

# Glastonbury Parish Neighbourhood Plan



**2016 – 2040**

Regulation 14 Consultation Draft, June 2026

## FOREWORD

The Glastonbury Neighbourhood Plan is a document that will influence the physical development of the town. It sets a course that will create a built environment capable of meeting the needs of a growing population in a balanced way yet nevertheless looking forward. It is based on the fact that we see ourselves as a thriving community and wish for this to continue. The advantages of, and the desire to live in, Glastonbury are enormous, and this Neighbourhood Plan sets out policies that will enable these to be enjoyed in the future in a sustainable way not only by existing residents, but also their children and people from outside who come to live here.

Glastonbury is steeped in history that makes it an enormous draw for many people, either residents, visitors or pilgrims. Yet there are many constraints, including the proximity of the flood plain, the numerous historic buildings together with sacred and special land which have all been taken into consideration in developing this Neighbourhood Plan. We have developed the policies to ensure those essential attributes of life in Glastonbury which are important to the community are preserved in a way that safeguards the environmental integrity of the character of Glastonbury.

In identifying sites appropriate for future development, this Neighbourhood Plan seeks to meet the identified housing need in a sustainable way that fits with the overall ethos of Glastonbury. Policies have been developed to ensure infrastructure resources adjust to the requirements of the new housing and its occupiers in a measured and planned way.

Seeking the views, opinions and input of the community has been a major feature of developing the Plan. This has been a considerable process, both extensive and structured, conducted in a credible way drawing on the professionalism both of members of the community from their previous or current careers and of paid experts from outside the community. As the research progressed and conclusions started to be drawn, this was matched by a continuous consultation process, so that everything that appears in this Plan is in line with the majority or consensus of views being expressed by the community.

I would like to extend thanks to the people who have helped to create this plan:

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*SECTION ONE*

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# 1 INTRODUCTION

## 1.1 Purpose of the plan

- This document represents the Neighbourhood Plan for Glastonbury Neighbourhood Area (Policies Map 1), for the period 2015 to 2040. The plan contains a vision for the future of Glastonbury and sets out clear planning policies to realise this vision.
- The principal purpose of a neighbourhood plan is to guide development within the neighbourhood area. Also, it provides guidance to anyone wishing to submit a planning application for development within the neighbourhood area. The process of producing a plan has sought to involve the community as widely as possible. The different topic areas are reflective of matters that are of considerable importance to Glastonbury and its residents' businesses.
- Some of the Neighbourhood Plan policies are general and apply throughout the Neighbourhood Plan area, whilst others are site or area-specific and apply only to the appropriate areas illustrated on the relevant Policies Map. Once made, the policies of the Plan form part of the Somerset Development Plan. Development should be carried out in accordance with this development plan, the policies of which should be taken as a whole.
- The process of producing the Neighbourhood Plan has identified a number of actions which have not been included in the policies sections. This is because they are not specifically related to land use matters and therefore sit outside the jurisdiction of a neighbourhood plan. These community aspirations will be addressed by the Town Council outside of the neighbourhood plan process.

## 1.2 Policy context

- Somerset Council became a Unitary Authority in April 2023. As set out in the Local Government (Structural Changes) Regulations 2018, if a Local Authority is going through a Local Government Reorganisation, existing plans will remain in place for the area set out in the Plan. The adopted development plan documents for the former Mendip area remain in force and provide the relevant strategic planning policy context for this Neighbourhood Plan until replaced by the Somerset Local Plan<sup>1</sup>.
- Mendip District Council designated the Glastonbury neighbourhood area on 20<sup>th</sup> July 2016 to enable Glastonbury Town Council to prepare the Neighbourhood Plan. The Plan has been prepared by the community through the Glastonbury Neighbourhood Plan Steering Group, on behalf of Glastonbury Town Council.
- The Glastonbury Neighbourhood Plan has been prepared in accordance with the Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (as amended). The Plan has been prepared having regard to the National Planning Policy Framework (as updated February 2025) and the associated Planning Practice Guidance. The Glastonbury Neighbourhood Plan Steering Group has prepared the Plan to establish a vision for the future of the Parish and to set out how that vision will be realised through helping to guide land use and development over the plan period 2015 to 2040.

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<sup>1</sup> [Local Development Scheme 2025 Somerset Council](#)

# Proposed Glastonbury Neighbourhood Plan Area

Glastonbury Town Council PSMA License Number 100052401

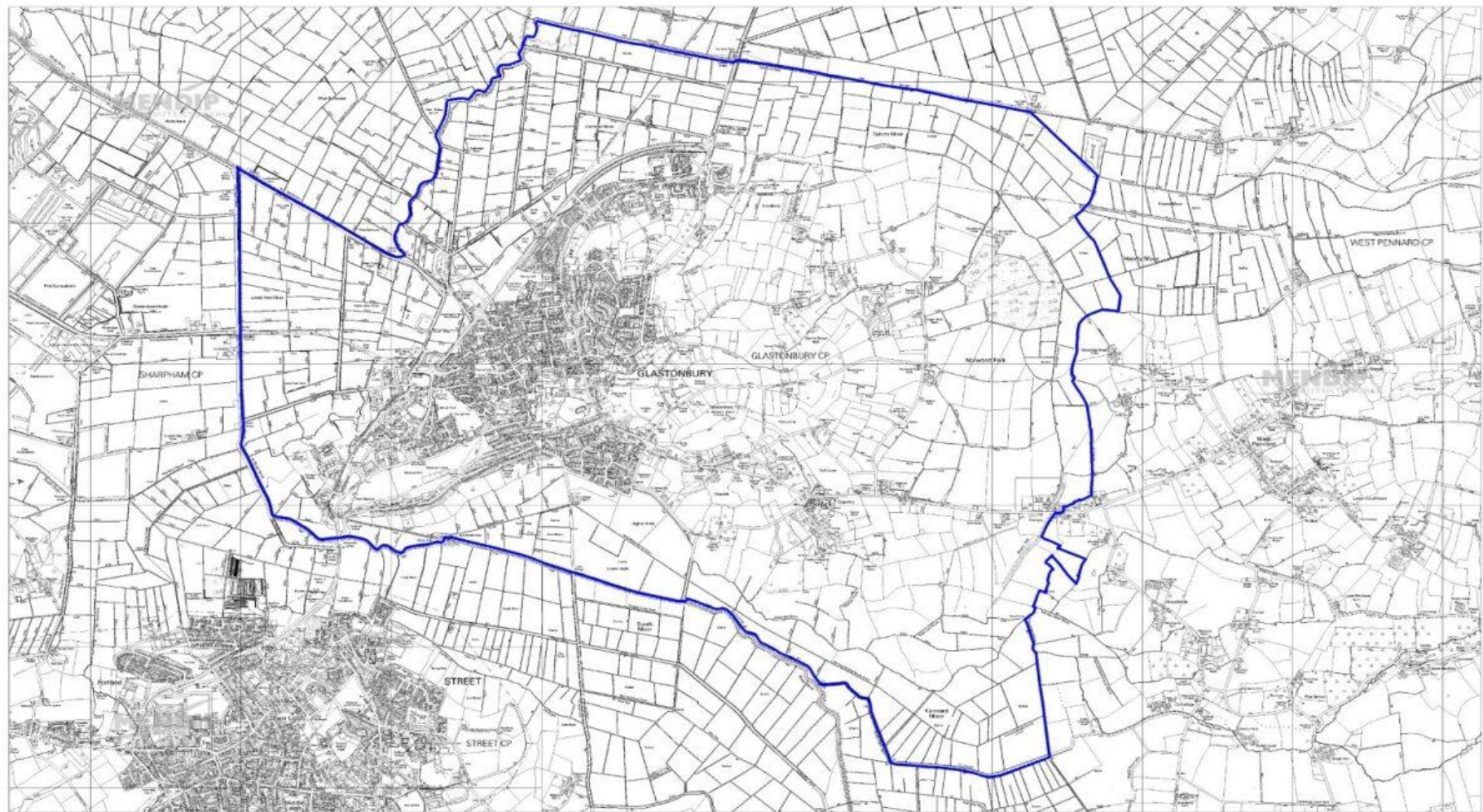
Scale 1:25000

Notes:

Compiled by on 18 May 2016



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Policies Map 1

### 1.3 Key stages in preparation of the plan

<b>2016</b>	<b>July</b>	Designation
<b>2016</b>	<b>Sept/Dec</b>	Consultation events, meetings and public exhibitions
<b>2016-2026</b>	<b>Sept-present</b>	Use of social media (Facebook <a href="https://www.facebook.com/GlastonburyNeighbourhoodPlan">https://www.facebook.com/GlastonburyNeighbourhoodPlan</a> )
<b>2016-17</b>	<b>Oct - Jan</b>	AECOM undertake and publish a Glastonbury Housing Needs Assessment
<b>2017</b>	<b>May</b>	Six Focus Groups established: 1) Trees 2) Green Infrastructure 3) Travellers/non Bricks and Mortar 4) Heritage and Character 5) Development land: residential and commercial 6) Contemporary Art
<b>2017</b>	<b>May - June</b>	One to one interviews with traditionally “hard to reach” groups, such as non-bricks and mortar residents
<b>2017</b>	<b>June-Sept</b>	Community roadshows visiting 8 locations throughout the town
<b>2017-18</b>	<b>Sept-Sept</b>	Engagement with organisations and agencies which have an interest in planning issues in Glastonbury
<b>2017-26</b>	<b>Sept-present</b>	Meetings and discussions with community groups, organisations, and institutions
<b>2017</b>	<b>October</b>	Town-wide Tree Planting Survey
<b>2018</b>	<b>Jan-Feb</b>	A questionnaire sent to every residential address with the opportunity for multiple responses from the same household
<b>2018</b>	<b>September</b>	“We Asked; You said” two drop-in sessions for residents to review the results of Glastonbury’s Neighbourhood Plan so far
<b>2021</b>	<b>Oct-Dec</b>	Meetings with SHAL Housing Limited to discuss potential for new social housing in Glastonbury
<b>2024</b>	<b>Jan-Sept</b>	Glastonbury Community Review – including review of housing needs
<b>2024</b>	<b>November</b>	Public consultation on Site Selection
<b>2026</b>	<b>June / July</b>	Regulation 14 Consultation

Table 1 Key Stages in Preparation of Plan

#### 1.4 Consultation

- Through the process of consultation, the views and aspirations of the local community were sought in order to produce a Neighbourhood Plan which will deliver the vision and objectives identified as important to the residents of Glastonbury. Comprehensive details of this process can be found in the Consultation Statement.

