

----- Original Message -----

Subject: Re: Parish Consultation for Application 2025/0137/OUT at Land South Of Roughmoor Lane

Westbury Sub Mendip

Date: 2025-03-10 08:12

From: clerk@westburysubmendip-pc.gov.uk

To: Amelia Elve amelia.elve@somerset.gov.uk

Cc: Mick Fletcher, Chris Langdon

Dear Amelia,

Ref: Planning Application 2025/0137/OUT - Land South Of Roughmoor Lane

Further to our email exchange below agreeing to new deadline of March 10th and following the Westbury-Sub-Mendip Parish Council's Full Council Meeting last Wednesday, please see the Parish Council's agreed response to the above application below, which is to recommend refusal at this stage and we have also attached three documents for your attention in support of this decision, if you can please consider these documents as part of our official response.

Recommended for REFUSAL.

In principle, the Parish Council are not against a housing development in this location but councillors feel considerable disappointment that only a small number of the points made by them and the local community over the past two years have been taken into account in the current proposal, particularly with regard to the principles set out in the Somerset Local Plan, Policy WM1. We also regret that the pedestrian link to the proposed Strawberry Line cycle path, which was on earlier drafts of the plan, has now been omitted.

This is a small rural community and both the number of houses proposed and the urban style of housing are not deemed appropriate or sensitive to the rural setting and character of the village. In addition, when considering the visibility of the housing development, the view from the AONB (Now National Landscapes) at Deer Leap and Broadway Hill must be taken into consideration, as this area has been designated a Super Nature Reserve, hugely popular with walkers and of important ecological significance to the area. The AONB's own strategic plan puts strong emphasis on the value of views out of the designated area.

The matter of road safety must also be addressed, since the volume of traffic on the main A371 is heavy, with very poor visibility for both drivers and pedestrians. The applicants have failed to demonstrate that there will be a "safe access onto the A371" and to provide "safe pedestrian links....to enable access on foot to the village core".

There have been four public meetings regarding the proposed development and the points already raised both by village residents at these meetings and by the Parish Council itself have been clearly laid out in the attached document. This document is provided by the Neighbourhood Planning Group to which we draw your attention, as it outlines in more detail all of the key points which the Parish Council wishes to make in support of the above objection.

We also attach a Transport Assessment by DM Mason Engineering Consultants Ltd and a Village Character Assessment by Liz Beth, both reports commissioned by the Parish Council as part of the development process for the village Neighbourhood Plan.

Best regards

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Rachel Spiller

Clerk

Westbury-sub-Mendip Parish Council