

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.

# Westbury-sub-Mendip (Primary Village)

Westbury-sub-Mendip is a medium sized village within the southern slopes of the Mendip Hills Area of Outstanding Natural Beauty and extending down to the edge of the Somerset Levels. It is located along the A371, around five miles from Wells and six miles from Cheddar.

The age profile for the village shows that there are fewer residents in the 16-24 year age bracket and more in the 45-74 year age bracket compared to the Mendip average.

## Planning for Westbury-sub-Mendip...

- Westbury-sub-Mendip is designated in the Local Plan Part I as a Primary Village.
- It is expected to deliver at least **50** new homes over the Local Plan period 2006-2029.
- **39** 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 **5** sites has been put forward by landowners for us to look at to see which may be the most suitable.

## What you have already said about Westbury-sub-Mendip...

The community produced a Parish Plan in 2005 outlining what is important to residents in the village. The Parish Plan highlighted a few planning issues that were considered to be important:

1. Encourage small scale affordable housing to meet the needs of the village.
2. There is a need for football changing rooms and other sporting facilities.
3. A need to protect the historic and natural environments.
4. Development of a multi-user bath between Cheddar and Wells.

The Parish Council have expressed a wish for a site at Roughmoor Lane to be developed for some kind of community asset e.g. school, hall, shop or parking.

### KEY FACTS

Parish population:	858
Age profile:	Mendip average:
20% 0-15 yrs	19%
6% 16-24 yrs	10%
17% 25-44 yrs	23%
47% 45-74 yrs	39%
10% 75+ yrs	9%
Approximate housing stock of village: <b>335</b>	
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**
- **School**
- **Village hall**
- **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 39 houses still to be delivered in Westbury-sub-Mendip.
- ❖ A site for sporting facilities could be allocated.
- ❖ Part of a multi-user path could be developed.

## 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**

WSMQ1: What makes Westbury-sub-Mendip 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 located / avoided? *Please answer in general terms – you can comment in detail on specific sites below.*

### **Housing**

WSMQ2: Are there any reasons why we should consider identifying further sites for housing than the 50 identified in the Local Plan Part II?

WSMQ3: 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.

WSMQ4a: Are there any other potential development sites that we have not identified which you would like to draw our attention to?

WSMQ4b: 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**

WSMQ5: 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?

WSMQ6: 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?

WSMQ7: 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**

WSMQ8: Does the current Development Limit reflect the existing and likely future built up area(s) of the village?

WSMQ9: Do you feel the current Development Limit should be changed? If so where and why?

## **Infrastructure/Facilities**

WSMQ10: 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**

WSMQ11: 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?

WSMQ12: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

WSMQ13: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

## **Other Matters**

WSMQ14: Are there any other planning issues in Westbury-sub-Mendip that you feel should be addressed in the Local Plan Part II?

WSMQ15: Is any of the information presented incorrect or in need of updating (e.g. existing facilities and services)? If so, please specify?

# Westbury-sub-Mendip 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 village is covered by 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 majority of the village is covered by 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>	The Mendip Hills AONB lies adjacent to the village on its northern boundary.	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 Referral Area</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 majority of the village is covered by a Conservation Area.	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>	A Groundwater Source Protection Zone lies within 250m of the north of the village.	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 buildings in the village: <ul style="list-style-type: none"> <li>• 1 Grade II* listed buildings</li> <li>• 15 Grade II listed buildings</li> </ul>	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 is one Local Wildlife Site on the edge of the village - Kites Croft Field (2.88 ha) is an area of calcareous grassland.	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 majority of the village is covered by the Bat Consultation Zone.	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>	Five areas are designated as OALS/LGSs (see Table 3 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.
<b>Protected Recreation Areas</b>	One area of open space, adjacent to the development limit to the west 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. Any development here will therefore 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</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>	Two Rights of Way lead into the village from the surrounding countryside.	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 A371 runs through the village but is very narrow in places.	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>	There is a sewage treatment buffer zone in close proximity to the south 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>	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>	The Ebbor Gorge part of the Mendip Woodlands SAC lies within 1.5km of the eastern edge 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.
<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 two TPOs in the village and one TPO area.	Any new development should take account of these areas and ensure that there is no negative impact upon them.