#### 1.5 Strategic Environmental Assessment and Habitats Regulations Screening

- The Glastonbury Neighbourhood Plan has been subject to Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening undertaken by Somerset Council in March 2026.
- The purpose of the screening process was to determine whether the Neighbourhood Plan was likely to have significant environmental effects and therefore require a full Strategic Environmental Assessment, and whether it was likely to have significant effects on European designated sites requiring Appropriate Assessment under the Habitats Regulations.
- The screening report concluded that the Glastonbury Neighbourhood Plan is not likely to have significant environmental effects and therefore a full SEA is not required.
- The report also concluded that, as no sites are allocated for development within the Plan, the Neighbourhood Plan does not require an Appropriate Assessment under the Habitats Regulations.
- This conclusion was supported by consultation with the statutory environmental bodies, namely Historic England, Natural England, and the Environment Agency, all of whom agreed that a full SEA and HRA were not required.
- Although a site selection process was undertaken during the preparation of the Plan, no sites were ultimately allocated through the Neighbourhood Plan.
- The Strategic Environmental Assessment and Habitats Regulations Screening Report (March 2026) forms part of the evidence base supporting this Plan.

#### 1.6 Policies and Objective Matrix

<b>POLICY NAME</b>		<b>Objectives Met</b>
<b>Policy One</b>	Local Green Space	1, 2, 3, 4, 5
<b>Policy Two</b>	Local Flora and Fauna	2, 3, 4, 5
<b>Policy Three</b>	Self Sufficiency in Town Centre	6, 8, 12
<b>Policy Four</b>	Decarbonisation of Energy Supplies	7, 20, 21, 23, 24
<b>Policy Five</b>	Active Travel	9, 15, 21
<b>Policy Six</b>	Protect Historic Setting	1, 10
<b>Policy Seven</b>	Art and Culture	11
<b>Policy Eight</b>	Civic and Cultural Quarters	11, 12, 13, 14
<b>Policy Nine</b>	Preserving Employment Uses	12, 13, 14, 15
<b>Policy Ten</b>	Small Business Support	8, 12, 14, 15
<b>Policy Eleven</b>	Transport and Tourism	13, 15
<b>Policy Twelve</b>	Development Strategy	16, 17, 18, 25, 26
<b>Policy Thirteen</b>	Housing to Meet Needs in Glastonbury	18, 25, 26

<b>Policy Fourteen</b>	Infrastructure	2, 4, 6, 7, 17, 19, 20, 23, 24
<b>Policy Fifteen</b>	Housing Mix	17, 19,20,24
<b>Policy Sixteen</b>	Design Innovation and Climate Responsive Development	17, 20, 21, 23, 24
<b>Policy Seventeen</b>	Self and Custom Build Homes	23
<b>Policy Eighteen</b>	Environmental Constraints and Mitigation Requirements	1, 2, 10, 17, 19

*Table 2 Policies and Objectives Matrix*

## 1.7 Monitoring the plan

- The Glastonbury Neighbourhood Plan has been developed to assist with the planning of sustainable growth across the Neighbourhood Plan Area for a period up to 2040.
- Glastonbury Town Council, as the neighbourhood plan authority, will be responsible for maintaining and periodically revisiting the Plan to ensure relevance and monitor delivery. The ongoing development of the Somerset Local Plan means that the Neighbourhood Plan is likely to be reviewed within five years of being made.
- A formal review process in consultation with the local community and Somerset Council should be undertaken at least every five years to ensure that the Plan is still current and remains a positive planning tool to deliver sustainable growth.
- As the Neighbourhood Plan will form part of the Development Plan for Somerset Council, it will be subject to the Council's Authority Monitoring Report (AMR) regime. This report provides many of the monitoring and review mechanisms relevant to the Neighbourhood Plan policies, as they nest within the wider strategic policies of the local plan. As a result, it is considered that the existing monitoring arrangements for the strategic policies and the detailed policies will be sufficient for most of the Neighbourhood Plan policies.
- The Glastonbury Neighbourhood Plan has been prepared to guide development up to 2040. This is appropriate and in line with the existing Local Plan for Somerset (Mendip) Council (which is the plan being relied on until the newly formed unitary Somerset Council has developed its own Local Plan); a document which provides the strategic context for the Neighbourhood Plan. It is unlikely that the Glastonbury Neighbourhood Plan will remain current and completely relevant for the entire plan period and may in whole or in part require amendment before 2040.
- This is particularly relevant since the updated National Planning Policy Framework (February 2025) requires relevant strategic policies to be reviewed at least every five years. In all cases, Glastonbury Town Council and its partners should consider undertaking a partial review of the Plan five to six years after it is made, in line with the review of the Somerset Local Plan, with a full review no later than five years from the date the Plan is made.
- In order to determine when a review is necessary, the Town Council will monitor development in Glastonbury along with the local and national policy, and the legislative context. It may be that this policy is reviewed at other times because of changes to relevant local policies, an updated Somerset-wide Local Plan, and national policies and legislation.
- It is accepted that the Glastonbury Neighbourhood Plan will require review during its life. It must be remembered that the overall objective of the Plan is to assist and support future development, not to debar it.

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*SECTION TWO*

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## 2 HISTORY OF GLASTONBURY

### 2.1 Historic Glastonbury

- Glastonbury Parish is dominated by the historic market town of Glastonbury, a community mentioned in the Domesday Book. Historically, Glastonbury is unique with its historic setting and many legendary landmarks. Many myths and stories surrounding the different historical aspects of Glastonbury have sprung up over the centuries, including the legend of the Holy Grail. The Grail legend was the object of the quests of King Arthur and his knights, and it is said that King Arthur and his wife, Guinevere were both buried in the grounds of Glastonbury Abbey.
- Two thousand years ago, Glastonbury was surrounded by a vast lake and is said to have been called “Ynys-witrin”, which translates as “The Island of Glass”. This led to Glastonbury being linked to the legendary Isle of Avalon. In Celtic folklore, Avalon was an isle of enchantment, the meeting place of the dead.
- Tradition says that Joseph of Arimathea travelled to Glastonbury and was responsible for bringing with him the Holy Grail. It is said that from the place where Joseph buried the Holy Grail, just below the Tor, a spring began to flow. Now known as Chalice Well it is much visited by pilgrims and tourists alike.
- Glastonbury Tor has been a spiritual magnet for centuries for both Pagans and Christians. The tower is all that remains of the 14th-century church of St Michael, which replaced an earlier church destroyed by an earthquake. Excavations show that the Romans and the Romano-British made use of this hilltop. During the English Reformation in 1539, when Glastonbury Abbey was suppressed, the last Abbot of Glastonbury Abbey, Richard Whiting, was hung, drawn and quartered here along with two of his monks.
- The town itself still has many historic buildings. The Tourist Information Centre is in St Dunstan’s House and is part of the Glastonbury Information Centre. The Lake Village Museum is located in the Tribunal, a 15th century building believed to be an Abbey Court House; and part of the Somerset Rural Life Museum is in a 14th Century former Abbey Barn.

### 2.2 Glastonbury Today

- Today, the lure of Glastonbury means it remains a mecca for seekers with its abundance of history and mystery, and it is a centre for religious tourism and pilgrimage. As a result, Glastonbury supports a large number of alternative shops.
- Over the past 20-30 years, there have been many new residents, along with a dramatic increase in the number of visitors, (particularly since Glastonbury Festival has become the biggest greenfield festival in the world). Glastonbury Festival is a five-day music extravaganza approximately 7 miles to the east of the town, and it has become a “must attend” event for almost 200,000 people at each event.
- Glastonbury has two national hotel chains: Travelodge and Premier Inn. There are many smaller bespoke guesthouses and bed and breakfast providers. Recently, the trend towards Airbnb has provided a significant number of additional beds. Tuesday’s market provides a colourful backdrop each week and draws people into the town for the purpose of shopping and socialising. There are now two Saturday markets as well. Between 2014 and 2016, the four High Street Banks closed, yet, following a positive and very active campaign, the Nationwide Building Society has relocated to Glastonbury. Everything you need is to be found in the town, butcher, baker, fishmonger at the local market, greengrocer, chemist, plenty of cafes and places to eat, there is even a candlestick maker!

- The retail sector is an eclectic mix of colourful and vibrant businesses, cafes, book shops, artists, and craftsmen. The town has religious buildings representing many denominations serving the needs of varied religions and beliefs. The Town Hall offers the largest space for use as a music, arts and wedding venue. Other facilities include the Assembly Rooms and the various church halls. Most of the public houses promote live music and increasingly, churches, chapels, and smaller halls are being used for performances and community use.
- Leisure facilities are provided at Tor Leisure, a facility managed by Fusion Leisure and the site is now improved and upgraded from the Town Deal Fund.
- The community is served by a Montessori Nursery and School, Infants, Junior and Secondary schools, a library, a Health Centre and a GP surgery, numerous care homes. a number of active churches of all the major denominations, and more than 80 faiths, creeds and paths. There is a very strong Town Women’s Guild that meets monthly, two WI branches with over 60 members, University of the 3rd Age with more than 100 members, a Male Voice Choir, a Brass Band, a regular dance fitness class, a Community Development Trust, Community Fridge Food Bank and Pantry, Youth Clubs, Children’s World Charity, Antiquarian, and Conservation Societies.
- Glastonbury is well served with supermarkets, Radstock Co-op and Morrisons are located near the centre of town with Tesco and Aldi located on the peripheries of Glastonbury. Lidl, Sainsbury’s, and Waitrose are within reasonable proximity of Glastonbury. The abundance of national retailers is a benefit to the town in addition to traditional businesses in Glastonbury.
- Whilst the majority of the economic activity conducted within the town centre is retail, there are a large number of employers in the peripheries of the town. As is to be expected, farming and other rural-related activities are carried out, including many who have diversified and are using their former agricultural premises for the location of many small businesses.



