

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.

# Oakhill (Secondary Village)

Oakhill is the main settlement in Ashwick Parish. The Parish also includes parts of Gurney Slade (see separate village profile with Binegar). The main access to the village is from the A367 which is a main route from Shepton Mallet to Radstock.

There are a small number of households in housing need.

## Planning for Oakhill ...

- Oakhill is designated in the Local Plan Part I as a Secondary Village.
- They were expected to deliver at least **40** new homes over the Local Plan period 2006-2029.
- **47** new homes have been built or permitted.
- We do not expect to make further allocations of land for housing development in Oakhill.
- **6** sites have been promoted by landowners for future development.

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

Ashwick does not have a Parish or Community Plan. The Parish responded to initial consultation on the Local Plan in 2009. Its vision for the Parish highlighted the following issues that were considered to be important:

1. A need for affordable housing – not provided in the Maltings development.
2. That Oakhill should not have its own shop (and become a serviced village) as residents use the shops in Stoke St Michael and Gurney Slade. In addition, public transport links are not expected to improve.
3. There are limited local employment opportunities.
4. Development should be limited to brownfield/infill sites and greenfield sites should be avoided.
5. No further major development should be envisaged beyond the Maltings development.
6. Traffic levels on the rural roads linking the western edge of the village to the A37.
7. Separation of the school from the main part of the village by the A367.

There is an adopted village design statement for the Parish which highlights concern about development outside current limits on the linear character of the settlement and the impact of development views to the Countryside.

### KEY FACTS

Parish population (Ashwick) **1,352**

Age profile: Mendip average:

<b>19%</b>	0-15 yrs	<b>19%</b>
<b>8%</b>	16-24 yrs	<b>10%</b>
<b>21%</b>	25-44 yrs	<b>23%</b>
<b>42%</b>	45-74 yrs	<b>39%</b>
<b>10%</b>	75+ yrs	<b>9%</b>

Approximate housing stock of Oakhill: **288**

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

### Key Facilities

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

- **Primary school**
- **Village hall**
- **Recreation ground**
- **Pub**
- **Church**
- **GP surgery**
- **Bus service to a main town**  
*The nearest shop is in Gurney Slade (in the Parish)*

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 in Oakhill. 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 such as affordable housing.
- ❖ 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**

OAKQ1: Thinking generally about the village, what makes Oakhill 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**

OAKQ2: Although Oakhill 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?

OAKQ3: 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.

OAKQ4a: Are there any other potential development sites we have not identified which you would like to draw our attention to?

OAKQ4b: 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**

OAKQ5: 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?

OAKQ6: 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?

OAKQ7: 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**

OAKQ8: Does the current Development Limit reflect the existing and likely future built up area(s) of the village?

OAKQ9: Do you feel the current Development Limit should be changed? If so where and why?

## **Infrastructure/Facilities**

OAKQ10: 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**

OAKQ11: 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?

OAKQ12: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

OAKQ13: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

## **Other Matters**

OAKQ14: Are there any other planning issues in your village that you feel should be addressed in the Local Plan Part II?

OAKQ15: Is any of the information presented incorrect or in need of updating (e.g. existing facilities and services)? If so, please specify?

# Oakhill 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 surrounding 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>	The whole of the older part of the village is designated as being of High Archaeological Potential.	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 eastern half of the village falls within a Conservation Area which also extends out to include open land to the north and south.	Any development within the Conservation Area will need to be sympathetic.
<b>Flood Zones</b>	No parts of the village fall within a flood risk area.	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 village and the surrounding area lie within a Groundwater Protection Zone.	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 are no landfill sites.	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 16 listed buildings in the Conservation Area with the Oakhill Brewery and Oakhill Manor being the most prominent.	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>	Sites at Fosse Fields and Harridge Wood, approx 0.7kms east of A367.	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 three areas designated as Local Green Spaces (see Appendix C).	These areas are protected from development under development policy 2 of the Local Plan Part I.
<b>Protected Recreation Areas</b>	The recreation ground adjacent to the school is designated as a recreation area.	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 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 is a network of rights of way which link to the main roads.	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 village is close to the A367 and A39.	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 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 extensive areas of protected trees in the older part of the village.	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.**

