



Somerset
Council

Mendip Local Plan Part II (Sites and Policies) 2006 – 2029 Limited Update

Submission Version (Reg 19)

June 2024



Contents

| | |
|----------------------------------|----------|
| 1. Introduction | 3 |
| 2. Summary of Allocations | 4 |
| 3. Site Allocations | 6 |
| • Frome | 6 |
| • Glastonbury | 9 |
| • Street | 15 |
| • Wells | 22 |
| • Midsomer Norton / Westfield | 25 |
| • Villages | 34 |



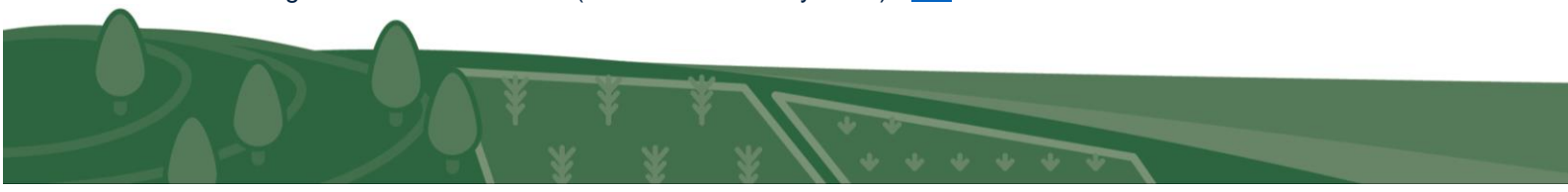
1. Introduction

- 1.1 Somerset Council is undertaking a Limited Update to the Mendip Local Plan Part II (Sites and Policies) 2006-2029. This is required under directions of a High Court Order dated 16th December 2022¹. Mendip District Council became part of the new Somerset Council on 1st April 2023. This update is taking place ahead of a new Somerset wide Development Plan which is in the early stages of preparation. Once adopted the Somerset Development Plan will replace the Mendip Local Plan (Parts I and II) in its entirety.
- 1.2 The Limited Update identifies housing sites located in the former Mendip District area which will be adopted as additional policies to the Mendip Local Plan Part II.
- 1.3 This Submission Version of the Limited Update is published in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This enables representations to be made on its soundness and legal compliance prior to its submission to the Secretary of State for Independent Examination.

Background and Scope of the Limited Update

- 1.4 Following a judicial review, five housing sites were deleted and the Council was directed to reconsider them. The challenge centred on interim recommendations issued by the Local Plan Inspector during the examination of the Local Plan Part II in mid-2019.
- 1.5 The High Court judgment confirmed legal errors in the Inspector's report and his reasoning. It also held that the sustainability appraisal undertaken with the Local Plan was in error as alternative housing sites had not been tested in other parts of the district. Rather than quash the adopted Mendip Local Plan Part II, the judgment contained directions to remove the five sites and for Mendip Council (now Somerset Council) to re-consider allocations. The remainder of the policies and sites in the Mendip Local Plan Part II remain adopted and are not part of this Limited Update.
- 1.6 The scope of this Limited Update to the Local Plan Part II is strictly limited to addressing the requirements of the High Court Order. This was confirmed in the Somerset Local Development Scheme (October 2023).
- 1.7 Preparation of the Limited Update has been informed by an updated district wide assessment of available housing sites. A 'call for sites' was held in July and August 2023. Following detailed assessments of 164 candidate sites, a consultation on the identified sites was held between 28th February 2024 and 12th April 2024.

¹ See High Court Order variation (dated 16th February 2024) - [link](#)



- 1.8 The Council’s approach to site selection and identification is set out in the Regulation 18 consultation document. Individual site assessments can be found on the Mendip adopted local plans page on the Somerset website.
- 1.9 Sites have also been subject to sustainability appraisal and the identified sites subject to Habitat Regulations Assessment.

2. Summary of Allocations

- 2.1 This Limited Update meets the requirement of the High Court Order to identify allocations to meet the district-wide need for an additional 505 dwellings in accordance with Core Policies 1 and 2 of Mendip District Local Plan 2006-2029 Part 1: Strategy and Policies, and the judgment of the High Court.
- 2.2 The Limited Update identifies nine sites which provide for more than 505 dwellings by 2029. The allocation policies in this document will be submitted for examination and adopted as additional housing allocations to the Mendip Local Plan Part II. The additional sites are set out in table 1.
- 2.3 Nine sites are included in this document which have capacity to deliver 729 dwellings, of which 569 are expected to be delivered by the end of the Plan period (2029).
- 2.4 The maps included with the policies show the boundaries of sites allocated for development. The Mendip Local Plan Policies Map will be updated to show these sites as housing allocations and revisions to development limits will be made as required.
- 2.5 Policy text is shown in **bold**.



| Table 1: Site Allocations for submission | | | | | |
|---|------------------------------|------------------|--------------------------|----------------------------|-------------------------|
| Settlement | LPP2 Policy Reference | HELAA Ref | Minimum Dwellings | Total Size Hectares | Delivery 2024-29 |
| Frome | | | | | |
| Land at North Parade Car Park | FR10 | FRO227 | 18 | 0.41 | 18 |
| Glastonbury | | | | | |
| Land off Common Moor Drove | GL6 | GLAS124 | 90 | 7.0 | 60 |
| Land at Norbins Road | GL7 | GLAS122 | 6 | 0.2 | 6 |
| Street | | | | | |
| Land to rear of Crispin Centre | ST5 | STR146 | 40 | 0.6 | 40 |
| Land at Brooks Farm | ST6 | STR001 | 120 | 10.9 | 80 |
| Wells | | | | | |
| Wells Police Station | WL6 | WELLS127 | 47 | 0.4 | 47 |
| Midsomer Norton/ Westfield | | | | | |
| Land at White Post | MN1 | NRAD001M | 270 | 12.1 | 180 |
| Land at Beauchamps Drive | MN4 | NRAD008 | 75 | 3.4 | 75 |
| Villages | | | | | |
| Anchor Road, Coleford | CL2 | COLE014 | 63 | 3.4 | 63 |
| Total | | | 729 | 38.31 | 569 |



3. Site Allocations

Frome

FR10: Land at North Parade Car Park, Frome (HELAA site FRO227)

Context

The site is currently a car park providing around 90 spaces in the centre of Frome but is underutilised. It is bordered by the railway line to the southwest and the B3090, North Parade, to the northwest. A college (North Hill House) lies to the northeast and the Millenium Green open space adjoins to the southeast. The site is owned by Somerset Council and provides an opportunity to deliver affordable housing in an accessible location.

Heritage

The site is within the Frome Conservation Area. North Hill House, which is Grade II listed, lies 14m to the northeast.

Townscape and Ecology

The site lies within the outer consultation zone (Band C) of the Mells Valley SAC. It is not considered optimal habitat in the HRA. Tree screening on the boundary of the site and listed trees in the grounds of North Hill House on the site are important to local distinctiveness and townscape and provide a gateway to the Millenium Green.

Flood Risk

The site is located within Flood Zone 1 and there is a low risk of surface water flooding.