The Abbey



Holy Thorn

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*SECTION THREE*

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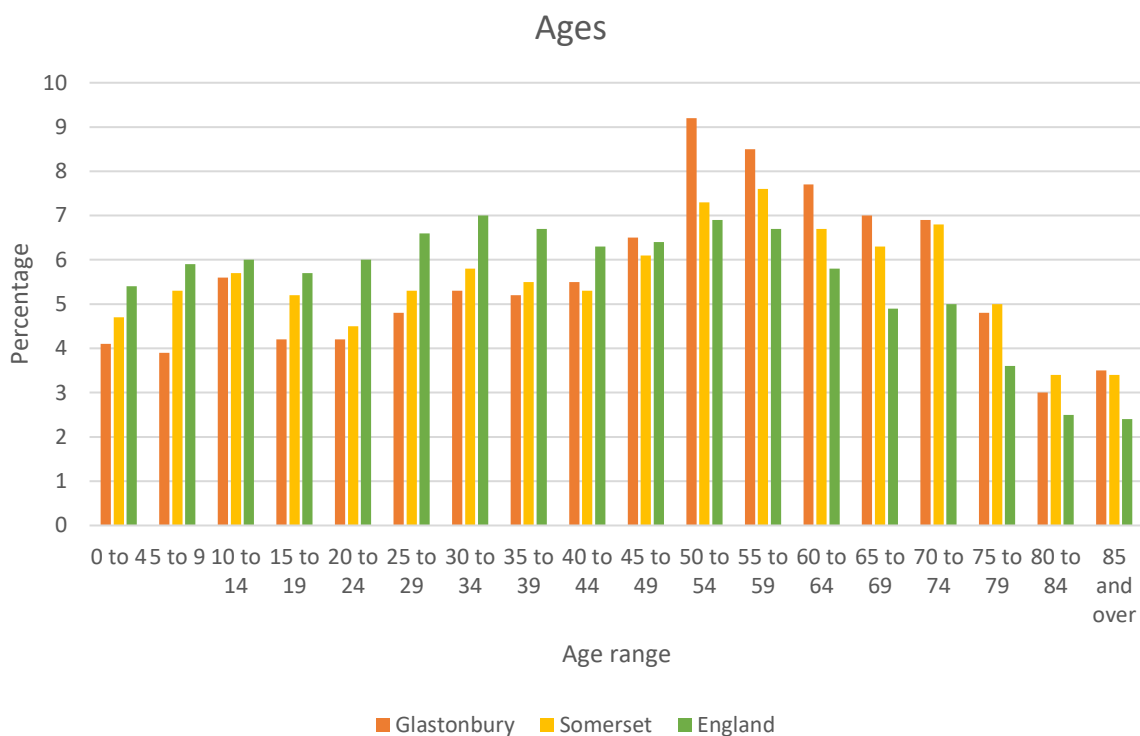
### 3 PROFILE OF THE COMMUNITY TODAY<sup>2</sup>

#### 3.1 Overview

- Based on Census 2021 data, Glastonbury has a resident population of approximately 9,000 people and around 4,300 households, with figures rounded to the nearest hundred for ease of presentation. The age profile of the community indicates the distribution of residents across all age groups and provides important evidence base for understanding local housing need, access to services, health and wellbeing requirements, education provision, transport needs, and future community infrastructure planning. This information helps to ensure that the Neighbourhood Plan is informed by an up-to-date understanding of the characteristics and needs of the local population.

*(Census 2021 data figures are rounded to the nearest hundred)*

- ❖ **Population:** Glastonbury has a population of 9,000
- ❖ **Number of Households:** The number of households is 4,300
- ❖ **Age Range**



#### 3.2 Deprivation levels

Context:

- Lower layer Super Output Areas (LSOAs) are made up of groups of Output Areas (OAs), usually four or five. They comprise between 400 and 1,200 households and have a usually resident population between 1,000 and 3,000 persons.
- In 2019, the LSOA in Glastonbury was ranked 3,233 out of 32,844 LSOAs in England where 1 is the most deprived neighbourhood. This places Glastonbury Town Centre (St Benedict’s Ward) amongst the 10% most deprived neighbourhoods in the country.

<sup>2</sup> [ONS National Census data 2021](#)

- The Index measures relative deprivation across a number of domains, including income, employment, education, health, crime, barriers to housing and services, and the living environment.
  - i. the proportion of population experiencing deprivation relating to low income, including those people out of work, or those on low incomes.
  - ii. the proportion of the population involuntarily excluded from the labour market
  - iii. the lack of attainment in skills of the local population
  - iv. the risk of premature death or quality of life through physical or mental impairment
  - v. the risk of personal or material victimisation at a local level
  - vi. the physical and financial accessibility of housing, and local services
  - vii. the quality of the local environment
  - viii. the proportion of all children aged 0 – 15 living in income deprived families
  - ix. the proportion of those aged over 60 and over who experience income deprivation.
- There are five Lower Layer Super Output Areas (LSOAs) in Glastonbury:

*Table 3 Deprivation Levels by Lower Layer Super Output Area*

<b>LSOA</b>	<b>Ward</b>	<b>Ranking (2019)</b>	<b>% deprivation</b>
Mendip 011D	Glastonbury St John's Ward	13,103	40% most deprived
Mendip 011F	Glastonbury St Edmund Ward	9,271	30% most deprived
Mendip 012A	Glastonbury St Benedict's Ward a	14,845	50% most deprived
Mendip 011E	Glastonbury St Mary's Ward	17,003	50% most deprived
Mendip 011A	Glastonbury St Benedict's Ward b	3,233	10% most deprived

### **3.3 Traveller community and non-bricks-and-mortar residents**

- Glastonbury has a long-established and distinctive community of people living in caravans, motorhomes, vans, and other mobile forms of accommodation. This includes members of the Gypsy and Traveller community, people living a nomadic or vehicle-based lifestyle by choice, seasonal festival workers, and residents who would otherwise be at risk of homelessness or housing insecurity.
- Relative to the size of the town and its population of approximately 9,000, Glastonbury has a significant non-bricks-and-mortar population. Recent official data reported to Somerset Council<sup>3</sup> recorded 131 vehicles being used for habitation in Glastonbury in February 2026, demonstrating a significant non-bricks-and-mortar population relative to the size of the town.
- This community contributes to the social, cultural, and economic life of Glastonbury and reflects the town's inclusive identity and its association with seasonal employment, particularly the festival economy. However, many residents living in mobile accommodation currently do so without access to essential facilities such as running water, sanitation, electricity, refuse collection, safe parking, and reliable digital connectivity. This raises important issues relating to health and wellbeing, safety, environmental quality, and access to services.

<sup>3</sup> Somerset Council committee papers / Scrutiny Committee – Communities (26 March 2026)

- The need for appropriate and safe provision is well recognised locally. Previous proposals for dedicated transit and permanent pitches at Porchestall Drove, funded through the Glastonbury Town Deal, were withdrawn following flood risk concerns. The proposed scheme would have provided 21 transit pitches and 19 permanent pitches, demonstrating the acknowledged scale of local need.
- This evidence highlights the importance of ensuring that future planning policies, site allocations, and infrastructure strategies take appropriate account of the needs of the Traveller community and the wider non-bricks-and-mortar population in a way that is safe, sustainable, and consistent with the character of Glastonbury.
- Ariel Drone footage ([Just Madness Boy YouTube](#)) shows a former factory which has become a traveller site as somerset Council tries to find a permanent long term solution for gypsy and traveller accommodation.

### 3.4 Average house prices in Glastonbury

- House prices in Glastonbury remain high relative to local incomes and the socio-economic profile of the town. Over the past 12 months, the average price of a detached dwelling was £386,230, with semi-detached properties averaging £285,318, terraced properties £255,484, and flats £140,891.
- These values indicate that, even at the lower end of the market, home ownership may remain beyond the reach of many local residents, particularly younger households, single-income households, and those on lower or insecure incomes. This is especially relevant in Glastonbury given the town’s higher levels of deprivation in some areas, the presence of a significant non-bricks-and-mortar population, and the wider pressures associated with housing affordability across Somerset.
- The relationship between local house prices, income levels, and housing need is therefore an important part of the evidence base for policies relating to affordable housing, housing mix, smaller dwellings, and the provision of suitable accommodation for those who may otherwise be excluded from the conventional housing market.

**Average House Prices** *past 12 months*<sup>4</sup>

Detached	£386,230
Semi Detached	£285,318
Terraced	£255,484
Flats	£140,891

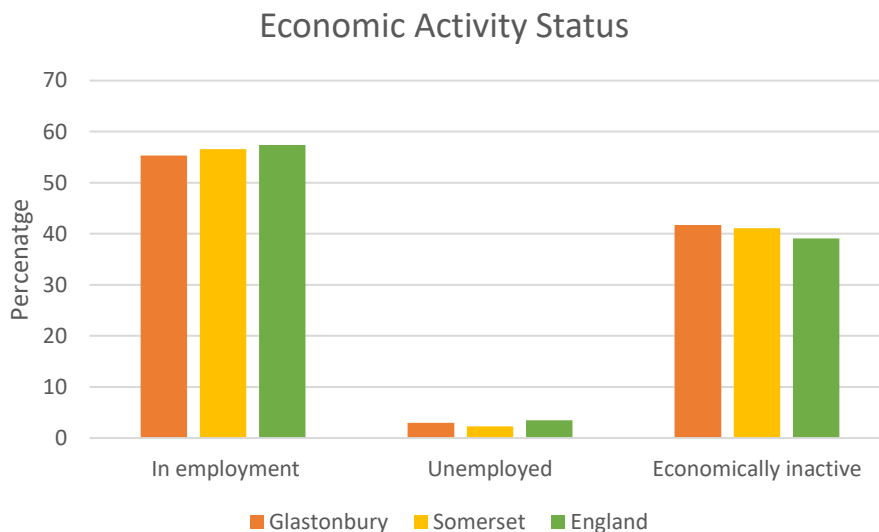
*Table 4 Average House Prices in Glastonbury*

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<sup>4</sup> [Zoopla Jun 2026](#)

### 3.5 Employment and labour market

- The economic activity profile of Glastonbury indicates that the proportion of residents in employment is slightly below the Somerset and England averages, while the proportion of residents who are economically inactive is correspondingly slightly higher. Levels of unemployment appear broadly comparable with wider county and national figures.
- This profile is important in understanding the socio-economic characteristics of the town and may reflect a combination of factors including an ageing population, caring responsibilities, health-related inactivity, seasonal or non-traditional employment patterns, and the nature of the local labour market. In Glastonbury, this should also be considered alongside the town's distinctive seasonal economy, including tourism, hospitality, retail, and festival-related employment, which may not always be reflected fully in standard employment statistics.
- The economic activity profile therefore forms an important part of the evidence base for policies relating to local employment opportunities, skills, transport accessibility, affordable housing, and community wellbeing.



