

**Somerset Council**

**MENDIP LOCAL PLAN PART II LIMITED UPDATE**

**Summary of Site Options by Settlement**

**Appendix 3 to Proposed Site Allocations Consultation Report**

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## Introduction

This schedule provides a summary of site and sustainability appraisal assessments following the *Call for Sites* exercise for the former Mendip area in Summer 2023.

Sustainability appraisal assessments will be published as part of the Reg 18 consultation.

<b>Explanation</b>									
<b>CP1 and CP2 Compliance/ Sustainable Location</b>									
CP1/CP2 Compliance									
Text summarises status of settlement and relationship to development limit (CP1) and housing delivery over plan period relative to Policy CP2									
Summary is taken from site assessment sheets									
Sustainable location									
Text for towns refers to pedestrian accessibility/ access to main centre									
Text for villages refers to pedestrian accessibility to local services in village and bus frequency to access higher order services									
Summary is taken from Sustainability Appraisal Criteria SA09 and SA010 and site assessment sheets									
Note that SA is a high level appraisal of site characteristics not assessment of a specific proposal									
<b>Policy Conflict/ Other Policies</b>									
Text notes other 'in principle' policy conflicts with adopted local plan policies apart from CP1 and CP2									
Note that other local plan policies will be relevant in relation to site									
Summary is taken from site assessment sheets									
<b>Sustainability Appraisal Impacts</b>									
Text summarises landscape/ settlement character and heritage/local distinctiveness SA criteria									
Excludes ability of a site to deliver housing as this is generally assessed as a positive for nearly all sites in SA									
Summary is taken from Sustainability Appraisal Criteria SA02, SA03 and SA08									
Further information on the judgements is set out in the SA appendix									
<b>Site Suitability/ Deliverability</b>									
Comment on whether the site is suitable in terms of the Limited Update and risk to deliverability									
Delivery estimates for proposed sites are included in the Consultation report.									
Note that this assessment only applies to the Local Plan Limited update and contribution to the 505									
Sites may be reconsidered in preparation of the Somerset Plan which will have a longer time period and different framework									
<b>Strategic Risk</b>									
Judgement on suitability of site and risk of delivery by 2029.									
<b>Proposed Allocation</b>									
Indicates whether site is a proposed allocation, screened out or a site at a contested appeal (as at start of consultation)									

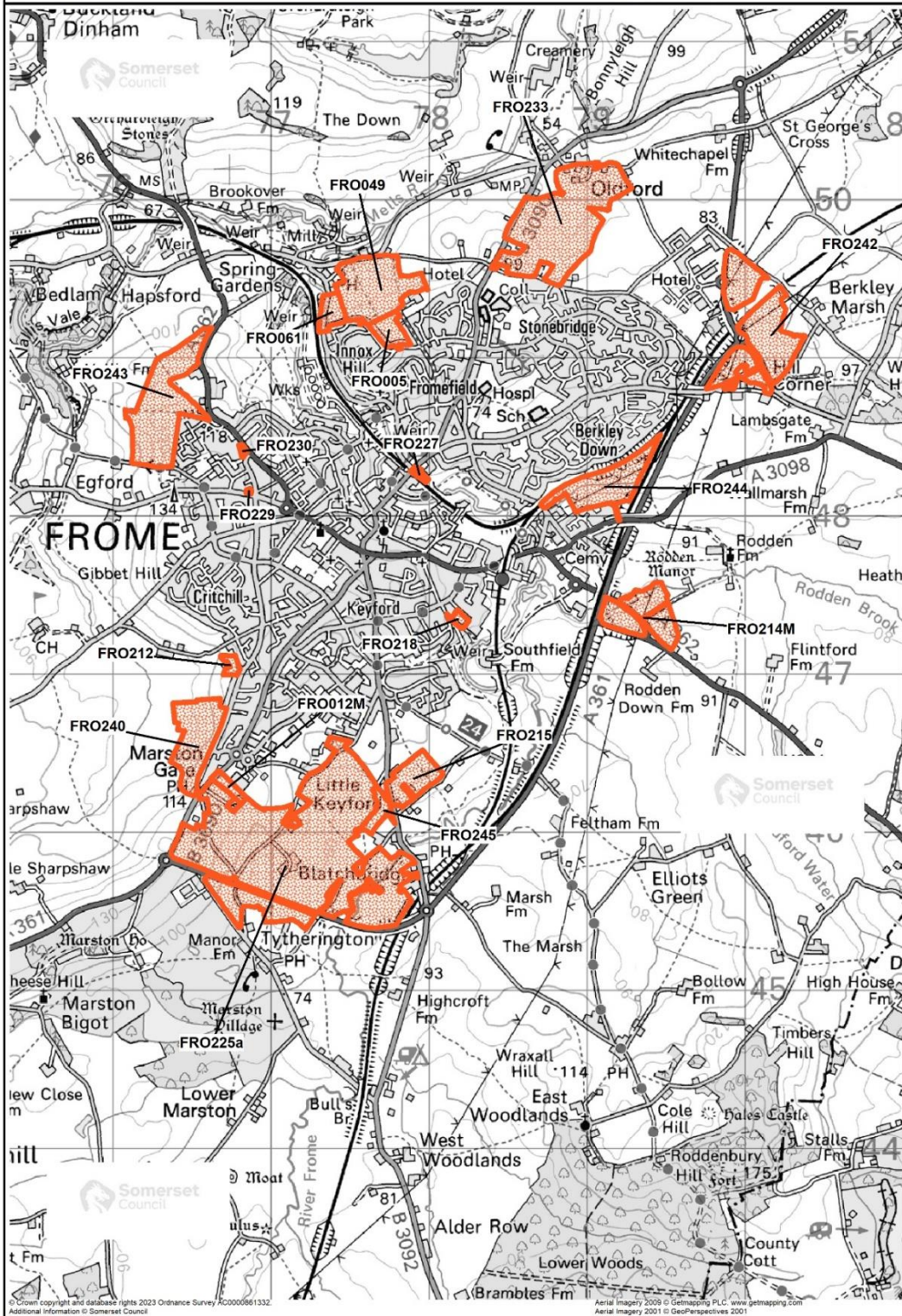
**Mendip Site Allocations Review - Housing Sites**  
**Eligible Applications, Permissions & Land Promoted in the Call for Sites**



Notes: For information only, excludes adopted allocations/commitments pre-2019

Compiled by on 20 September 2023

Scale 1:22000



## Frome

FROME												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Policy Conflict	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal - impacts	Strategic constraints	Max Units	Proposed Allocation
FRO005	Application	Land at Packsaddle, Frome	3.4	2023/0864/FUL -	Edge of main town - reasonable access to local services/ limit of walking access to main centre	DP11/ DP8	Potential for short term delivery. Risks related to affordable viability/ ecology / local space community value/ STW buffer	High (risk of refusal)	mainly neutral or positive potential to mitigate	Not subject to DP27	74	No
FRO012M	New Site	Land at Marston Gate, Marston Road, Frome	1.5	2019/0884/FUL - 2020/2019/0885 commercial - both expired	Edge of main town - reasonable access to local services/ at limit of walking access to main centre	DP25 conflict	Not suitable as allocated for employment use	-	mainly neutral potential to mitigate	Yes -A36 capacity issues	40	No
FRO049	Re-promoted	Land at Cuckoo Lane, Frome	16.1	2019/0416/OTS withdrawn	Edge of main town - reasonable/poor access to local services/ limited accessibility to main centre		Not suitable	-	mainly negative/ strong negative - difficult to mitigate	Yes -A36 capacity issues	185	No
FRO061	Re-promoted	Land off Innox Hill, Frome	3.0	2013/2608/OTA - Refused. site explored in LPP2 preferred options & rejected	Edge of main town - reasonable access to local services/ accessible to main centre	DP8	Not suitable Risks related to ecology / STW buffer/ ground conditions	-	mainly neutral/negative difficult to mitigate	Yes -A36 capacity issues	90	No
FRO212	Re-promoted	Land near Whitemill, Marston Lane, Frome	1.0	2021/1395/OUT - 5 self build plots approve. Larger site unsuitable in 2018 SA	Edge of main town - reasonable access to local services/ accessible to main centre		Uncertain	High	Mainly negative/ neutral Potential for mitigation	Uncertain	25	No
FRO214M	Re-promoted	Rodden Manor Farm, Frome	11.0	None	Edge of main town - reasonable access to local services/ poor access to main centre & barriers to pedestrian access.		Not suitable		strong negatives/ difficult to mitigate	Yes -A36 capacity issues	40	No

Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Policy Conflict	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal - impacts	Strategic constraints	Max Units	Proposed allocation
FRO215	Re-promoted	Land North of Birchill Lane, Frome	6.7	Pre-app. Site considered unsuitable in 2018 SA	Edge of main town - reasonable access to local services/ poor access to main centre		Not suitable - Risk as adjacent to permitted / allocated sites still to be built.	High	strong negatives/ difficult to mitigate	Yes -A36 capacity issues	120	No
FRO218	Application	Land Off Adderwell, Frome	0.8	2021/0050/FUL	Within town - good access to centre and services . Vacant site.		Yes - deliverable by 2029	Low	Mainly positive/ strong positive	No	25	Yes
FRO225a	Application	Selwood Garden Village, Frome	96.7	2021/1675/EOUT	CP1/CP2 - change to balance of growth/ Some parts of site are edge of main town/ some more remote. Access to services depends on these being delivered in masterplan.		No - Masterplanned town extension coming forward for determination mid 24. Scale site not supported by LPP1.	High	Uncertain - mitigation issues being explored-addressed in masterplan	Yes -A36 capacity issues	1700	No
FRO227	Application	Land At North Parade Car Park, Frome	0.4	2023/0657/FUL Affordable scheme on council land	Brownfield town centre site		Yes - can be delivered in plan period	Moderate	neutral/ strong positive	None	18	Yes
FRO229	Permission	The Ring Of Bells, 75 Broadway, Frome	0.1	2019/2535/FUL - expired permission 13.03.2020	Within town - good access to centre and services . Vacant Pub.		No - vacant since 2013/14 . No progress on site and no evidence it will come forward.	High Risk	Mainly neutral/ positive	None	6	No
FRO230	Permission	Vallis House, 57 Vallis Road, Frome	0.3	2021/1757/PAO prior approval not required	Within town - good access to centre and services . Office conversion		Screened out as scheme will complete before submission	n/a	mainly neutral/ positive	None	31	Screened out
FRO233	New Site	Land to the East of Oldford Hill, Frome	34.3	Pre-app engagement	Very edge of main town - limited access to local services and distant from main centre		Not suitable	Very High	strong negative/ negative difficult to fully mitigate	Yes -A36 capacity issues	420	No
FRO240	New Site	Land West of Marston Lane, Frome	12.4	2022/0616/OUT Refused at appeal	Edge of main town - reasonable access to centre and services		Not suitable - see appeal	Very High	strong negatives / difficult to mitigate	Yes -A36 capacity issues	150	No
FRO242	New Site	Land to NE and S. of Berkley Roundabout, Frome	23.6	Part allocated as Future Employment Area	Part identified as Future Employment Growth area / Edge of main town with poor access/ to centre and services & barriers to pedestrian/ cycle access.	Conflict DP25	Not suitable	Very High	negative/ strong negatives difficult to mitigate	Yes -A36 capacity issues	410	No

Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Policy Conflict	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal - impacts	Strategic constraints	Max Units	Proposed allocation
FRO243	New Site	Land East of Vallis Road, Frome	21.5	None	Edge of main town - reasonable access to centre and services		Not suitable	Very High	strong negatives/ difficult to mitigate	Yes -A36 capacity issues	100	<b>No</b>
FRO244	New Site	Land off Styles Lane, Frome	11.9	None	Edge of main town - good access to centre and services	SW Flooding	Not suitable	Very High	mainly negative/ some potential to mitigate	Yes -A36 capacity issues	160	<b>No</b>
FRO245	New Site	Land at Claybatch Farm, Frome	2.4	None	Edge of main town - reasonable access to local services. Poor access to main centre		Not suitable	Very High	mainly negative/ difficult to mitigate	Yes -A36 capacity issues	60	<b>No</b>

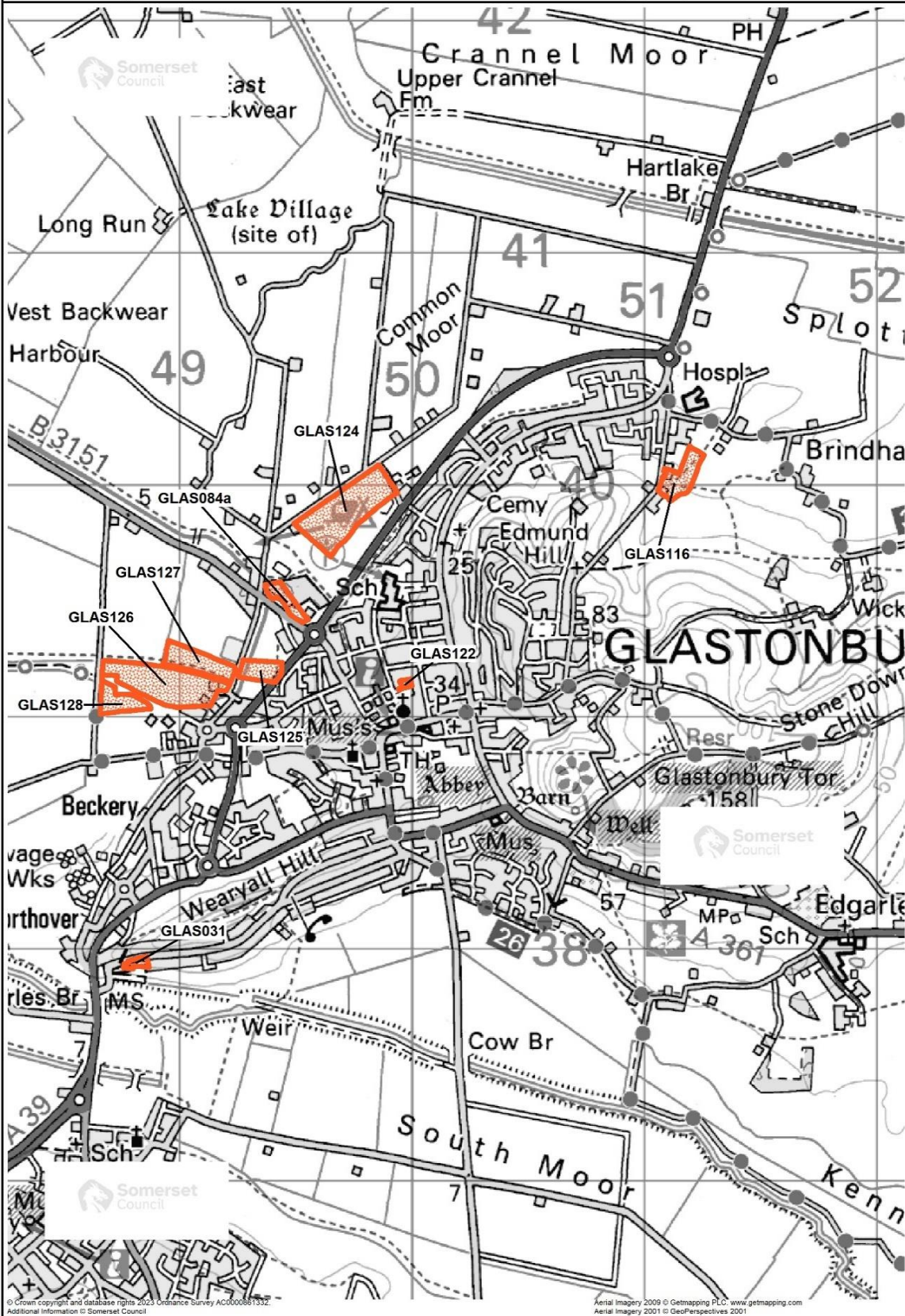
**Mendip Site Allocations Review - Housing Sites**  
**Eligible Applications, Permissions & Land Promoted in the Call for Sites**



