

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.

Wookey (Secondary Village)

Wookey is large village with 1300 residents and 300 homes. It lies on the River Axe and whilst served only by minor roads, lies approximately 750m to the A371 and good connections with Wells.

The age profile of the village is in line with that of Mendip as a whole although there are a larger proportion of residents in the 45-75 year bracket and comparatively fewer young people. Many residents travel large distances to work but some 20% of residents work from home.

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 Wookey...

- Wookey is designated in the Local Plan Part I as a Secondary Village.
- It is expected to deliver at least **40** new homes over the Local Plan period 2006-29.
- 67 homes have been built or approved since 2006. It is not therefore expected that the Local Plan Part II will seek to allocate any further housing sites in the village to 2029.
- 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.
- **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 Wookey....

We know that local people have done a lot of work on Planning for Wookey and the Parish Council is working on a Neighbourhood Plan. Preliminary consultation for this has identified the following issues:

- Employment – More residents would like to work locally.
- Housing – Some demand for affordable housing but more research is scheduled on this and other housing issues such as size and type.
- Cycle & Pedestrian Paths – Residents would like to see more of these.

KEY FACTS

Parish population:	1311
Age profile:	Mendip average
16% 0-15 yrs	19%
8% 16-24 yrs	10%
18% 25-44 yrs	23%
46% 45-74 yrs	39%
12% 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**
- **Pub**
- **Village hall**
- **School**
- **Church**

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 Wookey. 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.
- ❖ Consideration could be given to any other facilities/infrastructure needed in the village.

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

WOOKQ1: What makes Wookey 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

WOOKQ2: Are there any reasons why we should consider identifying further sites for housing than 40 outlined in the Local Plan Part I?

WOOKQ3: 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.

WOOKQ4a: Are there any other potential development sites we have not identified which you would like to draw our attention to?

WOOKQ4b: 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

WOOKQ5: 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?

WOOKQ6: 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?

WOOKQ7: 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

WOOKQ8: Does the current Development Limit reflect the existing and likely future built up area(s) of the village?

WOOKQ9: Do you feel the current Development Limit should be changed? If so where and why?

Infrastructure/Facilities

WOOKQ10: 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

WOOKQ11: 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?

WOOKQ12: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

WOOQ13: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

Other Matters

WOOKQ14: Are there any other planning issues in Wookey that you feel should be addressed in the Local Plan Part II?

WOOKQ15: Is any of the information presented incorrect or in need of updating (e.g. existing facilities and services)? If so, please specify?

Wookey Appendix

Table A: Key designations and other relevant planning information

Constraint	Information	Implications for Local Plan Part II
Agricultural Land Classification	In broad terms, the land to the north of the village is classified as Grade 3. All other land around the village is Grade 2.	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	There is an area of Ancient Woodland (Ben Knowle Wood) 100m south of the B3139.	Ancient woodlands are an irreplaceable natural habitat and development should avoid their unnecessary loss or deterioration.
Areas of High Archaeological Potential and Interest	The central part of the village falls within an AHAP.	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	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.
Conservation Area	None.	Any development within the Conservation Area will need to be sympathetic.
Flood Zones	The southern part of the village lies with Flood 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	None.	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 small number of Listed Buildings in the village, mostly concentrated in the centre and include the Grade I Listed Church of St Matthew.	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 are Local Wildlife sites along the River Axe and at Ben Knowle Hill 100m south of the B3139.	Development should be directed away from these sites to ensure no negative impact upon the potential biodiversity there.
Mendip Bat Consultation Zone	None.	Any development within this area will need to take account of the potential for bats.
Mineral Consultation Areas	None.	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 in Wookey (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.
Protected Recreation Areas	There are two protected recreation areas in Wookey: the playground on Chapman's Close and the Sports Ground off Dummis Lane.	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	None.	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	None.	RIGS are locally designated areas of

Important Geological/ Geomorphological Sites (RIGS)		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.
Rights of Way	There are a number of Rights of Way running within 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	Served only by minor roads. Approx 750m to A371.	The standard of local roads may dictate the scale of development a settlement can accommodate.
Scheduled Ancient Monuments (SAMs)	Wookey Court Farm in the south of the village is a Scheduled Monument.	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	There is one SSSI (Ben Knowle) 100m south of the B3139.	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)	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.
Special Landscape Feature	A large SLF (Ben Knowle Hill) lies to the south of the village, bordering the B3139.	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 two traditional orchards identified on the northern and southern edges of 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	There are numerous TPOs for individual trees and areas, mostly concentrated in the centre 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.

Ref and Location	Area (ha)	Key Site Characteristics	Constraints and Considerations	Initial Assessment	Potential Development Option?
WOOK002 Land to west of Chapmans Close	2.32	Site consists of a series of grazing fields on the western edge of the village. The northern part of the site has permission for 12 dwellings.	<ul style="list-style-type: none"> Two watercourses affect the north and south boundaries. 	No significant constraints identified. Potentially suitable for development.	Yes
WOOK008 Land at Knowle Lane	0.70	Grazing paddock with animal shelter lying on the north western side of the village between Monksford Land and Knowle Lane. The site abuts nearby development to the east but is generally open to views from the west.	<ul style="list-style-type: none"> Potential landscape impact. 	Potentially suitable for development although consideration of its impact on the landscape will be needed.	Yes
WOOK010 Land between Twin Yards and Ben Knowle, Worth	0.17	Overgrown garden area associated with adjacent residential property. Site lies adjacent to existing dwellings.	<ul style="list-style-type: none"> Relative isolation from main settlement. 	No significant constraints identified. Potentially suitable for development.	Yes

*Please note that this excludes sites which have already been given planning consent.

Table C: Open Areas of Significance / Local Green Spaces

Site Reference	Size of Site (in ha)	Description	Notes
OALSWOOK001	0.91	Includes churchyard of St Matthews Church and the grounds of Mellifont Abbey nursing home. The Mellifont Abbey section lies behind high stone walling.	Not covered by any other designations. Adjacent to Special Landscape Feature.
OALSWOOK002	0.15	Grassed area with some mature trees in front of housing.	Site lies within the village's Conservation Area.