**Table B: Sites put forward for Consideration by Landowners\***

***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>WSM004</b> Porthkerry	0.17	Greenfield site lying outside but adjacent to the Development Limit. Comprises a lower walled garden, currently part of a larger garden at a higher level, and a bungalow called 'Porthkerry'.	<ul style="list-style-type: none"> <li>• Site lies within an Area of High Archaeological Potential.</li> <li>• Site lies within a Conservation Area.</li> <li>• Site lies within a Mendip Bat Consultation Zone.</li> </ul>	Potentially suitable for development subject to careful consideration of identified constraints.	Yes
<b>WSM005</b> Land at Station Road	5.28	Large field adjacent to the Development Limit on the south-east side of the village. The southern boundary of the site is marked by a former railway line and the northern edge is defined by the A371. Existing housing to the northwest (Bell Close) and west of the site.	<ul style="list-style-type: none"> <li>• Public Right of Way crosses the south-western corner of the site.</li> <li>• Within Sewage Treatment Buffer Zone.</li> <li>• Adjoins the Westbury-sub-Mendip Conservation Area.</li> <li>• Safeguarded route for multi-user path runs along southern boundary of site.</li> </ul>	Potentially suitable for development subject to careful consideration of identified constraints.	Yes
<b>WSM006</b> Land at Court House Farm	8.70	Large single field adjacent to but outside the Development Limit on the south-western edge of the village. The site contains a number of farm buildings on its eastern side, abuts sporadic mixed development along	<ul style="list-style-type: none"> <li>• Partly within an Area of High Archaeological Potential.</li> <li>• Partly within Westbury-Sub-Mendip Conservation Area.</li> <li>• Site lies within the Mendip Bat Consultation Zone.</li> <li>• Two public rights</li> </ul>	Potentially suitable for development subject to careful consideration of identified constraints.	Yes

		its eastern edge (including undeveloped areas) and abuts open countryside on its western edge. There is also a playing field adjacent to the north-west corner.	<p>of way cross the site.</p> <ul style="list-style-type: none"> <li>The site is prominent open land and affords views towards the wider open countryside.</li> </ul>		
<b>WSM007</b> Land at Westbury House	1.52	Paddock and field to the south of Westbury House on the western side of Westbury-sub-Mendip adjacent to the Development Limit. The site is fairly well confined and it has been confirmed that access can be secured using land within the Lodge Hill housing area.	<ul style="list-style-type: none"> <li>Site lies within the Mendip Bat Consultation Zone.</li> </ul>	Potentially suitable for development subject to careful consideration of identified constraints.	Yes
<b>WSM018</b> Land to the rear of Grove House, Lynch Lane	0.11	Paddock fronting Longlands Lane.	<ul style="list-style-type: none"> <li>Site lies within the Mendip Bat Consultation Zone.</li> <li>Site lies within a Conservation Area.</li> <li>Highway capacity.</li> <li>Adjoins AONB to the north.</li> </ul>	Potentially suitable for limited development subject to careful consideration of identified constraints.	Yes

\*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>
<b>Q2WSM001</b>	0.22	Small green area along Old Ditch. Currently used for grazing sheep.	Site lies within the Westbury-sub-Mendip Conservation Area.
<b>Q2WSM002</b>	0.29	Green space behind houses on Old Ditch.	Site lies within the Westbury-sub-Mendip Conservation Area. Only partially visible from the road, most of the site is obscured by trees and/or houses.
<b>Q2WSM003</b>	0.05	Small green wedge on a slope above School Hill, currently used for keeping chickens and growing vegetables.	Site lies within the Westbury-sub-Mendip Conservation Area.
<b>Q2WSM004</b>	0.89	Site includes the churchyard of Lawrence's Church and adjacent grassed area in front of Court Farm House, enclosed by low stone walling and situated on a prominent corner along the main road through the village.	Site lies within the Westbury-sub-Mendip Conservation Area.