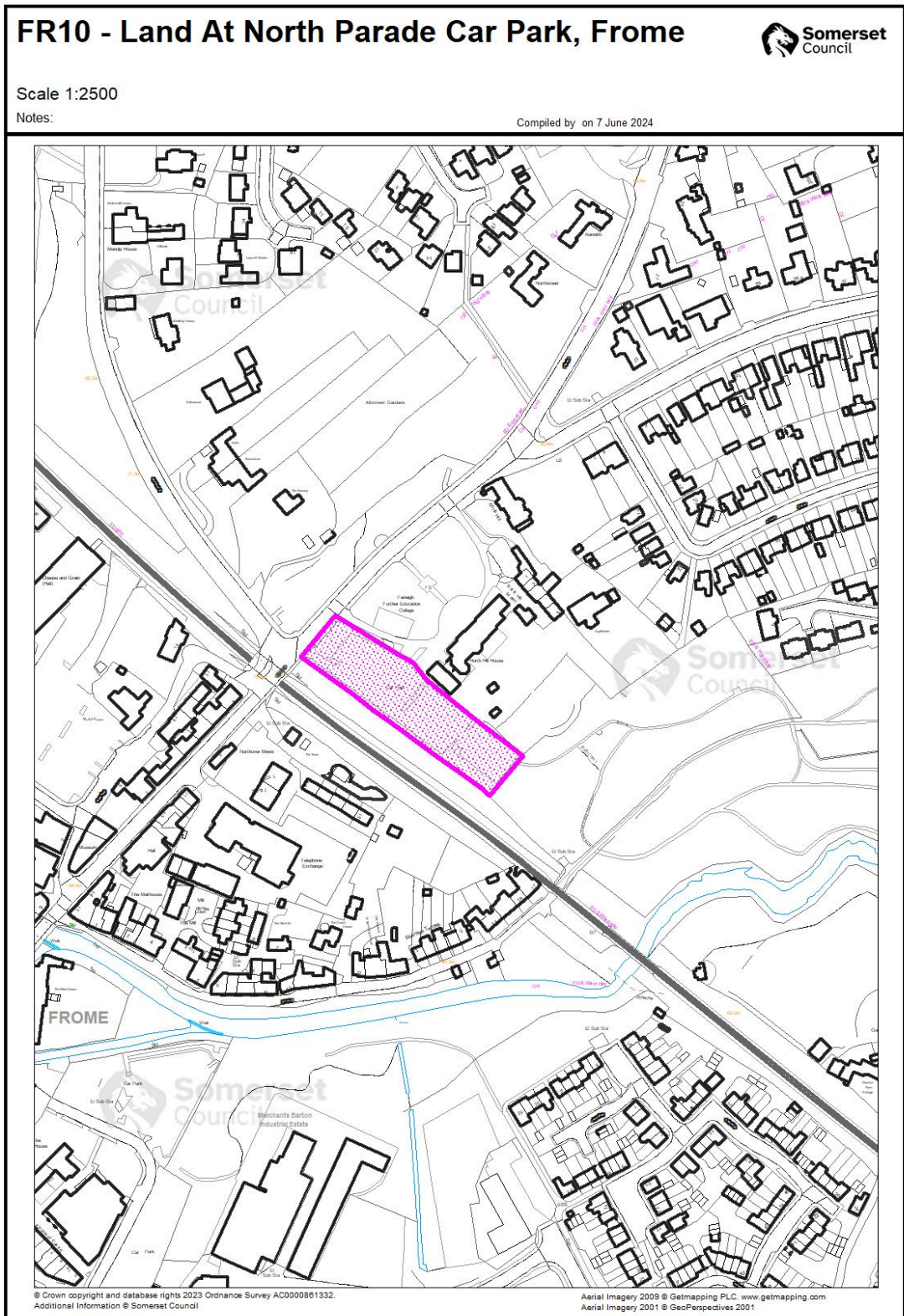
Policy FR10: Land at North Parade Car Park, Frome

Development Requirements and Design Principles**

- 1. A minimum of 18 dwellings making provision for 100% affordable housing.**
- 2. Highways access from North Parade.**
- 3. Proposals should retain 18 car spaces for town centre users.**
- 4. The site should be designed to preserve and enhance the significance of the conservation area and listed North Hill House.**
- 5. New development should reflect the local materials and style.**
- 6. The impact on local infrastructure should be assessed and financial contributions or mitigation measures may be required and secured via s106 agreement.**
- 7. Opportunities to enhance biodiversity should be integrated into the design and measurable net gain for biodiversity secured in accordance with national requirements.**
- 8. Proposals should assess impacts on bat activity and habitat and provide for mitigation and enhancement measures.**
- 9. Proposals should seek to enhance immediate townscape and the setting of the Millenium Green. Tree screening should be retained.**
- 10. Flood risk should be fully assessed. A satisfactory scheme for the management of surface water and mitigation measures to address risk is required.**
- 11. The impact of noise and vibration from the adjoining rail line should be considered in the design, layout and construction of the scheme.**

*** Development proposals must be in accordance with the policies in the development plan provided by the adopted Mendip Local Plan Parts I and II, unless other material considerations indicate otherwise. Applicants should have regard to relevant supplementary guidance as appropriate and applications should comply with adopted validation requirements*





Glastonbury

GL6: Land off Common Moor Drove (HELAA site GLAS124)

Context

Greenfield site on the built-up edge of Glastonbury comprising low lying pastureland west of the A39 (Glastonbury by-pass). Lowerside Lane has access onto the A39 and there is a pedestrian underpass near this junction. The Kingsfield housing development adjoins the site to the southeast, together with allotments and a rugby club to the northeast. The site is bounded by rhynes and Common Moor Drove to the northwest.

The site has an outline planning permission (2021/2466/OTS) for a maximum of 90 homes.

Landscape

The site is at the junction of two landscape types, defined by an “island” of high land rising out of the surrounding low-lying moorland. This is a distinctive characteristic of the Isle of Avalon landscape character area.

The site also has intervisibility with St Michael’s Tower at the Tor and Wearyall Hill. Both the Tor and Wearyall Hill are designated Special Landscape Features, although both are at some distance from the site.

Ecology

The site includes areas of Priority Habitat (coastal and floodplain grazing marsh) and is within the impact risk zone for Street Heath and Sharpham Moor SSSIs. The ecological interest on the site is largely along boundary features.

The site falls within the risk area of the Somerset Levels and Moors RAMSAR (Brue catchment). Mitigation for surface and foul water will be required to demonstrate nutrient neutrality.

Flood Risk

The majority of the site is in Flood Zone 1. Some parts of the site are within Flood Zones 2 and 3. The land has a naturally high groundwater level.



Policy GL6: Land off Common Moor Drove, Glastonbury

Development Requirements and Design Principles**

- 1. 90 dwellings making provision for affordable housing in line with the relevant policies.**
- 2. Highways access from Lowside Lane.**
- 3. Site layout, design and landscaping should have regard to the location on the edge of the “Isle of Avalon” landscape character area. The development should be carefully designed to mitigate harm to landscape character, particularly on the southwestern edge where there is a transition to open countryside, and to protect views of and from the town over the moors.**
- 4. Proposals should provide public transport, cycle and pedestrian links. This includes links to the cycle network, the A39 underpass to Lowside Lane and the Kingsfield development.**
- 5. The impact on local infrastructure should be assessed and financial contributions or mitigation measures may be required and secured via s106 agreement.**
- 6. Opportunities to improve biodiversity must be integrated into the design and measurable net gain for biodiversity secured in accordance with national regulation and local policy.**
- 7. Proposals should assess impacts on priority habitat and protect and enhance areas of ecological interest.**
- 8. Flood risk should be fully assessed, avoiding development in medium/high risk areas. A satisfactory scheme for the management of surface water and mitigation measures to address risk is required.**
- 9. The site is within a risk area where foul and surface water flows will impact on nutrients affecting the Somerset Levels & Moors Ramsar site. Proposals will need to demonstrate mitigation to achieve phosphate neutrality.**

*** Development proposals must be in accordance with the policies in the development plan provided by the adopted Mendip Local Plan Parts I and II, unless other material considerations indicate otherwise. Applicants should have regard to relevant supplementary guidance as appropriate and applications should comply with adopted validation requirements*



