

**MENDIP LOCAL PLAN PART II
PRE-SUBMISSION CONSULTATION**

**Housing and Employment Allocations
Section 10. Mendip Towns**

10 Settlement Allocations - Towns

- 10.1 Frome
- 10.2 Glastonbury
- 10.3 Street
- 10.4 Shepton Mallet
- 10.5 Wells

Last amended 30/12/2017

10.1 Frome

- 10.1.1 Frome is the largest town in Mendip, with a population of approximately 27,000. It is a vibrant town offering a good range of services and shopping, including a strong independent retailing sector.
- 10.1.2 Frome is also known for its thriving creative sector and is home to two theatres, a cinema and a concert venue. The arts are prominent in the town and the Frome Festival and local markets attract performers and visitors throughout the year.
- 10.1.3 Frome is designated as a principal settlement in the adopted Local Plan Part I, serving a market town role to its wider rural catchment area.
- 10.1.4 A vision and development policies for Frome are set out in adopted Core Policy 6 (Frome Town Strategy). The policy promotes redevelopment in the town centre (at Saxonvale) and greenfield sites at Southfield Farm and at the Mount (to the east and south east of the town). Commerce Park is identified as the key employment site with future capacity.
- 10.1.5 In the town centre, Saxonvale remains the significant opportunity for mixed-use development. A more specific policy is included in this Plan to clarify the intentions for this site. Both greenfield sites allocated in Local Plan Part I are under construction.

Infrastructure

- 10.1.6 The opening of the Steiner school has improved the overall capacity of school provision, financial contributions may be sought to ensure delivery of additional primary places in the medium to long term.

Community planning in Frome

- 10.1.6 Frome Town Council has a Neighbourhood Plan in place. The Plan does not make housing or employment land allocations, but contains a number of objectives and policies relating to:
- Housing – including design, delivering major projects, energy efficient homes, promoting opportunities for self-build and community housing
 - Business and Employment – including protection of employment land and sustainable construction
 - Town Centre – including town centre improvements, the Westway Centre, the Cattle Market Car Park and Saxonvale
 - River Corridor and Public Open Spaces – including the proposal of a number of open spaces to be protected
 - Transport – including transport strategies and travel plans

- Design – including urban landscapes, gateway site improvements and skyline developments and tree planting and landscape protection.

10.1.7 The Neighbourhood Plan for Frome and associated documents are available on the Council's website: www.mendip.gov.uk/fromeneighbourhoodplan. A Town Design Statement for Frome has been adopted as a Supplementary Planning Document. This outlines the important features of Frome to be protected and includes a number of guidelines relating to design. The Design Statement can be viewed on the Council's website: www.mendip.gov.uk/frometds.

Site Allocations

10.1.8 Local Plan Part I sets out that Frome should deliver a minimum of 2300 new homes over the plan period. Compared against completions and identified supply since 2006, there is a shortfall of 174 dwellings against the residual requirement. There is a need to allocate additional housing sites in the town and to contribute to the district-wide housing supply.

10.1.9 Frome is the largest of the Mendip towns and has good prospects for growth and delivery. There has been an average net gain 96 homes a year since 2006, on track with the minimum delivery rate set out in Local Plan Part 1.

10.1.10 Additional allocations are proposed to the southwest of the town based on the sustainability appraisal. In addition to these, two sites are also allocated for self and custom build development in response to the aspirations of the Neighbourhood Plan and work by the Town Council to demonstrate local demand for this type of housing. Other windfall sites are expected to come forward within development limits.

Employment Land

10.1.11 Local Plan Part I calls for 20.2ha of employment land to be delivered in a variety of mechanisms, including development of the allocated site at Commerce Park, refurbishment or mixed use development of existing sites, provision of office and workshop space in the town centre and provision for sites on the fringes of the town. A number of specific allocations are made including a Future Employment Growth area to extend Commerce Park.

10.1.12 The following sites are allocated for development under the following policies:

- FR1 - Saxonvale (HELAA site FRO009) – Mixed use
- FR2 - Land E and W. of Sandy's Hill Lane (HELAA site FRO152) – Mixed use
- FR3 – Land at Keyford Field (HELAA site FRO001) - Housing
- FR4 - Land South of Keyford Field (HELAA site FRO150a) - Housing
- FR5 – Land East of The Mount (HELAA site FRO150) - Housing
- FR6 - Land at Innox Hill (HELAA site FRO061) – Self & Custom-build Housing
- FR7 - Land at Little Keyford (HELAA site FRO004) – Self & Custom-build Housing
- FR8 - Marston Gate (HELAA site FRO012M) - Employment

Future Growth Area

10.1.13 South of site allocation FR150, land is highlighted as a Future Growth Area (FGA) in Local Plan Part I, south to Birchill Lane and west of Feltham Lane. Taking into account the proposed allocations, development of this area is likely to require a more comprehensive approach –particularly in terms of infrastructure, highway access and landscape assessment. The future of this location will therefore be re-assessed in the context of the Future Single Plan Review. The FGA notation will be deleted from the policies map.

Development Limit

10.1.14 Changes to the Frome development limit are proposed to reflect committed development at Egford Lane and Gibbet Hill. Limits around sites allocated for development will be revised on adoption.

