



# **Glastonbury Parish Neighbourhood Plan 2016-2040**

## **Pre-Submission Regulation 14 Consultation Executive Summary**

Your chance to comment between 22nd June and 2nd August

## Welcome to our Neighbourhood Plan

This plan has been produced on behalf of our community by a team of local residents. We have consulted widely with the community in a number of different settings in order to ensure that the plan meets our needs. We have spoken with older people, younger people, families, and people from surrounding areas in order to gain as many different views as possible about how our town should develop. We hope that you will take the time to read this summary and also the full document, but most

importantly that you will let us know what you think. **This plan belongs to the town and your feedback is important.** The Neighbourhood Plan extends to over 90 pages and over 26,000 words. This summary can serve only to give a taster of what is included. We want it to show you the areas covered by the plan but also for it to encourage you to read the full document, to ask any questions you may have about its content, and to give feedback as you feel appropriate.

## What is a Neighbourhood Plan?

In July 2016, Glastonbury Town Council was granted approval to start the process of preparing a neighbourhood plan.

The purpose of the neighbourhood plan is to sit alongside the Somerset Local Plan(s) to guide development within the parish of Glastonbury and provide direction to any interested parties wishing to submit planning applications for development within the Glastonbury parish boundary. The process of producing a plan has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance to Glastonbury, its

residents, businesses and community groups.

The Glastonbury Neighbourhood Plan has been developed by volunteers from the parish to: 1) influence any development as allocated by Somerset Local Plan, according to the wishes of the community; 2) ensure that development is sustainable, sympathetic to, and improves the look and feel of the parish; 3) protect the area's environment and biodiversity, thus maintaining the essential character of Glastonbury and 4) provide the parish with the opportunity to access 25% of the Community Infrastructure Levy to improve local facilities.

## Scope of the Plan

Our policies have to be written in the context of the planning system and therefore have to either propose changes to land-use (i.e. be proactive) or provide a set of policies, against which any planning applications that are submitted can be determined by Somerset Council as the local planning authority (i.e. reactive). In order to add something to what the policies set out in national guidance and the Somerset Local Plan(s) already say, or the protections they provide, our policies also need to provide local detail. Therefore, the policies of our neighbourhood plan will be used

alongside these other planning policies and guidance by those proposing development and those making decisions on planning applications.

From consultation and other evidence we have developed 26 objectives under 5 themes which provide the “direction of travel” for the plan and the basis for our objectives, which suggest how we will meet those aims between now and 2040. These objectives are set out in the full document and provide the basis for the planning policies we have developed.

### Vision for Glastonbury

In 2040, Glastonbury will be a community where:

- people of all ages and backgrounds feel welcome to live, work and, visit.
- the community has preserved and improved the unique legendary character and historic qualities of the town, resulting in a strong economy and a widely recognised local culture.
- the distinctive landscape, both physical and social, has been maintained through planned and structured growth.
- new housing development has been delivered which is proportionate to the needs of the residents, both in terms of volume, size and design.
- the Parish has become an exemplar for other market towns by creating an environmentally sustainable place, which is close to becoming carbon neutral, having increased local resilience to the impacts of a changing climate through sustainable design.
- Glastonbury’s unique creative arts culture has been incorporated into new development in a sympathetic and considerate way.

**Environmental aim: To preserve, safeguard and enhance the distinctive landscape and characteristics of Glastonbury by:**

- ◆ Protecting and maintaining existing green space, archaeological sites, and heritage assets, and where appropriate create new local green spaces.
- ◆ Protecting Sites of Importance for Nature Conservation, including the provision of new green spaces.
- ◆ Preserving native wildlife and wildflowers in local green spaces
- ◆ Maintaining and preserving wildlife corridors and habitats
- ◆ Preserve and enhance, where possible, historic trees, orchards and hedgerows, or mitigation where retention is not possible.

**Climate Change aim: To promote transition to a low carbon economy in Glastonbury by:**

- ◆ Improving the self-sufficiency of the local economy, meeting needs locally in order to reduce carbon emissions.
- ◆ Wherever possible, decarbonising energy supplies through the introduction of energy efficient housing.
- ◆ Supporting local micro businesses.
- ◆ Promoting active travel along with supporting local employment, home working and local start up options.

**Heritage and Character aim: To retain the unique and distinctive character of the town by:**

- ◆ Protecting and preserving the historic setting of Glastonbury together with its rich history and heritage assets.
- ◆ Ensuring the art and cultural heritage of Glastonbury is included in any new development.