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## Glastonbury

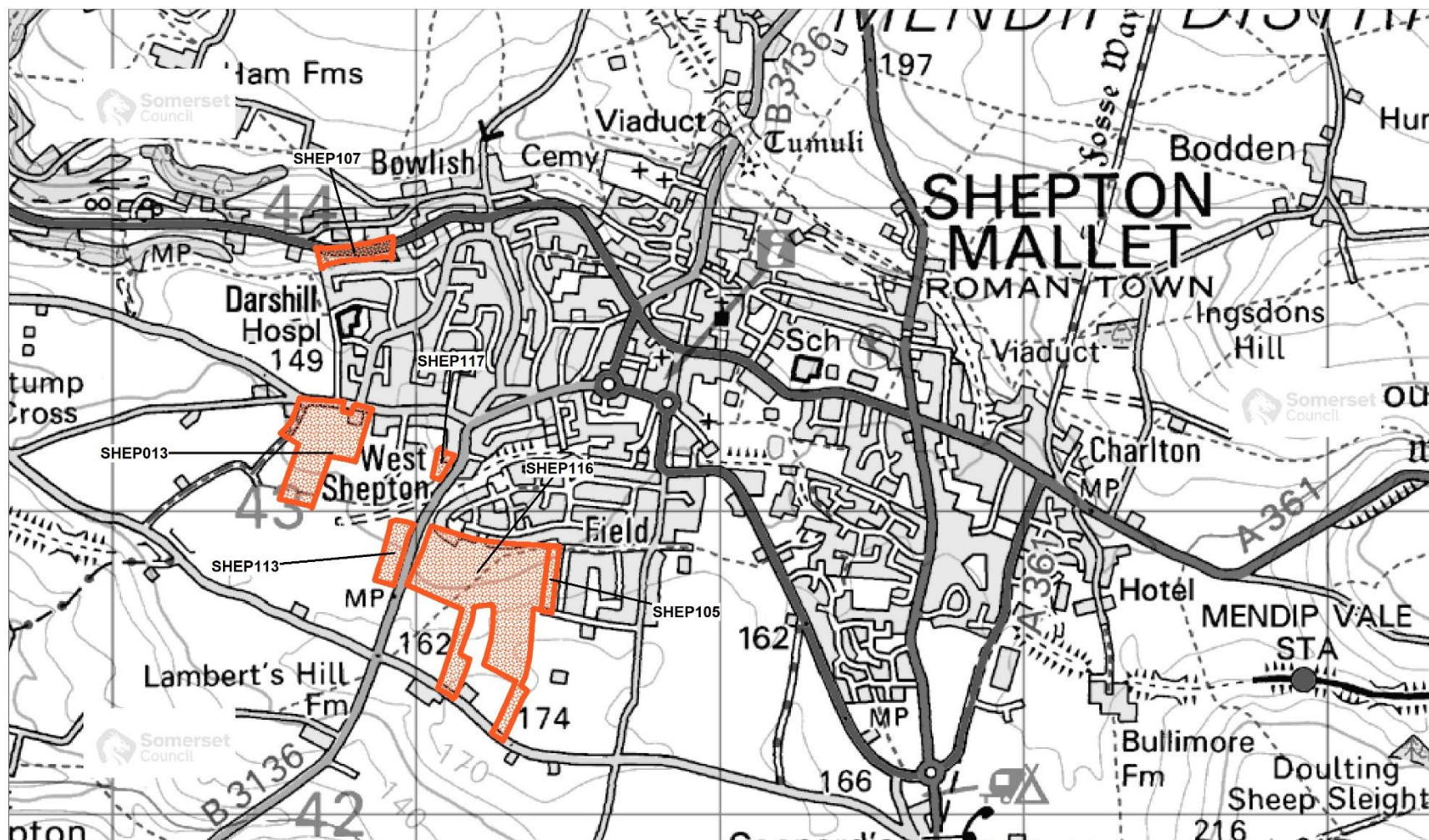
GLASTONBURY												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Other Policies	Substantial Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal -impacts	Strategic constraints	Max Units	Proposed allocation
GLAS031	Re-Promoted	Land nr W. End of Roman Way, Glastonbury	0.4	PIP application refused	Edge of main town - poor pedestrian and cycle links	DP4(2)	No - Conflict with special landscape area/ prev. refusal	Very High	Mainly negative. /Difficult to fully mitigate	Phosphates	8	No
GLAS084a	Re-promoted	Land and Buildings at Northload Bridge, Glastonbury	1.0	2023/0012/FUL Refused 29.09.23. site considered unsuitable in 2019 SA	Edge of main town - access to centre and services constrained by poor pedestrian & cycle links		No - range of grounds in recent refusal	Very High	mainly negative/ difficult to fully mitigate	Phosphates - could be mitigated	27	No
GLAS116	Re-Promoted	Land at Pear Tree Farm, Glastonbury	2.1	Pre-app to extend recent development	Edge of main town - good access to centre and services	DP4(2)	No - Conflict with special landscape area. Proposal may be revised, but there are highways concerns.	Very High	negative/ strong negatives/ difficult to mitigate	Phosphates	35	No
GLAS122	Application	Land At Norbins Road Car Park, Glastonbury	0.2	2021/2640/FUL. Council Land / Affordable Housing scheme	Within settlement limit/brownfield main town - good access to centre and services		Yes- small site can be delivered within plan period. Main delivery risk is securing phosphate mitigation.	Moderate	Mainly positive	Phosphates	6	Yes
GLAS124	Permission	Land at Common Moor Drove, Glastonbury	7.0	2021/2466/OUT	Edge of main town - access to centre and services constrained by bypass poor pedestrian & cycle links		Yes - can be substantially delivered within plan period - awaiting Res	Moderate	Mainly negative - but mitigation addressed in permission	addressed	90	Yes
GLAS125	New Site	Land at Dyehouse Lane, Glastonbury	1.4	None	Flood Zone 3 - unsuitable in principle	DP23	No	--	strong negative	Phosphates	33	Screened Out
GLAS126	New Site	New Close Farm, Glastonbury	6.4	None	70% of site is Flood Zone 3 - unsuitable in principle	DP23	No	--	strong negative	Phosphates	160	Screened Out
GLAS127	New Site	Land off Dyehouse Lane, S of Balancing Pond, Glastonbury	2.5	None	Majority of site is Flood Zone 3 - unsuitable in principle	DP23	No	--	strong negative	Phosphates	30	Screened Out
GLAS128	New Site	Land off Middle Drove, Glastonbury	1.6	None	Flood Zone 3 - unsuitable in principle	DP23	No	--	strong negative	Phosphates	30	Screened Out

# Mendip Site Allocations Review - Housing Sites Eligible Applications, Permissions & Land Promoted in the Call for Sites

Notes: For information only, excludes adopted allocations/commitments pre-2019

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## Shepton Mallet

SHEPTON MALLET												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance	Other Policies	Substantial Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal - impacts	Strategic constraints	Max Units	Proposed allocation
SHEP013	Re-promoted	Land at Old Wells Road, Shepton Mallet	6.0	Prev applications refused	Edge of main town - good access to centre and services		No - longer term site	Very High	strong negatives/ difficult to mitigate	Phosphates	142	No
SHEP105	Application	Land off Westway Lane, Shepton Mallet	0.8	2023/1468/OUT. Prev. refusals	Edge of main town - good access to centre and services		?? - potential short-term site/ probable refusal	High	mainly positive	Phosphates/ addressed	18	No
SHEP107	Re-promoted	Land between Wells Road and Finch Close,	1.3	None	Edge of main town - good access to centre and services	SW Flood Risk	n/a - unsuitable		strong negatives/ difficult to mitigate	Phosphates	20	No
SHEP113	New Site	Land West of B3136 , Lamberts Hill, Shepton	1.4	None	Near main town but poorly related to settlement		n/a - unsuitable		strong negatives/ difficult to mitigate	Phosphates	80	No
SHEP116	New Site	Land West of Compton Road, Shepton Mallet	14.4	None	Near main town - good access to centre and services		No - longer term strategic scale site	Very High	strong negatives/ difficult to mitigate	Phosphates	350	No
SHEP117	Public Site	Land near West Shepton Playing Fields	0.4	None - but site explored for affordable devt.	Edge of main town - good access to main centre and services	DP16 - loss of Rec space	Yes - Potential short-term site	High	mainly positive/ local impacts can be mitigated	Phosphates	10	No

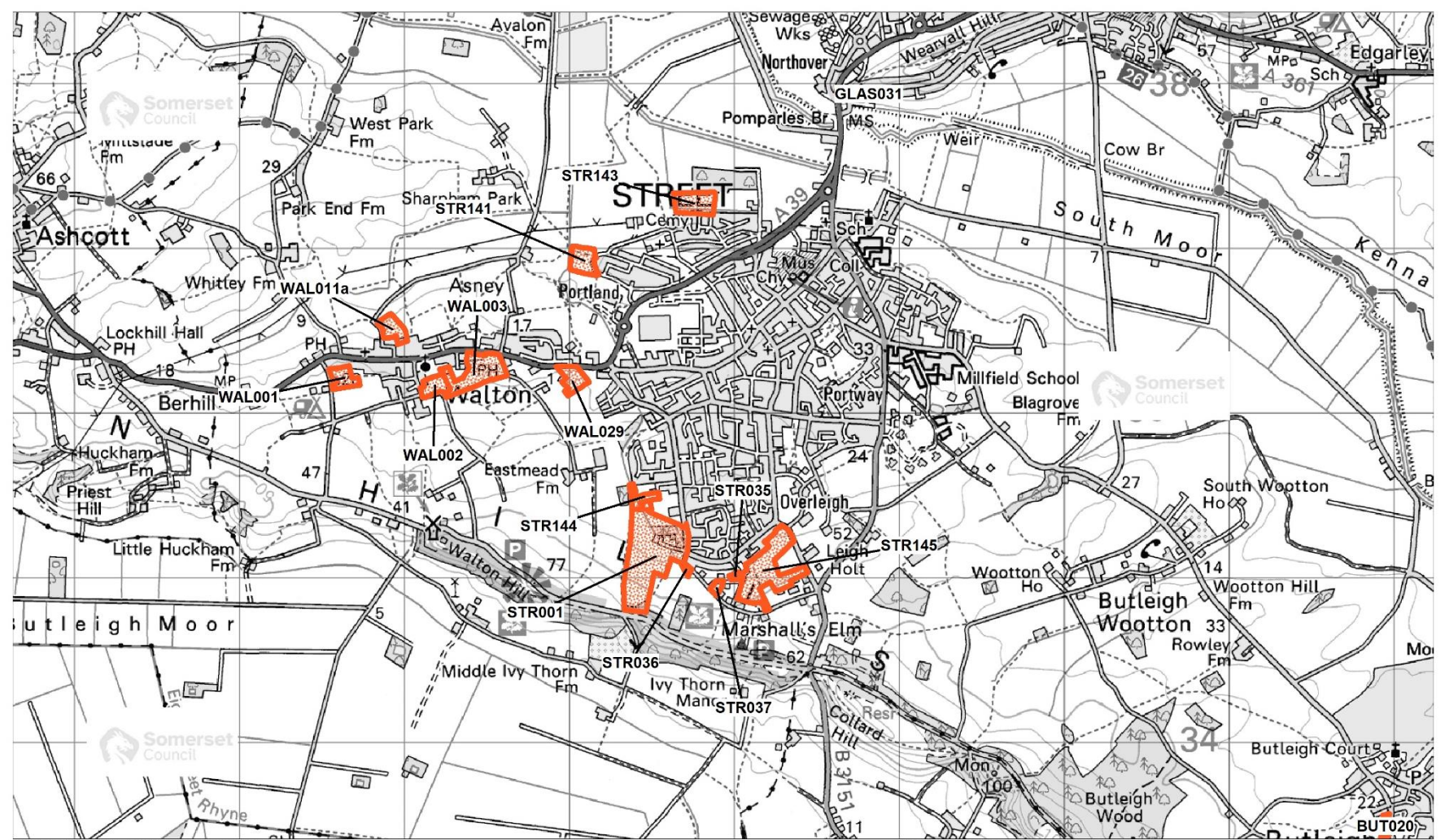
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Street and Walton