Local Green Spaces

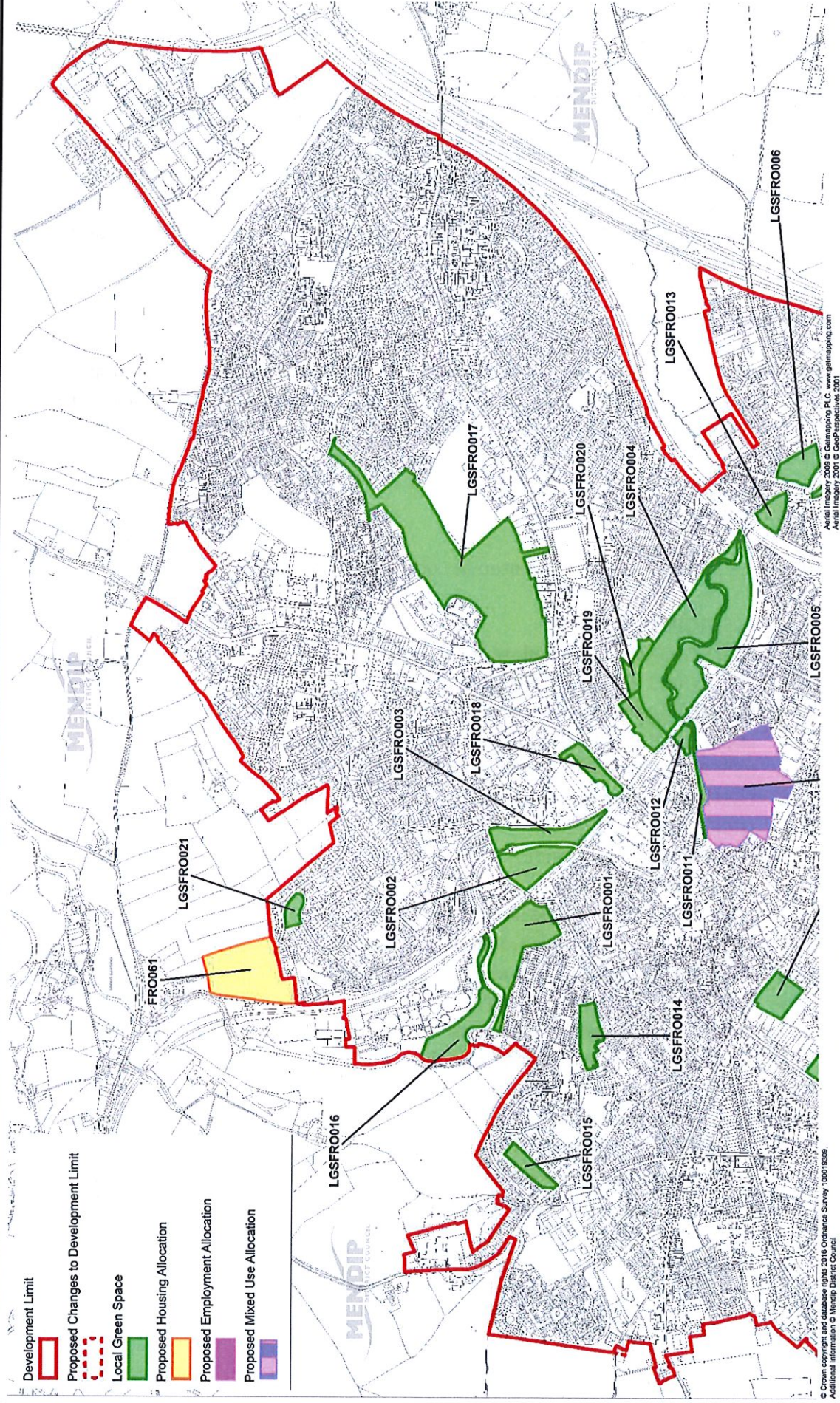
10.1.15 23 areas are to be designated as Local Green Spaces:

- LGSFRO001 Low Water
- LGSFRO002 Welshmill allotments
- LGSFRO003 Welshmill playpark
- LGSFRO004 Rodden Meadow
- LGSFRO005 Rodden Meadows south of the river
- LGSFRO006 Woodland and play park at New Road
- LGSFRO007 Frome Cemetery
- LGSFRO008 The Dippy
- LGSFRO009 Victoria Park
- LGSFRO010 Asda Ponds
- LGSFRO011 Willow Vale south of the river
- LGSFRO012 Willow Vale north of the river
- LGSFRO013 New Road pond
- LGSFRO014 Trinity Churchyard
- LGSFRO015 Dissenters Cemetery
- LGSFRO016 Low Water, north of the river
- LGSFRO017 Cheese Show Field
- LGSFRO018 North parade
- LGSFRO019 Millennium Green
- LGSFRO020 Other Rodden Meadows
- LGSFRO021 Pedlars Grove play area
- LGSFRO022 Christchurch
- LGSFRO023 Adderwell

Proposed Housing and Employment Allocations, Local Green Spaces and Changes to Development Limit Frome North

MENDIP
Cannock Chase Rd
Shropshire, Shropshire
Surrey BA4 5BT
Tel: 01905 303 8598
Fax: 01905 344050

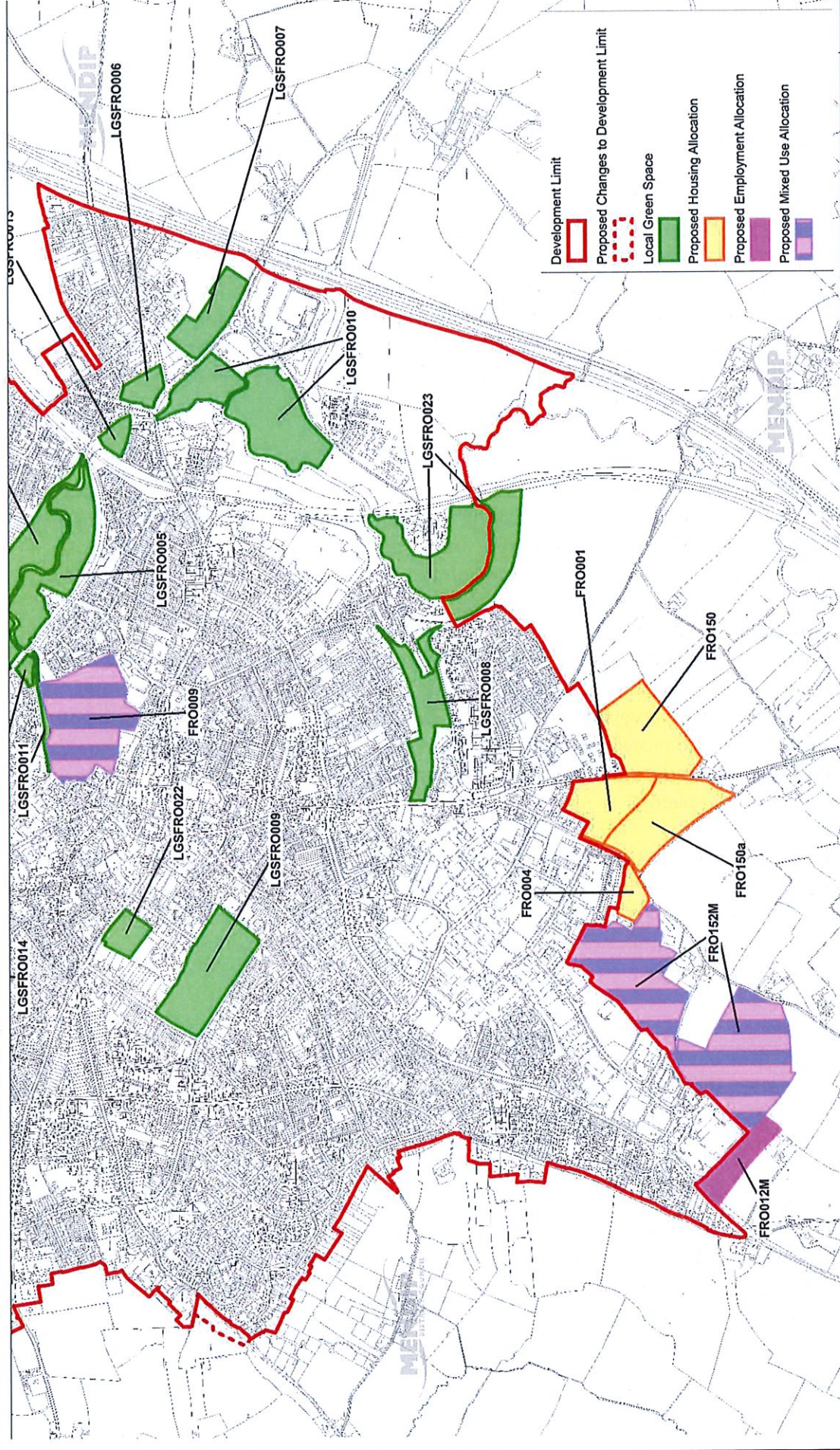
Compiled by on 10 October 2017



Proposed Housing and Employment Allocations, Local Green Spaces and Changes to Development Limit Frome South

MENDIP
Cannards Grave Rd
Shepton Mallet
Somerset TA8 1EP
Tel: 01300 303 858
Fax: 01749 344550

Compiled by on 29 September 2017



© Crown copyright and database rights 2014 Ordnance Survey 100016208.
Additional Information © Mendip District Council

Aerial Imagery 2009 © Geomapping PLC www.geomapping.com
Aerial Imagery 2001 © GeoPerspectives 2001

FR1: Saxonvale (HELAA site FRO009)

Context

The site is 5.49ha of brownfield land immediately south of the River Frome. The historic core of Frome is immediately to the west, the river and mineral railway bound the site to the north. To the east land has been redeveloped for housing at River's Reach. Historic Vicarage Street runs along the southern boundary. The site is largely occupied by derelict industrial buildings, although there are a number of buildings, some of which are listed. The Silk Mills Studio occupies a listed building on the site. There is also a town centre car park and an operational abattoir on the site.

