



1

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

2

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

3

Stone Barn Buildings within the historic listed curtilage

Granary: 2 storey - Internal dims. 9.30x4.00m - GIA 74m²

Other blocks single storey

Block A: Internal dims. 18.00x4.20m - GIA 76m²

Block B: Internal dims. 8.00x5.80m - GIA 46m²

Block C: Internal dims. 15.20x4.50m - GIA 68m²

Block D: Asbestos cement roof; extensive alterations; low heritage value apart from west curtilage wall.

ST LAWRENCE CHURCH - WESTBURY SUB MENDIP
15 JULY 2023 PAUL HAMILTON - WARDEN

4

Metal Barns outside the historic buildings listed curtilage

Single storey; c.9m height

Block E: GEA - 175m²

Block F: GEA - 350m²

Block G: GEA - 600m²

Block H: GEA - 435m²

Block I: GEA - 250m²

Total - 1810m²

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5

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

6

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

7

Priority Community Facilities based on Oct 23 Survey

Allocated Community space – 1,000m² or 0.1ha, e.g. 20 x 50m² or 25 x 40m²

Multi-use Community Hall – using example of Sports Council design 16 x 23.8m, GEA 384m² or 0.04ha, max. ridge height 9m

Shop & PO E.g. 100m², 0.01ha

Car Parking 20nr. spaces @ 25m²/car = 500m², e.g. 20 x 25m²

Extract from Thrive Architects Masterplan for CCE, dated 20 Feb 2023

8

WsM Village Hall Local comparison

WsM existing GIA 175m²

Draycott - GIA c.600m², including Mezzanine floor over Kitchen & Corrick Room

Scale 1:99

9

WsM Village Hall

The Village Hall committee have indicated that they would like to see:

- a larger and more accessible village hall,
- able to house stage productions, indoor sports, such as Badminton or table tennis,
- with toilets & changing rooms accessible to the village playing field
- associated parking
- in the village centre

An example solution for consideration:

Sports England multi-purpose Community Hall model – ext. 16 x 24m, GIA 345m²

10

Potential location of Allocated Community Space, Village Hall and Car Parking

Allocated Community space –

Multi-use Community Hall

Car Parking 20 spaces

11

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".

12

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 Grascrrete 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

13