

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.

Kilmersdon

(Secondary Village)

Kilmersdon is a small village, around 2 miles south-east of Radstock and 6 miles north-west of Frome, served by minor roads. It is located around 2.7km from the A366 and A362 and around 3.7km from the A367. Other than the school, the village lacks any significant existing employers.

Planning for Kilmersdon...

- Kilmersdon is designated in the Local Plan Part I as a Secondary Village.
- Part I of the Local Plan indicates that the village is expected to deliver at least **15** new homes over the Local Plan period 2006-2029.
- To date, **14** houses have either been built or granted conditional planning permission, leaving just 1 more dwelling to be provided. 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 **3** sites that they have put forward.

What you have already said about Kilmersdon...

There are currently no community led parish or village plans in Kilmersdon.

KEY FACTS

Parish population:	261
Age profile:	Mendip average:
21% 0-15 yrs	19%
10% 16-24 yrs	10%
21% 25-44 yrs	23%
38% 45-74 yrs	39%
9% 75+ yrs	9%

Approximate housing stock of village: **108**

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

What does this mean for the village?

- ❖ We do not expect to make further allocations of land for housing development in Kilmersdon. 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

KILMQ1: What makes Kilmersdon 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

KILMQ2: Although Kilmersdon has almost met 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?

KILMQ3: 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.

KILMQ4a: Are there any other potential development sites that we have not identified which you would like to draw our attention to?

KILMQ4b: 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

KILMQ5: 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?

KILMQ6: 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?

KILMQ7: 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

KILMQ8: Does the current Development Limit reflect the existing and likely future built up area(s) of the village?

KILMQ9: Do you feel the current Development Limit should be changed? If so where and why?

Infrastructure/Facilities

KILMQ10: 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

KILMQ11: 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?

KILMQ12: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

KILMQ13: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

Other Matters

KILMQ14: Are there any other planning issues in Kilmersdon that you feel should be addressed in the Local Plan Part II?

KILMQ15: Is any of the information presented incorrect or in need of updating (e.g. existing facilities and services)? If so, please specify?

Kilmersdon Appendix

Table A: Key designations and other relevant planning information

Constraint	Information	Implications for Local Plan Part II
Agricultural Land Classification	Kilmersdon 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	None.	Ancient woodlands are an irreplaceable natural habitat and development should avoid their unnecessary loss or deterioration.
Areas of High Archaeological Potential and Interest	The village lies entirely within an area of High Archaeological Potential.	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	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 Village lies entirely within the Kilmersdon Conservation Area.	Any development within the Conservation Area will need to be sympathetic.
Flood Zones	There are areas at high risk of flooding (Flood Zone 3) in the central part of the village.	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	None.	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 22 listed buildings in and around Kilmersdon: <ul style="list-style-type: none"> • 1 Grade I Listed Building • 17 Grade II Listed Buildings • 4 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 buildings.
Local Wildlife Sites	None.	Development should be directed away from these sites to ensure no negative impact upon the potential biodiversity there.
Mendip Bat Consultation Zone	The eastern half of the village lies within the Ecological Zone of Influence of the Mells Valley Special Area of Conservation.	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 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 OALSs covering substantial parts of the core of the village.	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.
Protected Recreation Areas	There is a large area of designated open space to the south of the village hall.	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	None.	RIGS are locally designated areas of

Important Geological/ Geomorphological Sites (RIGS)		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 five rights of way radiating away from 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	The B3139 runs through the centre of the village.	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	The outer limit of a sewage treatment buffer zone skirts the north eastern part of the 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 16 protected trees at Hoare's Lane/Silver Street, Ames Lane and Orange Farm.	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 IF Development is Needed
KIL006 Land north of Kilmersdon Hill	0.28	Field site adjacent to the Development Limit. Residential properties to the north and east and adjacent to the road to the south.	<ul style="list-style-type: none"> • Within Conservation Area. • Within Area of High Archaeological Potential. • Small band of flood zone to the far eastern boundary. 	Potentially suitable for development subject to careful consideration of identified constraints.	Potentially
KIL007 Land west of Silver Street	0.45	Field site on the edge of the settlement, adjacent to the settlement boundary to the east. Residential properties to the north, south and east. Road access.	<ul style="list-style-type: none"> • Band of Flood Zone 3 across north western edge of site. • Within Conservation Area. • Within Area of High Archaeological Potential. 	The south-eastern half of the site is potentially suitable, subject to careful consideration of identified constraints.	Potentially
KIL008 Land north of the B3139	1.10	Agricultural land adjoining the Development Limit adjacent to residential properties. North-eastern boundary consists of a wooded watercourse.	<ul style="list-style-type: none"> • Within Conservation Area. • North eastern edge of site lies in Flood Zone 3. • Lies within Mells Valley SAC Bat Consultation Zone. 	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.

Table C: Local Green Spaces

Site Reference	Size of Site (in ha)	Description	Notes
OALSKIL001	0.83	Church and churchyard of St Peter and Paul's Church.	Site lies within the Kilmersdon Conservation Area.
OALSKIL002	1.22	Village hall and playing field. Eastern portion of site now developed (completed 2014).	Site lies within the Kilmersdon Conservation Area. Part of site covered by DP16: Protection of Formal and Informal Recreation Spaces.