Work to secure the development of the site has been ongoing for many years. A Saxonvale Planning Brief and Design Code was adopted by the Council in 2005 and a significant amount of work investigating issues on the site has already been carried out. An extension to the town centre with commercial and retail uses, housing and employment uses have been proposed on the site.

Landscape & Ecology

Some investigation has already been carried out for the site, and there is evidence of protected species including bats, reptiles (slow worm), badgers and invertebrates. These should be further surveyed and protected within any scheme. Trees and woodland, scrub and the river also provide wildlife habitats. These should be replaced and enhanced within any scheme. Japanese Knotweed has also been noted on the site, and this will need to be removed.

The River Frome running through the site provides a wildlife habitat and is an important landscape feature of the site. This area could provide for attractive recreational open space alongside the river. The recreational value of the area would be enhanced by strong linkages to other nearby open spaces. A Local Green Space has been designated alongside the river.

Heritage

There are several listed buildings and a number of historic buildings worthy of retention on the site. The site is partially within the Conservation Area and adjoins the historic core of Frome. Any proposals should be informed by and complement the historic character of Frome.

Flooding

The site is adjacent to the River Frome and any scheme will need to make provision for flooding, ensuring that the new development is secure from flooding and that flooding elsewhere is not made worse. Any scheme will need to meet the requirements of the Environment Agency to address both fluvial flooding and surface water drainage.

Retaining walls

There are significant differences in level on some parts of the site and all retaining structures will need to be assessed.

Contamination

There is potential for contamination on the site from previous industrial uses. This will need to be assessed in any scheme.

Highways & Infrastructure

Highways assessments show that the capacity of the road network around the site is limited. Further investigation of off-site infrastructure requirements will be needed and any proposals should reflect the limitations of the site's location. The site is close to town centre amenities and there are opportunities to provide for increased walking and cycling.

Car Parking

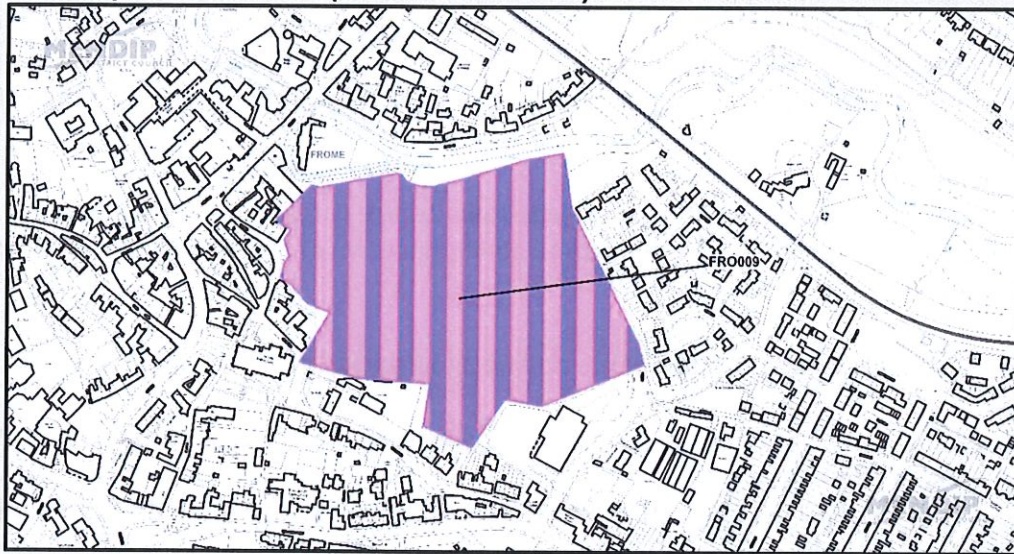
Parts of the site are currently used to provide town centre car parking. This should be retained or replaced within any scheme and additional town centre parking provided as appropriate.

Policy FR1: Development Requirements and Design Principles

1. 5.49ha is allocated for mixed use comprising town centre uses, employment, car parking and housing.
2. A comprehensive approach will be required to achieve optimum development of the whole site.
3. High quality development will be expected.
4. The site should be divided into areas with a different character.
5. A seamless extension of Frome Town Centre should be created.
6. Any scheme should create a setting appropriate to a gateway to the town centre.
7. Any design should complement Frome's distinctive character.
8. Continuous mixed use frontages should be created as appropriate within retail and commercial areas to provide visual interest.
9. Appropriate public open space, landscaping and play provision should be provided.
10. A mix of housing type, size and tenure, including affordable housing should be provided in line with relevant policies.
11. Any scheme should be designed so that it is not dominated by cars.
12. A balanced approach to car parking should be adopted.
13. An expanded main car park should be provided in any scheme to be managed as part of the town centre car parking.
14. Any design should be appropriate to the sites use and terrain.
15. Off-site works to mitigate traffic impact will require further investigation and measures put in place.
16. Highway infrastructure incorporating a main vehicular access avoiding Vicarage Street will be required. No significant increase in activity can be accommodated in this street.

17. Good accessibility for pedestrians and cyclists should be provided, along with access to public transport. A route should be provided avoiding steep contours.
18. Sustainable and creative means of flood alleviation and surface water management should be provided to satisfy Environment Agency requirements.
19. The sites ecological value should be enhanced including the river corridor and protected trees.
20. Any scheme should enhance the Conservation Area, utilising and improving the setting of the historic and listed buildings.

Policy FR1: Saxonvale (HELAA site FRO009)



© Crown copyright and database rights 2017 Ordnance Survey 100019309.
Additional Information © Mendip District Council.

FR2: Land North and South of Sandy's Hill Lane (HELAA site FRO152M)

Context

The site is 12.4ha and an undeveloped area adjoining the Wessex Fields trading estate and extending further south adjoining Sainsbury's. It lies outside but adjacent to development limits. It is allocated for mixed use, including at least 4.5ha for employment use.

Highways

The main access to the site is via the Marston Lane / Sandy's Hill Lane Roundabout. This lane would need complete upgrading to highway standards. The impact on surrounding junctions would also need to be assessed including Little Keyford Lane/B3092.