### 3.6 Travel to work

- The travel to work profile for Glastonbury shows a distinctive pattern when compared with the Somerset average. A notably higher proportion of residents work from home (30.8%, compared with 26.2% across Somerset), while a lower proportion travel by car or van as the driver (47.2%, compared with 54.1%). The proportion of residents travelling on foot is also higher in Glastonbury (12.8%, compared with 10.1%), which may reflect the compact nature of the town, the availability of local services, and the concentration of employment opportunities within or close to the town centre.
- The comparatively lower reliance on private car travel, together with higher levels of walking and home working, suggests that accessibility, active travel routes, digital connectivity, and local employment provision are particularly important considerations for the town. This evidence may be relevant to future policies relating to sustainable transport, pedestrian movement, town centre vitality, and parking management.

- It should also be noted that there are recognised pandemic-related quality considerations associated with this variable, as Census 2021 data was collected during a period when travel patterns and home-working arrangements were affected by COVID-19 restrictions. The data should therefore be treated as an important indicator of travel behaviour but interpreted with appropriate caution.

Table 5 Travel to work patterns

Method	Glastonbury	Somerset
Works from home	30.8%	26.2%
Train	0.2%	0.3%
Bus / minibus / coach	1.8%	1.3%
Taxi	0.1%	0.2%
Motorcycle / Scooter / moped	0.4%	0.6%
Drive car or van	47.2%	54.1%
Passenger in car / van	3.6%	3.9%
Bicycle	2%	2.5%
On foot	12.8%	10.1%
Other	1.1%	0.9%
<i>There are pandemic-related quality considerations for this variable.</i>		

### 3.7 No of households with breakdown:

- The profile of household bedroom sizes in Glastonbury shows a slightly different pattern to the Somerset average. The town has a higher proportion of smaller homes, with 12.7% of dwellings having one bedroom and 27.8% having two bedrooms, compared with 9% and 25.5% respectively across Somerset. By contrast, Glastonbury has a slightly lower proportion of larger homes, with 20.6% of dwellings having four or more bedrooms compared with 24.5% across Somerset.
- This suggests that the existing housing stock in Glastonbury contains a relatively greater proportion of smaller dwellings and a lower proportion of larger family homes when compared with the wider county. This may reflect the compact historic form of the town, the prevalence of terraced properties and flats, and the affordability profile of the local housing market.
- The distribution of dwelling sizes forms an important part of the evidence base for considering future housing mix, including the need for smaller and more affordable homes, accommodation suitable for older residents wishing to downsize, and an appropriate supply of family-sized housing.

Table 6 Number of households bedroom distribution

Variable	Category	Glastonbury	Somerset
Number of bedrooms	1 bedroom	12.7	9
Number of bedrooms	2 bedrooms	27.8	25.5
Number of bedrooms	3 bedrooms	38.9	41
Number of bedrooms	4 or more bedrooms	20.6	24.5

### 3.8 Local infrastructure

- The Town Council has identified ongoing concerns regarding the capacity of local services and infrastructure to continue meeting the needs of the town as housing growth comes forward. This concern forms an important part of the local evidence base and reflects wider issues arising from changes in population size, household composition, housing mix, and age profile.
- Historically, much new housing development in Glastonbury was focused within the established development boundary. More recently, larger-scale development on greenfield sites has contributed to changes in the settlement pattern and the ongoing review of strategic planning boundaries. These trends place additional pressure on local infrastructure and service provision and highlight the importance of understanding how demographic change affects the town's facilities and services.
- The profile of the existing housing stock, together with demographic trends, also has implications for infrastructure demand. The relative shortage of smaller dwellings may contribute to an ageing resident profile and increased demand for health, care, and accessibility-related services, while changes in younger age groups may influence education provision, leisure facilities, and community infrastructure more generally.

### 3.9 Local Plan information

- Local Plan Part I (Town Strategies)<sup>5</sup> acknowledges the difficulties of development in Glastonbury due to the environmental constraints of extensive flood plain surrounding the town on three sides as well as the topography of both the Tor and Wearyall Hill.
- Given these constraints, the level of 1000 homes to be built has been set for the period from 2006 – 2029, with a significant proportion of these (approximately 800) having already been built or committed.
- However, provision of greenfield sites is required to address the shortfall. The principal Local Plan allocations affecting Glastonbury are shown on Policies Maps 4, 4A and 4B.
- In addition, provision for between 1050 and 1200 new jobs will be made through the Local Plan, either using existing land eg at Morlands, on the fringes of the town or reuse of redundant employment sites.
- Additional retail development is proposed on a small scale within the town centre.
- Core Policy 7 of the former Mendip Local Plan indicates that 1,000 new homes are to be delivered over the plan period 2006–2029. Compared against completions since 2006 and

<sup>5</sup> [Local Plan Part I – 5.0 Town Strategies \(Glastonbury\)](#)

current commitments of 869 dwellings, there is a shortfall of 131 dwellings against the residual requirement. These have been allocated through the Local Plan (Parts I and II) and the Local Plan Limited Update, and the Neighbourhood Plan is not currently required to make additional provision beyond those allocations.

- The Levels and Moors form a substantial area at high risk of fluvial flooding, and this affects Glastonbury and its surrounding villages. Climate change is expected to increase the frequency and severity of flood events. Areas already at risk of flooding are likely to experience greater pressure on drainage infrastructure, whilst areas currently considered to be at lower risk may still experience localised flooding and surface water inundation. The community of Glastonbury is therefore particularly keen to ensure any future development recognises the risks to the area from climate change and mitigates against the worst effects.

### **3.10 Housing Need in Glastonbury**

- A new Somerset-wide Local Plan is currently being prepared by Somerset Council. The former Mendip Housing Monitoring Report 2023 (housing completions) has therefore been used to provide baseline figures, identifying that for the period from 2007 to 2023, Glastonbury had 830 housing completions.
- Five of the sites submitted through Local Plan Part 2 are considered to be suitable for allocation. These sites are capable of delivering a minimum of up to 167 homes. Additional windfall sites would be expected to come forward within development limits. These sites are identified on Policies Map 5.
- The Morlands site has been identified as an important regeneration and redevelopment location within Glastonbury and has been considered in discussions relating to accommodation needs, including those of the Traveller community. While this site has constraints, the site may help to address a significant unmet need for pitches identified in Local Plan Part 1. A joint living spaces panel involving Somerset Council, the Town Council, and other relevant partners has been established to consider solutions to both temporary and permanent accommodation needs in the town including travellers and other groups.
- Expansion of existing employment areas in the town is constrained by flood zones and a careful balance has been taken in allocating land for housing currently in employment use and reducing the area of additional land available at Morlands in policy GL5. Further work will be undertaken as part of the future Plan Review on flood issues.
- Table 7 identifies the housing allocations for Glastonbury in the Mendip Local Plan

### **3.11 Glastonbury Housing Needs Assessment (2017)<sup>6</sup>**

- In 2017, the Glastonbury Neighbourhood Plan Steering Group commissioned a Housing Needs Analysis for Glastonbury, which was undertaken by AECOM. The data used was largely drawn from the 2011 ONS Census and therefore predates the availability of Census 2021 and more recent Somerset housing monitoring evidence. For the purposes of the Neighbourhood Plan, the more recent housing evidence prepared by the former Mendip authority and Somerset Council provides the most up-to-date baseline data. However, the general themes, conclusions, and observations of the 2017 Housing Needs Analysis remain a useful source of background evidence and have therefore been referred to in providing an overall summary of housing need in Glastonbury, based primarily on housing demand rather than supply.

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<sup>6</sup> *Glastonbury Housing Needs Assessment 2017*

### **3.12 Affordable Housing (AH):**

- The evidence base identifies affordable housing as a significant issue within Glastonbury. Census 2021 data indicates that an average of 40% of households are deprived in at least one dimension (see Table 3), demonstrating continuing socio-economic pressures within the town. In addition, local waiting list data and consultation responses consistently indicate a strong need for additional affordable housing.
- The former Mendip Local Plan sets a strategic affordable housing target of 30% across the former Mendip area. In light of local evidence, the Neighbourhood Plan seeks, where justified, viable, and deliverable, to support opportunities for an increased proportion of affordable housing in order to help address existing shortfalls.
- Monitoring data indicates that since 2007, there were eight years in which no affordable housing was delivered in Glastonbury, despite a total of 256 dwellings being completed during those years. This reinforces concerns regarding the adequacy of affordable housing provision relative to overall housing delivery.
- Community engagement undertaken through surveys and public consultation events has consistently identified the need for more affordable housing for local people. As a popular tourist destination, Glastonbury benefits economically from visitor spending; however, the local housing market is also affected by pressures associated with second homes, holiday accommodation, and affordability constraints, which may reduce the availability of housing for local residents.
- The allocation at Norbins Road (former Mendip Local Plan Limited Update Policy GL7) provides for up to six affordable homes and forms an important part of the local response to this need.
- Somerset Council's most recent homelessness and rough sleeping evidence identified 189 people experiencing rough sleeping across Somerset in October 2024, with 58 people found to be sleeping rough on a single night, demonstrating the continuing local significance of housing insecurity and the need for additional affordable and social housing provision<sup>7</sup>.
- This issue is particularly acute when considered alongside the evidence relating to Glastonbury's significant non-bricks-and-mortar population, as set out in Section 2.4 Traveller Community and Non-Bricks-and-Mortar Residents.