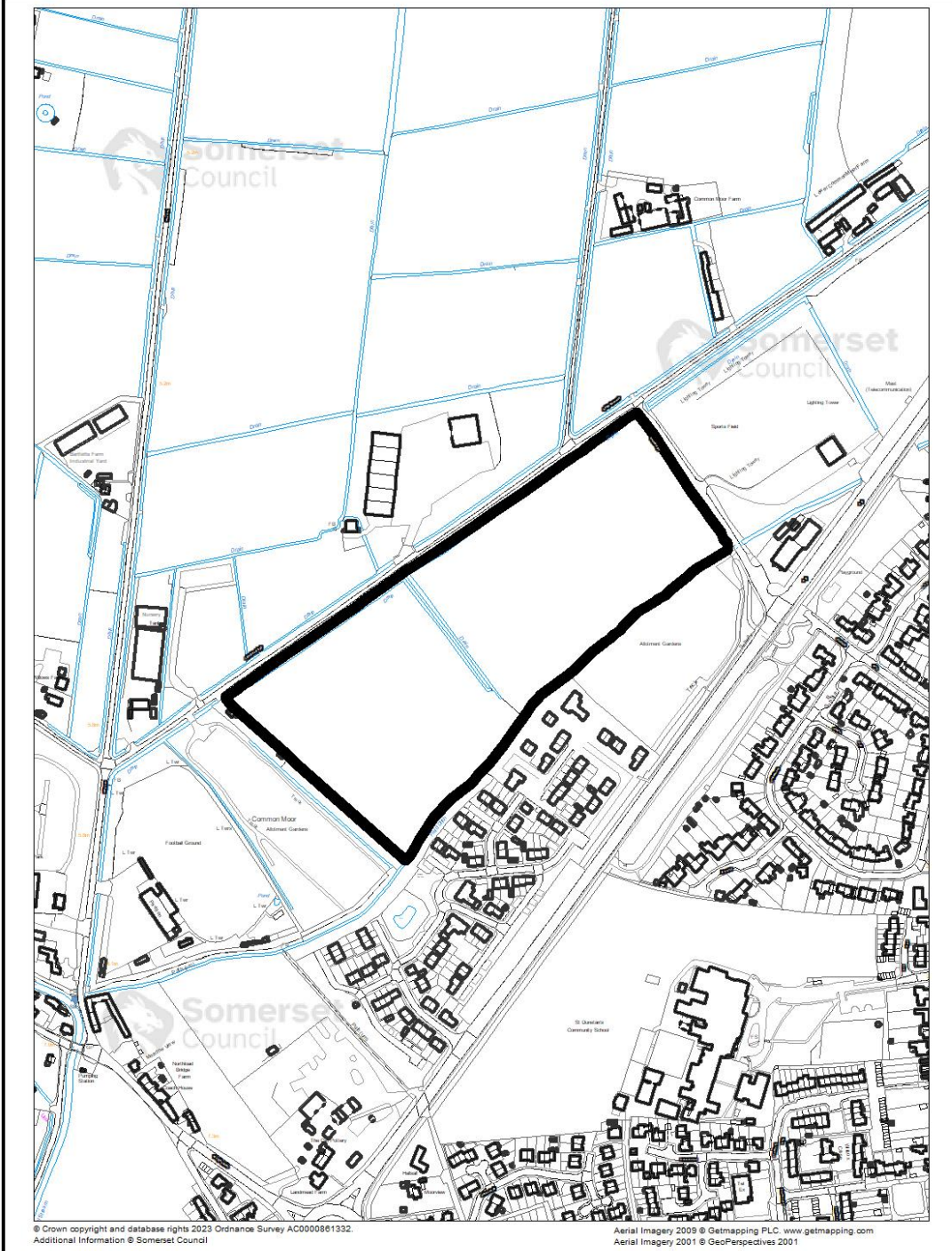
GL6 - Land at Common Moor Drove, Glastonbury



Scale 1:4500

Notes:

Compiled by on 7 June 2024



GL7: Land at Norbins Road, Glastonbury (HELAA site GLAS122)

Context

Car park in central Glastonbury surrounded by residential development and with St John's Infants School to the south. The car park has a central block of garages. It is underutilised and there are three public car parks in close proximity to the site. The area also provides an informal pick-up/drop off point for the school.

The site is owned by Somerset Council and provides an opportunity to deliver affordable housing in an accessible location.

Townscape & Ecology

The site is within the urban area and within a Species Alert Area for Pipistrelle Bats.

The site falls within the risk area of the Somerset Levels and Moors RAMSAR (Brue catchment). Mitigation of surface and foul water will be required to demonstrate nutrient neutrality.

Heritage

Glastonbury Conservation Area lies 50m to the south of the site. There are also a large number of listed buildings to the south of the site, particularly along the High Street which is 150m to the south. The nearest listed building is Hawkins House (Grade II) which is 80m to the south on Church Lane.

Flood Risk

The site is located within Flood Zone 1.



Policy GL7: Land at Norbins Road, Car Park

Development Requirements and Design Principles**

- 1. A minimum of 6 dwellings for affordable housing.**
- 2. A satisfactory access arrangement will need to be achieved from Norbins Road including access for neighbouring users.**
- 3. The site should be designed sensitively to preserve and enhance the significance and setting of the site and heritage assets in the vicinity.**
- 4. Opportunities to improve biodiversity should be integrated into the design and measurable net gain for biodiversity secured in accordance with national regulation and local policy.**
- 5. Proposals should assess impacts on bat activity and habitat and provide for mitigation and enhancement measures.**
- 6. Development should reflect local materials and styles.**
- 7. Flood risk should be fully assessed. A satisfactory scheme for the management of surface water and mitigation measures to address risk is required.**
- 8. The site is within a risk area where foul and surface water flows will impact on nutrients affecting the Somerset Levels & Moors Ramsar site. Proposals will need to demonstrate mitigation to achieve phosphate neutrality.**

*** Development proposals must be in accordance with the policies in the development plan provided by the adopted Mendip Local Plan Parts I and II, unless other material considerations indicate otherwise. Applicants should have regard to relevant supplementary guidance as appropriate and applications should comply with adopted validation requirements*



GL7 - Land At Norbins Road Car Park, Glastonbur



Scale 1:2000

Notes:

Compiled by on 7 June 2024



© Crown copyright and database rights 2023 Ordnance Survey AC000081332. Additional Information © Somerset Council

Aerial Imagery 2009 © Getmapping PLC. www.getmapping.com
Aerial Imagery 2001 © GeoPerspectives 2001

Street

ST5: Land to rear of Crispin Centre (HELAA site STR146)

Context

This is a brownfield site within the designated town centre of Street. It adjoins the Street Conservation Area on the northwestern and southeastern boundaries. The site was previously in use as a shopping centre and supermarket but has been largely vacant for a number of years.

The site is a suitable location for housing for older people. It is close to the town centre and has easy access to a wide range of facilities.

It is within the Town Centre Area defined by Policy DP21, where character and function are orientated towards town centre activities.

Townscape & Ecology

The site is within the urban area and within a Species Alert Area for Noctule, Pipistrelle and Brown Long Eared Bats.

Heritage

There is a Grade II listed mural within the shopping centre. Crispin Hall (also Grade II listed) lies 5m from the northeastern boundary.

The site lies adjacent to the Street Conservation Area. The boundaries of the allocated site exclude frontage buildings on the High Street which fall within the Conservation Area.

Flood Risk

The site is located within Flood Zone 1 and is at very low risk of surface water flooding.



