Westbury sub Mendip Neighbourhood Plan Working Group
Minutes 12 November 2025

Present - Chris Langdon [CL]. Mick Fletcher [MF], Penny Colwill (PCo), Dave Maguire (DM), Tony Westcott (TW), Sue Isherwood (SI)

1. Apologies. Ros Wyke [RW)

2. Purpose of the meeting was to discuss the arrangements for the village meeting on 16 November.
CL stated that the RL development application may not be considered on 2 December. Alternative dates might be 10 Dec or 6 Jan so we should try and keep these dates clear.

It was agreed we needed reminders issued about the meeting on 16 November. **Action: PC and MF to publish on website and WhatsApp**

Main topics for speaker to present were discussed. They were
Over development. Min 40 so 60 is too many. Figure of 15% growth was previously discussed for the village to retain it's character and some of these houses have already been built. Public transport is not sufficient.
Landscape Impact - Huge impact on landscape if too many houses and layout not properly designed and landscaped.
Sewage/drainage – objections from Environment Agency not addressed.
Highways and Pedestrian Safety – Main concern of village. WM1 requirement not addressed.
Process- Not providing pedestrian data when requested, not considering controlled crossing proposal. CC not engaging with PC's efforts to improve the core of the village. Both the Bishop and archdeacon have not had replies to their concerns from the CCs.

Points to raise:
It was agreed any challenges need to be on planning grounds.
We need to stress we are not against new houses just against overdevelopment.

Since allocation of land for housing made in 2006 there has been a huge increase in volume and the size of traffic on A371. CC's traffic data is questionable.
Pedestrian crossing data only collected at one point on A371. Many people cross at other places.
Placemaking report adopted by SC requires children to access school by other means than cars which for us means crossing A371
Sewage discharges into a dry ditch per current plan.
Query sufficiency of sewage drainage pipes
Has permission been obtained from landowners effected by sewage proposals
Where is the drainage field?
No proper landscape impact assessment done.
WM1 not met re landscape.
Attenuation pond outside allocated land is an unwelcome consequence of over development
Lack of greenspace. Landscaping can't disguise the houses particularly when viewed from Mendip slopes AONB

Small gardens give no space for trees so just see roofs
Architect described gardens in Stoneleigh as “stupidly large”. We would say proposed gardens are “stupidly small”
We need to emphasize that we want to influence the number, layout and design of the houses.
We want the CCs to come back with a better application.
Stress the importance of the views into and out of the natural landscape.
The WSM water treatment plant is due to be upgraded by 2030 so why do we need a package treatment plant?

Agreed we would need a speaker from the PC to provide an overview. PCo said she would do this.

It was agreed we would share drafts of the speaking notes in advance.

Speakers and topics:
Overview – PCo
CPRE
Overdevelopment
Transport and pedestrian safety – DM
Sewage
Process

Heather Shearer should be invited to attend the Sunday meeting and we should discuss with her what we would like her to say. **Action CL?**
HS likely to speak first as ward counsellor

Meeting closed.