Landscape & Ecology

The site adjoins the built up area, and is bounded by employment development on 2 sides and open fields with a scattering of housing on 2 sides. The site is, for the most part, visually well contained. There is a stepping stone for broadleaved woodland on the extreme southern edge of the site. Barn owls, a Schedule 1 and s41 bird, may hunt over the site north of Sandy's Hill Lane.

The site lies within the outer consultation zone (Band C) of the Mells Valley SAC. Greater horseshoe bats have been recorded just to the south of the site and a good diversity of other species. Land north of Sandy's Hill Lane (semi improved grassland) provide better quality foraging habitat than the south. Artificial lighting and loss of hedgerows may also be an issue. Provisionally a masterplan should include 1.48ha of replacement habitat north of Sandy's Hill Lane and 0.62ha south of the road

Heritage

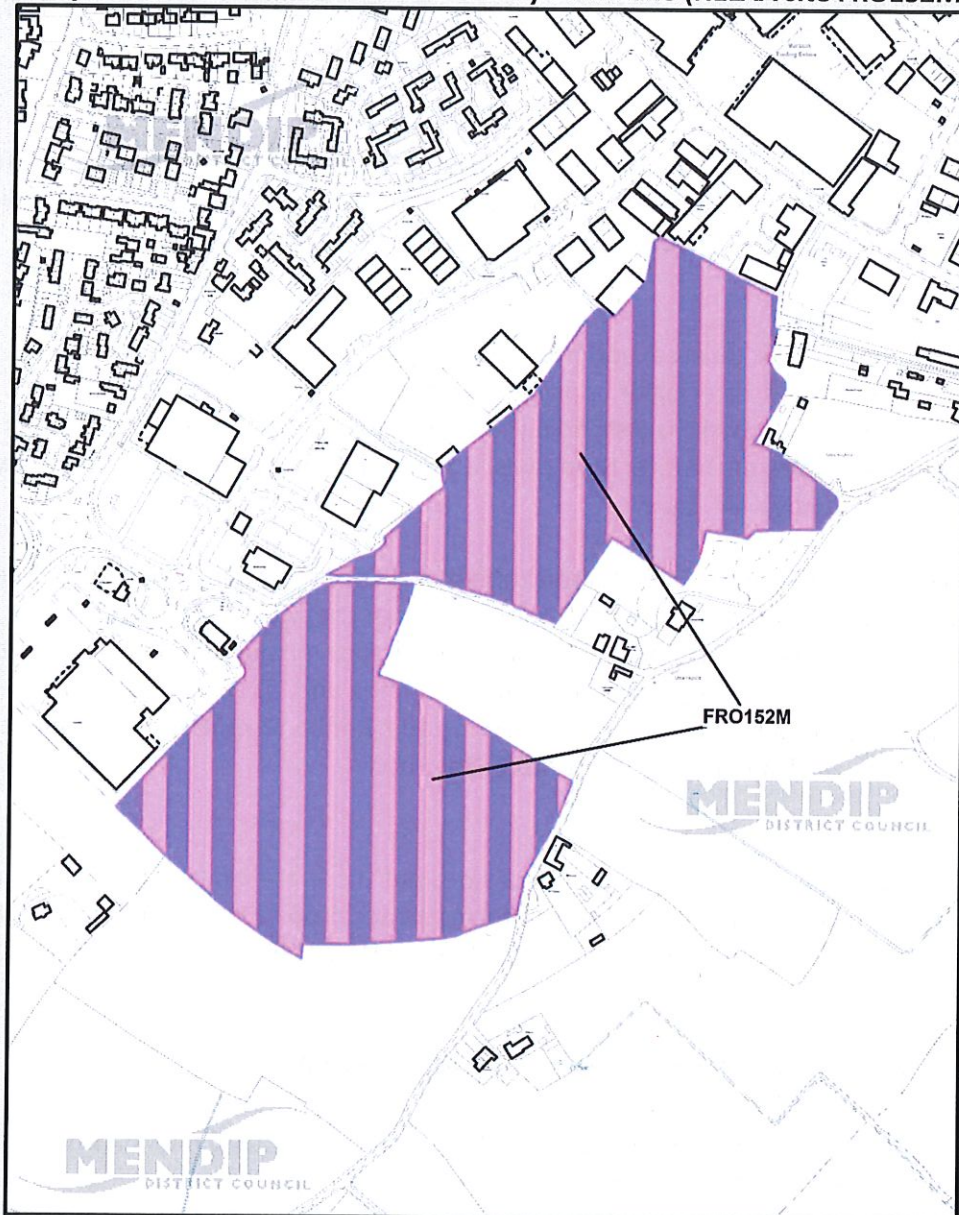
The site adjoins industrial development on 2 sides but there are older houses and some attractive countryside to the east. The site forms a back drop to the listed buildings to the east. There are a total of 6 listed buildings at Keyford House, Gurnville Cottages and Little Keyford.

Policy FR2: Development Requirements and Design Principles

- 1. Up to 200 dwellings and at least 4.5ha of employment land making provision for affordable housing in line with relevant policies.**
- 2. The site should be designed sensitively to ensure no harm to the setting, with particular regard to the listed buildings and the open countryside to the east.**
- 3. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this edge of town location.**
- 4. New development should reflect the local materials and style.**
- 5. The site should be designed to safeguard the amenity of neighbouring residential properties.**

6. Opportunities should be taken to maintain or enhance biodiversity.
7. Site should include 1.48ha of replacement habitat north of Sandy's Hill Lane and 0.62ha south of the road.
8. The site should be designed to achieve a satisfactory relationship between the employment uses and the residential uses.
9. Pedestrian and cycle access should be improved from the surrounding network.

Policy FR2: Land north and south of Sandy's Hill Lane (HELAA site FRO152M)



© Crown copyright and database rights 2017 Ordnance Survey 100019309.
Additional Information © Mendip District Council.

FR3: Land at Keyford Field (HELAA Site FRO001)

Context

The site is 2.4ha and is a hilltop site on the edge of the built up area. The site is close to the skyline, but is level and does not extend onto the southern slopes. It is bounded by open fields to the south, where site FRO150a has been put forward. It is bounded by roads to the east and west and development to the north.

Landscape & Ecology

There is potential for development to impact on the skyline. However the site is level and does not extend onto the southern slopes. In distant views development would be seen in the context of housing under construction on the other side of the B3092 at The Mount.

Habitat is semi or unimproved grassland, potentially used by greater horseshoe bats. The site is within Band C of the Mells Valley SAC and should include 0.53ha of replacement habitat. However, if site FRO150a is developed this would become inaccessible and the amount of habitat should be created on that site along with its own requirement. Site has a good diversity of other bats and may provide a foraging areas for Barn Owls.

Heritage

Whilst the site does not lie within a Conservation Area or close to any designated heritage assets, any development should respect the local context and be sensitive to the location.

Highways

Access off the B3092 would be more suitable than Little Keyford Lane. A masterplanning approach should be taken to provision of infrastructure for this and adjoining sites, including those east of the B3092.

