Stone Barn Buildings

Granary: 2 storey -Internal dims. 9.30x4.00m

18.00x4.20m - GIA 76m2

Internal dims. 8.00x5.80m – GIA 46m2

Asbestos cement roof; extensive alterations; low

heritage value apart from west curtilage wall.

within the historic listed curtilage

– GIA 74m2. Other blocks single storey

Internal dims.

Block A:

Block B:

Block C:

Block D:

Internal dims. 15.20x4.50m – GIA 68m2



Presentation structure

- Brownfield site Existing buildings
 Initial results from discussions & analysis of Village Surveys to date
- New development opportunities
 Potential locations of Allocated Community Area, Village Hall, Parking and Shop
- Summary

OLD R.O.W. PATH THAT WAS BUILT OVER WHEN SHEDS WERE CONSTRUCTED.

15 JULY 2023 PAUL HAMILTON - WARDEN

ST LAWRENCE CHURCH - WESTBURY SUB MENDIP

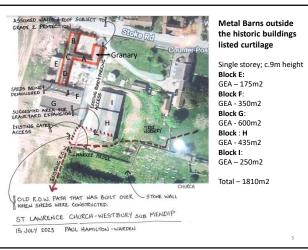
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Brownfield site in WsM Neighbourhood Planning

- Clear from Roughmoor Lane consultation that Brownfield site must be included in the NPlan
- Engagement with CCE has resulted in:

 some asbestos cement roofing being removed,
 discussion about their development intentions, and revised masterplan layout
- CCE & PC, through the NP Working Group, have separately discussed possibilities with Mendip Planners & Conservation Officer
- Shop, Hall, Church, School & Playing Field committees have been consulted

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A wide range of layout options have been examined with the help of UWE Postgrad Urban Planning student Jenny Payne and tested with Mendip Planners & Conservation Officer

STONE WALL



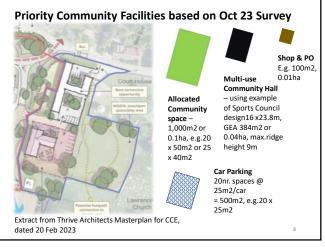


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Initial results from discussions & analysis of Survey to date

- Any development of Brownfield site will be very tricky
- Stone Barns should be conserved if possible, but Conversion to housing may be difficult, with many issues to address
 - Conversion to Community/ Commercial use may be more acceptable, but viability is risky
- More acceptable options include Parking, Community Garden/ allotments, graveyard extension
- Possible sharing of costs of site clearance with CCE
- Locating the Village Hall on Brownfield would be very risky



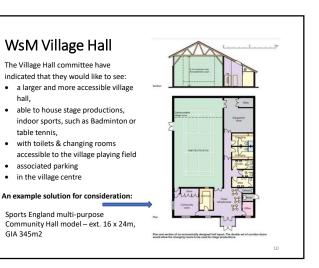
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hall.

WsM Village Hall Local comparison Draycott - GIA c.600m2, including WsM existing GIA 175m2 Mezzanine floor over Kitchen & Corrick Room ålege trease e 23an Anna

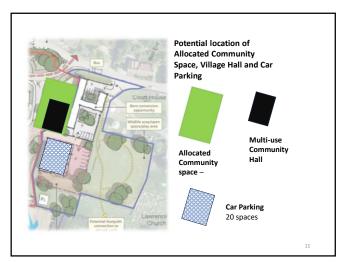
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Westbury sub Mendip Community Shop Ltd suggests: footprint of at least 60m², to include for: back-office activity and storage small kitchen area and accessible toilets for staff and volunteers. easily accessible parking visibility to passing traffic adjacent external garden or courtyard space for summer cafe and/or to host outdoor village events. Existing Shop & PO has a NIA of 58m2 with a 2-bed flat above The Shop Committee is currently evaluating the opportunity of moving to either the brown field or green field site and will be consulting the Shop Members in due course. "Our interest in a long lease or in outright purchase would be conditional on establishing a safe crossing of the A371".

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Summary

- Priority of safe crossing of A371 for pedestrians
- Brownfield
 - high uncertainty of planning permission for any building development, particularly residential, and site acquisition costs
 risks involved in site purchase and clearance (shared costs with CCE?)
 potential parking with Grascrete surface, landscaping to park, orchard, allotments
- Allocation of 0.1ha for Community Area in NE corner of Greenfield, adjoining Stone Barns, access at site entrance and to parking (dual access for emergency services)
- Multi-use Village Hall on Community Area, close to parking further consultation on facilities
- Relocation of Shop & PO currently under examination

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