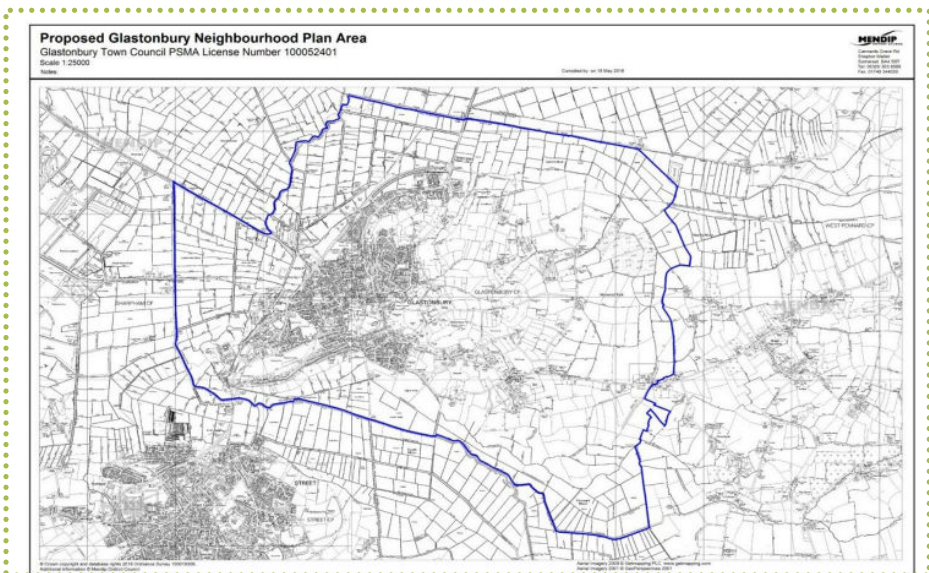
**Employment and Economy Aim: To support the existing businesses within Glastonbury and encourage new enterprises which maintain the distinctive character of the town by:**

- ◆ Preserving and safeguarding, where appropriate, employment uses and maintaining a lively mix of retail and services in the town centre.
- ◆ Supporting commercial development which enhances Glastonbury’s status as a significant visitor attraction and pilgrimage centre.
- ◆ Encouraging local employment opportunities, especially where opportunities are offered for remote working.
- ◆ Ensuring any new commercial development doesn’t have a detrimental impact on the existing transport network.

*Maps, figures & appendices can be found at*  
[www.glastonbury.gov.uk](http://www.glastonbury.gov.uk)

**Housing Aim: To provide a range of high-quality and affordable homes that meet the needs of local people and future residents by:**

- ◆ Allocating sites for future small-scale residential development which will not place unacceptable strain on existing infrastructure.
- ◆ Ensuring any new development does not have an unacceptable impact on its environment and is implemented alongside identified infrastructure needs.
- ◆ Ensuring that housing on allocated sites provides an integrated mix of open market housing and affordable housing.
- ◆ Ensuring an appropriate infrastructure is in place to deal with surface water and sewerage within any new development.
- ◆ Supporting the use of renewable energy systems.
- ◆ Ensuring all dwellings in new developments have direct access to electric vehicle charging points.
- ◆ Requiring new developments to provide acceptable recycling facilities.
- ◆ Have a range of new housing solutions which meet the criteria for innovative design and energy efficiency, where appropriate through the use of alternative technology and a target of net zero carbon emissions.
- ◆ Seeking solutions for reducing carbon emissions and pollution within any new developments.
- ◆ Providing affordable housing, particularly for the benefit of people with a local connection.
- ◆ Providing smaller housing for those wishing to downsize.

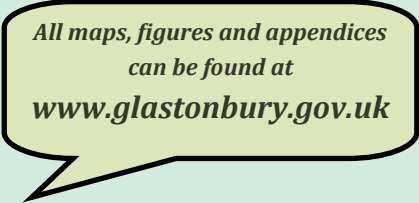


## THE POLICIES

### ***Policy One Local Green Space***

A) The following areas, as shown on Policies Map 2, are designated as Local Green Spaces:

1. St Dunstan's Recreation Park
2. Lowside Recreation Area
3. Verge between Austin Road and Wells
4. Green Burial field
5. Glastonbury Football Club
6. The Common Moor Allotments
7. St Edmunds Well Field
8. Herbies field
9. Manor House Road Recreation Area
10. Manor House Road Community Garden
11. Paradise Road Recreation Area
12. Chalice Orchard
13. Abbey Park
14. St Annes B & B Orchard
15. Fishers Hill Recreation Area
16. Cinamon Lane Recreation Area
17. Northover Jubilee Park
18. a/b Pomparles Bridge

