

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.

# Nunney (Primary Village)

Nunney is a medium sized village which lies 5kms southwest of Frome. Distinctive features include its castle, historic high street and location in the Nunney Brook valley. Most of the village falls within a Conservation Area. The main access to the village is from the A361 at Nunney Catch (1km from the village centre).

There are a small number of households in housing need. The village has an older age profile than the Mendip average.

## Planning for Nunney...

- Nunney is designated as a Primary Village and is expected to deliver at least **55** new homes over the Local Plan period 2006-2029.
- **1** new home was built between 2006 - March 2015.
- We expect to identify and allocate a site or sites for housing development in the village for at least 54 dwellings.
- The Local Plan Part II will need to explore which locations would be most suitable and how the allocation can best respond to local needs.
- **2** sites have been promoted by landowners for future housing development. This includes land at Green Pits Lane which was promoted for 100 homes and refused at a planning appeal in March 2015. 1 site has been promoted for an employment use.

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

There is no parish or community plan for the village. However a range of planning issues have emerged in response to the recent major proposal at Green Pits Lane. These include:

- Relative scale of development in the village
- Footpath and cycle connections to the village centre
- Surface water flooding and Foul-sewage capacity
- Limited morning and weekend bus services
- The capacity of road links between the A361 and the village centre
- A local need for smaller affordable dwellings

### KEY FACTS

<i>Parish population:</i>	<b>844</b>
<i>Age profile:</i>	<i>Mendip average:</i>
<b>18%</b> 0-15 yrs	<b>19%</b>
<b>6%</b> 16-24 yrs	<b>10%</b>
<b>20%</b> 25-44 yrs	<b>23%</b>
<b>44%</b> 45-74 yrs	<b>39%</b>
<b>12%</b> 75+ yrs	<b>9%</b>

*Approximate housing stock of village:* **358**

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?

- ❖ A site or sites will need to be allocated for housing development in the Part II Plan.

## 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**

NUNNQ1: Thinking generally about the village, what makes Nunney special? Are there any specific areas, features or characteristics that should be protected or improved? Given that future development is needed to meet requirements, 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**

NUNNQ2: Are there any reasons why we should consider identifying sites for in addition to the Local Plan requirement of 55 homes set out in the Local Plan Part II?

NUNNQ3: 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.

NUNNQ4a: Are there any other potential development sites we have not identified which you would like to draw our attention to?

NUNNQ4b: 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**

NUNNQ5: 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?

NUNNQ6: 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?

NUNNQ7: 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**

NUNNQ8: Does the current Development Limit reflect the existing and likely future built up area(s) of the village?

NUNNQ9: Do you feel the current Development Limit should be changed? If so where and why?

## **Infrastructure/Facilities**

NUNNQ10: 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**

NUNNQ11: 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?

NUNNQ12: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

NUNNQ13: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

## **Other Matters**

NUNNQ14: Are there any other planning issues in your village that you feel should be addressed in the Local Plan Part II?

NUNNQ15: Is any of the information presented incorrect or in need of updating (e.g. existing facilities and services)? If so, please specify?

# Nunney 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>	The 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>	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>	The historic core of the village is covered by a Conservation Area.	Any development within the Conservation Area will need to be sympathetic.
<b>Flood Zones</b>	An area of high risk follows the course of Nunney Brook through the village and includes buildings adjacent to the castle.	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 main part of the village and land to the north falls within zone 1 where risk assessments are likely to be required for any major development.	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 1 landfill site at castle Hill, NW 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 significant number of listed buildings in the village centre.	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>	Nunney Coombe to the north 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>	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>	There are four local green spaces - see Table C for more 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.
<b>Protected Recreation Areas</b>	This covers the recreation land associated with the village hall and school.	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>	Extensive safeguarding zone to the west of the village focused on Colemans Quarry and Westdown Quarry.	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>	Locally important routes link the village to The Ridgeway and to Holwell Hill.	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>	The A361 is 0.5kms from the village centre.	The standard of local roads may dictate the scale of development a settlement can accommodate.
<b>Scheduled Ancient Monuments (SAMs)</b>	Nunney Castle.	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>	Affects land north of the village development limit.	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 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>	There are TPO's on the south side of Horn Street near the village centre.	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>NUN001a</b> Land at Green Pitts Lane, Nunney	3.53	Flat field adjoining settlement boundary to the south of the village. Majority of site is currently used for agriculture. Part of the southern edge is used as a truckers stop. The eastern corner is fenced off and used as a paddock. Opposite existing residential development with good access to the road network.	<ul style="list-style-type: none"> <li>Northern part of site is in an area of archaeological potential.</li> <li>Noise from adjacent uses.</li> <li>Consideration will need to be given to the appropriate scale of development in relation to the size of the settlement.</li> </ul>	Potentially suitable for development subject to consideration of the identified constraints.	Yes
<b>NUN003</b> Catch Paddock, Nunney Catch, Nr Frome	0.47	Mixed use site including a builders yard, caravan storage and residential. Site is adjacent to Green Pitts Lane site.	<ul style="list-style-type: none"> <li>Site could be considered in association with NUN001a</li> </ul>	Potentially suitable for development.	Yes
<b>NUN005E</b> Land at Nunney Catch Roundabout (south of A361-Holwell Hill)  Employment Site	1.2	Enclosed field located to east of Nunney Catch Roundabout. Promoted for distribution depot (for owner occupation).	<ul style="list-style-type: none"> <li>Highways access onto A361.</li> <li>Rights of Way.</li> </ul>	Potentially suitable for development.	Yes

A site promoted through a planning application off Ridgeway Lane/Berry Hill has not been included as it was refused on highway grounds at appeal.

\*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>
OALSUNUN001	0.34	Includes castle and adjacent riverside land. Includes a pond.	Site lies within the Nunney Conservation Area.
OALSUNUN002	1.11	Riverside green area next to the Castle.	Site lies within the Nunney Conservation Area.
OALSUNUN003	0.63	Land surrounding village hall.	Not covered by any other designations.
OALSUNUN004	0.33	Wooded area next to the river.	Site lies within the Nunney Conservation Area.