Policy ST5: Land to rear of Crispin Centre, Street**Development Requirements and Design Principles****

- 1. A minimum of 40 dwellings making provision for affordable housing in line with the relevant policies.**
- 2. A satisfactory access arrangement will need to be achieved from Leigh Road.**
- 3. Development should reflect the local materials and styles.**
- 4. The design, layout and appearance of the development should preserve and enhance the significance of the nearby conservation area and the listed Crispin Hall and mural. The listed mural should be accommodated within the scheme and be accessible.**
- 5. The impact on local infrastructure should be assessed and financial contributions or mitigation measures may be required and secured via s106 agreement.**
- 6. Opportunities to improve biodiversity should be integrated into the design and measurable net gain for biodiversity secured in accordance with national regulation and local policy.**
- 7. Proposals should assess impacts on bat activity and habitat and provide for mitigation and enhancement measures.**
- 8. Flood risk should be fully assessed. A satisfactory scheme for the management of surface water and mitigation measures to address risk is required.**
- 9. The site is within a risk area where foul and surface water flows will impact on nutrients affecting the Somerset Levels & Moors Ramsar site. Proposals will need to demonstrate mitigation to achieve phosphate neutrality.**

*** Development proposals must be in accordance with the policies in the development plan provided by the adopted Mendip Local Plan Parts I and II, unless other material considerations indicate otherwise. Applicants should have regard to relevant supplementary guidance as appropriate and applications should comply with adopted validation requirements*



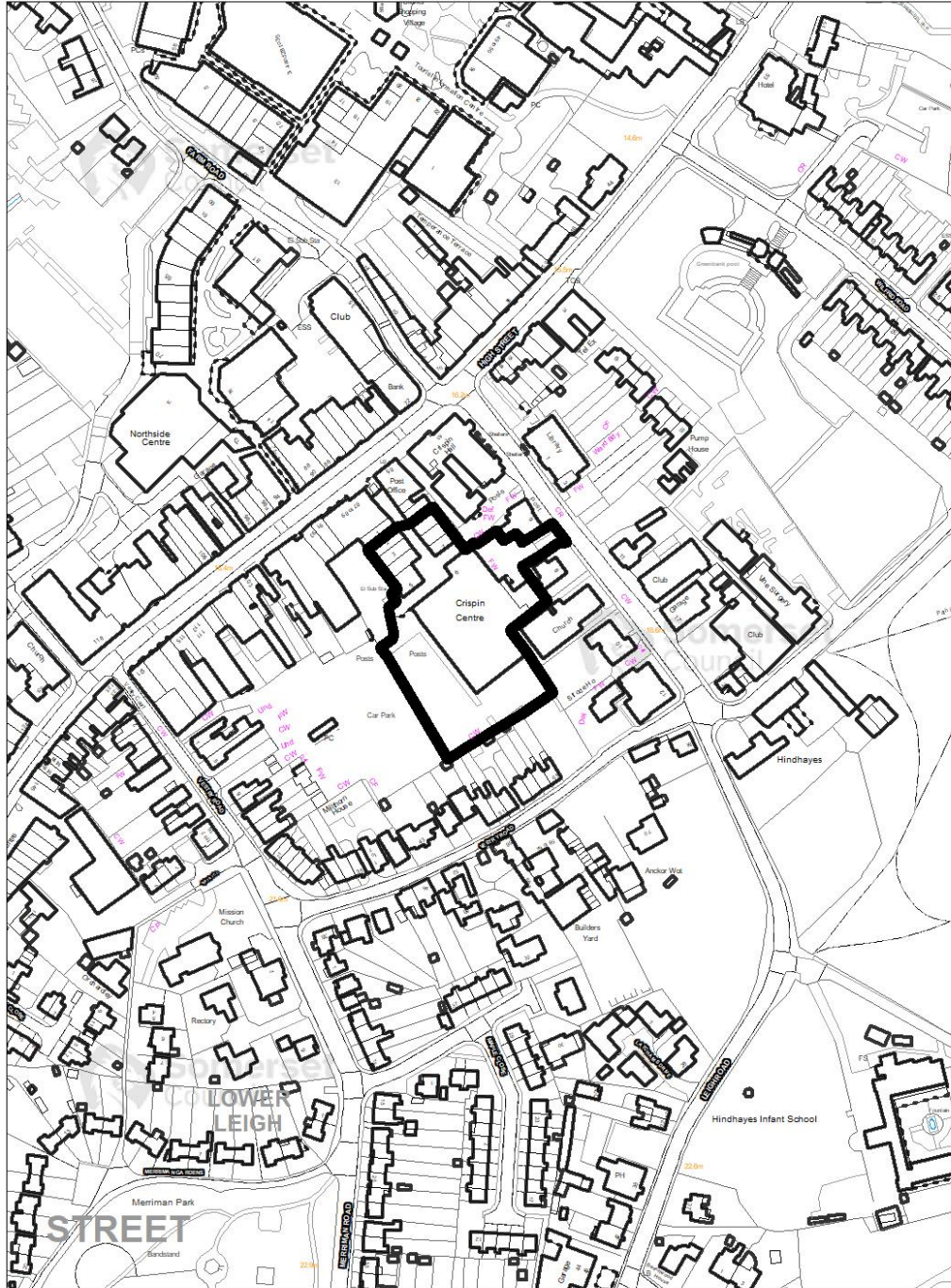
ST5 - Land to rear of Crispin Centre, Street



Scale 1:2500

Notes:

Compiled by on 7 June 2024



© Crown copyright and database rights 2023 Ordnance Survey AC0000861332. Additional Information © Somerset Council

Aerial Imagery 2009 © Getmapping PLC www.getmapping.com
Aerial Imagery 2001 © GeoPerspectives 2001



ST6: Land at Brooks Farm (HELAA site STR001)

Context

This 11ha site is located on the southwestern edge of Street. It includes Brooks Farmhouse and associated ancillary development. Brooks Road runs along part of the eastern boundary with extensive existing residential development lying to the east of the public highway. This site lies to the south of a strategic mixed-use site subject to Policy ST3 in Local Plan Part II. A Future Growth Area (FGA) identified in Policy ST3 adjoins the western boundary and covers approx. 5 Ha of the allocated site. The north of the site is directly adjacent to Avalon School and Brookside Academy.

The FGA was identified in LPP1 as land suitable for housing to build-in flexibility of supply and maintain delivery. Updated ecology studies for this area indicate it can deliver a greater quantum of housing than indicated in Policy ST3. This could be between 120 and 160 dwellings.

Policy ST3 requires masterplanning of the wider site, including the FGA, before development. Policy ST6 indicates this site can come forward independently provided key matters on an integrated approach are addressed.

Highways

The farm has existing and potential access points from Brooks Road and care should be taken to ensure that cumulative impacts are acceptable.

Landscape

The site is well related to the urban area, but regard should be had to the impact on Ivythorn Hill which is designated as a Special Landscape Feature. Mitigation will be required to soften the edge of development where it transitions to open countryside, and to protect views from Ivythorn Hill.

Ecology

The site is within a Species Alert Area for Noctule, Pipistrelle and Hazel Dormice and butterflies. Adopted Policy ST3 (6) indicates that surveys are required to establish presence of species, and proposals should ensure that populations of these species remain in a favourable condition. The site also includes areas of Nature Recovery Network sites for broad leaved woodland and ancient/veteran trees.

The site utilises wastewater treatment facilities that lie within a hydrological catchment flowing into the Somerset Levels and Moors Ramsar. Increased nutrients (phosphates) resulting from the development may result in degradation or changes in water quality. There is a potential likely significant effect on the Ramsar. Mitigation of this allocation through on-site measures or phosphate credits will be required to achieve nutrient neutrality.



Contamination

A small proportion of the site is within the Tip interest Zone. A contaminated land assessment will be required.

Education

A new primary school is included in requirements for strategic site ST3, and contributions may be required for the provision of additional education capacity.

Flood Risk

The site is located within Flood Zone 1. There are several watercourses that flow across the site.