### **3.13 Smaller dwellings**

- Despite a welcome increase in recent housing development in Glastonbury, there remains a relative shortage of one- and two-bedroom homes suitable for single-person and smaller households. Census 2021 data identifies that 29.9% of households are single-person households, with a further 35% comprising two people. By comparison, only 34% of households comprise three or four persons (figures rounded). This demographic profile indicates a strong prevalence of smaller households within the town and provides important context for understanding local housing need.
- Given the distinctive social and cultural character of Glastonbury, this may also point to a need for a broader range of living arrangements, including smaller self-contained dwellings and forms of communal or shared living that combine private personal space with shared facilities such as kitchens, terraces, and living areas.

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<sup>7</sup> [Somerset council Agenda Item Travellers and Van Dwellers Scrutiny committee 26/03/26](#)

### **3.14 Self-build**

- National policy and legislation support opportunities for individuals and groups to design and commission their own homes, and Somerset Council maintains a register of those with an interest in self-build and custom-build housing. This provides an important indication of potential local demand for more innovative and flexible forms of housing delivery.
- In the context of Glastonbury's distinctive social, cultural, and community identity, self-build, community-led housing, co-housing initiatives, and community land trusts may represent an important part of the local housing mix. Such approaches have the potential to support innovation in design, affordability, and tenure, while also responding to local aspirations for more flexible forms of living, including arrangements that combine private living space with shared communal facilities.
- These forms of housing may also be relevant in meeting a broader range of local needs, including affordable housing, smaller dwellings, and accommodation suited to Glastonbury's diverse and non-traditional resident communities.

### **3.15 Housing for older people**

- Glastonbury has experienced an increase in the proportion of residents aged 65 and over, with evidence indicating that the proportion of residents aged 85 and over has increased more markedly than wider county and national trends. This ageing demographic profile has important implications for local housing need and the provision of appropriate accommodation.
- Approximately 25.8% of the population of Glastonbury is aged 65 and over, reflecting a significant proportion of older residents and broadly aligning with the wider ageing trend seen across Somerset.
- This demographic evidence indicates a continuing need for housing that is accessible, adaptable, and suitable for older residents, including sheltered accommodation, bungalows, and homes designed to support independent living. This finding is supported by feedback from local agents who report significant demand for bungalows and by the comparatively high proportion of residents experiencing long-term sickness or disability.

### **3.16 Glastonbury Neighbourhood Plan site allocation**

- Throughout the preparation of the Neighbourhood Plan, a range of community consultations and surveys have been undertaken. These identified a need for smaller-scale residential developments, particularly those capable of delivering affordable housing for people wishing to live and work locally, as well as smaller dwellings suitable for downsizing.
- In response, the Steering Group undertook a comprehensive site assessment process to identify potential locations that could meet these needs. Several sites were considered through this process. The assessed sites are shown on Policies Map 5.
- However, following engagement with Somerset Council, it was identified that the sites assessed were subject to significant constraints and had not been identified as suitable or available for development within the Council's evidence base, including the Housing and Economic Land Availability Assessment (HELAA). As a result, the sites were not considered appropriate for allocation within the Neighbourhood Plan.

- Consequently, the Neighbourhood Plan does not allocate specific housing sites. Instead, it establishes a framework of criteria-based policies to guide future small-scale residential development, to help ensure that proposals coming forward during the plan period contribute positively to local housing needs without placing unacceptable pressure on infrastructure or the character of the area.

### 3.17 Development allocated through the Local Plan (Nov 2023)

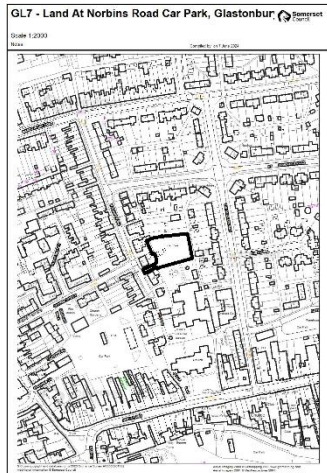
Table 7

site	status	ownership	total	built	comment	Status
Land at Lowerside Lane/ Common Moor Drove	Outline permission (2021/2466/OTS) GL6 / GLAS 124	Private	90		Greenfield site on Glastonbury edge with development adjoining recently completed estate (Kingsfield)	Strategic allocation in updated Mendip Local Plan Part II (Policy GL6) Outline permission granted. Site is expected to contribute to housing delivery in the short to medium term.
Glastonbury highway depot/ Avalon Motors	Allocated site / GL1 / GLAS001	Used by Somerset Council Highway Contractors	67			No immediate plans to relocate depot considered a long-term opportunity site (2030)
Allotments, Lowerside Lane	Allocated in LPP2 / GL2 / GLAS119	Glastonbury Town Council	50		Allotments could be relocated. Developable site in medium to long-term	
Frogmore Garage, Street Road	Allocated site / GL3 / GLAS027	private	29		Adopted allocation / Policy GL3	
Lintells Garage and Repair Workshop Wells Road	Allocated in LPP2 / GL4 / GLAS055 / GLAS121	private	25		Adopted allocation / Policy GL4	
Norbins Road	Policy GL7 ( <i>Limited Update</i> )	Somerset Council	6		Limited update allocation /Policy GL7	Allocated for affordable housing

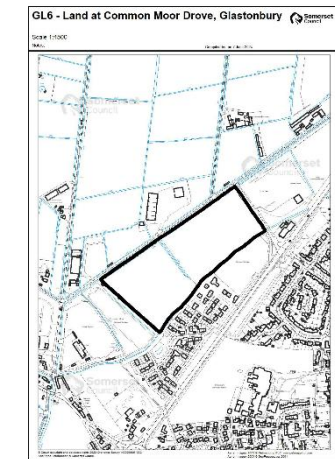
*The status of sites reflects the position at the time of preparing the Neighbourhood Plan. Development progress and planning permissions may have changed since this information was compiled.*

3.18 Site Allocation- Policies Maps 4, 4A and 4B

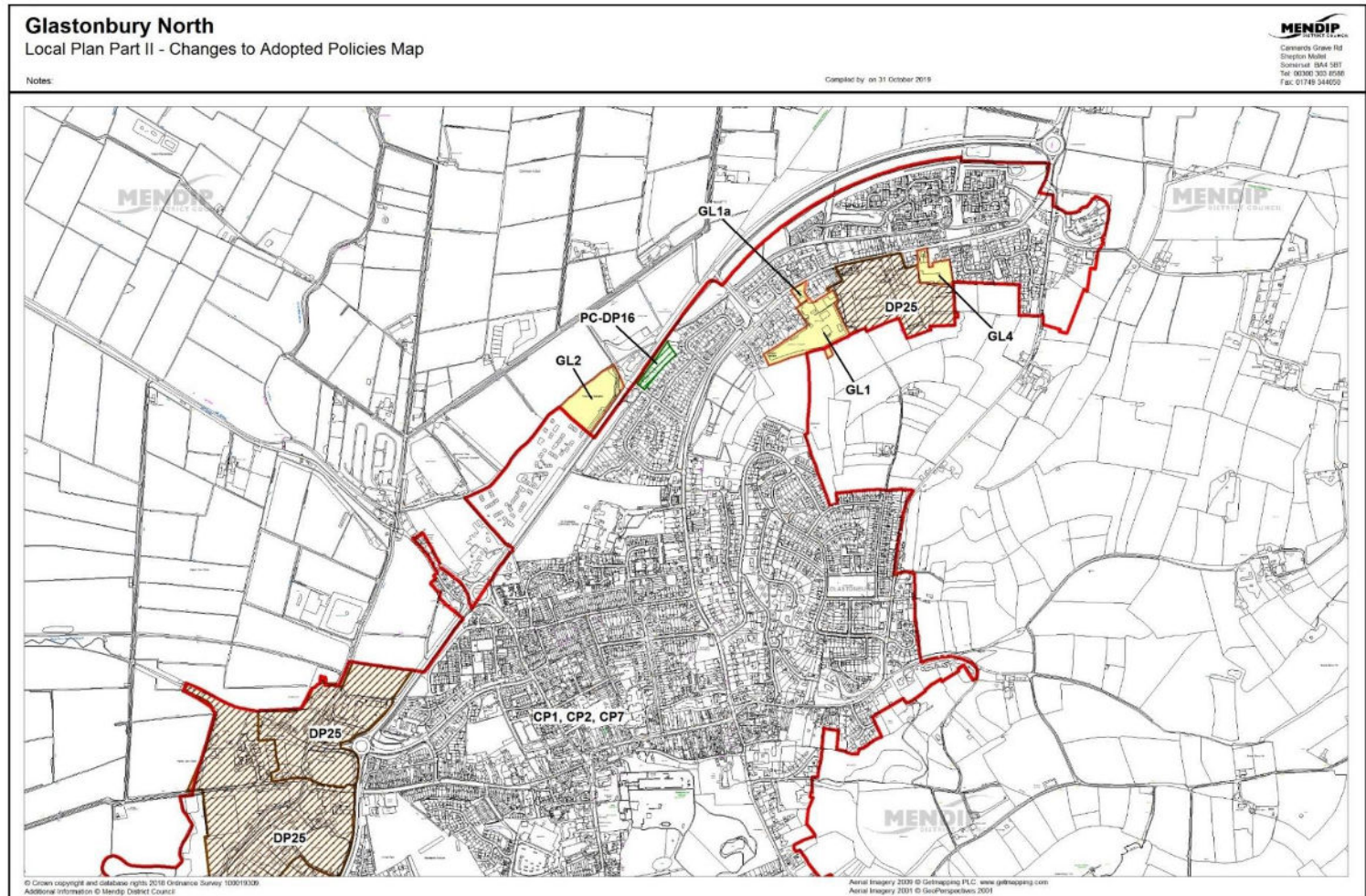
(Additional site allocations affecting Glastonbury are shown on the accompanying inset Policies Maps 4A and 4B for GL6 Land off Common Moor Drive and GL7 Land at Norbins Road.)