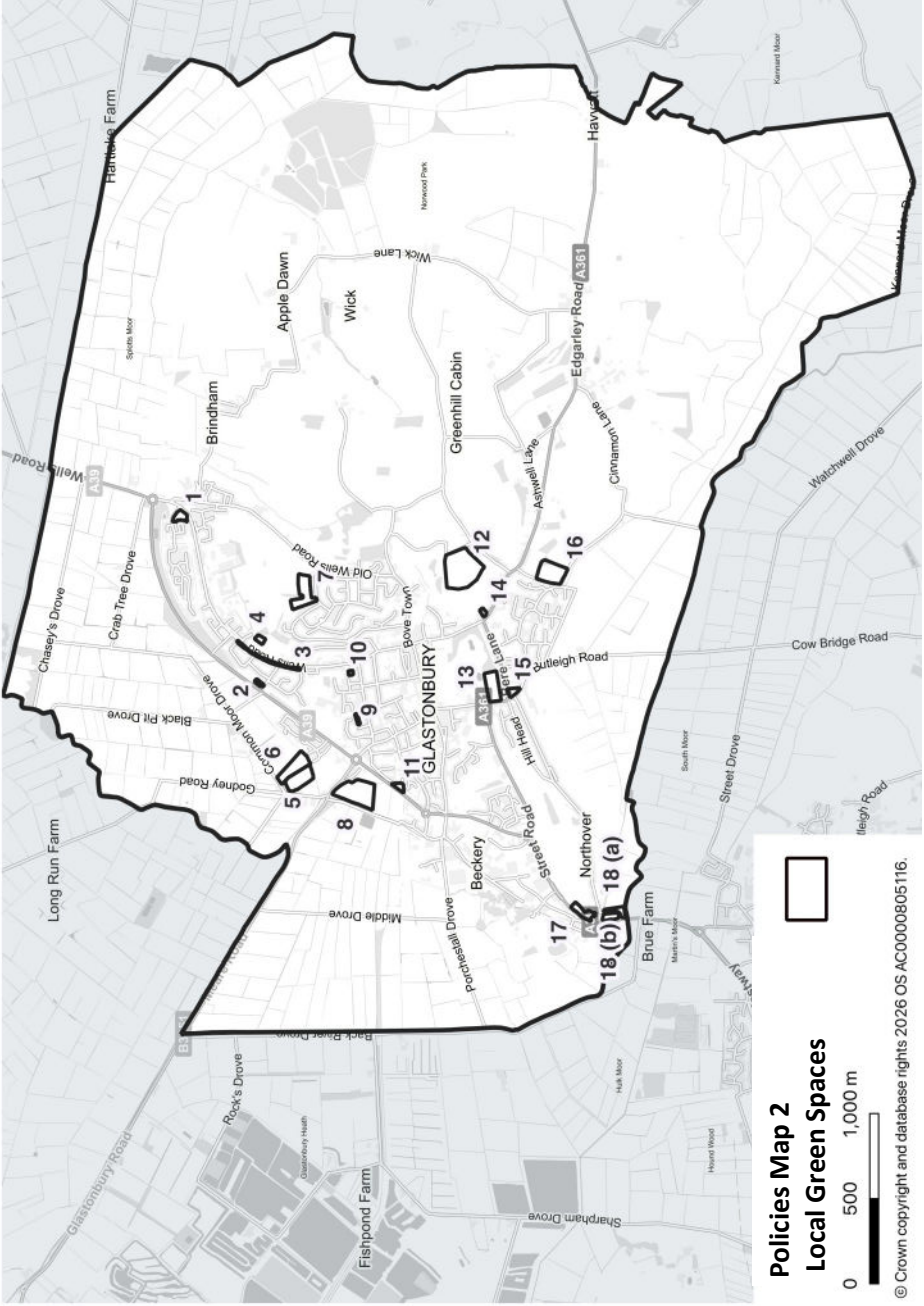


*All maps, figures and appendices  
can be found at  
[www.glastonbury.gov.uk](http://www.glastonbury.gov.uk)*

B) Proposals for development on these Local Green Spaces will not be permitted unless it can be clearly demonstrated, with compelling evidence, that the proposal would not undermine the purpose of the designation and would preserve the openness and significance of the Local Green Space.

C) Where development is exceptionally justified under criterion (b) proposals must demonstrate how any impacts on community function, biodiversity and amenity will be appropriately mitigated.

D) Where loss of Green Space is demonstrated to be essential, appropriate mitigation or compensation measures must be provided to ensure no net loss of Green Space function or community value.



## ***Policy 2 Local Flora & Fauna***

A) Proposals for new development, should demonstrate how they will protect, restore and enhance biodiversity on and around the site, having regard to existing habitats and ecological networks.

B) Where appropriate, development proposals should incorporate buffer zones and other measures to minimise potential impacts on adjacent habitats and wildlife corridors.

C) Development proposals should contribute to the creation and enhancement of local wildlife habitats. Measures may include, where appropriate:

- ◆ The incorporation of bird and bat boxes within new buildings
- ◆ The use of native planting within landscaping schemes
- ◆ The use of climbing plants to provide shelter and foraging opportunities for wildlife
- ◆ ensuring that new planting does not harm existing valuable habitats, such as species-rich grasslands or road verges
- ◆ the incorporation of green roofs and/or green walls
- ◆ the creation of new habitats such as woodland, wetland, and wildflower meadows.

D) Sustainable Drainage Systems (SuDS) should be designed, where feasible, to provide biodiversity benefits in addition to their drainage function.

E) Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) will not be supported, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

## ***Policy 3 Self-sufficiency in Town Centre***

A) Development proposals for main town centre uses, including retail, within the town centre (as defined on Policies Map 7) will be supported where they contribute to meeting local needs and support the vitality and viability of the centre.

B) Proposals for main town centre uses outside the defined town centre must demonstrate compliance with the sequential approach to site selection, in accordance with national policy.

C) Support will be given to proposals involving the change of use of premises within the town centre where they:

- ◆ are compatible with surrounding uses; and
- ◆ contribute to the vitality and viability of the town centre, including through the provision of work hubs, community facilities, and flexible or temporary uses.
- ◆ And do not result in an unacceptable loss of active ground floor frontage in key shopping streets.

D) Development within the town centre should:

- ◆ incorporate low carbon design measures; and
- ◆ protect and, where possible, enhance the public realm, green infrastructure, and the historic environment; and
- ◆ provide inclusive and accessible environments for all users.

### ***Policy 4 Decarbonisation of Energy Supplies***

A) Residential development proposals should be designed to minimise energy demand and reduce carbon emissions with development expected to demonstrate a clear pathway towards net zero operational carbon where feasible and viable.