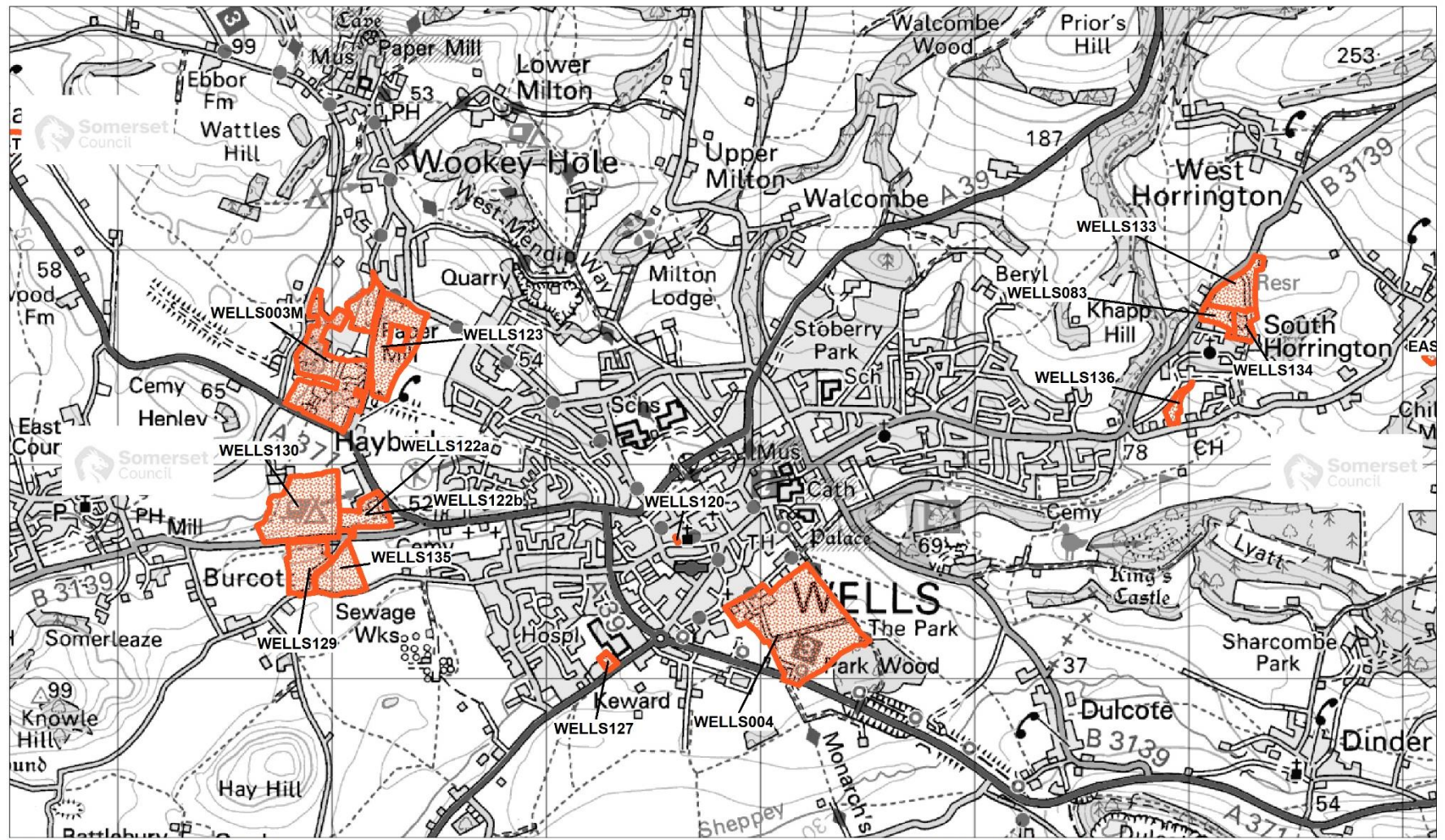
STREET												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Policy Conflict	Substantial Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal - impacts	Strategic constraints	Max Units	Proposed allocation
STR001	Re-promoted	Land adjacent to Brooks Farm, Street	15.2	Part within ST3 FGA allocation/ part extension. Pre-app	Edge of main town with good access to centre and services. CP1 - not in development limit but part of site identified as Future Growth Area (Policy ST3)		Yes - potential for housing areas adj to Brooks Road to come forward	Moderate	mainly negative but norther part of site capable of mitigation	Phosphates	160	Yes
STR035	Re-promoted	Hedges Farm, Middle Brooks, Street	0.2	None. Site considered not suitable in 2018 SA	Edge of main town with good access to centre and services.		Too small for allocation	High Risk	not assessed	Phosphates	5	Screened out
STR036	Re-promoted	Land South of western corner of Higher Brooks, Street	0.2	None	Edge of main town with good access to centre and services.		Too small for allocation	High Risk	not assessed	Phosphates	2	Screened out
STR037	Re-promoted	Land adjacent to Woodlands, Higher Brooks, Street	0.4	None	CP1 - beyond development limit. Edge of main town. Moderate accessibility to services and limit of pedestrian access to centre		No unsuitable	High Risk	mainly negative / potential to mitigate a small scheme	Phosphates	6	No
STR141	Re-promoted	Land Adjacent to Houndwood Drove, Street	2.3	None	Edge of main town with modeate local services/ good access to centre		No unsuitable	High Risk	strong negatives/ difficult to mitigate	Phosphates	70	No
STR143	Re-promoted	Land North of Moorland Drive, Street	3.1	None	Edge of main town with good access to centre and services.		No unsuitable	High Risk	mainly strong negatives and difficult to mitigate	Phosphates	90	No
STR144	New Site	Land to Rear of Brookside School, Street	1.1	Part of ST3 Future Growth Area	Edge of main town with good access to centre and services.		No - uncertain if site has independent access	High Risk	mainly neutral impacts	Phosphates	?	No
STR145	Re-promoted	Land at Slugg Hill, Street	8.3	None	Edge of main town with moderate access to centre and services - depending on location		No - extent of allocation more appropriate to longer term allocation. Limited reason to bring fwd ahead of identified FGA	High Risk	mainly negative impacts with potential for mitigation	Phosphates	220	No
STR146	Application	Land to rear of Crispin Centre	8.3	None	Brownfield site in town centre		yes Potential to be delivered in plan period	Moderate	neutral/ strong positive for location - negative impacts capable of mitigation	Phosphates	40-50	Yes

Walton												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Policy Conflict	Substantial Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal - impacts	Strategic constraints	Max Units	Proposed allocation
WAL001	Re-promoted	Land to the rear of 2 Higher Farm, Walton	1.7	2020/0832/OTS refused 08.08.23	Secondary village with growth above CP2 minimum/ good access to services in village		Not suitable - recent refusal	High Risk	mainly negative/ difficult to mitigate	Phosphates	6	No
WAL002	Re-promoted	Land East of 21 South Street, Walton	1.6	2019/3004/OTS - refused	Secondary village with growth above CP2 minimum/ good access to services in village		site at appeal and not suitable for allocation	High Risk	strong negatives/ difficult to mitigate	Phosphates addressed ??	37	No - at appeal
WAL003	Re-promoted	Land South of Main Street, Walton	5.3	None.	Secondary village with growth above CP2 minimum/ good access to services in village		No - site unsuitable	High Risk	strong negatives/ difficult to mitigate	Phosphates	100	No
WAL011a	Re-promoted	Land North of Walton (Creeches Lane), Walton	1.8	None	Secondary village with growth above CP2 minimum/ good access to services in village		No - site unsuitable	High Risk	strong negatives/ difficult to mitigate	Phosphates	55	No
WAL029	New Site	Land at Quarry Batch, Walton	1.9	None	Secondary village with growth above CP2 minimum/ good access to services in village		No - site unsuitable	High Risk	strong negatives/ difficult to mitigate	Phosphates	45	No

# Mendip Site Allocations Review - Housing Sites Eligible Applications, Permissions & Land Promoted in the Call for Sites

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# Wells

WELLS												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Other Policies	Substantial Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal -impacts	Strategic constraints	Max Units	Proposed allocation
WELLS003M	Re-promoted	Land South of Paper Mill and West of Haybridge Lane, Wells	13.8	Preapp. Site considered unsuitable for housing in 2018 SA	Edge of main town - good access to centre and services	Waste	No - range of constraints to be addressed	Very High	strong negatives/ flooding and habitat mitigations and settlement	Phosphates	150	No
WELLS004	Re-promoted	Land at Palace Farm, Wells	18.2	None. Promoted in LPP1/LPP2. Site considered unsuitable in	Edge of main town - good access to centre and services		No - range of constraints to be addressed	Very High	strong negatives/ flood zone 3 areas and impact on settlement	Phosphates	300	No
WELLS120	Permission	2 St Cuthbert Street, Wells	0.0	2020/0672/PAO 14.05.20	town centre/ brownfield site		No - Limited evidence of likely delivery	Very High	not assessed		7	Screened out
WELLS122	Re-promoted	New House Farm, Wells	2.8	2023/1087/OUT - 50 dwellings	Near main town - some access local services. Limit of pedestrian accessibility to main centre		No - unsuitable. Multiple site options/ cumulative impacts - at appeal	Very High	mainly negative / difficult to mitigate	Phosphates	50	No - at appeal
WELLS123	Re-promoted	Haybridge Road/Glencot Road, Wells	6.9	2020/0484/OTS 90 dwellings - refused	Near main town - some access local services. Limit of pedestrian accessibility to main centre		No - unsuitable. Multiple site options/ cumulative impacts	Very High	negatives/ strong negatives / difficult to mitigate	Phosphates	90	No
WELLS127	Permission	Wells Police Station, Wells	0.4	2020/2234/FUL	Brownfield sites in development limit- good access to main centre and services		Yes - can be delivered within plan period. Mitigation addressed	Low	mixed - some negatives (flood risk)	Phosphates addressed in	47	Yes
WELLS129	New Site	Land West of Gipsy Lane, Wells	3.8	None	Near main town - some access local services. Limit of pedestrian accessibility to main centre		No - unsuitable. Multiple site options/ cumulative impacts	Very High	negatives/ strong negatives / difficult to mitigate	Phosphates	90	No

WELLS130	Re-promoted	Land North of Elm Close, Wells	9.4	None	Near main town - some access local services. Limit of pedestrian accessibility to main centre		No - unsuitable. Multiple site options/ cumulative impacts	Very High	negatives/ strong negatives / difficult to mitigate	Phosphates	200	No
WELLS083	Re-promoted	Land West of Mendip Court, South Horrington	1.3	None	CP1 - beyond development limit (South Horrington in open countryside) Poor access to local services and main centre		No-unsuitable	Very High	Strong negative/ negatives Difficult to mitigate	Phosphates	20	No
WELLS133	New	Land North of Mendip Court, South Horrington	3.3	None (Previously submitted in 2023/1515)	As wells 083		No-unsuitable	Very High	Strong negative/ negatives Difficult to mitigate	Phosphates	62	No
WELLS134	New	Mendip Court, South Horrington, Wells	1.3	Pre-app for conversion to residential / employment	As wells 083		No-unsuitable	Very High	Strong negative/ negatives Difficult to mitigate	Phosphates	10	No
WELLS135	Application	Land East of Gipsy Lane, Wells	3.4	2023/1515/OUT - application	Near main town - some access services . Limit of pedestrian accessibility		No - unsuitable. Multiple site options/ cumulative impacts	Very High	mainly strong negative / difficult to mitigate	Phosphates	47	No
WELLS136	New Site	Land South of Gilbert Scott Road, South Horrington	0.7	None	CP1 - beyond development limit (South Horrington in open countryside) some local services and poor access to main centre	DP16	Too small for allocation	- -	not assessed	Phosphates	5	Screened out

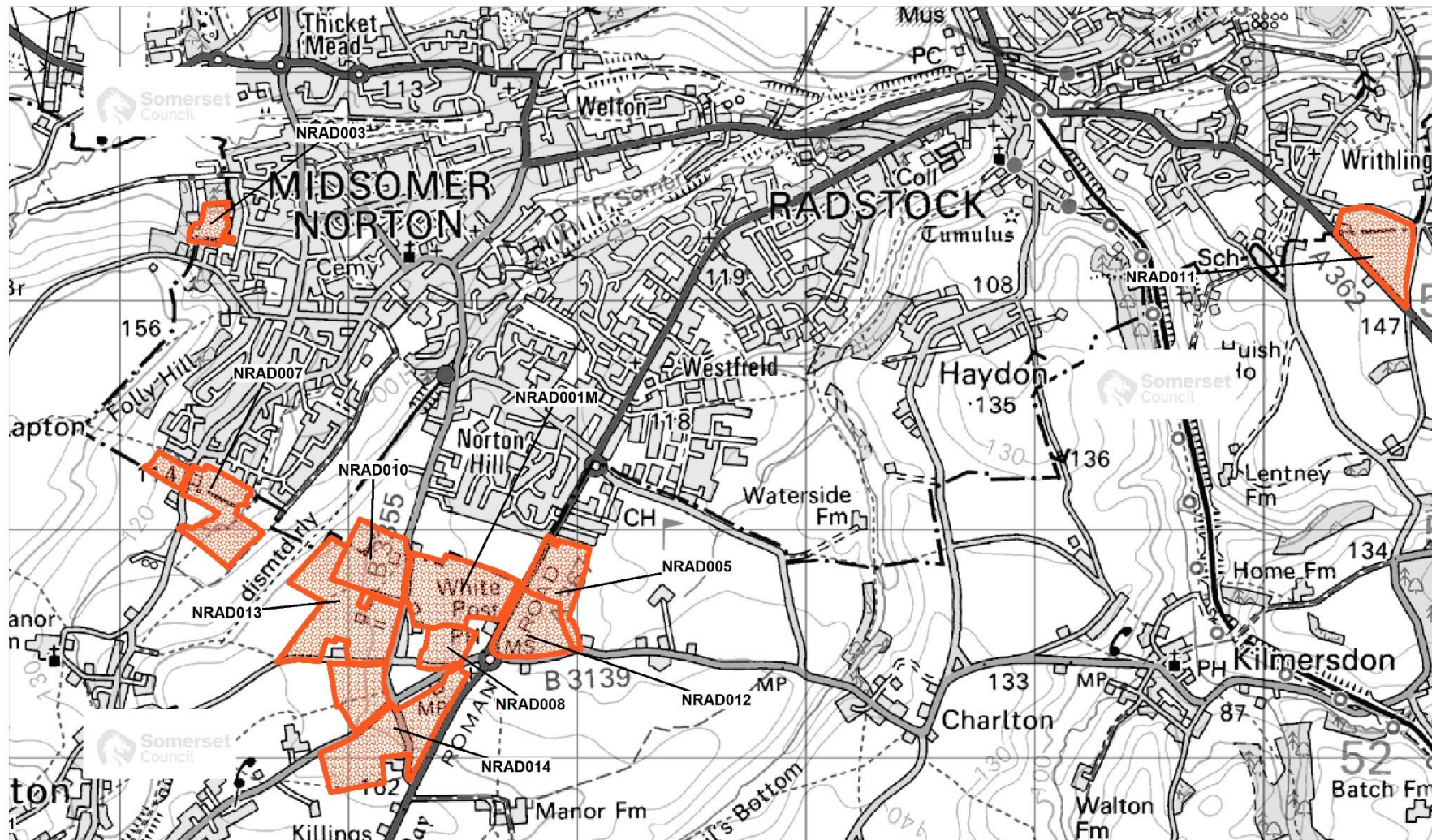
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## Midsomer Norton, Westfield and Radstock