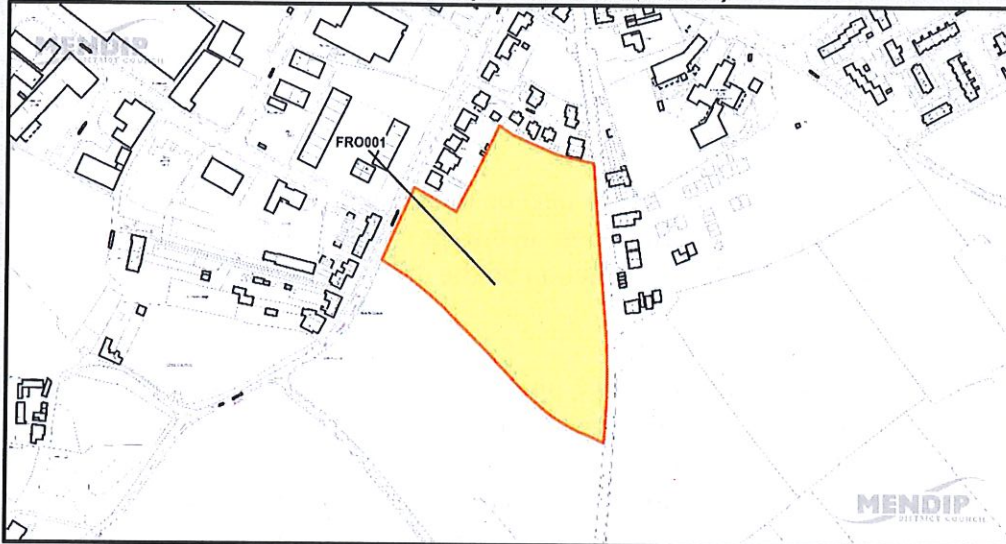
Policy FR3: Development Requirements and Design Principles

- 1. Up to 70 dwellings making provision for affordable housing in line with relevant policies.**
- 2. The site should be designed sensitively to ensure no harm to its sensitive hilltop location and any design should take account of long range views and the setting of the town.**
- 3. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this edge of town location.**
- 4. New development should reflect the local materials and style.**
- 5. The site should be designed to safeguard the amenity of neighbouring residential properties.**
- 6. Opportunities should be taken to maintain or enhance biodiversity.**
- 7. 0.53ha of replacement habitat should be included within the scheme. If the site is developed alongside site FRO150a, this replacement habitat should be**

provided on that site so as to ensure that the area is not isolated from the wider countryside.

8. A masterplan approach should be taken to provision of infrastructure for this and adjoining sites, including those east of the B3092.

Policy FR3: Land at Keyford Field (HELAA Site FRO001)



© Crown copyright and database rights 2017 Ordnance Survey 100019309.
Additional Information © Mendip District Council.

**FR4: Land south of Keyford Field
(HELAA site FRO150a)**

Context

The site is 3.65ha and is a hilltop site adjoining site FRO001. The site is on the skyline and extends onto the southern slopes at its southern end. It is bounded by a small lane and a scatter of houses to the south and by roads to the east and west. It adjoins site FRO001 to the north.

Landscape & Ecology

There is potential for development to impact on the skyline and it extends marginally onto the southern slopes. Development would be seen in the context of housing under construction on the other side of the B3092 at The Mount.

Habitat is of low value arable potentially with greater horseshoe bats. Site is within Band C of Mells Valley SAC. Site should include 0.2ha of replacement habitat. However, if greater horseshoe bats are present then the site should accommodate an additional 0.53ha as replacement habitat instead of that required on site FRO001, as development of this site would cause any replacement habitat on FRO001 to become isolated.

Site potentially has a good diversity of bats including common and soprano pipistrelle, serotine, noctule, lesser horseshoe and the rarer barbastelle and greater horseshoe at low density. However, habitat quality is unlikely to support significant foraging. The site

lies within Bands B and C of the Mells Valley SAC. Barn owls, a Schedule 1 and s41 bird, may hunt over the site.

Heritage

Whilst the site does not lie within a Conservation Area or close to any designated heritage assets, any development should respect the local context and be sensitive to the location.

Drainage

A masterplanning approach should be taken to provision of drainage infrastructure for this and adjoining sites, including those east of the B3092. It is likely that foul water flows will need to be pumped to the existing sewer network.

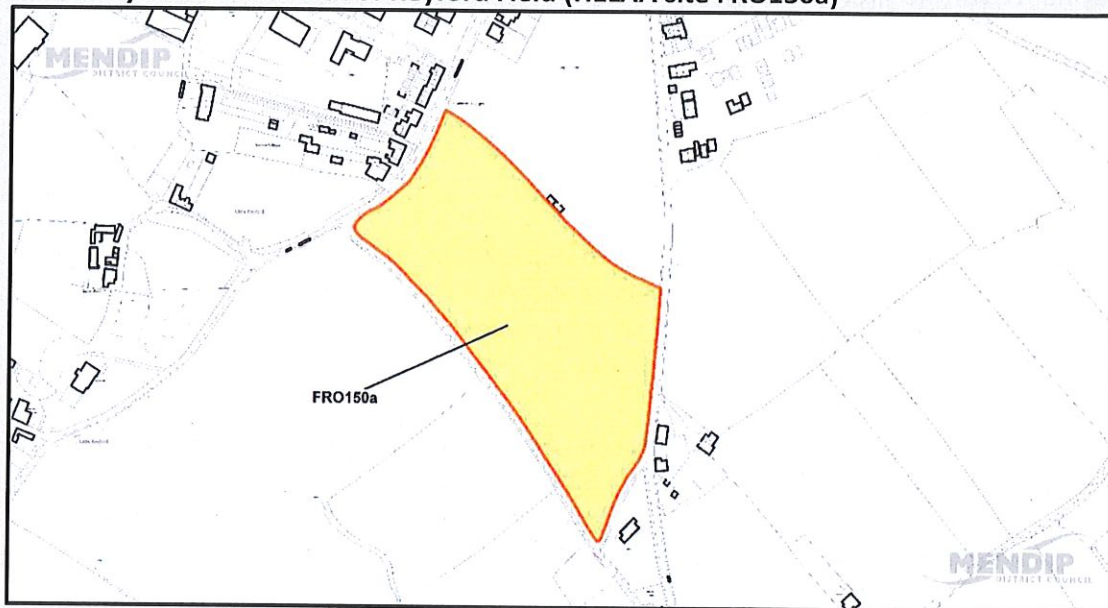
Highways

A masterplanning approach should be taken to provision of infrastructure for this and adjoining sites, including those east of the B3092. Access points will need highway standards and may require a right turn lane for safe access. Footway linkages will need to be considered as well as sustainable transport measures.

Policy FR4: Development Requirements and Design Principles

1. Up to 100 dwellings making provision for affordable housing in line with relevant policies.
2. The site should be designed sensitively to ensure no harm to its sensitive hilltop location and southern escarpment slopes and any design should take account of long range views and the setting of the town.
3. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this edge of town location.
4. New development should reflect the local materials and style.
5. The site should be designed to safeguard the amenity of neighbouring residential properties.
6. Opportunities should be taken to maintain or enhance biodiversity.
7. A masterplanning approach should be taken, ensuring an integrated approach to this site and the adjoining site FRO001. This site should not be developed in advance of FRO001.
8. A masterplanning approach to provision of infrastructure should be taken to include FRO001 and sites east of the B3092.
9. Opportunities should be taken to maintain or enhance biodiversity.
10. 0.2ha of replacement habitat should be provided, along with 0.53ha of replacement habitat to provide for the requirement on site FRO001.