B) Major residential development proposals, and smaller schemes where appropriate, should be supported by an 'Energy and Carbon Statement' that demonstrates how the proposal will achieve:

- ◆ High standards of energy efficiency, including reduced space heating demand;
- ◆ minimising total energy consumption; and
- ◆ maximise on-site renewable energy generation, with a preference for roof-mounted solar photovoltaic (PV) systems.

C) Where it is demonstrated that achieving net zero carbon through on-site measures alone is not feasible or viable, proposals should maximise renewable energy generation as far as practicable and/or demonstrate how they will connect to an existing or proposed low carbon energy network, where available.

D) Where full compliance with this policy is not feasible due to viability or technical constraints, proposals should prioritise reducing energy demand and improving energy efficiency before considering off-site or alternative solutions.

E) Development proposals should incorporate electric vehicle charging infrastructure and provision for low emission and active transport. Where this is not initially provided, infrastructure should be designed to enable future installation.

## ***Policy 5 Active Travel***

A) Development proposals should promote active and sustainable modes of transport by prioritising walking, cycling and other non-vehicular movement within site layouts.

B) Proposals should accord with the parking standards of Somerset Council (*Somerset County Council Parking Strategy, 2013*) and demonstrate how they respond to opportunities to reduce the need to travel, support active travel, and reflect the local context.

C) Development proposals should demonstrate how they:

- i. prioritise parking and storage for non-vehicular modes, including walking and cycling, in locations that are most convenient and accessible to dwellings. This should be followed by provision for car club spaces and electric vehicle charging, with parking for other vehicles accommodated in a manner that does not dominate the layout;
- ii. provide accessible, secure and convenient cycle parking for all users, located in prominent and well-used locations;
- iii. incorporate integrated green infrastructure within parking areas, including street trees and sustainable drainage;
- iv. ensure that cars are accommodated within development proposals but do not dominate the layout or street scene;
- v. provide residential car parking within individual plots to meet the requirements of the adopted Somerset Council parking standards, unless it can be clearly demonstrated that an alternative approach would deliver high-quality design and would not result in increased on-street parking pressure.
- vi. where it is demonstrated that parking cannot be fully accommodated within individual plots, residential car parking may be provided in well-designed on-street bays or shared parking areas. In such cases, these should be designed to ensure safety, natural surveillance, effective circulation and a high-quality appearance, and should support safe and convenient access for pedestrians and cyclists, taking into account site-specific circumstances.

*Cont..*

- i. ensure that development layouts do not increase pressure for off-site parking and, where necessary, contribute to appropriate on-street parking management measures; and
- ii. support innovative parking solutions, including the clustering of spaces, where they contribute to high quality design and enable the creation of low-car or car-free environments.

*More information can be found at [www.glastonbury.gov.uk](http://www.glastonbury.gov.uk)*

### **Policy 6 Protect Historic Setting**

A) Development proposals should ensure the retention and protection, and where appropriate the enhancement, of heritage assets and buildings of local significance, including buildings, structures, features, spaces and gardens of local interest.

B) Appendix seven identifies the buildings and heritage assets and sites of Local Significance, the locations of which are identified on Policies Map 6

C) Proposals for any works that would lead to the loss of, or substantial harm to, a building or heritage asset of local significance must be supported by an appropriate assessment of its significance. This should enable a balanced judgement to be made having regard to the scale of any harm or loss and the significance of the asset.

D) As appropriate to their scale, nature and location development proposals should:

- i. preserve or enhance the significance of heritage assets within Glastonbury, their setting and the wider historic environment, including important views into, within and out of the Conservation Area as identified on the Policies Map;
- ii. retain buildings, spaces and landscape features, the loss of which would cause harm to the character, appearance or significance of the Conservation Area or the wider historic setting of the town;
- iii. contribute positively to the town's local distinctiveness, built form, scale and historic character through the use of appropriate design, materials and detailing;
- iv. be of an appropriate scale, form, height, massing, alignment and detailed design which respects the character, appearance and setting of the area;
- v. demonstrate a clear understanding of the significance of the heritage asset and the wider context in which it sits, including an assessment of the potential impact of the development on that significance and setting; and *Cont...*

## ***Policy 6 Protect Historic Setting Cont..***

vi. provide clear justification, through the submission of a heritage statement, for any proposals that may result in harm to a heritage asset, including demonstration of any public benefits arising from the proposal and why these are considered to outweigh the identified harm.

E) Development proposals that would result in harm to a designated heritage asset or its setting will not be supported unless that harm is clearly justified and outweighed by demonstrable public benefits.

F) For non-designated heritage assets, a balanced judgement should be applied having regard to the scale of any harm or loss and the significance of the asset.

## ***Policy 7 Art & Culture***

A) Development proposals of 10 or more dwellings should be accompanied by a statement demonstrating how opportunities for public art, creative expression and, where appropriate, street art have been considered as part of the design and place-making of the development. The definition of street art is set out in Appendix four.

B) Development proposals that incorporate spaces for cultural, creative or community activities, including flexible indoor and outdoor spaces, will be supported where they contribute positively to the social, cultural and economic vitality of Glastonbury.

C) As appropriate to their scale and location, development proposals should seek to enhance the public realm and reflect the distinctive artistic, cultural, spiritual and historic identity of Glastonbury through high quality design, materials, interpretation, public art and opportunities for cultural engagement.