MIDSOMER NORTON/ WESTFIELD RADSTOCK (BOUNDARY WITH BATH NE SOMERSET)												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Policy Conflict	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal - impacts	Strategic constraints	Max Units	Proposed allocation
NRAD001M	Permission	Land at White Post, Midsomer Norton	11.7	2021/1480/OTS -	Edge of town not identified in Mendip Plan hierarchy- good access to centre and services - but not in LPA area		Yes - can be substantially delivered within plan period	Low	positive / local mitigation due to services being outside LPA area	None-approved	270	Yes
NRAD003	Application	Land at Underhill Lane, Remitted site MN2, Midsomer Norton	2.3	2022/1427/FUL - refused at Committee Nov 2023	Edge of town not identified in Mendip Plan hierarchy- good access to centre and services - but not in LPA area	BaNES adopted plan conflict	Refused on distance to secondary school in somerset. High risk to delivery as access requires sep. application in BaNES LPA	High	mainly positive/ proximity to woodland - local mitigation	Requires engagement/ joint working with BaNES	58	No
NRAD005	Application	Land Southeast of A367, Remitted site MN3, Midsomer Norton	6.5	2022/0614/OUT	Edge of town not identified in Mendip Plan hierarchy- good access services - but not in LPA area.	BaNES adopted plan conflict			mainly positive	BaNes engaged with application	180	No
NRAD008	Permission	Land off Beauchamp Drive, Midsomer Norton/ Westfield	3.4	2021/0157/OTS - Granted at appeal 09/05/22	Edge of town not identified in Mendip Plan hierarchy- reasonable access to services - but not in LPA area.		Yes- can be delivered within plan period	Low	mainly positive	None-approved	75	Yes
NRAD010	New Site	Midsomer Norton RFC, Midsomer Norton/Westfield	7.9	n/a	CP1 conflict - open countryside not related to Mendip/ BaNES limit, Edge of town not identified in Mendip Plan hierarchy- good access to services - but not in LPA area.	DP16 conflict & BaNES adopted Plan	No - recreation impacts would need to be justified and would require longer term strategic engagement	High Risk	mainly positive / potential for mitigation in terms of recreation space	Requires engagement/ joint working with BaNES	70	No

Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Policy Conflict	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal - impacts	Strategic constraints	Max Units	Proposed allocation
NRAD007	Re-promoted	Land off Chilcompton Road, Midsomer Norton	9.8	None	CP1/CP2 conflict - open countryside Edge of town not identified in Mendip Plan hierarchy- access to local services not in LPA area and at limit of connectivity to main centre	BaNES adopted plan conflict	screened out - majority of proposal is in neighbouring LPA and site is not adjacent to BaNES development edge	--	mixed impacts including strong negatives - Difficult to mitigate	Requires engagement/ joint working with BaNES	120	<b>Screened Out</b>
NRAD011	New Site	Land off Old Road, Writhlington (BaNES and Mendip)	18.5	Cross-boundary application - 35 dwellings in Mendip/ 225 in BaNES see 2021/2268/OTS)	Edge of town not identified in Mendip Plan hierarchy- some access to local services but not in LPA area	BaNES adopted plan conflict	Screened out as majority of housing proposal within neighbouring LPA ( BaNES)	--	Not fully assessed but strong negative impacts on settlement /landscape	Requires engagement/ joint working with BaNES	35	<b>Screened Out</b>
NRAD012	New Site	Land N of B3139 and W of A367 (south of site MN3), Westfield	7.1	None - promoted in LPP2 issues and options	CP1/CP2 conflict - Open countryside not related to sdevelopment limit Edge of town not identified in Mendip Plan hierarchy- access to local services not in LPA area and at limit of connectivity to main centre	BaNES adopted plan conflict	No - unsuitable would require longer term strategic engagement	High Risk	mainly positive but lcoalised flood risks / potential for mitigation	Requires engagement/ joint working with BaNES	200	<b>No</b>
NRAD013	New Site	Land at Tunnel Lane, Midsomer Norton	14.2	None	CP1/CP2 conflict - Open countryside not related to sdevelopment limit Edge of town not identified in Mendip Plan hierarchy- access to local services not in LPA area and at limit of connectivity to main centre	BaNES adopted plan conflict	No - unsuitable would require longer term strategic engagement	High Risk	mainly positive/ strong negative impacts on landscape character	Requires engagement/ joint working with BaNES	300	<b>No</b>
NRAD014	New Site	Land off Wells Road, Midsomer Norton (E/W of B3355)	18.5	None	CP1/CP2 conflict - Open countryside not related to development limit Edge of town not identified in Mendip Plan hierarchy- access to local services not in LPA area and at limit of connectivity to main centre	BaNES adopted plan conflict	No - unsuitable would require longer term strategic engagement	High Risk	mainly strong negative. Difficult to mitigate	Requires engagement/ joint working with BaNES	300	<b>No</b>

# Mendip Site Allocations Review - Housing Sites

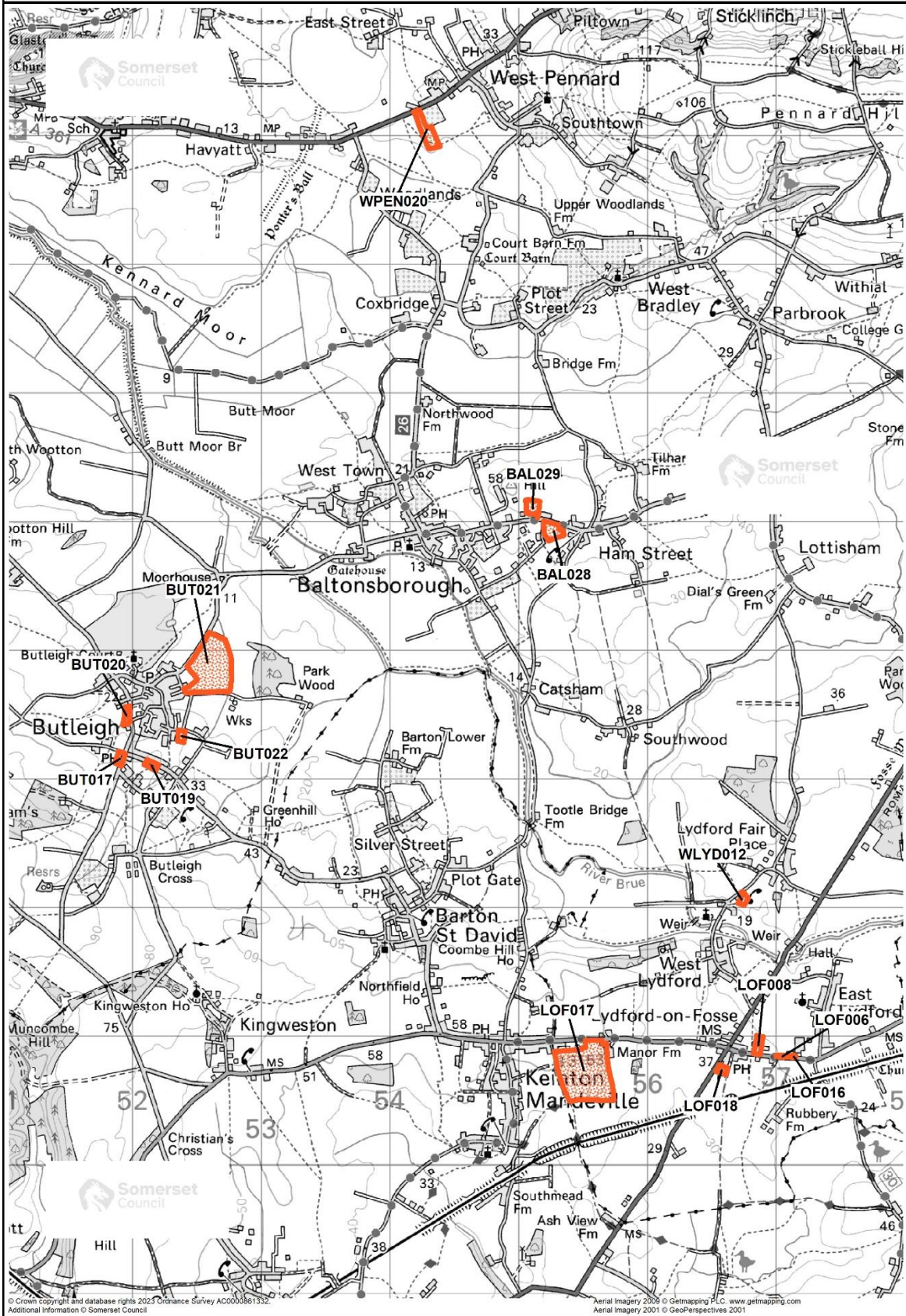
## Eligible Applications, Permissions & Land Promoted in the Call for Sites



Notes: For information only, excludes adopted allocations/commitments pre-2019

Compiled by on 21 September 2023

Scale 1:27000



## Baltonsborough, Butleigh, West Pennard and The Lydfords

Baltonsborough												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Policy Conflict	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal -impacts	Strategic constraints	Max Units	Proposed Allocation
BAL028	New Site	Pear Tree Farm, Baltonsborough	1.6	None	CP1 - outside development limit. Primary village significantly in excess of CP2 plan requirement/ no school capacity. Access to some services locally. Limited		No -settlement impacts and constraints	Very High	negative/ strong negatives settlement character/ heritage difficult to mitigate	Phosphates	24	No
BAL029	Re-promoted	Land North of Talbots Mead, Baltonsborough	1.0	None	CP1 - outside development limit. Primary village significantly in excess of CP2 plan requirement/ no school capacity. Access to some services locally. Limited		No -settlement impacts and constraints	Very High	negative/ strong negatives settlement character/ heritage difficult to mitigate	Phosphates	36	No

Lydford on Fosse												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Other Policies	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal -impacts	Strategic constraints	Max Units	Proposed allocation
LOF006	Re-promoted	Manor Cottage, Cary Road, Lydford on Fosse	0.1	Old application 05/12/2014.	CP1 - site beyond settlement limits. Secondary village (growth under CP2 minimum) .		Too small for allocation		strong negatives/ difficult to mitigate		1	Screened out
LOF008	Re-promoted	Field off B153 (part of New Manor Farm), Lydford on Fosse	0.7	None	CP1 - site beyond settlement limits. Secondary village (growth under CP2 minimum)				strong negatives/ difficult to mitigate		10	No
LOF017	New Site	Manor Farm, Keinton Mandeville/Lydford on Fosse	16.3	none	CP1 - site on Boundary of former Mendip and South Somerset. Proposed expansion to a village outside Mendip settlement heirarchy		Unsuitable - not in an identified settlement		strong negatives/ difficult to mitigate		150	No
LOF016	Re-promoted	Old South View, Castle Cary Road, Lydford on Fosse	0.0	application withdrawn November 2014.	CP1 - site beyond settlement limits. Secondary village (growth under CP2 minimum)		Too small for allocation		not assessed		1	Screened out

Butleigh												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Policy Conflict	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal -impacts	Strategic constraints	Max Units	Proposed Allocation
BUT017	Re-promoted	Land adjacent to Sub Road, Butleigh	0.5	None - considered unsuitable in 2018 SA	Primary village with growth above CP2 minimum, Some accessibility local facilities/ limited bus service to main		No unsuitable		strong negatives/ difficult to mitigate (landscape/ settlement/ heritage)	Phosphates	6	No
BUT019	Re-promoted	Land at Barton Road, Butleigh	0.5	2021/0246/OTA - refusal (3 dwellings) - considered unsuitable in 2018 SA	screened out		Too small for allocation	--	--	Phosphates	5	Screened out
BUT020	Re-promoted	Land West of Sub Road, Butleigh	0.6	None - considered unsuitable in 2018 SA	Primary village with growth above CP2 minimum, Some accessibility local facilities/ limited bus service to main		No- unsuitable		strong negatives/ difficult to mitigate (landscape/ settlement/ heritage)	Phosphates	20	No
BUT021	Application	Land At 352613 133868, Baltonsborough Road, Butleigh	11.9	2021/2413/FUL dwellings/ café/ woodland-wetland	Primary village with growth above CP2 minimum, Some accessibility local facilities/ limited bus service to main		Short term potential but no strong justification to recommend allocation		strong negatives/ difficult to mitigate (landscape/ settlement/ heritage/ priority)	Potential Solution agreed	37	No
BUT022	Application	Land At 352411 133322, Henley Lane, Butleigh	0.4	2020/1302/FUL - Affordable Scheme	Primary village with growth above CP2 minimum, Some accessibility local facilities/ limited bus service to main		Not suitable Allocating an 'exception' site would fall outside scope of 505	High Risk	strong negatives/ difficult to mitigate (landscape/ settlement/ heritage)	Phosphates	12	No

West Lydford												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Other Policies	Substantial Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal -impacts	Strategic constraints	Max Units	Proposed allocation
WLYD012	Re-promoted	Calliope, High Street, West Lydford	0.4	2018/1175/FUL withdrawn	screened out		Too small for allocation				4	Screened out

West Pennard												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Other Policies	Substantial Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal -impacts	Strategic constraints	Max Units	Proposed allocation
WPEN020	New Site	Land opposite Hazeldene, Glastonbury Road, West Pennard	2.1	None	Site in open countryside and not adjacent to settlement limit. Limited access to local services		No- unsuitable		strong negative/ difficult to mitigate	Phosphates	20	No