Policy FR4: Land South of Keyford Field (HELAA site FRO150a)



© Crown copyright and database rights 2017 Ordnance Survey 100019309.
Additional Information © Mendip District Council.

FR5: Land East of The Mount (HELAA site FRO150)

Context

The site is 3.97ha and is a hilltop site on the edge of the built up area. The site is close to but not on the skyline in views from the south. It adjoins a site with planning permissions for housing to the north which itself adjoins the school and The Mount estate. It is bounded by open fields and a scattering of houses to the south and by roads to the east and west.

Landscape & Ecology

There is potential for development to impact on the skyline. Development would be seen in the context of housing under construction on the adjoining the site.

Habitat of semi improved grassland and low value arable potentially with greater horseshoe bats. Site is within Band C of Mells Valley SAC. Site should include 0.58ha of replacement habitat. There is potentially a good diversity of bats including common and soprano pipistrelle, serotine, noctule, lesser horseshoe and the rarer barbastelle and greater horseshoe are potentially present at low density. Barn owls, a Schedule 1 and s41 bird, may hunt over the site.

Heritage

Whilst the site does not lie within a Conservation Area or close to any designated heritage assets, any development should respect the local context and be sensitive to the location.

Drainage

A masterplanning approach should be taken to provision of drainage infrastructure for this and adjoining sites, including those west of the B3092, as it is likely that foul water flows will need to be pumped to the existing sewer network.

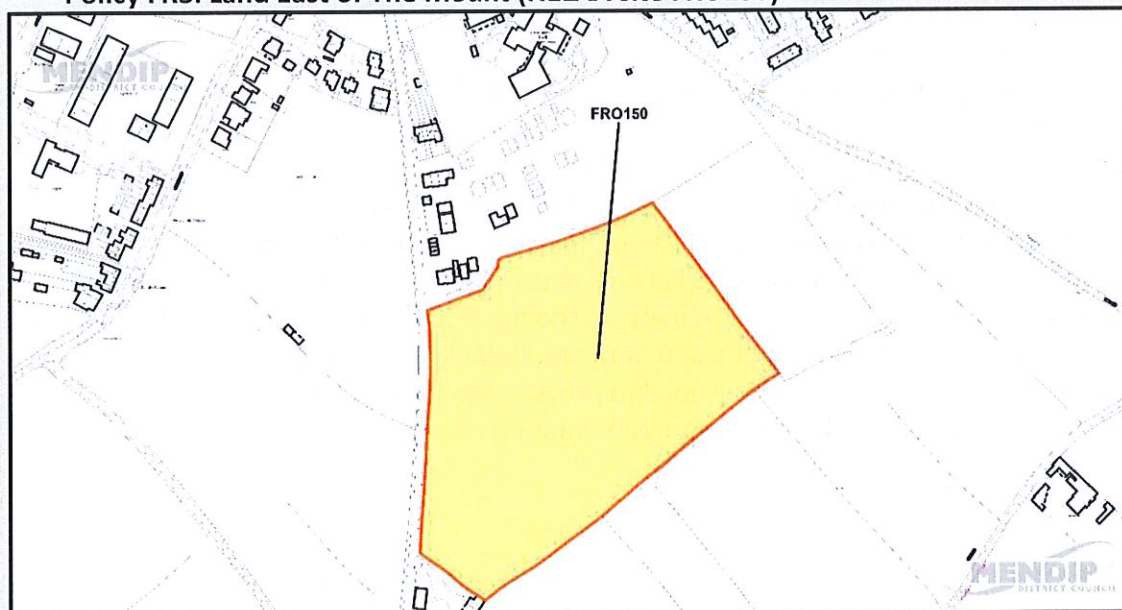
Highways

A masterplanning approach should be taken to provision of infrastructure for this and adjoining sites, including those east of the B3092. Access points will need highway standards and may require a right turn lane for safe access. Footway linkages will need to be considered as well as sustainable transport measures.

Policy FR5: Development Requirements and Design Principles

1. Up to 120 dwellings making provision for affordable housing in line with relevant policy.
2. The site should be designed sensitively to ensure no harm to its hilltop location and the southern escarpment slopes and any design should take account of long range views and the setting of the town.
3. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this edge of town location.
4. New development should reflect the local materials and style.
5. The site should be designed to safeguard the amenity of nearby residential properties.
6. Opportunities should be taken to maintain or enhance biodiversity.
7. 0.58ha of replacement habitat should be provided.
8. A masterplanning approach to provision of infrastructure should be taken, to include sites west of the B3092.

Policy FR5: Land East of The Mount (HELAA site FRO150)



© Crown copyright and database rights 2017 Ordnance Survey 100019309.
Additional Information © Mendip District Council.

FR6: Land at Innox Hill (HELAA site FRO061)

Context

The site is 2.98ha and is on the edge of the built up area. The site is sloping and close to but not on the skyline in views from the north. It adjoins a modern estate, to the east and the road to Spring Gardens to the south. It forms part of the northern escarpment, but faces into the Spring Gardens valley rather than to the open countryside to the north.

The site is being promoted for an exemplar scheme providing self-build plots, market housing with linked units in a business hub and market/affordable units to meet local needs.

The site is not a preferred option arising from the sustainability appraisal but the nearest alternative site (FRO005) may be needed to meet medium to long term educational needs in Frome. This site provides an opportunity to deliver self-build and address specific housing needs which meet objectives in the Frome Neighbourhood Plan. The allocation is also justified through local evidence and work undertaken by the Town Council to promote self-build and co-housing in Frome.

Highways

There is an access option off Packsaddle Way. An access from Innox Hill is unlikely to be suitable.

Landscape & Ecology

This area appears as undeveloped countryside on the edge of Frome. The site is important to the setting of the town and has a distinctive rural character with the river valley on one side and open fields to the east. The modern estate at Packsaddle is visible only as a fringe of houses on the skyline from the site.

Habitat is of improved grassland and is potentially used by greater horseshoe bats. There is potentially a very good diversity of bats including common and soprano pipistrelle, serotine, noctule, brown long-eared, lesser horseshoe and the rare barbastelle and greater horseshoe and very rare Bechstein's bats at low density; lesser horseshoe and serotine at moderate density. Barn owls, a Schedule 1 and s41 priority species, may hunt over the site. The site is within Band B of the Mells Valley SAC. Subject to establishing the habitat value of the site, there is a need to provide between 0.2ha and 0.99ha of replacement habitat for bats. Loss or fragmentation of internal hedgerows is an issue of concern.

Heritage

Whilst the site does not lie within a Conservation Area or close to any designated heritage assets, any development should respect the local context and be sensitive to the location.