*All maps, figures and appendices can be found at [www.Glastonbury.gov.uk](http://www.Glastonbury.gov.uk)*

## ***Policy 8 Civic & Cultural Quarters***

A) This Quarter is focused on Beckery Village.

B) Development proposals that provide new, high-quality, accessible community facilities and services will be supported, including, where appropriate:

- ◆ new library,
- ◆ arts centre and/or theatre,
- ◆ civic offices and
- ◆ police and community safety facilities

C) Development proposals within this Quarter will be required to provide high-quality public realm, including green infrastructure, seating, and usable outdoor space, so as to create a focal point for community activity, social interaction and cultural events

D) New housing development will be supported as part of a comprehensive mixed-use scheme, where it demonstrably assists in delivering the community facilities and public realm improvements identified in this policy.

E) Development proposals should retain sufficient car parking provision to meet the needs of the Quarter, whilst improving the quality, layout and accessibility of parking areas and having regard to sustainable transport objectives.

F) Development proposals for dedicated facilities for modern and traditional crafts, digital media, film, sound, and recording studios will be strongly supported. This includes, but is not limited to:

- ◆ cultural venues, such as galleries, performance spaces and pop-up exhibition space
- ◆ skills and learning hubs, providing education, training and enterprise opportunities in the creative industries

G) Proposals that strengthen Beckery's role as a centre for culture, creativity and enterprise, and which contribute positively to its distinctive identity, will be strongly supported.

H) Development proposals that would result in the loss of existing cultural, creative or community uses, or otherwise harm the Quarter's role as a focus for artistic, cultural and enterprise activity, will be resisted unless clearly justified.

I) Proposals for residential development must demonstrate, through design, layout and use, how they respond positively to the area's cultural and creative character and integrate successfully with the wider vision for Beckery Village, without compromising its distinctive identity.

## ***Policy 9 Brownfield First***

A) Mixed-use development proposals within the main town centre (as identified on the Policies Map 8), including employment, office, retail, community, cultural, tourism and residential uses, will be supported in principle, subject to compliance with other policies in this Neighbourhood Plan. Such proposals should demonstrate how they contribute positively to one or more of the following:

- i. maintaining and strengthening a vibrant and diverse town centre retail offer, including the continued presence of a varied range of small independent shops and local businesses;
- ii. enhancing leisure, cultural and visitor facilities for both residents and tourists, including arts and community venues, overnight accommodation, and food and drink uses where compatible with local amenity;
- iii. providing safe, convenient and inclusive access for all users, regardless of age, disability or gender, including access to, into and within buildings, appropriate parking provision, and connectivity to public transport;
- iv. increasing footfall and activity into the evening economy, where this does not result in unacceptable impacts on the amenity of nearby residents;
- v. providing opportunities for office-based, flexible and shared workspace employment uses that support the vitality and viability of the town centre;
- vi. making effective use of underused upper floors for residential accommodation, particularly where separate access can be achieved and where the space is demonstrated to be unsuitable or no longer viable for commercial use.

B) The temporary use of vacant premises for pop-up shops, meanwhile uses, community information displays, exhibitions and community-led activities will be supported where they make a positive contribution to the vitality, attractiveness and animation of the town centre.



## **Community Aspiration: Support for Microbusinesses**

- a) The community will work with Somerset Council, local businesses and other partners to support the diversification of uses within the town centre that increase opportunities for small and microbusinesses and contribute to the long-term environmental, social and economic sustainability of Glastonbury.
- b) The community will encourage the provision of small and microbusiness premises incorporating low carbon and energy efficient design order to contribute towards the aspiration of achieving net zero carbon emissions in Glastonbury.

### ***Policy 10 Small Business Support***

A) Development proposals that support and foster small, local business activity in and around the town centre, including opportunities for flexible and remote working, will be supported.

B) The reuse and adaptation of existing buildings, including historic buildings, within Glastonbury town centre for uses that enhance the vitality and viability of the town will be particularly supported. Such uses may include community, retail, office, workspace and other business uses. Any associated physical alterations must be sympathetic to the historic, architectural and townscape significance and character of the building concerned.

C) The Important Employment Areas, as identified on the Policies Map, are designated as locally important employment sites in addition to those identified in the Somerset Local Plan (formerly Mendip). Development proposals for Use Class E(g), B2 and B8 uses within these areas will be supported, provided that:

- i. the proposal would not result in unacceptable harm to the local environment;
- ii. the proposal would not have unacceptable adverse impacts on the amenity of neighbouring uses, particularly residential uses, including through noise, vibration, disturbance, pollution, odour or traffic generation;
- iii. the proposal would not result in unacceptable impacts on the safety, function or capacity of the local road network.

D) Retail and ancillary commercial uses within these areas will be supported where they are clearly related to and serve the employment function of the site. Proposals for alternative uses that would result in the loss of employment land or premises, and which do not provide direct and ongoing local employment opportunities, will not be supported unless clearly justified.