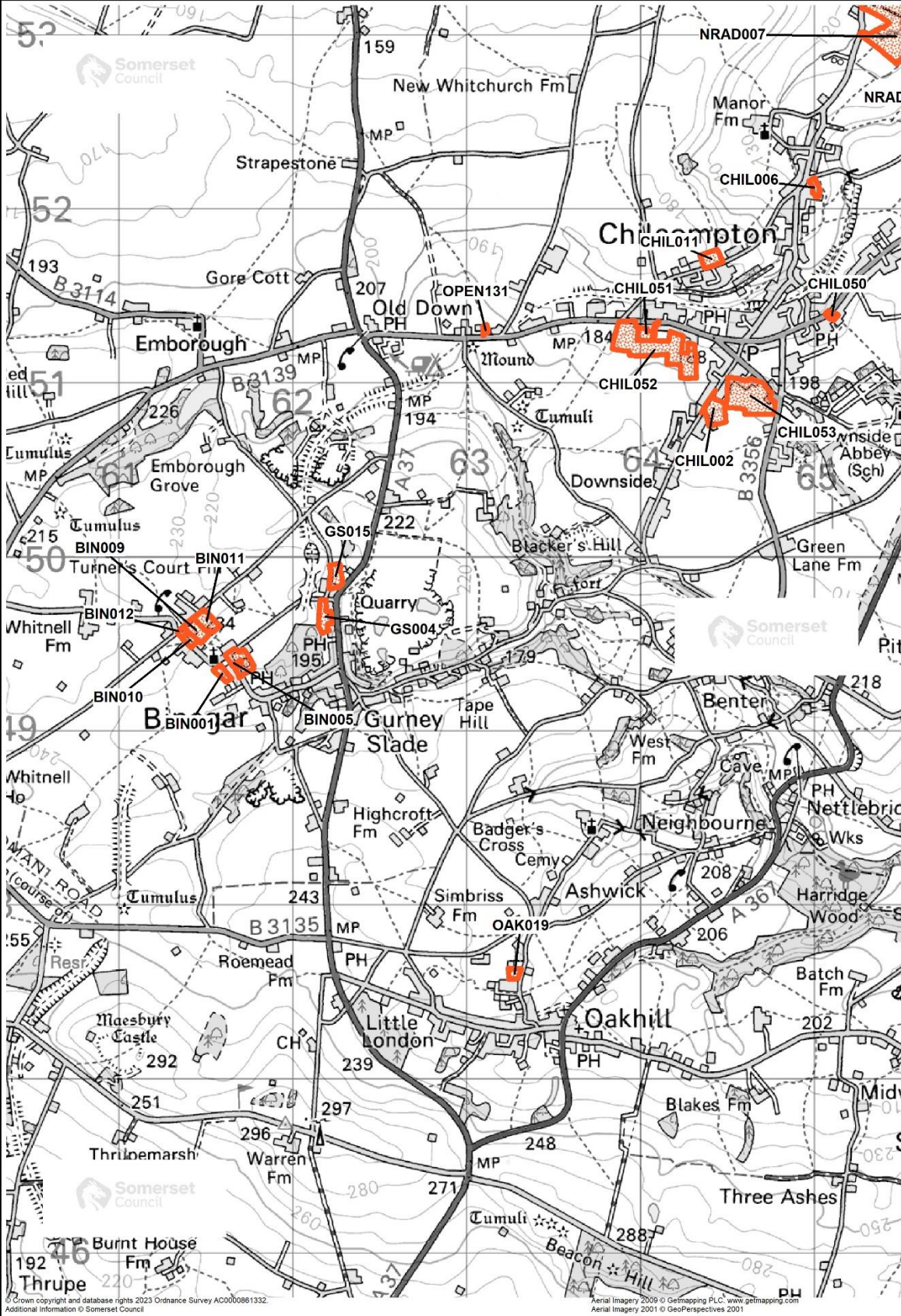


# Mendip Site Allocations Review - Housing Sites Eligible Applications, Permissions & Land Promoted in the Call for Sites

Somerset Council  
Scale 1:20000

Notes: For information only, excludes adopted allocations/commitments pre-2019

Compiled by on 21 September 2023



## Chilcompton, Binegar, Gurney Slade, Oakhill

Binegar												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Policy Conflict	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal -impacts	Strategic constraints	Max Units	Proposed Allocation
BIN001	Re-promoted	Land to the West of Flowerstones, Binegar	0.4	considered unsuitable in 2018 SA	Secondary village with access to limited facilities/ no school capacity (oakhill)		No - unsuitable	Very High	mainly strong negatives/ difficult to mitigate	None	13	No
BIN005	Re-promoted	Greenacres, Tellis Lane, Binegar	1.4	None - considered unsuitable in 2018 SA	Secondary village with access to limited facilities/ no school capacity (oakhill)	Minerals	No - unsuitable	Very High	mainly strong negatives/ difficult to mitigate	None	34	No
BIN009	Re-promoted	Land opp Dalleston off of Turners Court Lane - Part 2, Binegar	1.0	None - considered unsuitable in 2018 SA	Secondary village with access to limited facilities/ no school capacity (oakhill)		No - unsuitable	Very High	mainly strong negatives/ difficult to mitigate	None	10	No
BIN011	Re-promoted	Parcel 1, Land opp. Dalleston, off Turners Court Lane, Binegar	1.0	None - considered unsuitable in 2018 SA	Secondary village with access to limited facilities/ no school capacity (oakhill)		No - unsuitable	Very High	mainly strong negatives/ difficult to mitigate	None	10	No
BIN012	Re-promoted	Equestrian Yard at junc of Station Road and Turners Court Lane, Binegar	0.2	None - considered unsuitable in 2018 SA	Secondary village with access to limited facilities/ no school capacity (oakhill)		Too small for allocation	--	--	None	2	Screened out
BIN010	Re-promoted	Land off Station Road, SE of Binegar Green, Binegar	0.4	None - considered unsuitable in 2018 SA	Secondary village with access to limited facilities/ no school capacity (oakhill)		Too small for allocation	--	--	None	4	Screened out

Chilcompton												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Policy Conflict	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal -impacts	Strategic constraints	Max Units	Proposed
CHIL002	Re-promoted	Land Southeast of Stockhill Road, Chilcompton	1.5	None -	Village significantly in excess of CP2 plan requirement and no primary education capacity. Good access to local facilities		No-unsuitable. No requirement for allocations	High	strong negatives/ difficult to mitigate (landscape/ settlement/ character)	None	40	No
CHIL006	Application	Land at Somer Lea, Chilcompton	0.4	2023/1332/OUT refused 10.11.23 considered unsuitable in	Village significantly in excess of CP2 plan requirement and no primary education capacity. Moderate access to local facilities		No-unsuitable. Recent refusal No requirement for allocations	Very High	negative impacts / difficult to mitigate	None	7	No
CHIL011	Re-promoted	Parsonage Lane, Chilcompton	0.9	old permission (1992) but considered unsuitable in 2018 SA	CP1 - outside development limit Village significantly in excess of CP2 plan requirement and no primary education capacity. Moderate access to local facilities		No-unsuitable. No requirement for allocations	Very High	strong negatives/ difficult to mitigate (landscape/ settlement/ character)	None	20	No
CHIL050	Permission	Downside Motor Company, Chilcompton	0.2	2022/2247/FUL 26.04.23	Village significantly in excess of CP2 plan requirement and no primary education capacity. Good access to local facilities		Suitable site and deliverable by 2029 but no requirement for allocation in	Moderate	positive/ strong positive	None	7	No
CHIL051	Application	Sestri, Broadway, Chilcompton	0.7	2022/0861/OUT application. Prev refusals	Village significantly in excess of CP2 plan requirement. Greenfield site outside settlement limits/ no primary		Site capable of delivery but many revisions to redevelopment. No	High	mixed - some positive/ some negative. Impacts could be mitigated	None	6	No
CHIL052	Re-promoted	Land South of Broadway, Chilcompton	6.6	Pre-app	Village significantly in excess of CP2 plan requirement and no primary education capacity. Reasonable access to local		No-unsuitable. No requirement for allocations	High Risk	strong negatives/ difficult to mitigate (landscape/ settlement/ character)	None	100	No
CHIL053	New Site	Land off Naish's Cross, Chilcompton	4.6	2021/0421/OTS dismissed appeal 30/07/21	Village significantly in excess of CP2 plan requirement and no primary education capacity. Good access to local facilities		No-unsuitable / previous refusals . No requirement for allocations	- -	strong negatives/ difficult to mitigate (landscape/ settlement/ character)	None	95	No
OPEN131	New Site	Car Park area , Fmr Court Hotel Emborough (nr chilcompton)	0.1		screened out on size / location beyond village boundary		Too small for allocation	- -	- -	None	5	Screened out

Gurney Slade												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Other Policies	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal -impacts	Strategic constraints	Max Units	Proposed allocation
GS004	Re-promoted	Land North of Salisbury Terrace, West Side of A37,	1.0	None - site considered not suitable in 2018	Secondary village with access to limited facilities/ no school capacity (oakhill)	Minerals	No-unsuitable - minerals safeguarding		mixed but some strong negatives / settlement character	None	26	<b>No</b>
GS015	Re-promoted	Moors Farm, Marchants Hill, Gurney Slade	0.9	None - site considered not suitable in 2018 SA (GS005)	CP1 - outside development limit/ Secondary village with access to limited facilities/ no school capacity (oakhill)		No-unsuitable		mixed but some strong negatives / settlement character	None	18	<b>No</b>

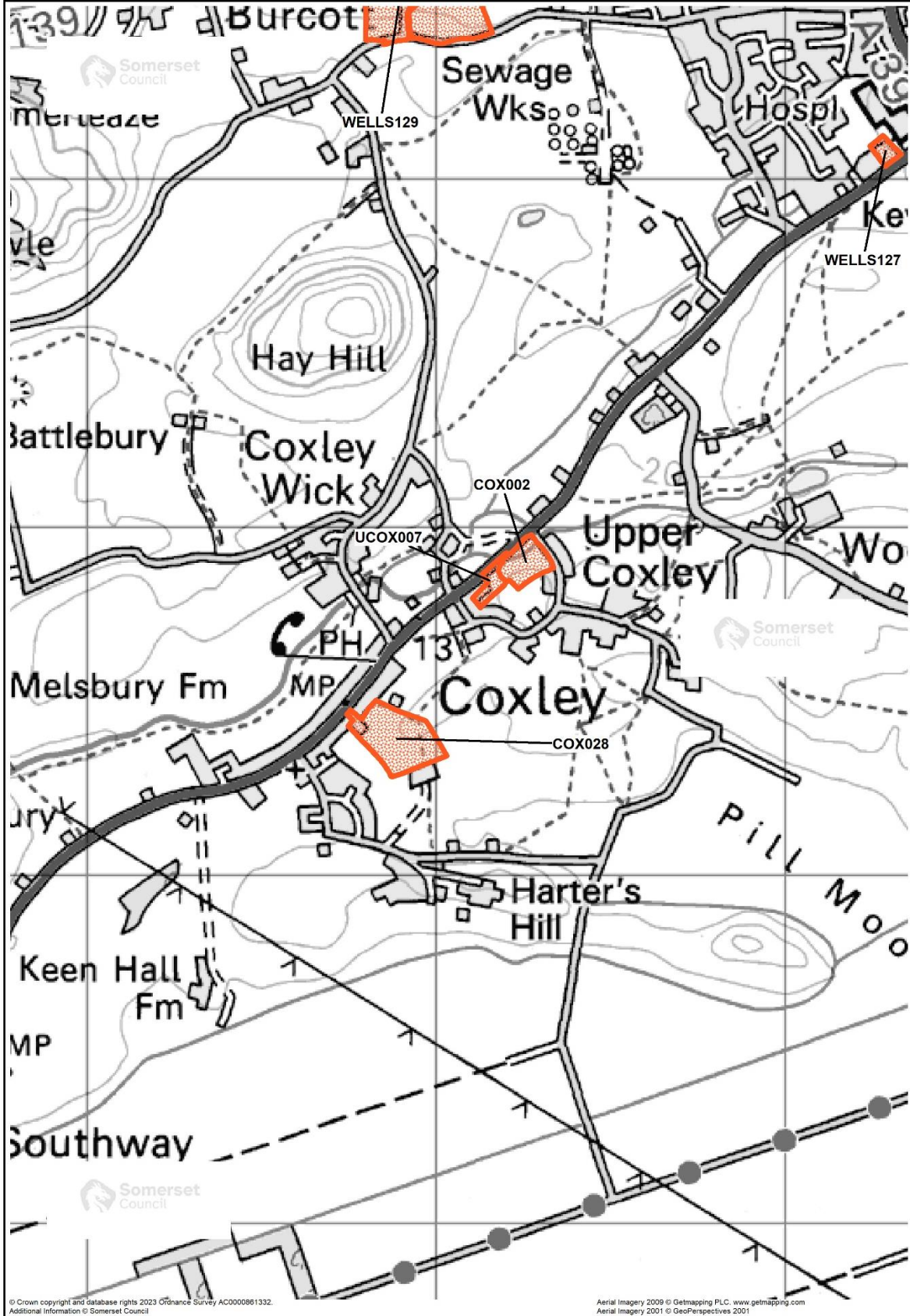
Oakhill												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Other Policies	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal -impacts	Strategic constraints	Max Units	Proposed allocation
OAK019	New Site	Land Adjoining Manor Hill Farm, Oakhill	0.4	None	CP1 - site beyond settlement limit. Secondary village which has over-provided against CP2		Too small for allocation				3	<b>Screened out</b>

**Mendip Site Allocations Review - Housing Sites**  
**Eligible Applications, Permissions & Land Promoted in the Call for Sites**

Somerset Council  
Scale 1:10000

Notes: For information only, excludes adopted allocations/commitments pre-2019

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# Coxley

Coxley / Upper Coxley												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Policy Conflict	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal -impacts	Strategic constraints	Max Units	Proposed Allocation
COX002	Re-promoted	Land West of Stoppers Lane, Upper Coxley	1.3	None - considered unsuitable in 2018 SA	Secondary village significantly in excess of CP2 plan requirement. Limited access to local facilities		No - unsuitable and no need for allocations	Very High	mainly strongly negative / difficult to mitigate	Phosphates	16	<b>No</b>
COX028	Re-promoted	Narramore House, Coxley	3.4	None - considered unsuitable in 2018 SA	Secondary village significantly in excess of CP2 plan requirement		No - unsuitable and no need for allocations	Very High	strongly negative/ difficult to mitigate	Phosphates	54	<b>No</b>
UCOX007	New Site	Land South of Glastonbury Road, Upper Coxley	0.6	None	Secondary village - significantly in excess of CP2 plan requirement		No -unsuitable		mainly strongly negative / difficult to mitigate	Phosphates	9	<b>No</b>