Policies Map 4A



Policies Map 4B



Policies Map 4

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## *SECTION FOUR*

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## **4 VISION AND OBJECTIVES**

### **4.1 Challenges for Glastonbury**

### **4.2 Vision for Glastonbury**

In consultation with the community, the established vision for Glastonbury 2040 is as follows:

#### **A 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.

### 4.3 Objectives for Glastonbury

#### Environmental Objectives

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

**Objectives:**

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

#### Climate Change Objectives

**Aim:** To promote transition to a low carbon economy in Glastonbury by:

**Objectives:**

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

#### Heritage and Character Objectives

**Aim:** To retain the unique and distinctive character of the town by:

**Objectives:**

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

#### Employment and Economy Objectives

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

**Objectives:**

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

## Housing Objectives

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

### Objectives:

- 16 Allocating sites for future small-scale residential development which will not place unacceptable strain on existing infrastructure.
- 17 Ensuring any new development does not have an unacceptable impact on its environment and is implemented alongside identified infrastructure needs.
- 18 Ensuring that housing on allocated sites provides an integrated mix of open market housing and affordable housing.
- 19 Ensuring an appropriate infrastructure is in place to deal with surface water and sewerage within any new development.
- 20 Supporting the use of renewable energy systems.
- 21 Ensuring all dwellings in new developments have direct access to electric vehicle charging points.
- 22 Requiring new developments to provide acceptable recycling facilities.
- 23 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.
- 24 Seeking solutions for reducing carbon emissions and pollution within any new developments.
- 25 Providing affordable housing, particularly for the benefit of people with a local connection.
- 26 Providing smaller housing for those wishing to downsize.



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## *SECTION FIVE*

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## 5 POLICIES

### 5.1 Introduction

5.1.1 The previous section sets out the overall vision for Glastonbury. This section sets out the planning policies that will be used to determine applications and support the delivery of that vision. The policies are grouped under the following chapters:

- Environmental
- Climate change
- Heritage and Character
- Employment and Economy
- Housing

5.1.2 Each of these headings contains one or more policies, and each policy is supported by:

- A summary of the relevant objectives
- The policies wording
- supporting justification and evidence

### 5.2 The presumption in favour of sustainable development

5.2.1 The Neighbourhood Plan takes a positive approach to sustainable development in line with the National Planning Policy Framework.

5.2.2 Planning applications that accord with the policies in this Neighbourhood Plan (and, where relevant, with policies in the Development Plan) will be supported unless material considerations indicate otherwise.

5.2.3 Where this Neighbourhood Plan is silent, or where relevant policies are out of date, planning applications will be supported unless:

5.2.4 The application of policies in the Development Plan for Somerset that protect areas or assets of particular importance provides a clear reason for refusing the development; or

5.2.5 Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies of the National Planning Policy Framework taken as a whole.

5.2.6 Specific policies in the framework or other material considerations indicate that development should be restricted.

5.2.7 Glastonbury Town Council will take a positive and proactive approach to development proposals. The Town Council and the Local Planning Authority will work collaboratively with applicants and stakeholders to seek solutions which enable sustainable development proposals to be approved, where possible

5.2.8 The following principles are not policies of the Neighbourhood Plan but are intended to provide guidance to applicants and developers when preparing proposals within the Neighbourhood Plan area:

- a. Early engagement with the Town Council and other local community organisations is encouraged, especially where the scheme is for more than a single dwelling or involves the use of a previously developed site. The Town Council also wishes to be informed about development in neighbouring areas outside the Neighbourhood Plan Area which may have an impact on residents in the Parish.
- b. Proposals that support the delivery of affordable housing and the activities of registered providers will be supported and encouraged, where consistent with Development Plan policies.

- c. Development proposals should avoid overdevelopment of sites and respond appropriately to the character and density of surrounding development. Applicants should be mindful to not overdevelop a site in terms of delivering a scale or density of development which would be incongruous with its immediate neighbours and will preserve local amenities.
- d. Wherever appropriate, developer contributions for open space, highways and transportation and social housing should prioritise provision within the local area, unless there are no viable options to do so.

### **5.3 Community aspirations**

5.3.1 In addition to the planning policies, the Neighbourhood Plan identifies a number of community aspirations. These are non-planning matters which cannot be delivered through the planning system but are included to reflect the priorities of the local community. Glastonbury Town Council and its partners will seek to progress these aspirations outside the planning process.

## 5.4 ENVIRONMENTAL POLICIES

### 5.4.1 Policy One Local Green Space

#### POLICY ONE

##### LOCAL GREEN SPACE

#### **Objective One:**

*Protecting and maintain existing green space, archaeological sites, and heritage assets, and where appropriate create new local green spaces.*

#### **Objective Two**

*Protecting Sites of Importance for Nature Conservation, including the provision of new green spaces.*

#### **Objective Three**

*Preserving native wildlife and wildflowers in local green spaces*

#### Policy One

- a) The following areas, as shown on Policies Map 2, are designated as Local Green Spaces:
1. St Dunstan's Recreation Park
  2. Loverside 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. Pomparles Bridge (A&B)
- 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.

## Evidence for Policy One

- 1 Under the National Planning Policy Framework (NPPF), neighbourhood plans have the opportunity to designate Local Green Spaces which are of particular importance to the local community. Paragraph 106 of the NPPF confirms that such designations should be consistent with the local planning of sustainable development. Designation provides protection consistent with that for Green Belt (para 108), where development is ruled out other than in very special circumstances. Paragraph 107 of the NPPF states that Local Green Space designation should only be used where the green space is:
  - i. in reasonably close proximity to the community it serves;
  - ii. demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
  - iii. local in character and is not an extensive tract of land.The designated Local Green Spaces are identified and assessed in Appendix 5 and shown spatially on Policies Map 2.
- 2 Policies Map 2 identifies the areas which are considered to meet these criteria and are therefore designated as Local Green Spaces.
- 3 The rural setting and green infrastructure of Glastonbury are highly valued. Individually and collectively, these spaces make a significant contribution to the character and appearance of the parish. They are valued by the community for a range of functions including recreation, leisure, biodiversity, and opportunities to experience the area’s heritage. They also provide important visual breaks within the built form, contribute to landscape setting, and function as green corridors and “green lungs” for the town.
- 4 The green spaces identified in Policy One meet the criteria set out in paragraph 107<sup>8</sup> of the NPPF. This is demonstrated through the site-specific assessments set out in Tables 1–20 in Appendix 5, which provide evidence of their proximity, local significance, and character.

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<sup>8</sup> [National Planning Policy Framework, para 106 - 108 \(update 2024\)](#)

## Policy Two

## LOCAL FLORA AND FAUNA

**Objective Three**

*Preserving native wildlife and wildflowers in local green spaces*

**Objective Four**

*Maintaining and preserving wildlife corridors and “stepping stones.”*

**Objective Five**

*Preserve and enhance, where possible, historic trees, orchards and hedgerows, or mitigation where retention is not possible.*

*Policy Two*

- 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

**Evidence for Policy Two**

- 5 The National Planning Policy Framework (NPPF) requires planning policies and decisions to contribute to and enhance the natural and local environment, including by protecting and enhancing biodiversity and establishing coherent ecological networks. These networks are defined as connected groups of natural and semi-natural habitats which are sufficiently large and well-connected to support viable populations of species and maintain ecological functions.
- 6 In particular, the NPPF states that when determining planning applications:

*“if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.”<sup>9</sup>*

- 7 The approach set out in national policy is reflected in the strategic policies of the Mendip District Local Plan Part I, in particular Policy DP7 (Biodiversity and Geological Conservation), which seeks to conserve and enhance biodiversity, green infrastructure, and ecological networks across the district.
- 8 This approach is further reinforced through the statutory requirement for Biodiversity Net Gain, introduced through the Environment Act 2021<sup>10</sup>, which requires most development to deliver a measurable increase in biodiversity value.
- 9 Glastonbury lies within a landscape of significant ecological value, with a wide range of habitats present both within the built-up area and the surrounding countryside. These include designated sites and priority habitats of national and local importance, which warrant strong protection and positive management. Relevant environmental designations and constraints are shown on Policies Maps 6A and 6E.
- 10 The parish contains a diverse range of habitats which support a rich variety of wildlife. These include species-rich grasslands, hedgerows, trees, orchards and wetland environments associated with the Somerset Levels. Collectively, these habitats form part of a wider ecological network and contribute to biodiversity, landscape character and ecosystem services.
- 9 A notable feature of the wider Mendip area is the presence of species-rich calcareous grassland, agriculturally unimproved neutral grassland, acid grassland and heathland in close proximity. These priority habitats are of significant ecological value and are identified within local evidence such as the Mendip Environment evidence base.
- 10 These grasslands support a range of notable and protected species, including butterflies such as the Chalkhill Blue and Duke of Burgundy Fritillary, as well as plant species including Bee Orchids and Green-winged orchids. They also provide habitat for species such as the Brown Hare.
- 11 Evidence from the Somerset Environmental Records Centre<sup>11</sup> and other ecological studies indicates that the wider Mendip and Somerset Levels area supports a rich diversity of bat species. Within Mendip District, approximately 13 bat species are regularly recorded. Bats are a priority species protected under national legislation and are widely recognised as indicators of environmental health. They rely on a network of roosting sites and connected foraging habitats.
- 12 Bats require connected corridors between roosting and feeding areas. These corridors include linear features such as hedgerows, tree lines, watercourses, and built structures. The retention and enhancement of these features is therefore essential to maintaining viable bat populations.
- 13 The incorporation of features such as bat boxes and integrated roosting opportunities within new development can contribute to sustaining and enhancing local bat populations.
- 14 The Neighbourhood Plan seeks to identify and protect features that contribute to both biodiversity and the enjoyment of the natural environment. This includes the retention of

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<sup>9</sup> National Planning Policy Framework (Dec 2024)

<sup>10</sup> [Environment Act 2021](#)

<sup>11</sup> [Somerset Environmental Records Centre](#)

existing woodland, trees, orchards and hedgerows, which are important for both ecological function and the setting of the parish.

- 15 Within conservation areas, trees are afforded protection through statutory controls, requiring consent from the Local Planning Authority for works.
- 16 Outside conservation areas, many trees and hedgerows make an important contribution to the character of the area and the functioning of the ecological network. Their retention is therefore an important consideration in the assessment of development proposals.
- 17 The Plan also seeks to ensure that new development reinforces tree cover and green infrastructure through appropriate planting, contributing to the resilience and connectivity of the local ecological network.