## ***Policy 11 Transport & Tourism***

A) Development proposals for the expansion or enhancement of tourism-related facilities, including visitor accommodation, entertainment venues, visitor attractions and activities serving day visitors and staying visitors, including proposals that support the evening and night-time economy, will be supported provided that the following criteria are met:

- i. the proposal demonstrates clear economic and social benefits to Glastonbury and its community;
- ii. the proposal provides safe, convenient and inclusive access by sustainable modes of transport, including walking, cycling, public transport and mobility-assisted access;
- iii. the proposal would not result in unacceptable adverse impacts on the existing community, arising from noise, traffic generation, congestion, disturbance or highway safety impacts;
- iv. dedicated parking provision is provided, where appropriate, in accordance with the adopted Somerset Council Vehicle Parking Standards;
- v. the siting, scale and design of the proposal has full regard to the local character of the area and to the significance of surrounding historic and natural assets, with materials and detailing that reinforce local distinctiveness and contribute positively to a strong sense of place.

## ***Policy 12 Development Strategy***

A) New residential development proposals in Glastonbury shall be commensurate with its role as a historic principal settlement. Development should be directed in the first instance to underused and previously developed land within the defined settlement boundary, as shown on the Policies Map 10, and must respond positively to the character, appearance and heritage significance of the surrounding area.

B) Proposals for development located outside the defined settlement boundary will only be supported where they accord with national policy, the Somerset Local Plan (Mendip area), and relevant policies of this Neighbourhood Plan.

C) Housing development on infill and small windfall sites within the settlement boundary will be supported where the scale, form and density of development

are appropriate to the character of the site and its surroundings.

D) New development must be well integrated with the existing community, including through safe pedestrian and cycle connectivity, access to local services and facilities, and a layout that reinforces the established pattern of the town. Development proposals that would extend built development beyond the settlement boundary will not be supported unless justified by adopted development plan policy.

E) The provision of affordable housing, in accordance with adopted development plan policies and evidenced local need, shall be a key consideration in future residential development proposals.

F) Development proposals must demonstrate how they respond to the identified housing needs of local people, including the needs of older residents and those requiring accessible, adaptable or supported accommodation.

G) Development proposals should have regard to the accommodation needs of those living in non-traditional forms of housing, including people living in vehicles and other non-brick-and-mortar dwellings, where appropriate and consistent with other policies of the development plan.

### ***Policy 13 Housing to meet needs in Glastonbury***

A) Within the settlement boundary, housing developments of 10 dwellings or more should address identified local housing needs, including the needs of older people, those wishing to downsize, and households seeking to live and work locally. This may be achieved through the provision of bungalows, one- and two-bedroom dwellings, accessible homes, and other suitable housing types, with an appropriate proportion designed to meet the needs of older residents, including local households where at least one occupier is of state pension age.

B) The provision of general affordable housing shall remain the priority. Where scheme viability permits, and in accordance with the requirements of the development plan and the NPPF (paragraphs 61–66, updated February 2025), proposals that provide additional affordable housing above the minimum policy requirement will be supported.

C) In specific cases anywhere within the Plan Area, proposals for small-scale development of fewer than 10 dwellings intended to meet identified specialist or local housing needs, including accommodation for persons requiring specialist housing by reason of age, disability, incapacity, impairment, homelessness, or other clearly evidenced local need, will be supported where the following criteria are met:

*Cont...*

### ***Policy 13 Housing to meet needs in Glastonbury Cont...***

- i. the dwellings demonstrably meet the needs of identified local persons in housing need;
- ii. an appropriate proportion of the dwellings is secured for local occupancy in perpetuity by way of a Section 106 legal agreement or equivalent mechanism;
- iii. the dwellings accord with all other policies of the Neighbourhood Plan and the development plan;
- iv. the development is energy efficient and does not have a significant adverse impact on the character of the area or the local landscape setting;
- v. the proposal would not have an adverse impact on statutorily protected species, habitats or designated ecological sites.

D) New development should favour the provision of smaller dwellings in order to meet local needs. On developments of 9 or more dwellings, the following indicative mix will be supported unless viability, site-specific constraints or other material considerations justify an alternative mix:

- ◆ up to 10% one-bedroom homes
- ◆ a minimum of 40% two-bedroom homes
- ◆ a minimum of 40% three-bedroom homes
- ◆ up to 10% four-bedroom or larger homes

### ***Policy 14 Infrastructure***

A) In view of the high levels of fluvial and surface water flood risk, the constraints affecting the electricity network serving Glastonbury, and the town's strong commitment to addressing climate change, development proposals must demonstrate that they will not worsen existing risks to the drainage, wastewater and electricity networks. Development proposals must also incorporate effective, sustainable and climate-resilient infrastructure solutions.

B) In relation to surface water drainage, proposals must demonstrate that all reasonable and sustainable options have been considered in accordance with the surface water drainage hierarchy. Priority should be given to nature-based and sustainable drainage solutions (SuDS).

C) Particular regard should be had to the design, location and long-term management of swales, attenuation features, balancing ponds and other systems that contribute to climate resilience and biodiversity enhancement.

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## ***Policy 14 Infrastructure Cont...***

D) In relation to the foul drainage network, proposals must demonstrate that all reasonable and sustainable options have been considered in accordance with the National Planning Practice Guidance and the requirements of the relevant statutory undertaker, including any requirements relating to phosphate neutrality, wastewater capacity and environmental protection.

E) In relation to the electricity network, proposals must demonstrate that connection to the network represents a sustainable, resilient and future-proof long-term solution capable of serving the development without materially increasing the likelihood of power outages or network instability affecting Glastonbury.