Policy ST6: Land at Brooks Farm, Street

Development Requirements and Design Principles**

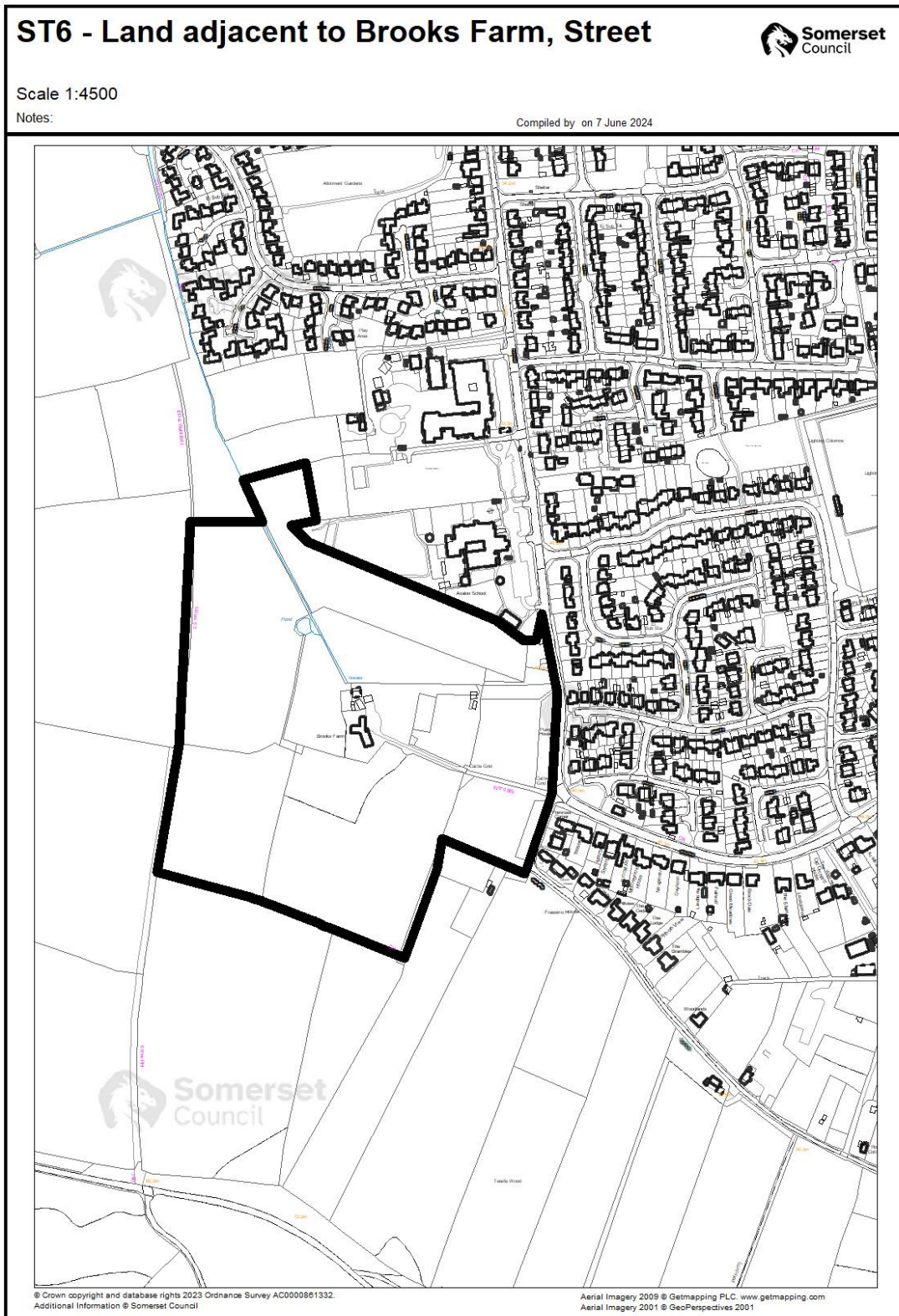
- 1. A minimum of 120 dwellings making provision for affordable housing in line with the relevant policies.**
- 2. Proposals should demonstrate how a co-ordinated development with allocation ST3 and the extant Future Growth Area (FGA) can be achieved. The following matters should be addressed:**
 - a. Highways access through the wider site**
 - b. Sustainable drainage**
 - c. Habitat enhancement**
 - d. Strategic open space provision**
 - e. Pedestrian and cycle links to Street and Walton**
- 3. The impact on local infrastructure should be assessed and financial contributions or mitigation measures may be required and secured via s106 agreement.**
- 4. Principal access to the site should be from Brooks Road and designed with sufficient capacity to facilitate future use as part of the highway network for strategic allocation ST3. The internal road network should also be designed to provide future vehicular and pedestrian links along the western boundary of the FGA.**
- 5. Layout, design and landscaping should have regard to Ivythorn Hill, and the development should be carefully designed to mitigate harm to landscape character, particularly on the southern edge where there is a transition to open countryside.**
- 6. Development should reflect the local materials and styles.**



- 7. Proposals should provide for public transport access, cycle and pedestrian links. This includes links to the cycle network, local schools and community facilities, and links to Street and Walton.**
- 8. Opportunities to improve biodiversity should be integrated into the design and provide measurable net gain for biodiversity secured in accordance with national regulation and local policy.**
- 9. Proposals should assess for presence and impacts on bat activity and habitats and protected species including hazel dormice. Proposals should provide for mitigation and enhancement measures. Development should avoid impacts on hazel dormice through loss and fragmentation of habitat. New and retained hedgerows should be protected by additional planting and a buffer of meadow grassland. Hedgerows should not be incorporated as residential garden boundaries.**
- 10. The broadleaved woodland within the proposed allocation site is a 'stepping stone' in the ecological network. There are also ancient trees on the site which will need to be protected.**
- 11. Flood risk should be fully assessed. A satisfactory scheme for the management of surface water and mitigation measures to address risk is required.**
- 12. The site is within a risk area where foul and surface water flows will impact on nutrients affecting the Somerset Levels & Moors Ramsar site. Proposals will need to demonstrate mitigation to achieve phosphate neutrality.**

*** Development proposals must be in accordance with the policies in the development plan provided by the adopted Mendip Local Plan Parts I and II, unless other material considerations indicate otherwise. Applicants should have regard to relevant supplementary guidance as appropriate and applications should comply with adopted validation requirements*





Wells

WL6: Wells Police Station (HELAA site WELLS127)

Context

Brownfield site within the urban area of the city. The site was previously in use as a police station. It adjoins the Wells Health Centre and a children’s day nursery to the northeast. There is residential development and a care home to the southwest and school playing fields to the northwest. The site fronts Glastonbury Road and there is an existing access.

The site is a suitable location for housing for older people and is adjacent to an existing care home. It is accessible to a wide range of facilities.

The site has full planning permission for 47 self-contained retirement apartments (C3 use) (2020/2234/FUL).

Ecology

The site is within Band B of the North Somerset and Mendip Bat SAC and an Alert Area for several other species. The HRA notes this site does not provide optimal foraging or commuting habitat for Greater or Lesser Horseshoe Bats.

Townscape & Heritage

The site is within the urban area, with the Grade II listed Priory Hospital being 30m to the east. The Gatehouse (Grade II listed) is also 90m to the southwest.

Flood Risk

The site is located in Flood Zone 1 with a very low risk of surface water flooding. However, there is an area of Flood Zone 2 and 3 at the highway entrance.



