

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.

# West Pennard (Secondary Village)

West Pennard lies to east of Glastonbury and the parish includes the hamlets of Coxbridge and Woodlands.

The village is well connected in terms of roads with the A361 running through the village and a large proportion of residents travel large distances to work.

The age profile of the village shows a far larger proportion of older residents than the district average and comparatively fewer young people.

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 West Pennard...

- West Pennard is designated in the Local Plan Part I as a Secondary Village.
- It is expected to deliver at least **25** new homes over the Local Plan period 2006-2029. 15 homes have been built or given approval since 2006.
- **10** homes remain to be provided.
- In villages with a residual housing amount of fewer than 15 houses it is anticipated that this will be delivered through small site developments including where necessary, amendments to development limits.
- **3** sites have been put forward by landowners for us to look at to see which may be the most suitable.

## What you have already said about West Pennard...

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

### What does this mean for the village?

- ❖ Consideration needs to be given to how best to accommodate the remaining 10 homes.
- ❖ Consideration could also be given to any other facilities/infrastructure needed in the village.

### KEY FACTS

Parish population: **670**

Age profile:	Mendip average
<b>19%</b> 0-15 yrs	<b>19%</b>
<b>7%</b> 16-24 yrs	<b>10%</b>
<b>16%</b> 25-44 yrs	<b>23%</b>
<b>43%</b> 45-74 yrs	<b>39%</b>
<b>15%</b> 75+ yrs	<b>9%</b>

Approximate housing stock of village: **152**

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**
- **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**

WPENQ1: What makes West Pennard 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**

WPENQ2: Are there any reasons why we should consider identifying further sites for housing than the 25 outlined Local Plan Part I?

WPENQ3: 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.

WPENQ4a: Are there any other potential development sites we have not identified which you would like to draw our attention to?

WPENQ4b: 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**

WPENQ5: 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?

WPENQ6: 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?

WPENQ7: 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**

WPENQ8: Does the current Development Limit reflect the existing and likely future built up area(s) of the village?

WPENQ9: Do you feel the current Development Limit should be changed? If so where and why?

## **Infrastructure/Facilities**

WPENQ10: 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**

WPENQ11: 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?

WPENQ12: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

WPENQ13: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

## **Other Matters**

WPENQ14: Are there any other planning issues in West Pennard that you feel should be addressed in the Local Plan Part II?

WPENQ15: Is any of the information presented incorrect or in need of updating (e.g. existing facilities and services)? If so, please specify?

# West Pennard 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 predominantly classified as Grade 3, with a small area of Grade 2 land to the southeast.	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 an area of Ancient Woodland (Pennard Wood) 800m north of the village.	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>	Most of the village (excluding the northern part) falls 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>	None.	Any development within the Conservation Area will need to be sympathetic.
<b>Flood Zones</b>	None.	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>	None.	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>	None.	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 Building in the village, mostly concentrated along the main road (A361) and the majority of these Grade II.	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>	There are two Local Wildlife Sites around West Pennard: Pennard Wood to the north east and Washing Stones Gully to the south east.	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 two areas designated as OALS/LGS in West Pennard (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>	None.	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 are a number of Rights of Way running into 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.
<b>Road Infrastructure</b>	A361 runs through the village.	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>Traditional Orchards</b>	There are a number of traditional orchards identified around the outskirts of the village and surrounding hamlets.	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>	There are a number of TPOs concentrated around West Pennard House.	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>WPEN004</b> Land to rear of the Post House, Newton Lane	0.6	Part of a grazing field on the south western side of Newtown Lane with an access point achievable between existing residential properties. (Area matches withdrawn application 2014/1282).	Site lies adjacent to: <ul style="list-style-type: none"> <li>the village's Conservation Area and</li> <li>an Area of High Archaeological Potential</li> </ul>	No significant constraints identified. Potentially suitable for development.	Yes
<b>WPEN014</b> Land to the side and rear of Avalon	0.25	Site consists of a single dwelling house and garden. Part of the site has permission for a further detached dwelling, garage and associated parking. The remainder of the site is still available. It is accessible from the A361 and Laurel Street.	<ul style="list-style-type: none"> <li>Electricity power lines cross the site.</li> </ul>	No significant constraints identified. Potentially suitable for development.	Yes
<b>WPEN015</b> Breach Farm	3.56	Greenfield site comprised of agricultural land and traditional orchard.  The site lies on the A361 and is located to the far west of the village, adjacent to the development limit. There is open countryside to the north, west and south.	<ul style="list-style-type: none"> <li>Designated as a Traditional Orchard – priority biodiversity action plan habitat.</li> </ul>	The majority of the site is traditional orchard and as such has protection under the UK Biodiversity Action Plan. The site is excluded on this basis.	No

\*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
OALSWESTPEN001	0.97	Private gardens.	Not covered by any other designations.
OALSWESTPEN002	1.09	Churchyard and Private gardens.	Church is Grade I listed.