F) All infrastructure solutions must be accompanied by an appropriate management and maintenance scheme to ensure their effective long-term operation, resilience and adaptability, without placing unreasonable responsibility on future residents or unrelated third parties. In particular, drainage systems should be designed so that they are capable of adoption by the relevant authority or management body, including through adopted highways or appropriately secured alternative routes.

G) Developers are strongly encouraged to engage at the earliest possible stage with infrastructure providers, statutory undertakers and, where appropriate, adjacent site promoters, in order to identify opportunities for coordinated, low-carbon and comprehensive infrastructure solutions

H) In recognition of Glastonbury's strong environmental ethos and commitment to climate change targets, development proposals that incorporate renewable, low-carbon and climate-resilient energy solutions which improve self-sufficiency, energy efficiency and reduce demand on the wider utilities network will be strongly supported.

This includes, but is not limited to:

- ◆ solar photovoltaic systems
- ◆ battery storage
- ◆ shared low-carbon heating systems
- ◆ thermal energy solutions
- ◆ smart energy management systems
- ◆ passive design measures that reduce energy demand

Collective or site-wide solutions serving whole developments will be particularly encouraged.

I) Development proposals should, wherever possible, demonstrate how they contribute positively to climate change mitigation and adaptation, including through reduced carbon emissions, energy efficiency, flood resilience, biodiversity enhancement and sustainable resource use.

## ***Policy 15 Housing Mix***

- A) New residential development proposals should provide a range of dwelling types, sizes and tenures that meet the needs of the neighbourhood area, taking account of the most up-to-date local housing needs evidence and the character of surrounding development.
- B) Residential developments of five or more dwellings should provide at least 40% of the total number of dwellings as one- or two-bedroom homes, unless robust evidence demonstrates that an alternative mix is justified.
- C) Where criterion (b) results in the provision of five or more one- and two-bedroom homes, at least 30% of those homes should be one-bedroom units, unless site-specific evidence supports a different mix.
- D) An alternative dwelling mix will only be supported where evidence submitted with the planning application clearly demonstrates that a different mix is required to meet identified local housing need, viability considerations or site-specific constraints.
- E) Development proposals making provision for affordable housing should reflect identified local needs and contribute positively to the creation of a mixed, inclusive and balanced community.
- ◆ Affordable homes should be:
  - ◆ provided within the development and distributed throughout the scheme;
  - ◆ fully integrated with market housing;
  - ◆ built using materials and design approaches consistent with the wider development;
  - ◆ provided with equal access to communal facilities and shared spaces;
  - ◆ of a type, size and tenure that meets identified local needs as agreed with Somerset Council;
  - ◆ accompanied by a statement demonstrating how the development responds to identified local affordable housing needs, including any relevant Strategic Housing Market Assessment, Local Housing Needs Assessment, or subsequent updates.
- F) Development proposals that secure the long-term affordability of a proportion of affordable homes, including through mechanisms that safeguard affordability in perpetuity, will be strongly supported.

*Find out more:* ***[www.Glastonbury.gov.uk](http://www.Glastonbury.gov.uk)***

## ***Policy 16 Design, innovation & climate responsive development***

A) New development proposals must demonstrate a high standard of design that respects and enhances the character, appearance and local distinctiveness of the surrounding area and of Glastonbury as a whole. This includes, where appropriate:

- ◆ the use of high-quality and locally appropriate materials;
- ◆ the creation of high-quality public realm and attractive streetscapes;
- ◆ prioritisation of pedestrian, cycle and inclusive access;
- ◆ incorporation of green infrastructure, tree planting and biodiversity enhancement;
- ◆ design measures that minimise environmental impact and contribute to a vibrant, sustainable and resilient community.

B) On schemes of more than six dwellings, a mix of dwelling types and sizes to meet the needs of current and future households in Glastonbury will be expected. Large areas of uniform dwelling type, tenure, scale or design will not be supported unless clearly justified by site-specific circumstances.

C) All dwellings capable of family occupation should provide sufficient and usable private garden or amenity space to meet household recreational needs. Such space should be proportionate to the size of the dwelling, reflect the character of the area, and respond appropriately to topography, privacy and neighbouring amenity.

D) Development proposals should maximise opportunities, where practicable and viable, to improve environmental performance and reduce carbon emissions. This may include:

- ◆ high levels of insulation and fabric efficiency;
- ◆ passive solar design;
- ◆ renewable energy generation;
- ◆ low-carbon heating systems;
- ◆ rainwater harvesting;
- ◆ sustainable drainage measures;
- ◆ climate-resilient construction.

E) Development proposals should positively contribute to the architectural diversity and visual richness of the area, avoiding excessive uniformity and repetitive design.

*Cont...*

### ***Policy 16 Design, innovation & climate responsive development Cont...***

F) Development proposals that demonstrate innovative, imaginative and climate-responsive design which complements Glastonbury's unique historic, cultural and landscape character will be strongly supported. Such proposals may include, where appropriate and subject to compliance with flood risk, heritage, environmental and other development plan policies:

- ◆ elevated or flood-resilient design solutions in areas affected by flood risk;
- ◆ micro homes and compact living solutions;
- ◆ modular and modern methods of construction;
- ◆ low-impact and off-grid homes;
- ◆ other innovative housing forms that contribute positively to sustainability, resilience and local distinctiveness.