Site Reference Number	Size of Site (ha)	Key Site Characteristics	Constraints and Considerations	Initial Assessment	Option <u>IF</u> development needed?
<b>Included Sites</b>					
<b>OAK001</b> South of Greenlands Farm, Oakhill	0.17	Triangular shaped area of land. Bounded on two sides by existing development and on one side by a field.	<ul style="list-style-type: none"> <li>No access.</li> <li>Groundwater Protection Zone.</li> </ul>	This site is potentially suitable for development subject to access being satisfactorily achieved.	Potentially
<b>OAK003</b> Land between Sunnymead and Chapelfield, Oakhill	0.80	A rectangular field adjacent to the development limit on the southern side of the village. The site is surrounded on three sides by existing development with potential access points available from the current cul-de-sacs.	<ul style="list-style-type: none"> <li>Groundwater Protection Zone.</li> </ul>	This site is potentially suitable for development subject to consideration of identified constraints.	Potentially
<b>OAK013</b> Land adjoining Meadow House and Heckley Lane, Oakhill	0.2	This is a level greenfield site to the north of Oakhill. It is bounded to the north and the east by hedge-lined minor roads.	<ul style="list-style-type: none"> <li>Groundwater Protection Zone.</li> <li>Isolated site from development limit.</li> <li>Impact on village setting, landscape and rural character.</li> </ul>	The site is excluded on the basis of its relative isolation (over 1000m) from the settlement boundary.	No
<b>OAK015</b> Land south of Pound Lane (promoted for affordable housing)	1.01	Enclosed field south of Pound Lane.	<ul style="list-style-type: none"> <li>Narrow rural Lanes.</li> <li>Impact on rural setting of Oakhill.</li> <li>Impact on Landscape.</li> <li>Groundwater Protection Zone.</li> </ul>	Excluded on the basis that the land is isolated from the development limit.	No

<p><b>OAK016</b> Land East of the Elms, Zion Hill, Oakhill (promoted for housing and village shop/cafe and office suites)</p>	<p>1.88</p>	<p>Greenfield site which site lies to the east of Oakhill immediately adjoining the defined Development Limit.</p> <p>Western boundary abuts the rear gardens of three existing substantial dwellings. Access is proposed off Zion Hill.</p>	<ul style="list-style-type: none"> <li>• Impact on Conservation Area.</li> <li>• Protected trees.</li> <li>• Public footpath (western boundary).</li> <li>• Groundwater Protection Zone.</li> <li>• Impact on village setting.</li> </ul>	<p>While this land is developable and has a means of access, it is excluded on the grounds that it lies within the conservation area and is currently open land. Any extensive development would therefore not enhance or maintain the character of the conservation area.</p>	<p>No</p>
<p><b>OAK017</b> Former miniature railway - land r/o Oakhill Manor</p>	<p>3.76</p>	<p>The land covers the site of a former miniature railway and has a mixture of tree cover, earthworks and structures associated with this former use.</p>	<ul style="list-style-type: none"> <li>• Groundwater Protection Zone.</li> <li>• Extensive trees (non TPO).</li> <li>• Public rights of way.</li> <li>• Highway access.</li> <li>• Setting of Oakhill Manor (listed building).</li> </ul>	<p>This would be a suitable location for development as it is close to the village and would not directly impact Oakhill Manor. However development potential of the site and extent of developable land would need further investigation. Given its extensive tree cover, the land it may be more suitable for community or recreation uses. The adequacy of access off Galley Batch Lane to serve significant development is unclear.</p>	<p>No</p>

\*Excludes sites with planning permission

**Table C: Local Green Spaces**

<b>Site Reference</b>	<b>Size of Site (in ha)</b>	<b>Description</b>	<b>Notes</b>
OALSOAK001	0.08	Cemetery	Not covered by any other designations.
OALSOAK002	0.72	Walled grounds of Pondsmead Nursing Home.	Site lies within the Oakhill Conservation Area.
OALSOAK003	0.3	Churchyard of All Saint's Church.	Site lies within the Oakhill Conservation Area.