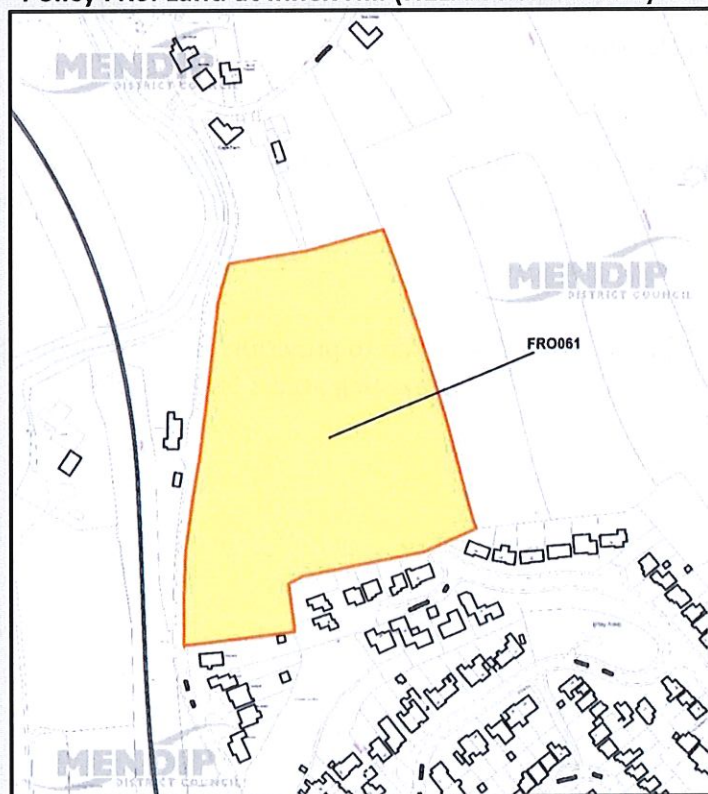
Drainage

Spring Gardens has a history of flooding and local concerns have been raised that runoff from this site will worsen flooding.

Policy FR6: Development Requirements and Design Principles

1. Up to 100 dwellings of the following proportions:
 - 15-30% as serviced plots for self-build, custom build or affordable self-build
 - 15-30% as a live-work product in the form of market dwellings tied to office units in an on-site business hub
 - 5% as plots for co-housing (as self-build/custom-build)
 - A maximum of 35% as traditional market housing including affordable housing to meet current policy
2. The site should be designed sensitively to ensure no harm to its sensitive location and northern escarpment slopes and any design should take account of long range views and the setting of the town.
3. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this edge of town location.
4. The site should be designed to safeguard the amenity of nearby residential properties.
5. Proposals include measures to mitigate any impacts on the Mells Valley SAC including an appropriate level of replacement habitat.
6. Drainage issues should be carefully evaluated.

Policy FR6: Land at Innox Hill (HELAA site FRO061)



© Crown copyright and database rights 2017 Ordnance Survey 100019309.
Additional Information © Mendip District Council.

FR7: Land at Little Keyford (HELAA site FRO004)

Context

The site is 0.73ha and is a field adjoining the development limit off Little Keyford Lane. It is bounded by development to the north and listed buildings to the west. There is a driveway accessing the listed buildings with a number of low stone walls and an avenue of pollarded trees to the south. Whilst the site is adjacent to Little Keyford Lane to the east, there is a line of protected trees (with TPO) along this frontage. The trees are on top of a high bank and close together. The site has been promoted for self-build.

The site is not a preferred option arising from the sustainability appraisal but provides an opportunity to deliver self-build and address specific housing needs which meet objectives in the Frome Neighbourhood Plan.

Landscape & Ecology

Trees protected under a TPO are an important landscape feature, visible for some distance. The site is otherwise visually well contained.

Habitat is probably semi or unimproved grassland potentially used by greater horseshoe bats. Within Band C of Mells Valley SAC. Provisionally a masterplan should include 0.23ha of accessible replacement habitat. There is a good diversity of bats including common and soprano pipistrelle, serotine, noctule, lesser horseshoe and the rarer barbastelle and greater horseshoe are potentially present at low density. Barn owls, a schedule 1 and s41 bird, may hunt over the site.

Heritage

The site is close to three listed buildings. The entrance driveway to the south of the site is a distinctive feature, affording views of the listed buildings and its low stone walls and pollarded trees contribute to its setting.

Highways

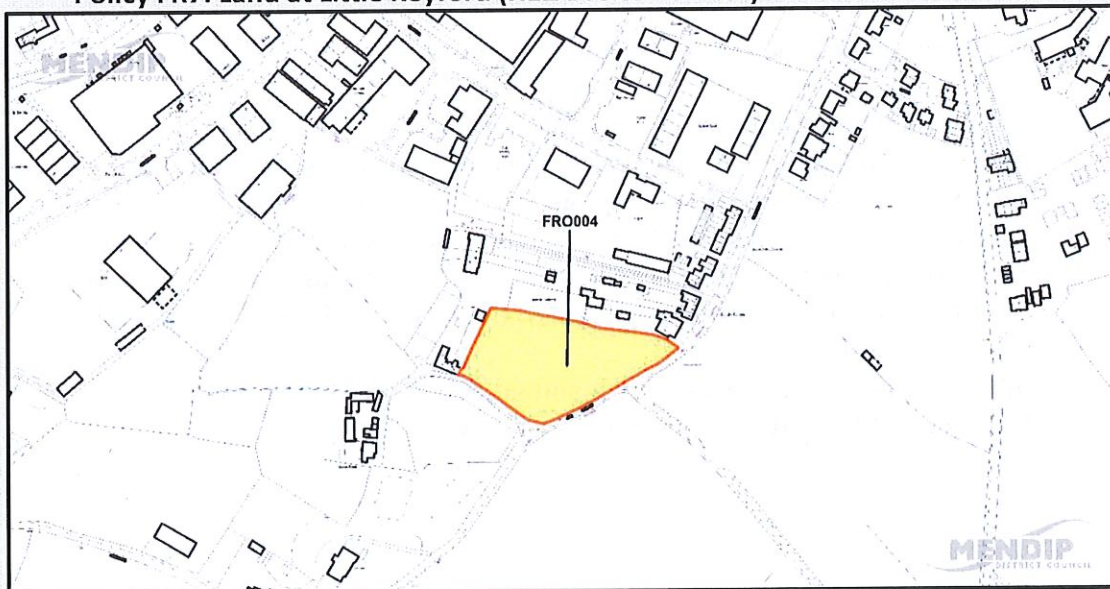
A masterplanning approach should be taken to provision of infrastructure for this and adjoining sites. This may help to resolve existing access issues to the site.

¹ Wildlife and Countryside Act 1981 and s41 Natural Environment and Rural Communities Act 2006.

Policy FR7: Development Requirements and Design Principles

1. Up to 20 dwellings making provision for affordable housing in line with relevant policies.
2. The site will be exclusively for serviced self-build plots.
3. A suitable access will need to be found for the site which does not affect the protected trees or the heritage value of the listed buildings and their curtilage features, including the driveway with its low wall and pollarded trees.
4. The site should be designed sensitively to ensure no harm to its sensitive location.
5. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this edge of town location.
6. New development should reflect the local materials and style.
7. The site should be designed to safeguard the amenity of neighbouring residential properties.
8. Opportunities should be taken to maintain or enhance biodiversity and 0.23ha of accessible replacement habitat should be included in any scheme.
9. A masterplanning approach should be taken to provision of infrastructure for this and adjoining sites, including those east of the B3092

Policy FR7: Land at Little Keyford (HELAA site FRO004)



© Crown copyright and database rights 2017 Ordnance Survey 100019309.
Additional Information © Mendip District Council.

