

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.

# Holcombe (Secondary Village)

Holcombe is a former coalfield village which lies 10kms north-east from Shepton Mallet. The settlement is only served by minor roads and is 4kms from the A367.

## Planning for Holcombe...

- Holcombe is designated as a Primary Village and expected to deliver at least **40** new homes over the Local Plan period 2006-2029.
- **44** new homes have been built or permitted.
- In principle, there would not be a need to make additional allocations of land for housing development.
- 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.
- **2** sites have been promoted by landowners for future development.

## What you have already said about Holcombe...

Holcombe does not have a Parish Plan but has a published village design statement. It includes a number of general planning considerations including:

1. A need for more affordable housing
2. Safeguarding recreation areas in the village
3. Safeguarding the setting of the village

### KEY FACTS

Parish population:	<b>947</b>
Age profile:	Mendip average:
<b>16%</b> 0-15 yrs	<b>19%</b>
<b>10%</b> 16-24 yrs	<b>10%</b>
<b>17%</b> 25-44 yrs	<b>23%</b>
<b>49%</b> 45-74 yrs	<b>39%</b>
<b>8%</b> 75+ yrs	<b>9%</b>

Approximate housing stock of village: **402**

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

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. 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.

## 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**

HOLCQ1: Thinking generally about the village, what makes Holcombe 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**

HOLCQ2: Although Holcombe 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?

HOLCQ3: 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.

HOLCQ4a: Are there any other potential development sites we have not identified which you would like to draw our attention to?

HOLCQ4b: 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**

HOLCQ5: 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?

HOLCQ6: 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?

HOLCQ7: 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**

HOLCQ8: Does the current Development Limit reflect the existing and likely future built up area(s) of the village?

HOLCQ9: Do you feel the current Development Limit should be changed? If so where and why?

## **Infrastructure/Facilities**

HOLCQ10: 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**

HOLCQ11: 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?

HOLCQ12: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

HOLCQ13: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

## **Other Matters**

HOLCQ14: Are there any other planning issues in your village that you feel should be addressed in the Local Plan Part II?

HOLCQ15: Is any of the information presented incorrect or in need of updating (e.g. existing facilities and services)? If so, please specify?

# Holcombe 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>	Grade 3 land.	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>	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>	None.	Any development within the Conservation Area will need to be sympathetic.
<b>Flood Zones</b>	The village is not in an area of flood risk.	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>	There is one closed landfill site at Edford works outside the village.	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 4 listed buildings in the village.	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>	Edford Coombe and Mells River to the south of the village.	Development should be directed away from these sites to ensure no negative impact upon the potential biodiversity there.
<b>Mendip Bat Consultation Zone</b>	A protection zone lies to the south of the village.	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 two open spaces identified in the Local Plan (see table C).	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>	None.	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</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 is a network of footpaths linking the village with 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>	Only accessible from unclassified roads. 2.5 kms from A367	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>	Treatment works to the south of the village covering properties in Edford Green and southern end of Edford Hill	Buffer Zones may constrain areas which are capable of being developed for housing in particular.
<b>Sites of Special Scientific Interest</b>	Land to the south of the village - Edford Woods and Meadows	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>	Individual protected trees and a large group order south of Common Lane.	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	Option IF Development is Needed?
<b>HOL003</b> Holcombe Livery, Brewery Lane, Holcombe	1.48	A series of fields in equestrian use. Located on the fringe of the village adjacent to the development boundary and detached properties to the east and opposite on Brewery Lane. Longer distance views appear well screened by trees to the south.  The land has access to Brewery Lane.	<ul style="list-style-type: none"> <li>• Mature trees and hedgerows.</li> <li>• Landscape impact on the rural approach to settlement.</li> <li>• No clear defensible boundary to the south.</li> </ul>	Potentially suitable for development subject to local landscape considerations.	Potentially
<b>HOL023M</b> Land at Edford Hill, Holcombe - promoted for housing (1.2ha) and employment use (0.5ha)	1.70	Agricultural land at the southern end of the settlement at the bottom of Edford Hill. Includes an existing access to the business park.	<ul style="list-style-type: none"> <li>• Right of Way (southern edge of site).</li> <li>• Landscape impact on the rural approach to settlement.</li> <li>• Adjacent to wildlife sites (Edford Fields/Edford Coombe).</li> <li>• Sewage Treatment Works buffer zone.</li> <li>• Extension of built development on linear settlement pattern.</li> </ul>	Potentially suitable for development subject to the consideration of impacts on the setting of the village and identified constraints.	Potentially

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

**Table C: Local Green Spaces**

<b>Site Reference</b>	<b>Size of site (in ha)</b>	<b>Description</b>	<b>Notes</b>
OALSHOL001	1.35	Play area and playing fields.	Site covered by DP16: Protection of Formal and Informal Recreation Spaces. Borders the village's Conservation Area.
OALSHOL002	0.14	Land surrounding the old chapel, now a private garden.	Site lies within the Holcombe Conservation Area.