Policy WL6: Wells Police Station, Glastonbury Road**Development Requirements and Design Principles****

- 1. A minimum of 47 dwellings making provision for affordable housing in line with the relevant policies.**
- 2. The site should be designed sensitively to preserve and enhance the significance and setting of the site and heritage assets in the vicinity.**
- 3. Opportunities to improve biodiversity should be integrated into the design and measurable net gain for biodiversity secured in accordance with national regulation and local policy.**
- 4. Proposals should assess impacts on bat activity and habitat and provide for mitigation and enhancement measures.**
- 5. Development should reflect the local materials and styles.**
- 6. The impact on local infrastructure should be assessed and financial contributions or mitigation measures may be required and secured via s106 agreement.**
- 7. Flood risk should be fully assessed, avoiding development in medium/high risk areas. A satisfactory scheme for the management of surface water and mitigation measures to address risk is required.**
- 8. The site is within a risk area where foul and surface water flows will impact on nutrients affecting the Somerset Levels & Moors Ramsar site. Proposals will need to demonstrate mitigation to achieve phosphate neutrality.**

*** Development proposals must be in accordance with the policies in the development plan provided by the adopted Mendip Local Plan Parts I and II, unless other material considerations indicate otherwise. Applicants should have regard to relevant supplementary guidance as appropriate and applications should comply with adopted validation requirements*



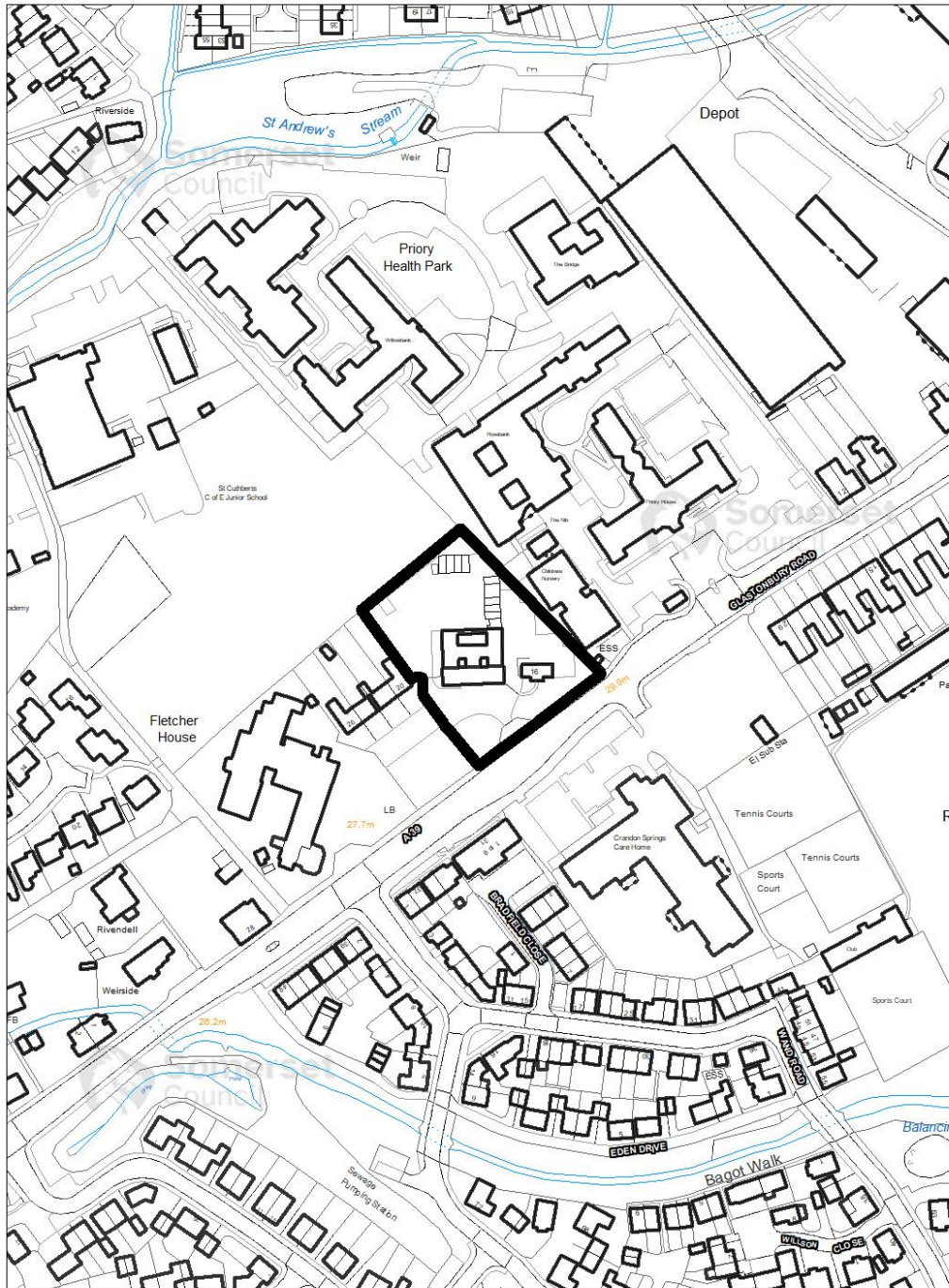
WL6 - Wells Police Station, Wells



Scale 1:2000

Notes:

Compiled by on 7 June 2024



© Crown copyright and database rights 2023 Ordnance Survey AC0000361332. Additional Information © Somerset Council

Aerial Imagery 2009 © Getmapping PLC www.getmapping.com
Aerial Imagery 2001 © GeoPerspectives 2001



Midsomer Norton / Westfield

MN1: Land at White Post (HELAA site NRAD001M)

Context

A 12.8ha field in open countryside on the edge of Midsomer Norton/Westfield. The A367 Fosseway is to the east and the B3355 Silver Street to the west. There is some limited development to the south of the site including Norton Hall Farm on Silver Street and the White Post Inn on Fosseway. There is residential development to the north which falls in the Bath and NE Somerset LPA.

The site has outline and reserved matters planning permission for 270 units (2021/1480/OTS and 2023/1858/REM).

Landscape & Ecology

The site lies on the edge of the built-up area of Midsomer Norton and Westfield. Development will have a degree of impact upon local landscape character and long-distance views. There is a well-established hedge line with mature trees on the northern and eastern boundaries. The site lies outside the Bat SAC consultation area.

Heritage

This site does not lie within a conservation area and is not in close proximity to designated heritage assets. Archaeological features may be present on the site.

Cross-boundary Infrastructure

The site lies on the southern boundary with Bath and NE Somerset (BaNES). Highways and infrastructure impacts in BaNES will need to be taken into account.

Joint working will be required between BaNES, Somerset Council and education authorities to accommodate the pupil numbers arising from the development.

Flood Risk

The site lies within Flood Zone 1. There is a limited area of surface water flooding (low risk) on the northeastern boundary.

| |
|--|
| |
|--|



Policy MN1: Land at White Post, Midsomer Norton**Development Requirements and Design Principles****

- 1. A minimum of 270 dwellings making provision for affordable housing in line with relevant policies.**
- 2. Highways access from Fosseyway (A367). A second access or connection to Silver Street (B3355) should be considered.**
- 3. Development should have regard to site layout, building height and soft landscaping to minimise and mitigate the visual impact in this edge of town location. Development should reflect the local materials and styles.**
- 4. A cross-boundary transport impact assessment (agreed with both Somerset and BaNES) and travel plan for the development will be required. This should consider the cumulative impacts on the highway network (including on the availability of town centre parking) of committed and allocated development in Midsomer Norton. Mitigation proposals should be targeted to reducing car usage, including providing local walking and cycling improvements and measures to improve the attractiveness and connectivity of bus services.**
- 5. Proposals should provide public transport, cycle and pedestrian links. This includes links to allocated site MN1 and nearby school and community facilities.**
- 6. Proposals should make provision for connecting footpaths and cycleways to enhance the accessibility of the site.**
- 7. Development contributions may be needed to enhance local educational and health capacity or for travel to schools outside statutory walking distance. Mitigation measures and/or financial contributions to be secured via s106.**
- 8. Flood risk should be fully assessed. A satisfactory scheme for the management of surface water and mitigation measures to address risk is required.**
- 9. Opportunities to improve biodiversity should be integrated into the design and measurable net gain for biodiversity secured in accordance with national regulation and local policy. Development proposals should avoid loss of hedgerows and trees and strengthen their value as wildlife habitat.**
- 10. Proposals should assess impacts on bat activity and habitat and provide for mitigation and enhancement measures.**



11. An investigation of potential archaeological heritage assets should be undertaken and reported. The form and layout of the development should avoid adverse impact on any areas of archaeological significance.

