

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.

# Coxley (Secondary Village)

Coxley is a small village clustered around the A39, approximately two miles south of Wells, including Coxley Wick and Upper Coxley. It lies close to the River Sheppey and is one of a number of settlements lying in the parish of St Cuthbert (Out).

The population profile is very similar to the district average, although there are a slightly higher proportion of residents in the 45-74 year age bracket. There are currently a small number of households registered as being in housing need.

## KEY FACTS

Parish population:	670
Age profile:	Mendip average:
18% 0-15 yrs	19%
8% 16-24 yrs	10%
19% 25-44 yrs	23%
44% 45-74 yrs	39%
10% 75+ yrs	9%

Approximate housing stock of village: 290

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

## Planning for Coxley ...

- Coxley is designated in the Local Plan Part I as a Secondary Village. It includes Coxley Wick and Upper Coxley and its development limit is made up of six discrete areas.
- Part I of the Local Plan indicates that the village is expected to deliver at least **40** new homes over the Local Plan period 2006-2029.
- To date, **80** 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 further 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 the **8** sites that they have put forward.

## What you have said about Coxley...

There are currently no community led parish or village plans in Coxley. However, St Cuthbert (Out) Parish Council is preparing a Neighbourhood Plan upon which initial consultation had been undertaken at the time of writing.

### What does this mean for the village?

- ❖ We do not expect to make further allocations of land for housing development in Coxley. 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.
- ❖ We could seek to allocate some land for local employment, although no site options have yet been put forward for this type of use.

## Key Facilities

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

- **Journey to work bus service**
- **Pub**
- **Village hall**
- **School**
- **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**

COXQ1: What makes Coxley 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**

COXQ2: Although Coxley 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?

COXQ3: 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.

COXQ4a: Are there any other potential development sites that we have not identified which you would like to draw our attention to?

COXQ4b: 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**

COXQ5: 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?

COXQ6: 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?

COXQ7: 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**

COXQ8: Does the current Development Limit reflect the existing and likely future built up area(s) of the village?

COXQ9: Do you feel the current Development Limit should be changed? If so where and why?

## **Infrastructure/Facilities**

COXQ10: 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**

COXQ11: 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?

COXQ12: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

COXQ13: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

## **Other Matters**

COXQ14: Are there any other planning issues in Coxley that you feel should be addressed in the Local Plan Part II?

COXQ15: Is any of the information presented incorrect or in need of updating (e.g. existing facilities and services)? If so, please specify?

# Coxley 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>	Coxley is surrounded by agricultural land classed as Grade 2 and Grade 3 which includes some in the 'best and most versatile'.	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>	None.	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>	There are areas at high risk of flooding (Flood Zone 3) associated with the River Sheppey.	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 four listed buildings in 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.
<b>Local Wildlife Sites</b>	There are no Wildlife Sites in the village – the nearest being the Hay Hill site some 200m to the north of Coxley Wick.	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>	None.	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.
<b>Protected Recreation Areas</b>	There are two areas of protected open space at Coxley School and off Mill Lane.	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</b>	None.	RIGS are locally designated areas of

<b>Important Geological/ Geomorphological Sites (RIGS)</b>		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 throughout 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>	Coxley lies on the main A39 and is characterised by small roads/lanes throughout the built up parts of the village.	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>	The Harters Hill Special Landscape Feature is located less than 500m to the south east of Coxley.	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 is one TPO area in Coxley together with four 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	Option <u>IF</u> Development is Needed
<b>COX002</b> Land at junction of Glastonbury Road and Stopper's Lane	1.33	A greenfield site adjoining but outside the Development Limit. Approximately half the site lies in Flood Zone 2 or 3.	<ul style="list-style-type: none"> <li>Flood Zones 2 and 3.</li> </ul>	Potentially suitable for development subject to careful consideration of identified constraints.	Potentially
<b>COX007</b> Land at Main Road	0.96	Agricultural land adjoining Development Limit lying on the south western side of Coxley Village adjacent to the Harters Hill Lane estate. Adequacy of access onto the A39 (Main Road) would need to be assessed. Adjoins COX0017 and COX0029.	<ul style="list-style-type: none"> <li>Higher agricultural land value (Grade 2).</li> <li>No clear defensible boundary to the east or the south – areas where there are other HELAA sites.</li> </ul>	Potentially suitable for development subject to careful consideration of identified constraints.	Potentially
<b>COX017</b> Land at Harters Hill	2.17	Agricultural land adjoining Development Limit used for grazing to the east of the Harter's Hill estate. The site is bounded to the south by Harter's Hill Lane and lies immediately to the	<ul style="list-style-type: none"> <li>Higher agricultural land value (Grade 2).</li> <li>No clear defensible boundary to the east – where there are other HELAA sites.</li> </ul>	Potentially suitable for development subject to careful consideration of identified constraints.	Potentially

		south of COX007. Access assumed to be across COX007 from the A39 or off Harter's Hill Lane to the south, or both.			
<b>COX019</b> Field adjacent to Wick Farm Cottages, Coxley Wick	0.84	Site currently has 2 dwellings within the Development Limit on the Burcott Lane frontage but includes an open paddock area adjoining the Development Limit to the rear.	<ul style="list-style-type: none"> <li>The site would be visible from longer views from the east.</li> </ul>	Potentially suitable for development subject to careful consideration of identified constraints.	Potentially
<b>COX022</b> Land south-east of Thyslido, Mill Lane, Coxley Wick	0.4	Yard and Farm buildings associated with the property.	<ul style="list-style-type: none"> <li>Access from Mill Lane.</li> <li>Impact on rural setting of Coxley Wick.</li> </ul>	Potentially suitable for development subject to careful consideration of identified constraints.	Potentially
<b>COX027</b> Coxley Vineyard (hotel site)	0.32	Former hotel adjacent to development site under construction. Promoted as an extension to existing site using same means of access.  Planning application for 11 dwellings under consideration.	<ul style="list-style-type: none"> <li>Partially a brownfield site.</li> <li>Not adjacent to development limit.</li> </ul>	The site is free from constraints and is potentially suitable.	Potentially
<b>COX028</b> Narramore House, Coxley	1.61	A backland site adjoining the existing Development Limit to the east of the A39 Main Street in Coxley. Adjoins a similar parcel of land which is also being promoted (COX029).	<ul style="list-style-type: none"> <li>Higher agricultural land value (Grade 2).</li> <li>Possible access constraint.</li> <li>No clear defensible boundary to the east.</li> <li>Right of Way along northern boundary</li> </ul>	Potentially suitable for development subject to careful consideration of identified constraints.	Potentially

		Access assumed to be off a narrow existing access serving two recently constructed houses to the south of the village hall, which would be gained through the development of the adjoining COX029.	which crosses the site in a north/south direction towards its eastern boundary.		
<b>COX029</b> Homefield House, Coxley	1.62	This site adjoins a similar parcel of land which is also being promoted (COX028). Also adjoins COX07 and COX17 to the west. This is a backland site adjoining the defined Development Limit to the east of the A39 Main Street in Coxley.  Access assumed to be off a narrow gravelled access way beyond some recently constructed houses to the south of the village hall.	<ul style="list-style-type: none"> <li>• Higher agricultural land value (Grade 2).</li> <li>• Right of Way crosses the site in a north/south alignment towards its eastern boundary.</li> <li>• Possible access constraint.</li> <li>• Lack of defensible boundary to the east.</li> </ul>	Potentially suitable for development subject to careful consideration of identified constraints.	Potentially

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