FR8: Land at Marston Gate (HELAA site FRO012M)

Context

The site is 1.46ha and is on the edge of the built up area adjoining Sainsbury's, south of the Marston trading estate. It adjoins but is outside development limits. It is at the extreme southern edge of the town and is distant from many facilities.

Highways

The site has access onto Marston Road. The access point will need to meet highways standards on width and visibility. A right hand turn lane should be considered.

Landscape & Ecology

The site is relatively well contained visually and does not have extensive views, although it would be visible from the south, appearing as the edge of the built up area.

This site has previously undergone a HRA and greater horseshoe bats are present on site, commuting. The site lies within Band B of the Mells Valley SAC and an area of 0.18ha will be required as replacement habitat.

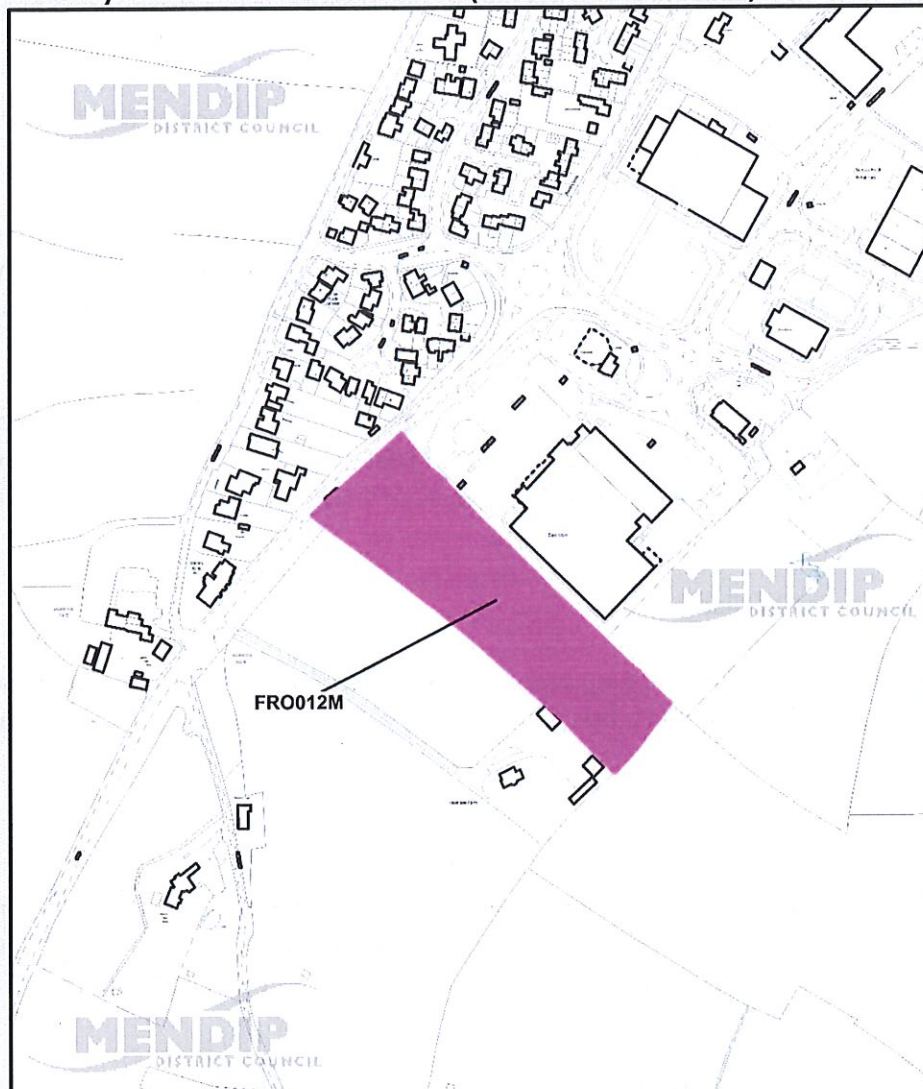
Heritage

Whilst the site does not lie within a Conservation Area or close to any designated heritage assets, any development should respect the local context and be sensitive to the location.

Policy FR8: Development Requirements and Design Principles

1. The site should be restricted to employment uses.
2. The site should be designed sensitively to ensure no harm to its location and any design should take account of long range views and the setting of the town.
3. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this edge of town location.
4. The site should be designed to safeguard the amenity of nearby and adjoining residential properties.
5. Opportunities should be taken to maintain or enhance biodiversity.
6. Replacement habitat of 0.18ha will be required.

Policy FR8: Land at Marston Gate (HELAA site FRO012M)



© Crown copyright and database rights 2017 Ordnance Survey 100019309.
Additional Information © Mendip District Council.

10.2 Glastonbury

- 10.2.1 Glastonbury is the smallest of the five Mendip towns with a population of just over 8,400. It is also the most environmentally constrained as it is surrounded by high quality landscape and extensive floodplain.
- 10.2.2 Glastonbury's rich history and heritage, including features such as Glastonbury Tor and Wearyall Hill, draws many tourists to the town.
- 10.2.3 It is one of the smaller retail centres in the district and mainly caters for local needs and the tourist market. It is dominated by independent retailers and traders with its alternative shops being a feature of the town. The town has a strong relationship with nearby Street for work and also access to shops and services.
- 10.2.4 Glastonbury is in Local Plan Part I as a principal settlement. A vision and development policies for the town are set out in adopted Core Policy 7 (Glastonbury Town Strategy). The policy promotes opportunities within development limits. Land at Morlands is identified as a key employment site with future capacity.

Community Planning in Glastonbury

- 10.2.5 A Neighbourhood Plan is being prepared for Glastonbury and the Neighbourhood Area has been designated. This work has not yet gone to a formal consultation stage.

Site Allocations

- 10.2.6 Core Policy 7 indicates 1,000 new homes are to be delivered over the plan period. Completions and identified supply total 880 dwellings leaving a residual of 120 dwellings against the Plan requirement. There is a need to allocate additional sites in the town.
- 10.2.7 Five of the sites submitted are considered to be suitable for allocation. These sites are capable of delivering up to 153 homes. Additional windfall sites would be expected to come forward within development limits.
- 10.2.8 **The following sites are allocated for development under the following policies:**
- **GL1 - Glastonbury Highway Depot and Avalon Motors (HELAA Site GLAS001 and GLAS001a) - Housing**
 - **GL2 - Allotments, Lowerside Lane (HELAA Site GLAS019) - Housing**
 - **GL3 - Garage site, Frogmore, Street Road (HELAA Site GLAS027) - Housing**
 - **GL4 - Lintells Garage (HELAA Site GLAS055) - Housing**
 - **GL5 - Land at Morlands - Employment**