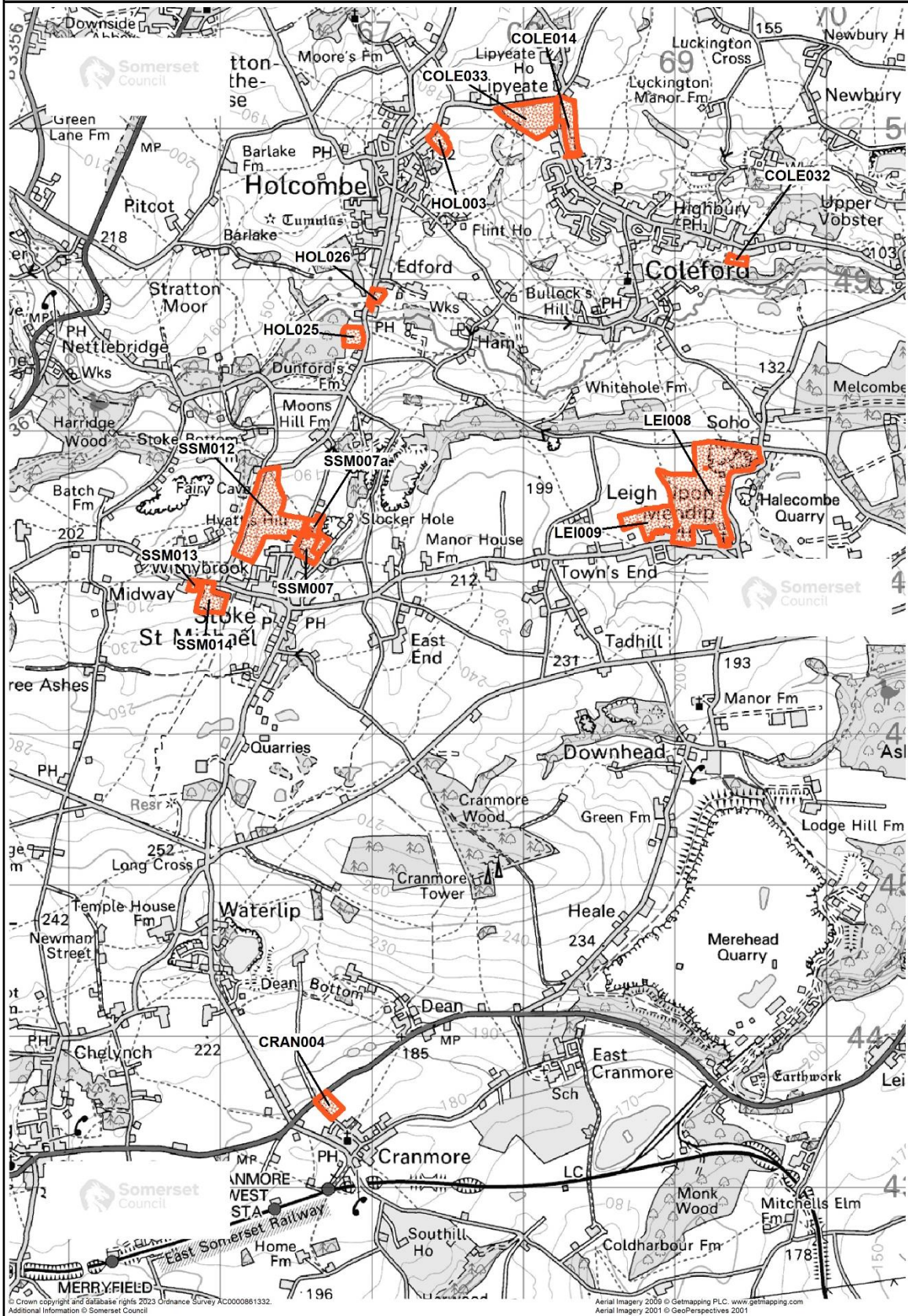
# Mendip Site Allocations Review - Housing Sites Eligible Applications, Permissions & Land Promoted in the Call for Sites



Notes: For information only, excludes adopted allocations/commitments pre-2019

Compiled by: on 21 September 2023

Scale 1:23000



## Cranmore, Coleford, Leigh on Mendip, Holcombe, Stoke St Michael

Cranmore												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Policy Conflict	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal -impacts	Strategic constraints	Max Units	Proposed Allocation
CRAN004	New Site	Land to the East of Cook's Lane, Cranmore	1.7	None	Unsuitable - not in an identified settlement						30	<b>Screened Out</b>

Coleford												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Policy Conflict	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal -impacts	Strategic constraints	Max Units	Proposed Allocation
COLE014	Permission	Land at Anchor Lane, Coleford	3.4	2019/2345/OTS permission	Greenfield site granted on appeal		Yes - fully deliverable in plan period	Moderate	mainly positive	None	63	<b>Yes</b>
COLE032	New Site	Land South of The Crescent, Coleford	0.6	None	Village significantly in excess of CP2 plan requirement. Reasonable access to local		No - unsuitable and no need for allocations	Very High	strong negative/ negative / difficult to mitigate	None	12	<b>No</b>
COLE033	New Site	Land to the west of Anchor Road, Coleford	6.3	Pre-app	Village significantly in excess of CP2 plan requirement. Reasonable access to local		No - unsuitable and no need for allocations	Very High	strong negative/ negative / difficult to mitigate	None	85	<b>No</b>

Holcombe												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Other Policies	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal -impacts	Strategic constraints	Max Units	Proposed allocation
HOL003	Re-promoted	Holcombe Livery, Brewery Lane, Holcombe	1.5	None - site classed as not suitable in 2018 SHLAA	Secondary village with growth over CP2 minimum. Limited access to local facilities. Limited bus service to main town		No - unsuitable		strong negatives/ difficult to mitigate	None	35	<b>No</b>
HOL025	New Site	Land near Duke of Cumberland, Edford Hill, Holcombe	1.6	2022/1618/FUL (car park)	Secondary village with growth over CP2 minimum. Limited access to local facilities. Limited		No - unsuitable		strong negatives/ difficult to mitigate	None	48	<b>No</b>
HOL026	New Site	Land East of Edford Hill, Holcombe	0.8	None	Secondary village with growth over CP2 minimum. Limited access to local facilities. Limited bus service to main town		No - unsuitable		strong negatives/ difficult to mitigate	None	10	<b>Screened out</b>



Leigh on Mendip												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Other Policies	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal -impacts	Strategic constraints	Max Units	Proposed allocation
LEI008	Re-promoted	Barnclose Quarry and Sparks Farm Land, Leigh on Mendip	23.2	None	Unsuitable - not in an identified CP1 settlement/ Mineral safeguarding issues/ some localised services and limited bus service to main town	Minerals	No - unsuitable		strong negatives/ difficult to mitigate	None	160	<b>Screened out</b>
LEI009	New Site	Sparks Farm, Leigh on Mendip, Leigh Street, Leigh on Mendip	4.9	None	Unsuitable - not in an identified CP1 settlement/ some localised services and limited bus service to main town		No - unsuitable		strong negatives/ difficult to mitigate	None	10	<b>Screened out</b>

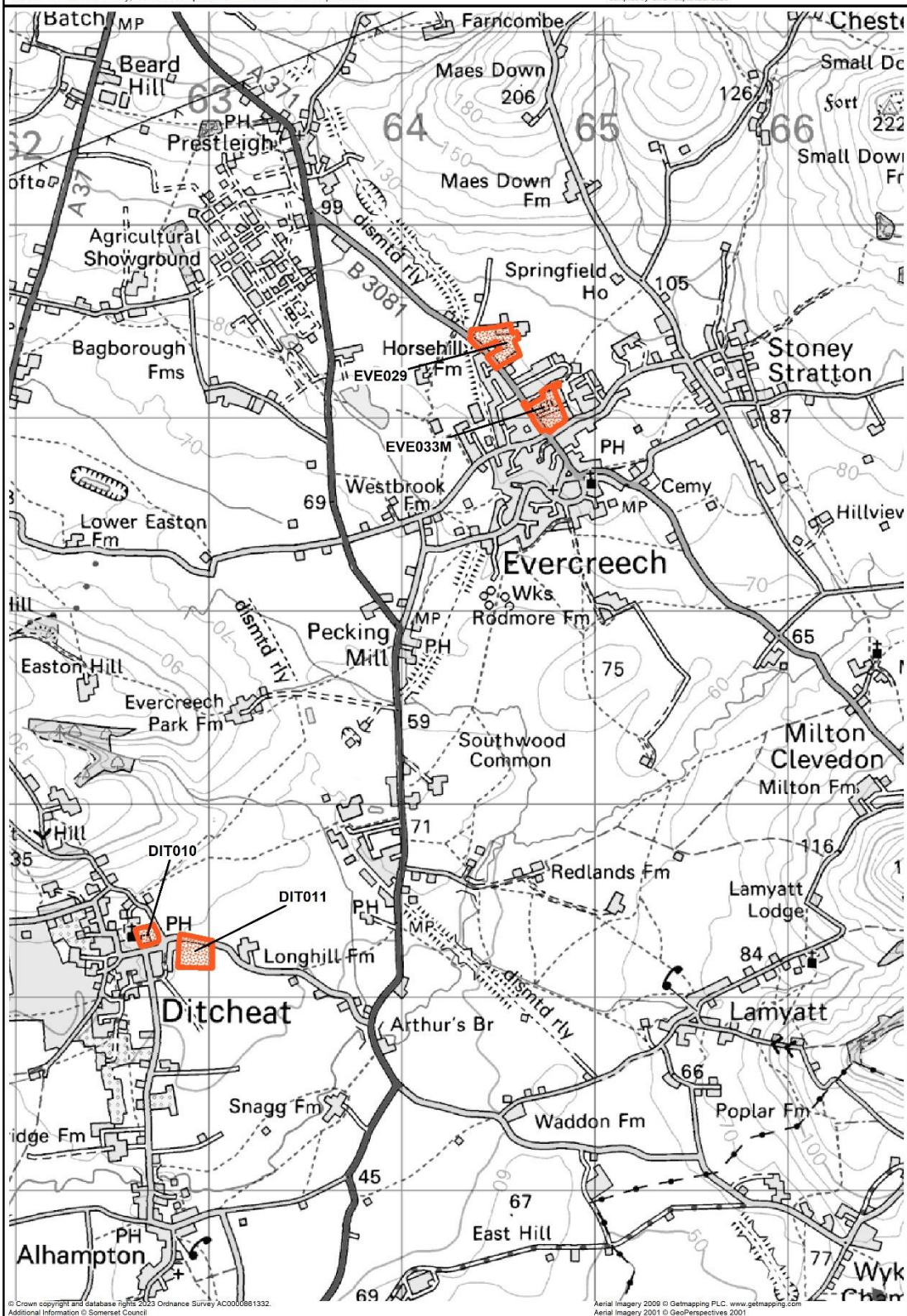
Stoke St Michael												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Other Policies	Suitability/Substantial Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal - impacts	Strategic constraints	Max Units	Proposed allocation
SSM007	Permission	Land South of Firbanks, Coalpit Lane, Stoke St Michael	1.9	2020/0580/OTS	Primary village significantly in excess of CP2 plan requirement. No short term school capacity. Good access to local services in village but Limited bus services to main town. Sensitivity to designated habitats	Minerals	Site capable of delivery but not suitable for proposed allocation given minerals safeguarding/ sensitivity of settlement to designated habitats	Moderate	strong negatives/ impacts accepted/addressed in appeal	None	47	No
SSM007a	New Site	Land East of Coalpit Lane, Stoke St Michael	1.7	Extension to SSM07	Primary village significantly in excess of CP2 plan requirement. No short term school capacity. Good access to local services in village but Limited bus services to main town	Minerals	No - not suitable given settelement/ site constraints	Very High	strong negatives/ difficult to mitigate	None	20	No
SSM012	Re-promoted	Land east of Frog Lane, Stoke St Michael (Phase 2)	13.1		Primary village significantly in excess of CP2 plan requirement. No short term school capacity. Good access to local services in village but Limited bus services to main town		No - not suitable given settelement/ site constraints	Very High	strong negatives/ difficult to mitigate	None	150	No
SSM013	New Site	Land beside Brickdales, Stoke St Michael	0.4	2019/2580/PREA PP	CP1 - site beyond development limit Primary village significantly in excess of CP2 plan requirement. No short term school capacity. Good access to local services in village but Limited bus services to main town		Too small for allocation	Very High	--	None	4	Screened out
SSM014	New Site	South of Fosse Road, Stoke St Michael	2.9	N/A	Primary village significantly in excess of CP2 plan requirement. No short term school capacity. Good access to local services in village but Limited bus services to main town		No - not suitable given settelement/ site constraints	Very High	strong negatives/ difficult to mitigate	None	50	No

**Mendip Site Allocations Review - Housing Sites**  
**Eligible Applications, Permissions & Land Promoted in the Call for Sites**

Somerset Council  
 Scale 1:18000

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## Evercreech and Ditcheat

Evercreech												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance	Other Policies	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal - impacts	Strategic constraints	Max Units	Proposed allocation
EVE029	Re-promoted	Land to the East of Prestleigh Road, Evercreech	3.3	2022/2225/OUT - withdrawn	village significantly in excess of CP2 plan requirement		No need for allocations		negative impacts on settlement character/ local mitigation possible	Phosphates	40	No
EVE033M	Application	Former Greencore Site, Evercreech	2.9	2021/2820/OTS - Refused - Awaiting appeal decision	designated employment land. village significantly in excess of CP2 plan requirement	DP25 conflict	Site contested by LPA at appeal	High risk	mainly positive	Phosphates - solution promoted	118	No - at appeal