## 5.5 CLIMATE CHANGE POLICIES

### 5.5.1 Policy Three Self-sufficiency in Town Centre

#### Policy Three

#### SELF SUFFICIENCY IN TOWN CENTRE

#### Objective Six

*Improving the self-sufficiency of the local economy, meeting needs locally in order to reduce carbon emissions.*

#### *Policy Three*

- 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:
  - i. are compatible with surrounding uses; and
  - ii. 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:
  - i. incorporate low carbon design measures; and
  - ii. protect and, where possible, enhance the public realm, green infrastructure, and the historic environment; and
  - iii. provide inclusive and accessible environments for all users.

### **Evidence for Policy Three**

- 18 The National Planning Policy Framework supports the vitality and viability of town centres by promoting a diverse range of uses and directing main town centre uses to appropriate locations. National policy also promotes sustainable patterns of development which reduce the need to travel and support the transition to a low carbon economy.<sup>12</sup>
- 19 Town centres across the UK have experienced significant change in recent years as a result of shifting patterns in retail, employment and leisure activity. The diversification of town centre uses, including the introduction of residential, community and flexible workspace uses, can help sustain local services, increase footfall and reduce the need for travel.
- 20 Within Glastonbury, increasing economic activity within the town centre will support vitality and viability, reduce reliance on private car use, and encourage more sustainable modes of transport. Mixed-use development, particularly where well served by public transport, can contribute to a more vibrant and resilient town centre.
- 21 To achieve the aspiration of Glastonbury becoming carbon neutral by 2040, it is necessary to reduce the need to travel and support more localised provision of goods, services and employment opportunities. Supporting a diverse and active town centre plays a key role in reducing greenhouse gas emissions.
- 22 Policy Three has been developed to support the role of the town centre as a focal point for community, economic and social activity. It seeks to encourage appropriate new uses, support adaptation and diversification, and ensure that change contributes positively to the vitality and viability of the centre.
- 23 Evidence indicates that compact, connected and mixed-use places are more economically productive, socially inclusive and environmentally sustainable. Such places are associated with lower greenhouse gas emissions and increased resilience to economic and environmental change.
- 24 In locations where retail or commercial demand has declined, there is an opportunity to support the conversion of premises to alternative uses such as housing, business, leisure, entertainment and community uses. This can help maintain activity within the town centre, retain services locally and reduce the need to travel.
- 25 The approach set out in this policy is consistent with the strategy of the Mendip District Local Plan Part I<sup>13</sup>, in particular Policy DP1 (Local Identity and distinctiveness) and Policy DP13 (Mendip's Centres and Retailing) which support the role of settlements as service centres and seeks to promote sustainable patterns of development.

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<sup>12</sup> [National Planning Policy Framework paras 90-91](#)

<sup>13</sup> [Mendip District Local Plan Part 1 Policy DP1](#)

## Policy Four

### DECARBONISATION OF ENERGY SUPPLIES

#### Objective Seven

*Wherever possible, decarbonising energy supplies through the introduction of energy efficient housing.*

#### Objective Twenty-two

*Ensuring all dwellings in new developments have direct access to electric vehicle charging points.*

#### Objective Twenty-Four

*Seeking solutions for reducing carbon emissions within any new developments*

#### Policy Four

- 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:
  - i. High standards of energy efficiency, including reduced space heating demand;
  - ii. minimising total energy consumption; and
  - iii. 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.

#### Evidence for Policy Four

- 25 Glastonbury has identified an aspiration to become carbon neutral by 2040 through local engagement and the Neighbourhood Plan process. Whilst this is not a statutory target, it reflects a strong local commitment to reducing carbon emissions and supports the approach of this policy in encouraging low carbon and energy efficient development.
- 26 The National Planning Policy Framework supports the transition to a low carbon future and encourages development that reduces greenhouse gas emissions and incorporates sustainable design. This policy has therefore been developed having regard to the energy hierarchy as a core principle. This prioritises improving building fabric and energy efficiency, reducing space heating requirements, and then maximising the use of renewable energy before considering any residual emissions.

Not only is this approach more sustainable, but it can also contribute to addressing fuel poverty and improving social equity by reducing long-term energy costs.

27 In addition to energy efficiency, this policy encourages high standards of sustainable design and construction, improving the environmental performance of new development. This approach helps to mitigate climate change and supports adaptation to its effects over the lifetime of development, taking a whole-life perspective.

28 The Climate Change Act 2008<sup>14</sup> commits the UK to achieving net zero greenhouse gas emissions by 2050. In this context, local action is important in contributing to national targets. The aspiration for Glastonbury to achieve carbon neutrality by 2040 reflects the community's desire to take a proactive role in reducing emissions and responding to the climate emergency.

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<sup>14</sup> [Climate Change Act 2008](#)

### 5.5.3 Policy Five Active Travel

#### Policy Five

## ACTIVE TRAVEL

### Objective Eight

*Promoting active travel along with supporting local employment and home working and local start up options.*

### Objective Fifteen

*Encouraging local employment opportunities, especially where opportunities are offered for remote working.*

#### *Policy Five*

- 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.
  - vii. ensure that development layouts do not increase pressure for off-site parking and, where necessary, contribute to appropriate on-street parking management measures; and
  - viii. 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.

## Evidence for Policy Five

- 29 Whilst the Neighbourhood Plan seeks to encourage sustainable transport modes, it is recognised that private car use will remain a significant mode of travel for the foreseeable future. The NPPF<sup>15</sup> requires planning policies to take into account the accessibility of the development, the type, mix and use of development, the availability of public transport, local car ownership levels and the need to provide appropriate levels of parking, including infrastructure for electric vehicles.
- 30 Achieving appropriate levels of parking provision requires well-planned residential layouts that provide the right number of spaces in the right locations. In determining suitable parking provision, it is important to consider the nature of surrounding uses, opportunities for active travel, public transport accessibility, and local patterns of car ownership.
- 31 Over provision of car parking should be avoided as it can lead to poor quality environments, smaller gardens, less green infrastructure, and increased reliance on private vehicles, which can discourage more sustainable travel choices.
- 32 To support active travel, car parking should be carefully integrated within development layouts. Whilst parking is expected to be provided within individual plots in accordance with the parking standards of Somerset Council, alternative approaches such as on-street or shared parking may be appropriate in certain circumstances, provided they are well designed and do not dominate the development.
- 33 Car-free or low-car development may be appropriate in accessible locations where a range of services, facilities and transport options are available to support a reduced reliance on private vehicles.
- 34 Changes in travel behaviour and future modal shifts may reduce the long-term demand for parking. Development layouts should therefore be designed to allow flexibility, including the potential for parking areas to be repurposed for alternative uses over time.
- 35 In order to support a shift towards more active travel, development proposals should provide safe, convenient and accessible routes for walking and cycling, including for those using mobility aids, as well as safe, secure and convenient cycle parking. Without appropriate provision, the uptake of active travel is likely to be limited.

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<sup>15</sup> National Planning Policy Framework para 29

## 6 COMMUNITY ASPIRATION

- 6.1 Consultation undertaken as part of the Neighbourhood Plan process identified strong support for a vibrant and resilient town centre economy, with particular emphasis on opportunities for local enterprise, start-up businesses and flexible workspace for small and microbusinesses.
- 6.2 Supporting a diverse local business base helps to strengthen the long-term economic and social sustainability of Glastonbury, reduces the need to travel, and contributes to the town's wider aspiration to reduce carbon emissions and support local employment.
- 6.3 Encouraging local employment opportunities and low carbon business space supports both the economic resilience of the town and its aspiration to become carbon neutral.

### Community Aspiration

#### SUPPORT FOR MICRO-BUSINESSES

#### Objective Nine

*Supporting local Micro-businesses*

### Community Aspiration

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.



## 7 HERITAGE AND CHARACTER POLICIES

### 7.1 Policy Six Protect Historic Setting

#### Policy Six

#### PROTECT HISTORIC SETTING

##### Objective 10

*Protecting and preserving the historic setting of Glastonbury together with its rich history and heritage assets.*

##### *Policy Six*

- 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 3, 6A-6E and 7A-7B.
- 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 Maps 6A-6E and 7A-7B
  - 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
  - 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.

## Policy Six

### PROTECT HISTORIC SETTING

#### Objective 10

*Protecting and preserving the historic setting of Glastonbury together with its rich history and heritage assets.*

#### *Policy Six cont'd*

- 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.

#### **Evidence for Policy Six**

- 37 Historic England recognises that neighbourhood plans provide an important opportunity for communities to develop a positive strategy for the conservation and enhancement of locally important heritage assets that are not formally recognised through statutory listing or scheduling. These are commonly referred to as non-designated heritage assets. The National Planning Policy Framework<sup>16</sup> (para 216) requires the significance of both designated and non-designated heritage assets to be taken into account in the determination of planning applications.
- 38 Glastonbury is an historic market town within a distinctive rural landscape. Its built form, historic street pattern, landmarks, archaeology, open spaces and wider landscape setting have evolved over many centuries to create a place of exceptional historic and cultural significance.
- 39 The relationship between the historic town, its surrounding countryside, the Somerset Levels, and its neighbouring settlements is a key element of its identity and significance. This wider landscape setting contributes substantially to the character of the parish and to the experience of residents, visitors and pilgrims.
- 40 Glastonbury is internationally recognised for its rich history, archaeology, religious associations and cultural traditions. This includes both tangible heritage assets, such as Glastonbury Abbey, the Conservation Area and numerous listed buildings, and intangible heritage associated with myth, pilgrimage and longstanding cultural traditions. These characteristics make the town a place of exceptional significance and require careful consideration in the planning of future development. This Policy seeks to ensure that certain

<sup>16</sup> [National Planning Policy Framework 2024 \(paras 212 / 216\)](#)

standards and guidelines are adhered to so as to preserve what are regarded as essential attributes of life in Glastonbury.