*** Development proposals must be in accordance with the policies in the development plan provided by the adopted Mendip Local Plan Parts I and II, unless other material considerations indicate otherwise. Applicants should have regard to relevant supplementary guidance as appropriate and applications should comply with adopted validation requirements.*



MN4: Land at Beauchamps Drive (HELAA site NRAD008)

Context

Greenfield site sloping towards Beauchamps Drive. Located immediately south of the Policy MN1 site. The White Post Inn lies to the northeast and Norton Down Methodist Church to the south. There are 3 dwellings to the west, currently in open countryside. These occupy the site of the former Norton Hall, and the site retains a parkland character.

The site has planning permission for up to 75 dwellings (2021/0157/OTS and 2022/2207/REM).

Landscape & Ecology

The site is prominent in the local landscape and development could have an urbanising effect. Mitigation will be required to soften the edge of development where it transitions to open countryside.

The site is in a Species Alert Area for Pipistrelle and Brown Long Eared Bats.

Heritage

Norton Down Methodist Church is Grade II listed and lies 30m to the southeast of the site. There is historic estate railing to the north of the site associated with the former Norton Hall.

Infrastructure Capacity

Contributions may be required to provide additional education and health provision. Joint assessment and agreement between BaNES and Somerset Council of infrastructure impacts will be required. Mitigation measures and/or financial contributions will be secured via S106.

Highways

The site is accessed from Beauchamps Drive which links to B3355 Silver Street and the A367 roundabout. Particular regard should be given to access by walking and cycling, as well as connectivity to site MN1 to the north and local facilities.

A cross-boundary transport impact assessment (agreed with both Somerset Council and BaNES) and travel plan for the development will be required. This should consider the cumulative impacts on the highway network (including on the availability of town centre parking) of committed and allocated development in Midsomer Norton. Mitigation proposals should be targeted to reduce car usage, including local walking and cycling improvements and measures to improve the attractiveness and connectivity of bus services.

A transport impact assessment will need to determine the need for, and form of, highway capacity measures to mitigate the impact of the proposed development.



Proportionate contributions will be sought towards mitigation necessary to address severe traffic impacts.

Flood Risk

The site lies within Flood Zone 1. There is a limited area of surface water flooding (low risk) on the northeastern boundary.



Policy MN4: Land at Beauchamps Drive

Development Requirements and Design Principles**

- 1. A minimum of 75 dwellings making provision for affordable housing in line with relevant policies.**
- 2. Highways access from Beauchamps Drive (A367).**
- 3. Development should have regard to site layout, building height and soft landscaping to minimise and mitigate the visual impact in this edge of town location. Development should reflect the local materials and styles.**
- 4. A cross-boundary transport impact assessment (agreed with both Somerset and BaNES) will be required. This should consider the cumulative impacts of committed and allocated development in Midsomer Norton, as well as impacts on the highway network (including on the availability of town centre parking). Mitigation proposals should be targeted to reducing car usage, including providing local walking and cycling improvements and measures to improve the attractiveness and connectivity of bus services.**
- 5. Proposals should provide cycle and pedestrian links to allocated site MN1 and nearby school and community facilities.**
- 6. Contributions may be required to enhance local infrastructure and educational capacity or for travel to schools outside statutory walking distance. Mitigation measures and/or financial contributions to be secured via s106.**
- 7. Flood risk should be fully assessed. A satisfactory scheme for the management of surface water and mitigation measures to address risk is required.**
- 8. Opportunities to improve biodiversity should be integrated into the design and measurable net gain for biodiversity secured in accordance with national regulation and local policy.**
- 9. Proposals should assess impacts on bat activity and habitat and provide for mitigation or enhancement measures.**
- 10. Development proposals should avoid loss of hedgerows and trees and strengthen their value as wildlife habitat. Up to date bat surveys should be undertaken and bat mitigation provided as required.**



*** Development proposals must be in accordance with the policies in the development plan provided by the adopted Mendip Local Plan Parts I and II, unless other material considerations indicate otherwise. Applicants should have regard to relevant supplementary guidance as appropriate and applications should comply with adopted validation requirements*



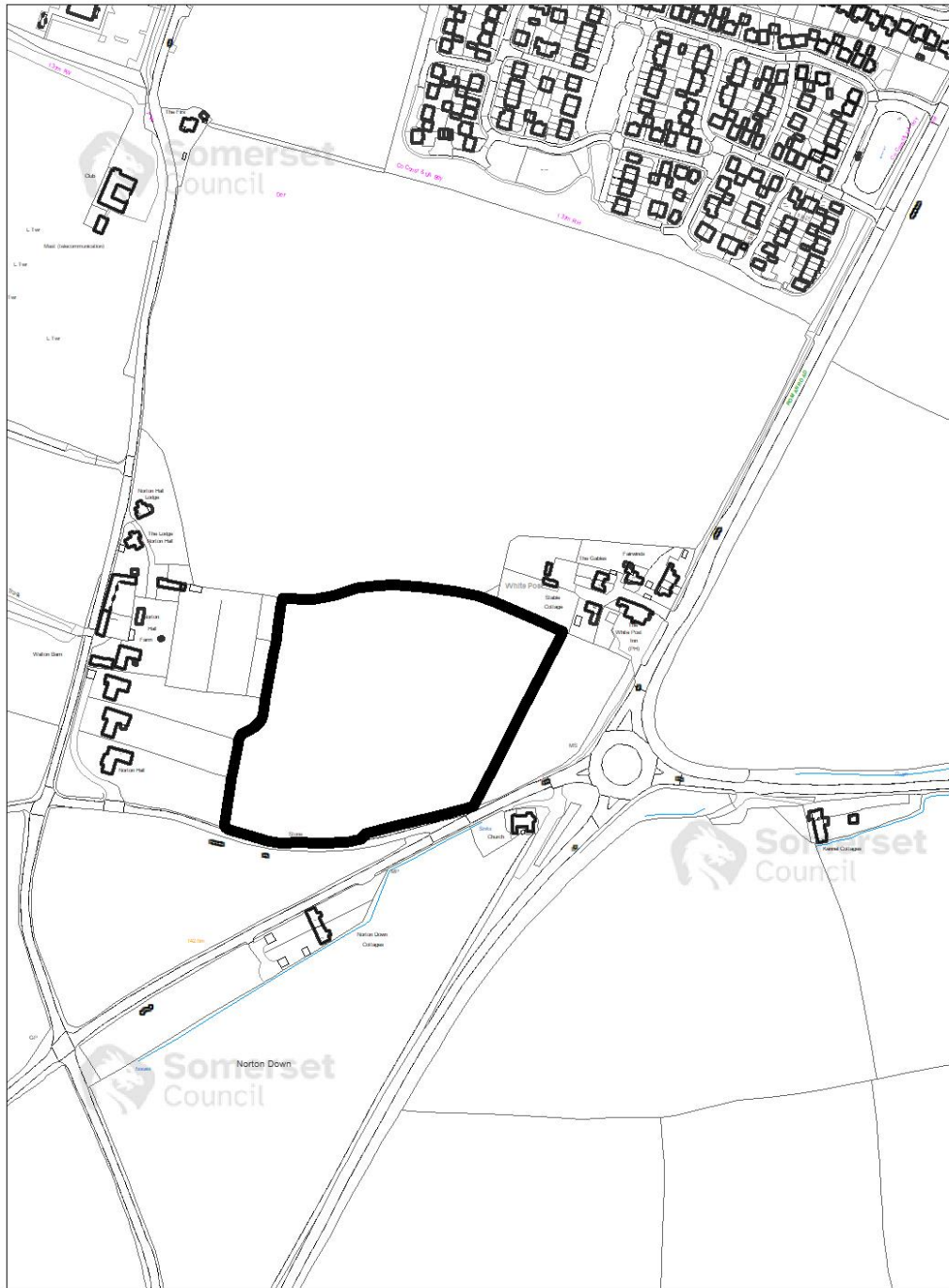
MN4 - Land off Beauchamp Drive, Mid Somer Norton



