

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.

# Mells (Primary Village)

Mells is situated some 5km west of Frome, in the valley of the Mells River (also referred to as the Mells Stream). The area has an abundance of industrial archaeology and is also of great environmental significance including forming part of an important habitat for bats.

The village is connected only by minor roads and approximately 25% of the population work from home.

The age profile of the parish (which includes the village of Vobster) broadly mirrors that of Mendip as a whole.

Affordable housing is a significant issue for a small number of households in the parish, who are recorded as being in housing need.

## Planning for Mells...

- Mells is designated in the Local Plan Part I as a Primary Village.
- It is expected to deliver at least **10** new homes over the Local Plan period 2006-2029, a comparatively low figure which reflects the environmental and topographical constraints (arising from the Mells Valley SAC and the Minerals Protection Areas) and the village's isolation from main transport routes.
- **5** homes have been completed since 2006.
- The Local Plan envisages the remaining 5 homes could come through small sites within development limits and there is no need to allocate a site.
- **2** sites have been put forward by landowners. Only 1 is potentially suitable.

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

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

## What does this mean for the village?

- ❖ There is no need to allocate a housing site to meet the very limited planned growth envisaged in Local Plan Part 1. However, there may be local housing needs which are not being met.
- ❖ Consideration could also be given to any other facilities/infrastructure needed in the village.

### KEY FACTS

<i>Parish population:</i>	<b>638</b>
<i>Age profile:</i>	<i>Mendip average</i>
<b>19%</b> 0-15 yrs	<b>19%</b>
<b>9%</b> 16-24 yrs	<b>10%</b>
<b>20%</b> 25-44 yrs	<b>23%</b>
<b>43%</b> 45-74 yrs	<b>39%</b>
<b>9%</b> 75+ yrs	<b>9%</b>
<i>Approximate housing stock of village: 101</i>	

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**
- **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**

MELLSQ1: What makes Mells special? Are there any specific areas, features or characteristics that should be protected or improved? 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**

MELLSQ2a: Do you consider the 5 homes could be accommodated within the village or should we allocate a specific site?

MELLSQ2b: Are there any reasons why we should consider identifying further sites for housing than the requirement of 10 in Local Plan Part I (e.g. to meet a local need)?

MELLSQ3: 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.

MELLSQ4a: Are there any other potential development sites we have not identified which you would like to draw our attention to?

MELLSQ4b: 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**

MELLSQ5: 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?

MELLSQ6: 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?

MELLSQ7: 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**

MELLSQ8: Does the current Development Limit reflect the existing and likely future built up area(s) of the village?

MELLSQ9: Do you feel the current Development Limit should be changed? If so where and why?

### **Infrastructure/Facilities**

MELLSQ10: Is there a need for further infrastructure or facilities in the village e.g. open or recreational space, a meeting place or car park? If so, please specify what and where.

### **Open Areas of Local Significance/Local Green Spaces**

MELLSQ11: 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?

MELLSQ12: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

MELLSQ13: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

### **Other Matters**

MELLSQ14: Are there any other planning issues in Mells that you feel should be addressed in the Local Plan Part II?

MELLSQ15: Is any of the information presented incorrect or in need of updating (e.g. existing facilities and services)? If so, please specify?

# Mells 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 to the west of the village is classified as Grade 2. All other land around the village is 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>	There is a large area of Ancient Woodland (Melcombe Woods) 1km to the west of the village, and another area 1km to the south.	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>	The majority of the village lies within an AHAP.	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>	Most of the village falls within the Mells Conservation Area.	Any development within the Conservation Area will need to be sympathetic.
<b>Flood Zones</b>	Two narrow bands of Flood Zone 2 and 3 run through the village (along the Mells Stream).	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>	The east of the village lies within Groundwater Source Protection Zones 2 and 3.	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>	Mells Park lies to the west of the village and Mells Manor House is situated in the north of the village.	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 a landfill site on Knaptons Hill to the 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.
<b>Listed Buildings</b>	There are a number of Listed Buildings spread throughout the village, and include the Grade I Listed Church of St Andrew.	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>	The Mells River Local Wildlife site runs through 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>	The whole village lies with the Mendip Bat Consultation Zone.	Any development within this area will need to take account of the potential for bats.
<b>Mineral Consultation Areas</b>	Most of the village lies within a Mineral Consultation Area.	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 ten areas in Mells designated as OALS/LGS (see Table C for details).	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. More details can be found below.
<b>Protected Recreation Areas</b>	There is one Protected Recreation Site in Mells (The Recreation Ground on Longfield).	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>	The large Whatley Quarry lies to the south of the village.	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</b>	None.	RIGS are locally designated areas of importance for geology or geomorphology. Any new development would need to be