G) In areas affected by flood risk, any innovative design approach must be supported by appropriate evidence, including flood risk assessment and any necessary mitigation measures, demonstrating that development can be made safe for its lifetime without increasing flood risk elsewhere.

H) Development proposals for new residential development should, where practicable, incorporate electric vehicle charging infrastructure.

### ***Policy 17 Self & Custom Build Homes***

A) Proposals that provide for self-build and/or custom-build homes within the settlement boundary, as defined on the Policies Map 10, will be supported in principle, subject to compliance with all other relevant policies of this Neighbourhood Plan, including Policy Sixteen (Design, Innovation and Climate-Responsive Development).

B) On sites of 40 dwellings or more (gross), 5% of the overall number of dwellings should be provided through serviced plots made available for sale to address identified local self-build and custom-build need.

C) Such provision should:

- ◆ be provided as serviced plots;
- ◆ where practicable, be provided in grouped plots;
- ◆ be supported by design parameters or design codes that provide a framework taking account of the existing and emerging built form;
- ◆ ensure that no significant detrimental impact arises to the amenity of existing or future neighbouring occupiers, including adjacent self-build or custom-build plots.

D) Plots that have been appropriately marketed for self-build and/or custom-build purposes but remain unsold after 12 months from initial promotion may be developed for alternative housing provision.

E) Sites that appear to have been artificially subdivided for the purpose of avoiding the 40-dwelling threshold, or which form part of a cluster of adjoining development sites, will be considered cumulatively. Where appropriate, the 5%

requirement shall apply to the cumulative total.

F) Where the size, density, constraints or layout of a site make self-build or custom-build provision unsuitable, any exemption from the policy will be considered on an individual basis and supported by clear evidence.

G) Where housing delivery comes forward through multiple phased applications, each phase will normally be expected to contribute proportionately towards the 5% self-build and custom-build requirement, unless clear evidence demonstrates lower demand or site-specific constraints.

H) Self-build and custom-build homes should demonstrate high standards of energy efficiency, climate resilience and thermal comfort, in accordance with the principles set out in Policy Sixteen. Reference to recognised best-practice standards, including Passivhaus and BREEAM principles, is encouraged where appropriate.

## ***Policy 18 Environmental Constraints & Mitigation Requirements***

All development proposals must demonstrate that they will not result in unacceptable adverse effects, either alone or in combination, on:

- ◆ the Somerset Levels and Moors Ramsar site
- ◆ the Somerset Levels and Moors Special Protection Area (SPA)
- ◆ Sites of Special Scientific Interest
- ◆ designated and non-designated heritage assets
- ◆ the wider landscape setting of Glastonbury
- ◆ flood risk and drainage infrastructure

Development proposals within the River Brue catchment or otherwise hydrologically connected to the Somerset Levels and Moors catchment that would result in additional overnight stays, wastewater discharge or surface water runoff must be accompanied by appropriate technical evidence demonstrating nutrient neutrality, including phosphorus mitigation where required.

Any required mitigation measures must be secured and maintained for the lifetime of the development, including where necessary through planning conditions, Section 106 obligations, management plans or legally secured mitigation agreements.

Development proposals in areas affected by flood risk must be supported by site-specific flood risk assessment, drainage strategy and any necessary mitigation measures demonstrating that development can be made safe for its lifetime without increasing flood risk elsewhere.

Development proposals affecting heritage assets or their setting must demonstrate how significance has been conserved and enhanced, including the setting of Glastonbury's internationally important historic and cultural assets.

Proposals that incorporate integrated mitigation measures which also contribute positively to biodiversity enhancement, climate resilience, water management and landscape quality will be particularly supported.

## ***How To Comment***

Local feedback on the plan is essential and you can feedback in a variety of ways shown below. Please note that online feedback is preferred.

- [www.surveymonkey.com/r/GlastonburyNPReg14](http://www.surveymonkey.com/r/GlastonburyNPReg14)
- Scanning the QR code below
- Email: [sarah.hallam@glastonbury.gov.uk](mailto:sarah.hallam@glastonbury.gov.uk)
- Complete a contact form on our website: [www.glastonbury.gov.uk](http://www.glastonbury.gov.uk)
- paper feedback form - available at the Town Council Offices, the Glastonbury Information Centre (located in St Dunstons House) and the Library

Please note this summary gives a brief outline of the Neighbourhood Plan and includes the Policies in detail. We encourage you to read the full document which is available online, along with all supporting documents at the following websites:

- [www.glastonbury.gov.uk](http://www.glastonbury.gov.uk)

Reference copies of the full Neighbourhood Plan can be viewed at 3 locations; Town Council Offices, the Glastonbury Information Centre (located in St Dunstons House) and the Library.



### ***What Happens Next?***

There is a strict process which dictates the production of a Neighbourhood Plan and ensures that the final result represents the true wishes of the community. The Formal Consultation Period for the Plan will run from Monday 22nd June to Sunday 5th August 2026.

After this period we collate all your comments and make any necessary changes. The Plan is then submitted to Somerset Council who will conduct their own consultation and appoint an independent examiner. This ensures there are no areas of the plan which contravene other local or national policies that would prevent its implementation.

Following examination Somerset Council conduct a local referendum allowing the community a final opportunity to either accept or reject the plan.

If the plan is accepted it remains in force until 2040 and will be regularly monitored and reviewed to ensure it remains current and up-to-date.