Scale 1:4000

Notes:

Compiled by on 7 June 2024



© Crown copyright and database rights 2023 Ordnance Survey AC0000861332. Additional Information © Somerset Council

Aerial Imagery 2009 © Getmapping PLC. www.getmapping.com
Aerial Imagery 2001 © GeoPerspectives 2001



Villages

CL2: Anchor Road, Coleford (HELAA site COLE014)

Context

A single field alongside Anchor Road adjacent to the development limit for Coleford. There is residential development to the southwest and southeast. The site extends the built-up area between the northern end of Coleford and the hamlet of Lipyeate.

The site has outline planning permission for up to 63 dwellings (2019/2345/OTS).

Landscape & Ecology

The site is on a ridge of high ground, although long views are limited by the landform. The site extends towards the hamlet of Lipyeate. The site is within Band C of the Mells Valley Bat SAC. Surveys have shown that the site is used by Greater Horseshoe Bats for commuting and foraging. Alternative habitat will therefore be required.

Heritage

Rush Ash Farmhouse (Grade II listed) lies 5m to the south of the site.

Flood Risk

The site is located within Flood Zone 1 and there is a low risk of surface water flooding.

Education Capacity

A contribution to provide capacity in local schools may be required.



Policy CL2: Anchor Road, Coleford**Development Requirements and Design Principles****

- 1. A minimum of 63 dwellings making provision for affordable housing in line with relevant policies.**
- 2. Highway access from Anchor Road to include safety assessments for vehicles and pedestrians.**
- 3. Site layout, design and landscaping should have regard to the location and the development should be carefully designed to mitigate harm to settlement and landscape character. The landscaping scheme should be designed to enhance the green gap between the development and Lipyeate.**
- 4. Opportunities to improve biodiversity should be integrated into the design and measurable net gain for biodiversity secured in accordance with national regulation and local policy.**
- 5. The site should be designed sensitively to preserve and enhance the significance and setting of the site and listed Rush Ash Farmhouse.**
- 6. Development should reflect the local materials and styles.**
- 7. Proposals should assess impacts on bat activity and habitat and provide for 0.8ha of replacement habitat and enhancement measures. Hedgerows should be retained and managed and external lighting should be designed to minimise adverse impacts on bat activity.**
- 8. Flood risk should be fully assessed. A satisfactory scheme for the management of surface water and mitigation measures to address risk is required.**
- 9. Contributions for education capacity may be required.**

*** Development proposals must be in accordance with the policies in the development plan provided by the adopted Mendip Local Plan Parts I and II, unless other material considerations indicate otherwise. Applicants should have regard to relevant supplementary guidance as appropriate and applications should comply with adopted validation requirements*



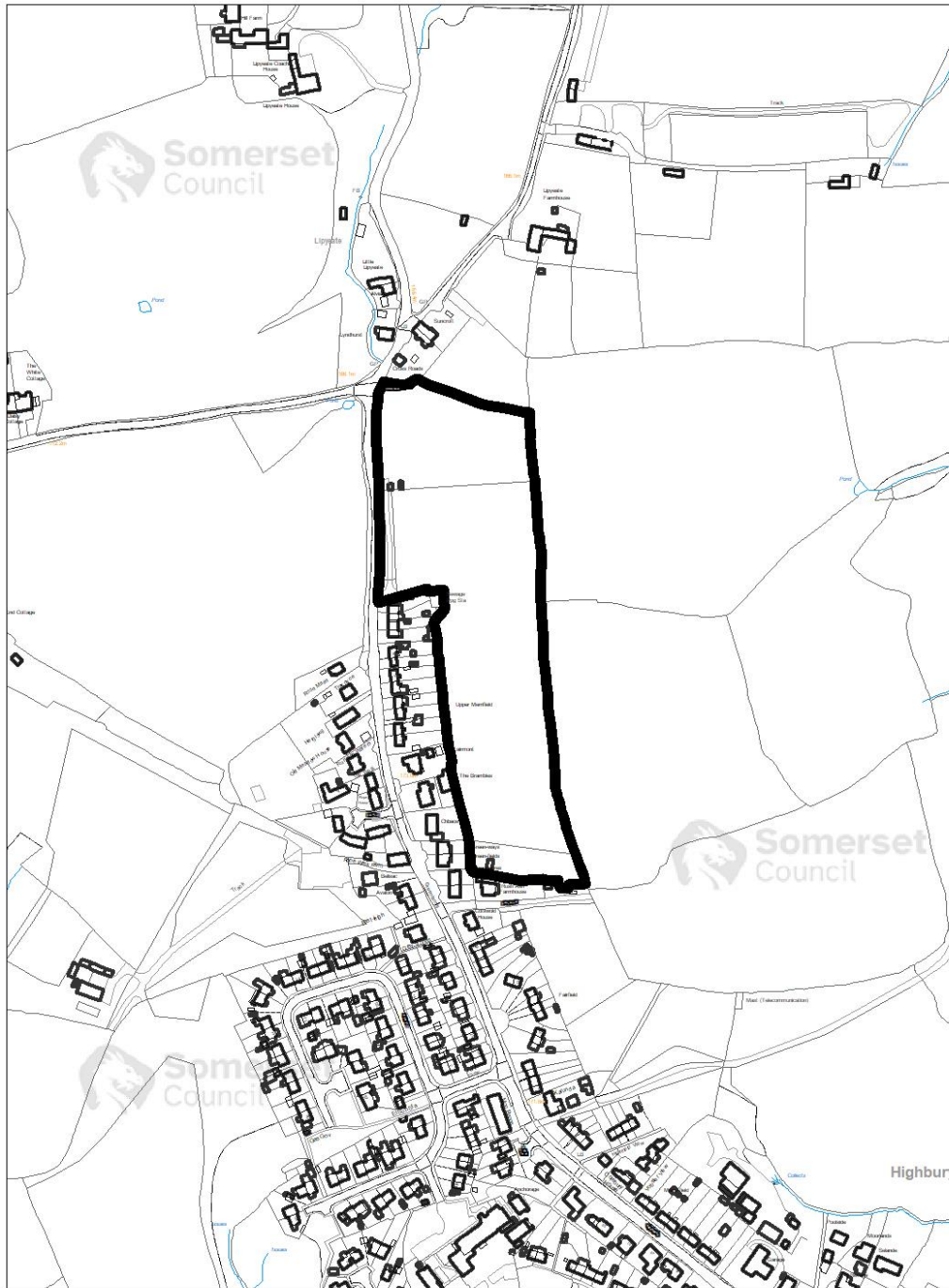
CL2 - Land at Anchor Road, Coleford



Scale 1:4000

Notes:

Compiled by on 7 June 2024



© Crown copyright and database rights 2023 Ordnance Survey AC0000861932. Additional Information © Somerset Council

Aerial Imagery 2009 © Getmapping PLC. www.getmapping.com
Aerial Imagery 2001 © GeoPerspectives 2001