<b>Sites (RIGS)</b>		assessed against whether there would be likely to be any adverse effects on such areas.
<b>Rights of Way</b>	There are a number of Rights of Way radiating out 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.
<b>Road Infrastructure</b>	Served only by minor roads. Approx 3.9km from the A362 to the east of the village and 5km from the A361 to the south.	The standard of local roads may dictate the scale of development a settlement can accommodate.
<b>Scheduled Ancient Monuments (SAMs)</b>	There are two Scheduled Ancient Monuments to the east of the village: Wadbury Camp and Tedbury Camp.	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>	A Sewage Treatment Buffer Zone lies to the east 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>	The Old Ironworks Site lies approx 800m to the south east of the village.	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>	There is one SAC (the Old Ironworks) which lies approx 800m to the south east of the village and is designated as an area important for the Greater Horseshoe Bat.	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>	The large Mells Valley SLF borders the east of the village.	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>Traditional Orchards</b>	There is one traditional orchard identified in the south of the village.	Traditional Orchards are an important rural feature and habitat and development should avoid their unnecessary loss or deterioration.
<b>Tree Preservation Orders - Areas and Trees</b>	None.	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?
<b>MELLS001</b> Land at Gay Street	4.60	Large green area in the centre of the village partly enclosed by stone walling.	<ul style="list-style-type: none"> <li>Falls within the Mells Conservation Area.</li> <li>Designated as Open Area of Local Significance.</li> <li>The whole village lies with the Mendip Bat Consultation Zone and close to several sites protected for their environmental significance.</li> </ul>	Development of this site would be likely to result in detrimental effects upon the character of the village. The area forms part of the designated Conservation Area and in its own right is designated as a visually important local area.	No
<b>MELLS002</b> Park Hill House, Woodlands End Court	0.13	An area of agricultural land lying between Wadbury Cottages and Woodlands End Court. Access proposed from Park Hill.	<ul style="list-style-type: none"> <li>The whole village lies with the Mendip Bat Consultation Zone and close to several sites protected for their environmental significance.</li> </ul>	The site is potentially suitable for development although consideration will need to be given to its impact on the Mendip Bat Consultation Zone and nearby important habitats.	Yes

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

**Table C: Open Areas of Local Significance / Local Green Spaces:**

Site Reference	Size of Site (in ha)	Description	Notes
OALSMELLS001	0.98	Grassed area along Selwood Street and field behind.	The northern part of the site is identified in the Mells Conservation Area Appraisal as an Area of Landscape Value.
OALSMELLS002	0.59	Open space adjoining the recreation ground.	Site identified in the Mells Conservation Area Appraisal as an Area of Landscape Value.
OALSMELLS003	0.39	Steeply sloping tree belt rising away from the road.	Site lies within the Mells Conservation Area but is not referenced in the Conservation Area Appraisal.
OALSMELLS004	0.07	Steeply sloping green area at road junction.	Site identified in the Mells Conservation Area Appraisal as an Area of Landscape Value.
OALSMELLS005	0.2	Open riverside green space.	Site lies within the Mells Conservation Area but is not referenced in the Conservation Area Appraisal.
OALSMELLS006	1.05	Green area with trees.	Site identified in the Mells Conservation Area Appraisal as an Area of Landscape Value.
OALSMELLS007	5.29	Large green area partly enclosed by stone walling.	Site lies within the Mells Conservation Area but is not referenced in the Conservation Area Appraisal.
OALSMELLS008	0.57	Roadside meadow/green space bounded by the River Mells and trees to the south.	Site identified in the Mells Conservation Area Appraisal as an Area of Landscape Value.
OALSMELLS009	0.22	Wooded area.	Site lies within the Mells Conservation Area but is not referenced in the Conservation Area Appraisal.
OALSMELLS010	0.13	Site of old mill and public seating area.	Site identified in the Mells Conservation Area Appraisal as an Area of Landscape Value.