Ditcheat												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Policy Conflict	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal -impacts	Strategic constraints	Max Units	Proposed Allocation
DIT010	Permission	Folly Orchard, Wraxall Road To Folly Cottages, Ditcheat	0.9	2019/2134/FUL approved 18.06.20 -	Primary village with growth above CP2 minimum, Good accessibility local facilities		lapsed permission with conditions. Sustainable but stalled / phosphate mitigation solution not progressed	Very High	mainly negative/ potential to mitigate	Phosphates	7	No
DIT011	Re-promoted	Land E of Folly Drive, Ditcheat	2.8	Extension to allocated site DT1 (allocated for 16 dwellings)	Primary village with growth above CP2 minimum, Good accessibility local facilities		enlarged/ revised allocation for DT1. Limited justification to enlarge site and extension to adopted allocation would fall outside scope of addressing 505 dwellings		some strong negatives	Phosphates	30	No

# Mendip Site Allocations Review - Housing Sites

## Eligible Applications, Permissions & Land Promoted in the Call for Sites

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## Meare and Westhay

Meare												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Other Policies	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal -impacts	Strategic constraints	Max Units	Proposed allocation
MEA009	Re-promoted	Land attached to 19 Ashcott Road, Meare	1.8	2014/0596/OTS.	Secondary village significantly in excess of CP2 plan requirement		No - unsuitable		strong negative/ negative / difficult to mitigate	Phosphates (surface water)	40	No
MEA032	Re-promoted	Land to the rear of 16 Glastonbury Road, Meare	0.4	2012/1922	Secondary village significantly in excess of CP2 plan requirement. Good access to limited local facilities		No - unsuitable		mainly positive	Phosphates (surface water)	13	No
MEA043	Re-promoted	Land Adjacent to Steps Farm, Meare	0.4	None	Secondary village significantly in excess of CP2 plan requirement		Too small for allocation		- -		2	Screened out
Westhay -												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Other Policies	Substantial Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal -impacts	Strategic constraints	Max Units	Proposed allocation
WESTH003	Re-promoted	The Paddocks, Shapwick Rd,	0.8	None	screened out		Too small for allocation				2	Screened out

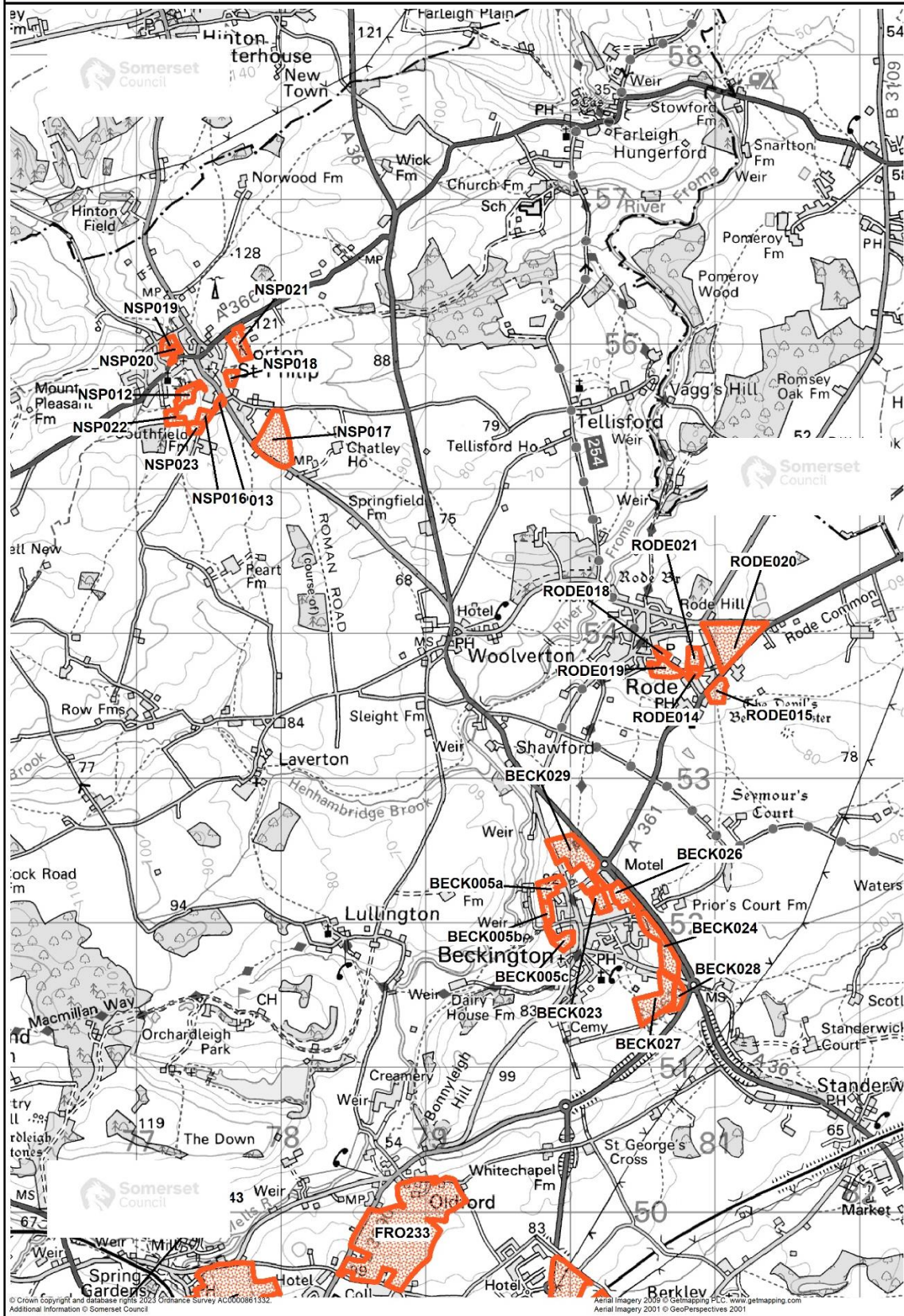
# Mendip Site Allocations Review - Housing Sites Eligible Applications and Permissions & Land Promoted in the Call for Sites



Notes:

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Scale 1:24000



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## Rode, Norton St Phillip, Beckington

Beckington												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Policy Conflict	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal - impacts	Strategic constraints	Max Units	Proposed Allocation
BECK005a	Re-promoted	Land at Tower Hill Farm, Beckington	1.9		Village significantly in excess of CP2 plan requirement/ No education capacity/ drainage issues in village. Accessible local services.		No -impacted by A36 Improvements - uncertain delivery/ multiple options in village	Very High	Mixed - some strong negatives (landscape/settlement)	Yes -A36 capacity issues	24	No
BECK005b	Re-promoted	Land at Tower Hill Farm, Beckington	0.8	2021/0868/FUL - granted (dog walking) 2023/1369/FUL withdrawn	Village significantly in excess of CP2 plan requirement/ No education capacity/ drainage issues in village. Accessible local services.		No -impacted by A36 Improvements - uncertain delivery/ multiple options in village	Very High	Mixed - some strong negatives (landscape/settlement)	Yes -A36 capacity issues	10	No
BECK005c	Re-promoted	Land at Tower Hill Farm, Beckington	1.5	See BECK005b	Village significantly in excess of CP2 plan requirement/ No education capacity/ drainage issues in village. Accessible local services.		No -impacted by A36 Improvements - uncertain delivery/ multiple options in village	Very High	Mixed - some strong negatives (landscape/settlement)	Yes -A36 capacity issues	30	No
BECK023	Re-promoted	Land off Great Dunns Close, Beckington. Remitted site BK1	1.3	APP/Q3305/W/21/3289537 - Appeal dismissed. Remitted allocation	Village significantly in excess of CP2 plan requirement/ No education capacity/ drainage issues in village. Accessible local services.		No - unsuitable given specific refusal on drainage grounds. Uncertain delivery	Very High	mixed - some positive - some key negative impacts	Yes -A36 capacity issues	30	No
BECK024	Re-promoted	Land between Warminster Road and the A36 Bypass, Beckington	3.8	2020/2298/OTS dismissed 20.10.22	Village significantly in excess of CP2 plan requirement/ No education capacity/ drainage issues in village. Accessible local services.		No -impacted by A36 Improvements - uncertain delivery/ multiple options in village	Very High	mixed - some positive - some key negative impacts incl drainage	Yes -A36 capacity issues	45	No
BECK026	Re-promoted	Land at Wallmead Farm, Bath Road, Beckington	2.4		Village significantly in excess of CP2 plan requirement/ No education capacity/ drainage issues in village. Accessible local services.		No -impacted by A36 Improvements - uncertain delivery/ multiple options in village	Very High	mixed - some positive - some key negative impacts incl drainage	Yes -A36 capacity issues	40	No



Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Policy Conflict	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal - impacts	Strategic constraints	Max Units	Proposed Allocation
BECK027	New Site	Elbow Field (5546) , Beckington	4.8	Estimated dwelling yield	Village significantly in excess of CP2 plan requirement/ No education capacity/ drainage issues in village. Accessible local services.		No -impacted by A36 Improvements - uncertain delivery/ multiple options in village	Very High	strong negatives / difficult to mitigate	Yes -A36 capacity issues	80	<b>No</b>
BECK028	New Site	Land adj White Row Farm Roundabout, Beckington	1.1	Estimated dwelling yield	Village significantly in excess of CP2 plan requirement/ No education capacity/ drainage issues in village. Accessible local services.		No -impacted by A36 Improvements - uncertain delivery/ multiple options in village	Very High	strong negatives / difficult to mitigate	Yes -A36 capacity issues	25	<b>No</b>
BECK029	Re-promoted	Land off Bath Road, Beckington	5.2		Village significantly in excess of CP2 plan requirement/ No education capacity/ drainage issues in village. Accessible local services.		No -impacted by A36 Improvements - uncertain delivery/ multiple options in village	Very High	strong negatives / difficult to mitigate	Yes -A36 capacity issues	84	<b>No</b>

Rode												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Other Policies	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal -impacts	Strategic constraints	Max Units	Proposed allocation
RODE014	Application	Land Adjacent to 41a Church Lane, Rode	0.4	2022/1516/OUT - application considered unsuitable in 2018 SA	Primary village which has over-provided against CP2. Good access to village services. Good connectivity to main town. No short term school capacity		No - uncertain due to strategic constraints/ site suitability. Multiple site options in village	Very High	Strong negatives / difficult to mitigate (landscape/settlement character/ distinctiveness)	Yes -A36 capacity issues	7	No
RODE015	Re-promoted	Land between Parsonage Farm and 6 Frome Road, Rode	1.5	None - site considered unsuitable in 2018 SA	Primary village which has over-provided against CP2. Good access to village services. Good connectivity to main town. No short term school capacity		No - uncertain due to strategic constraints/ site suitability. Multiple site options in village	Very High	Strong negatives / difficult to mitigate (landscape/settlement character/ distinctiveness)	Yes -A36 capacity issues	37	No
RODE018	Re-promoted	Land at Church Lane (north), Rode	0.5		Primary village which has over-provided against CP2. Good access to village services. Good connectivity to main town. No short term school capacity		No - uncertain due to strategic constraints/ site suitability. Multiple site options in village	Very High	Strong negatives / difficult to mitigate (landscape/settlement character/ distinctiveness)	Yes -A36 capacity issues	10	No
RODE019	New site	Land at Church Lane (south), Rode	1.9		Primary village which has over-provided against CP2. Good access to village services. Good connectivity to main town. No short term school capacity		No - uncertain due to strategic constraints/ site suitability. Multiple site options in village	Very High	Strong negatives / difficult to mitigate (landscape/settlement character/ distinctiveness)	Yes -A36 capacity issues	45	No
RODE020	New Site	Land at Rode Hill, Rode	7.6		Primary village which has over-provided against CP2. Good access to village services. Good connectivity to main town. No short term school capacity		No - uncertain due to strategic constraints/ site suitability. Multiple site options in village	Very High	Strong negatives / difficult to mitigate (landscape/settlement character/ distinctiveness)	Yes -A36 capacity issues	150	No
RODE021	Re-promoted	North of Clay Lane	1.2	Smaller part of site for 49 dwellings (ref 2021/0071/OTS) dismissed	Primary village which has over-provided against CP2. Good access to village services. Good connectivity to main town. No short term school capacity		No - uncertain due to strategic constraints/ site suitability. Multiple site options in village	Very High	Strong negatives / difficult to mitigate (landscape/settlement character/ distinctiveness)	Yes -A36 capacity issues	25	No

Norton St Phillip												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Policy Conflict	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal - impacts	Strategic constraints	Max Units	Proposed allocation
NSP012	Application	Land W of 67 Fortescue Street, Norton St Phillip	1.5	2023/0640/FUL - 8 dwellings	Primary village with significant growth above CP2 minimum. Good access to services in village/ No short term school capacity		Not suitable/ multiple options in village	Very High	Strong negatives- / difficult to mitigate	None	8	No
NSP013	Application	Land off Mackley Lane (Laverton Triangle), Norton St Phillip	0.3	2023/0644/FUL & 2023/0643/FUL - 30 and 27 dwellings on NSP13/NSP16	Primary village with significant growth above CP2 minimum. Good access to services in village/ No short term school capacity		Not suitable/ multiple options in village	Very High	Mainly negative / potential for mitigation	None	10	No
NSP016	Application	Land off Mackley Lane (South site), Norton St Phillip	0.7	as above	Primary village with significant growth above CP2 minimum. Good access to services in village/ No short term school capacity		Not suitable/ multiple options in village	Very High	Mainly negative / potential for mitigation	None	20	No
NSP017	Re-promoted	Chatley Furlong and Tellisford Lane, Norton St Phillip	6.4	2022/0895/OUT Dismissed 09/09/2023	Primary village with significant growth above CP2 minimum. Reasonable access to services in village/ No short term school capacity		not suitable - site dismissed at recent appeal/ multiple options in village	Very High	strong negative/ difficult to mitigate	None		No
NSP018	Re-promoted	Land South of Shepherds Close, Norton St Phillip	0.7	None	Primary village with significant growth above CP2 minimum. Good access to services in village/ No short term school capacity		Too small for allocation			None	2	screened out

Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Policy Conflict	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal - impacts	Strategic constraints	Max Units	Proposed allocation
NSP019	Application	Land North of Bell Hill Garage, Norton St Philip	0.8	2021/2928/FUL - 21 units refused	Primary village with significant growth above CP2 minimum. Good access to services in village/ No short term school capacity	DP2/ DP3	Not suitable / Loss of DP2 open are/ conservation area impacts. Multiple options in village	Very High	strong negative/ difficult to mitigate	None	20	<b>No</b>
NSP020	Re-promoted	Land at Bell Hill Garage, Norton St Philip	0.5	2021/2928/FUL - 21 units refused 2023/1918/FUL - 9 unit appn	Primary village with significant growth above CP2 minimum. Part brownfield site - good access to services in village/ No short term school capacity	DP2	Suitable on brownfield area of garage only.	Very High	Mainly negative/ potential to mitigate (if DP2 area excluded)	None	9	<b>No</b>
NSP021	New Site	Land at Farleigh Road, Norton St Phillip	1.9	None	Primary village with significant growth above CP2 minimum. Good access to services in village/ No short term school capacity		Not suitable. Multiple options in village	Very High	strong negative/ difficult to mitigate	None	30	<b>No</b>
NSP022	Re-promoted	Site to West of Fortescue Fields & Drainage Ponds, Norton St Philip	1.0	Part of 2019/2976/FUL withdrawn	Primary village with significant growth above CP2 minimum. Good access to services in village/ No short term school capacity		Not suitable. Multiple options in village	High	strong negative/ difficult to mitigate	None	30	<b>No</b>
NSP023	Re-promoted	Land adjoining Mackley Lane, Norton St Philip	0.7	games area = approved and LDC confirming implementation	CP1 - site beyond development limit Primary village with significant growth above CP2 minimum. Reasonable access to services in village/ No short term school capacity		Not suitable. Multiple options in village		negative/ strong negative some potential for mitigation	None	20	<b>No</b>

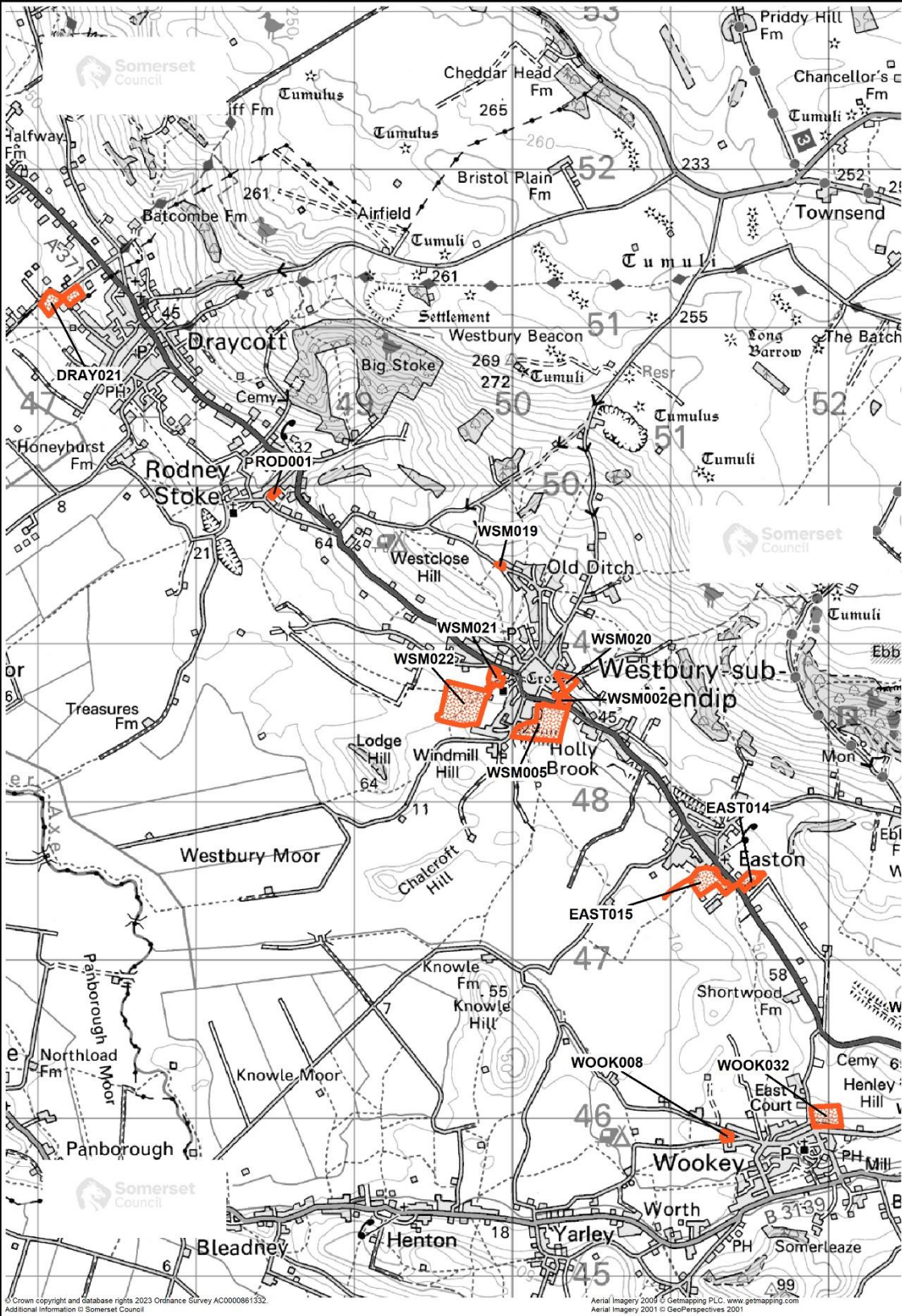
**Mendip Site Allocations Review - Housing Sites**  
**Eligible Applications, Permissions & Land Promoted in the Call for Sites**



Notes: For information only, excludes adopted allocations/commitments pre-2019

Compiled by on 21 September 2023

Scale 1:22000



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## Wookey, Westbury Sub Mendip, Easton, Rodney Stoke and Draycott

Draycott												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Policy Conflict	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal -impacts	Strategic constraints	Max Units	Proposed allocation
DRAY021	Re-promoted	Land Off Latches Lane and Westfield Lane, Draycott	2.0	None - site considered unsuitable in 2018 SA	CP1 - sites well beyond settlement limit/ reasonable access to some local services		No - not suitable for allocation	Very High	mainly strong negative / difficult to mitigate	None	40	<b>No</b>

Easton												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Policy Conflict	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal -impacts	Strategic constraints	Max Units	Proposed allocation
EAST014	New Site	Land North of Beaconsfield Farm, A371, Easton	0.9	None	Unsuitable - not in an identified CP1 settlement/ Limited access to local facilities		No - unsuitable		mainly strong negative / difficult to mitigate	None	15	<b>Screened Out</b>
EAST015	New Site	Land to the North of Cedar Barn, Easton Hill, Easton	2.6	None	Unsuitable - not in an identified CP1 settlement/ Limited access to local facilities		No - unsuitable		mainly strong negative / difficult to mitigate	None	30	<b>Screened Out</b>

Rodney Stoke												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Other Policies	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal -impacts	Strategic constraints	Max Units	Proposed allocation
ROD001	Re-promoted	Land South East of Stoke Street, Rodney Stoke	0.2	None	CP1 - not an identified village		Too small for allocation		- -		4	<b>Screened Out</b>

Westbury sub Mendip												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Policy Conflict	Substantial Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal - impacts	Strategic constraints	Max Units	Proposed allocation
WSM002	Re-promoted	Home Close, Hannah Lane, Westbury-Sub-Mendip	0.5	2014/2190/OTS - refused March 2015	Primary village with growth above CP2 minimum/ good access local services available.	DP4	Not suitable - site ion AONB/ prev. refusals		strong negatives/ difficult to mitigate	Phosphates/ surface water	7	No
WSM005	Re-promoted	Land at Station Rd, Field to the South East of the village, E of Station Road /S of Wells Road, Westbury Sub Mendip	5.0	2014/0803/OTS withdrawn Promoted in LPP2	Primary village with growth above CP2 minimum/ good access local services available.		No - longer term site after allocated land		strong negatives/ difficult to mitigate	Phosphates/ surface water	65	No
WSM019	Re-promoted	Upper Yard at Old Ditch Farm. Lynch Lane	0.1	None	Primary village with growth above CP2 minimum/ good access local services available.	DP3 DP4	Too small for allocation and unsuitable - site in AONB		not assessed	Phosphates/ surface water	1	Screened Out
WSM020	Re-promoted	Land adjacent to Perch Hill and Top Road	0.8	2019/1549/FUL refused (ag. Bldg)	Primary village with growth above CP2 minimum/ good access local services available.	DP4	site impacts on AONB		strong negatives/ difficult to mitigate	Phosphates/ surface water	15	No
WSM021	Re-promoted	Barns adj Court House Farm, Westbury Sub Mendip	0.8	Part of discussions with promoter of allocation WM1	Primary village with growth above CP2 minimum/ good access local services available.		No curtilage listed barns -promoted alongside adopted allocation/ WM1. Not not a housing site in isolation and size below threshold in any case		positive in relation to conversion/re-use of barns	Phosphates/ surface water		No
WSM022	Re-promoted	Land to the south of Court House Farm - southern section - Extension of site WM1	6.3	Part of discussions with promoter of allocation WM1	Primary village with growth above CP2 minimum/ good access to the local services available.		Proposal seeks enlarged/ revised allocation for MN1. Extension to adopted would fall outside scope of addressing 505 dwellings. Impacts on AONB . Highways		strong negatives/ difficult to mitigate	Phosphates/ surface water	80	No

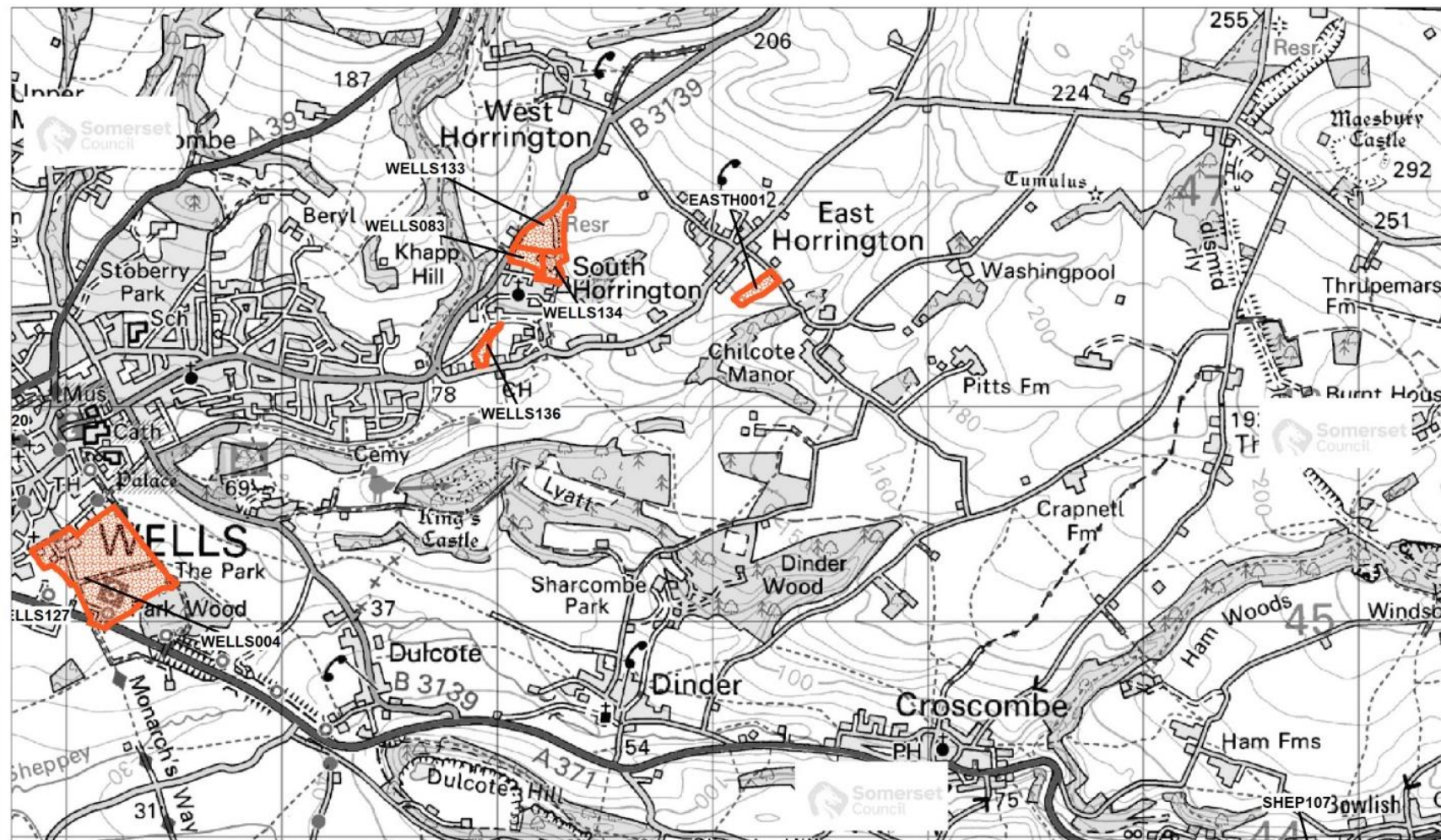
Wookey												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance/ sustainable location	Other Policies	Substantial Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal -impacts	Strategic constraints	Max Units	Proposed allocation
WOOK032	Application	Land at Knowle Lane, Wookey	0.3	2020/2542/OTS	Secondary village with growth above min requirement. No school capacity. Site has good access to local services. Limited bus service to main town		No- unsuitable	Very High	strong negatives/ difficult to mitigate	Phosphates (surface water)	9	No
WOOK032	Re-promoted	Land North of Henley Lane, Wookey	2.2	None	Secondary village with growth above min requirement. No school capacity. Site has good access to local services. Limited bus service to main town		No - unsuitable	High	strong negatives/ difficult to mitigate	Phosphate (surface water)	15	No



# Mendip Site Allocations Review - Housing Sites Eligible Applications, Permissions & Land Promoted in the Call for Sites

Notes: For information only, excludes adopted allocations/commitments pre-2019

Compiled on 29 September 2023



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## East and South Horrington

East Horrington												
Land Ref	Submission status	Site	Ha	Planning Status	CP1 & 2 compliance	Policy Conflict	Site suitability/ Delivery by 2029	Delivery Risk by 29	Sustainability Appraisal -impacts	Strategic constraints	Max Units	Proposed allocation
EASTH001	New Site	Land At 358209 146542, Chilcote Lane, East	1.3	None	Unsuitable - not in an identified settlement					None	20	<b>Screened Out</b>