

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.

Stoke St Michael (Primary Village)

Stoke St Michael is a small rural village in a parish which includes the hamlets of Fosse, Midway, Three Ashes, Withybrook and East End. It is set in the characteristic East Mendip landscape of lush pasture, streams, swallets, wooded valleys and quarries.

The village lies within a complicated network of minor roads, approximately 3km from the A367 and A361 and 4km from the A37. The age profile of the village is in line with that of Mendip as a whole and a significant proportion of workers are in professional and managerial jobs (30%).

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 Stoke St Michael...

- Stoke St Michael is designated in the Local Plan Part I as a Primary Village.
- It is expected to deliver at least **45** new homes over the Local Plan period 2006-2029.
- **33** houses are still to be delivered.
- In villages with a residual housing amount of more than 15 houses it is anticipated that a site or sites will be allocated to accommodate this housing through the Local Plan Part II.
- At present only **1** site has been put forward by landowners for us to look at to see which may be the most suitable.

What you have said about Stoke St Michael....

We know that local people have done a lot of work on Planning in Stoke St Michael and the Parish Plan (published 2005) along with the responses from the Stoke St Michael parish questionnaire sent out in 2013 identified the following planning issues:

1. Affordable housing – Respondents were in favour of small scale and affordable housing.
2. Employment – Provision for mixed use development that creates local employment and training.
3. Community facilities – A need has been identified for new and improved sports facilities.
4. Cycling Residents wanted to provide cycle lanes, signage and parking.

A Village Design Statement is also underway in the village.

KEY FACTS

Parish population:	926
Age profile:	Mendip average
19% 0-15 yrs	19%
8% 16-24 yrs	10%
25% 25-44 yrs	23%
40% 45-74 yrs	39%
8% 75+ yrs	9%

Approximate housing stock of village: **311**

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?

What does this mean for the village?

- ❖ Land needs to be allocated to accommodate the remaining 35 houses still to be delivered in Stoke St Michael.
- ❖ Land could be allocated for additional sports facilities or extensions to existing sites.
- ❖ Land could be allocated for employment or mixed use sites.

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

SSMQ1: What makes Stoke St Michael 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

SSMQ2: Are there any reasons why we should consider identifying further sites for housing than the 45 identified Local Plan Part II?

SSMQ3: 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.

SSMQ4a: Are there any other potential development sites we have not identified which you would like to draw our attention to?

SSMQ4b: 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

SSMQ5: 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?

SSMQ6: 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?

SSMQ7: 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

SSMQ8: Does the current Development Limit reflect the existing and likely future built up area(s) of the village?

SSMQ9: Do you feel the current Development Limit should be changed? If so where and why?

Infrastructure/Facilities

SSMQ10: 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

SSMQ11: 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?

SSMQ12: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

SSMQ13: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

Other Matters

SSMQ14: Are there any other planning issues in Stoke St Michael that you feel should be addressed in the Local Plan Part II?

SSMQ15: Is any of the information presented incorrect or in need of updating (e.g. existing facilities and services)? If so, please specify?

Stoke St Michael Appendix

Table A: Key designations and other relevant planning information

Constraint	Information	Implications for Local Plan Part II
Agricultural Land Classification	Land around the whole village is classified as 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.
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	There is an Area of High Archaeological Potential in the centre of village.	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	The village falls 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.
Conservation Area	None.	Any development within the Conservation Area will need to be sympathetic.
Flood Zones	The village does not fall within Zones 2 and 3.	Development should generally be directed away from areas designated as at most risk from flooding (Zones 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	The whole village falls within Groundwater Source Protection Zone 1.	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 a number of Listed Buildings in Stoke St Michael, mostly in the centre of 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.
Local Wildlife Sites	There is one large Local Wildlife site 600m south of the village: <ul style="list-style-type: none"> • Three Ashes Lane and Fields (13.5ha) - a grass and marshland site. 	Development should be directed away from these sites to ensure no negative impact upon the potential biodiversity there.
Mendip Bat Consultation Zone	The Bat Consultation Zone surrounds the village.	Any development within this area will need to take account of the potential for bats.
Mineral Consultation Areas	The whole village falls within a Minerals Consultation Area.	MCAs identify where mineral reserves exist which potentially could be needed at some point 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 areas 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 in the Local Plan Part II.
Protected Recreation Areas	The large playing field on the western edge of the village is designated as a protected recreation space.	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	Cook’s Wood Quarry lies to the north of the village. Permission has recently been granted to redevelop this site as a holiday park. The large Moon’s Hill Quarry lies to the south of the village and Fairy Cave Quarry lies to the northwest.	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 Important	None.	RIGS are locally designated areas of importance for geology or

Geological/ Geomorphological Sites (RIGS)		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 a number of Rights of Way running through and out of 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 village lies within a complicated network of minor roads, approximately 3km from the A367 and A361 and 4km from the A37.	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	None.	Buffer Zones may constrain areas which are capable of being developed for housing in particular.
Sites of Special Scientific Interest	The St Dunstan's Well and Cook's Wood Quarry SSI's lie to the north east and north west 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.
Special Areas of Conservation (SAC)	Two areas of the Mells Valley Special Area of Conservation lie within 500m to the north east and north west of the village.	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 Feature	The Special Landscape Feature of Beacon Hill lies 1km to the southwest 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.
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.
Traditional Orchards	There are no traditional orchards identified in the village.	Traditional Orchards are an important rural feature and habitat and development should avoid their unnecessary loss or deterioration.
Tree Preservation Orders - Areas and Trees	Two Tree Preservation Area Orders are in force in the south of 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.

Ref and Location	Area (ha)	Key Site Characteristics	Constraints and Considerations	Initial Assessment	Potential Development Option?
SSM007 Land adjacent Coal Pit Lane	1.60	Greenfield site in the north east of the village, adjoining the existing development limit and properties off St. Michael's Close. The land slopes steeply from the north west to the south east across the site. A disused quarry with lagoons lies immediately to the north of the site.	<ul style="list-style-type: none"> The site lies within reasonably close proximity to the Mells SAC and a SSSI (to the north east of the site). Falls within a Groundwater Source Protection Zone (Zone 1). Possibility of contamination. 	The site is potentially suitable for development although consideration will need to be given to the constraints identified.	Yes

*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
OALSSTOKE001	0.76	Churchyard of St Michaels Church and adjacent land.	Part of the site lies within the village's Conservation Area.
OALSSTOKE002	0.69	Allotments.	Not covered by any other designations.