- 41 The policy also recognises the presence of environmental and physical constraints, including areas at risk of flooding, the concentration of historic buildings and spaces, and areas of archaeological sensitivity. Development proposals must therefore be designed to preserve
- 42 A strong desire to protect and enhance the character of the built and historic environment of Glastonbury was identified at every stage of public consultation during the preparation of the Neighbourhood Plan.
- 43 Responses to the consultation question, “historic buildings, heritage features and the special characteristics of our town are important and should be protected and preserved,” demonstrated clear community support for this approach, with over 94% of respondents strongly or moderately agreeing
- 44 The local economy also benefits significantly from tourism associated with the town’s historic environment, cultural identity and internationally recognised heritage, with both the historic fabric of the town and its legendary associations contributing to its appeal to visitors and pilgrims.



Policy Seven

ART AND CULTURE

Objective Eleven

*Ensuring the art and cultural heritage of Glastonbury is included in any new development.*

*Policy Seven*

- 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.

**Evidence for Policy Seven**

- 45 Glastonbury is an internationally recognised destination for visitors, pilgrims and residents drawn by its distinctive artistic, cultural, spiritual and historic identity. Public art and street art already form an established part of the town's visual landscape and visitor experience through the Glastonbury Mural Trail, which has become a significant cultural attraction and an important component of the public realm.
- 46 The Glastonbury Mural Trail was established in partnership with the Town Council and through support from Somerset Art Weeks. It has developed into a free public art gallery across the town, attracting visitors and encouraging people to explore the town on foot. This contributes positively to the local economy, supports tourism and reinforces the town's unique identity.
- 47 In the spring of 2018, a graffiti wall was created at the skate park to provide young people with a dedicated space to express themselves through design and colour. This initiative has encouraged the involvement of local artists and has demonstrated the importance of art in

supporting wellbeing, reducing feelings of stress and isolation, and helping to address anxiety and mental health issues.

- 48 Public art and street art are widely recognised as positive tools in improving the quality of the public realm, promoting community pride and supporting social wellbeing. In Glastonbury, the creation of murals and designated spaces for artistic expression has contributed positively to the appearance of the town and, in some locations, has reduced incidences of graffiti and anti-social damage.
- 49 Examples of successful community-led art projects include the Northload Street mural, which has remained undamaged since its installation, the youth shelter at Windmill Hill designed and painted by young residents under the leadership of the YMCA, and the mural at St Benedict's School, which was recognised through the Southwest in Bloom awards.
- 50 Street art can add vitality, character and complexity to a place, contributing to its individuality and sense of identity. Evidence from studies on the role of public art indicates that it can strengthen a community's sense of place, foster belonging and help create memorable and distinctive environments.
- 51 With public art and street art already forming an intrinsic part of the unique character of Glastonbury, the community strongly supports the continuation of this tradition within new development and the public realm. The inclusion of creative spaces, public art and opportunities for cultural expression will help maintain the vibrancy of the town, reinforce its distinctive identity and strengthen community cohesion.
- 52 A threshold of 10 dwellings is considered proportionate as this reflects development of a scale capable of making a meaningful contribution to place-making and public realm enhancement.



Mural Trail



## 7.3 Policy Eight Civic and Cultural Quarters

### Policy Eight

## CIVIC AND CULTURAL QUARTERS

### Objective Eleven

*Ensuring the art and cultural heritage of Glastonbury is included in any new development.*

### *Policy Eight*

- 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.

## Evidence for Policy Eight

- 49 The Beckery Quarter represents a long-term aspiration for regeneration and cultural activity. Delivery of individual projects will depend on future funding opportunities, partnership working, landowner support and the availability of viable development proposals. Once the industrial heartbeat of Glastonbury, the Beckery estate has a rich legacy of craftsmanship, innovation, and resilience. From its origins as a tannery to its pivotal role in producing sheepskin goods for Clarks and Morlands, this 31-acre site employed hundreds, crafting flying jackets for the RAF in WWII and boots for Hillary's Everest Expedition. Although industrial activity declined during the 1980s, leaving extensive areas of underutilised land, the site retains significant historic, architectural and cultural value. This evidence supports the NPPF's<sup>17</sup> requirement to recognise the significance of heritage assets and their settings, and to place great weight on their conservation and enhancement.
- 50 Beckery Village, with its remarkable industrial heritage and strong community identity, is well placed to become Glastonbury's Creative and Cultural Quarter: a hub of enterprise, sustainability and artistic excellence. This accords with the NPPF's support for the creation of high-quality, sustainable places and for planning positively for community and cultural facilities
- 51 The area's historic buildings, including the Bailey's Buildings, the Old Tannery, Northover Mill and the Bauhaus-inspired Zig Zag building, stand as important markers of Beckery's industrial past and provide significant opportunities for adaptive reuse. Their reimagining as spaces for creativity, enterprise and collaboration is consistent with the NPPF's support for securing viable uses for heritage assets that sustain and enhance their significance. The town centre boundary is shown on Policies Map 8.
- 52 Beyond its architectural significance, Beckery is home to a dynamic network of community-led initiatives, including Bridie's Yard as a community food hub, Bride's Mound as a site of pilgrimage and archaeological importance, The Red Brick Building as a thriving cultural space, and Zig Zag as an emerging hub for exhibitions and community gardening. This combination of social, spiritual and creative functions gives Beckery a unique cultural synergy and reflects the NPPF's emphasis on healthy, inclusive places that promote social interaction and support community facilities
- 53 Sustainability is central to Beckery's regeneration. The area already demonstrates leadership in sustainable food production and renewable energy use, with potential for expanded solar capacity and low-impact eco-design initiatives, including the proposed Bride's Mound eco-roundhouse. This approach supports the NPPF's objective of achieving sustainable development through environmental, social and economic gains
- 54 To improve connectivity and accessibility, planning gain and developer contributions in this area should be directed, where appropriate, towards:
- a. a heritage trail linking key sites through improved walking and cycling routes
  - b. enhanced public transport facilities, including improved bus shelters and route promotion
  - c. recycling, reuse and sustainable land use measures
  - d. high-quality public realm improvements
- These measures are consistent with the NPPF's support for sustainable transport, active travel, placemaking and accessible public spaces.

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<sup>17</sup> [National Planning Policy Framework paras 96/98/131/203](#)

- 55 The purpose of this policy is to safeguard and conserve the industrial heritage of Beckery not simply as a relic of the past, but as a living and productive environment that supports creativity, enterprise and economic renewal. The adaptive reuse of historic buildings will reinforce local distinctiveness, sustain the significance of heritage assets and enhance the visitor experience, fully consistent with the NPPF’s heritage objectives.
- 56 At its heart, Beckery is a community-first project. It seeks to protect and enhance essential local services and support initiatives that foster social connection, inclusion and wellbeing, in line with the NPPF’s requirement to plan positively for community facilities and shared spaces
- 57 As part of Glastonbury’s vision for sustainable and inclusive housing, Beckery has been identified as a suitable location for future housing opportunities, including:
- a. affordable homes for local residents
  - b. specialised and supported housing
  - c. self-build projects
  - d. safe and permanent non-traditional sites for those living in vehicles
- 58 This reflects the NPPF’s expectation that housing, economic uses and community facilities should be considered in an integrated manner as part of sustainable mixed-use development.
- 59 This policy is in general conformity with the Mendip Local Plan Part I<sup>18</sup>, in particular Core Policy 7 (Glastonbury Town Strategy), which recognises Glastonbury’s historic and cultural role and its contribution to tourism; Core Policy 3 (Supporting Business Development and Growth) in supporting creative enterprise and employment uses; Core Policy 1 (Settlement Strategy) in directing sustainable growth to principal settlements; and Policy DP7 (Design and Amenity of New Development) in securing high-quality design, public realm and development that responds positively to local character and distinctiveness.



<sup>18</sup> [Mendip Local Plan Part I](#)

## 8 EMPLOYMENT AND ECONOMY POLICIES

### 8.1 Policy Nine Preserving Employment Uses

#### Policy Nine

#### PRESERVING EMPLOYMENT USES

##### Objective Thirteen

*Preserving and safeguarding, where appropriate, employment uses and maintaining a lively mix of retail and similar uses in the shopping area.*

##### Objective Fourteen

*Supporting commercial development which enhances Glastonbury's status as a significant visitor attraction.*

##### *Policy Nine*

- a) Mixed-use development proposals within the main town centre (as identified on the Policies Map 7), 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.

## Evidence for Policy Nine

- 60 This policy seeks to help position Glastonbury as a thriving 21st century market town centre by supporting a sustainable mix of uses, which will encourage footfall throughout the day and into the evening.<sup>19</sup> Existing employment areas are shown on Policies Map 9.
- 61 Glastonbury is a unique and historic market town. The historic core of the town falls fully within the Conservation Area (designated 1975) and was extended in 1992 when Glastonbury Tor, and the surrounding land were added. There was a further extension in 2010 when areas of 19th century expansion were added (Policies Map 7)
- 62 The town contains many fine buildings of historic importance; a good number linked to the town's legendary past and Neolithic roots. Many of the buildings are nationally listed, with others identified in Appendix seven as non-designated heritage assets, reflecting their local importance.
- 63 Out of town retailing (Policies Map 8) has increased in recent years with both Aldi and Tesco establishing themselves on the Morland Industrial Estate. Their presence adds to the pressures experienced by the town centre retailers; however, the number of empty retail premises remains lower than the averages of other towns.
- 64 Whilst the majority of the economic activity conducted within the town centre, is retail, there are a large number of employers in the peripheries of the town. Farming and other rural-related activities are carried out, including many who have diversified and are using their former agricultural premises for the location of many small businesses.
- 65 The rural settlement of Wick has a natural water distribution business and high-quality accommodation. Edgarley has a number of industrial units located within former agricultural buildings and is the home of Millfield Preparatory School, one of the leading UK independent schools for boys and girls.
- 66 Tourism and associated services dominate the reasons why Glastonbury is a destination for many thousands of annual visitors. Interested in historic buildings and the reputed roots of Christianity in Britain, many come on pilgrimage attracted by the innate sanctity of places such as the Abbey, by the myths associated with the town.
- 67 More than 10% of the economically active population are self-employed and the High Street contains a larger number of independent retailers than is found in most towns of its size.<sup>20</sup>
- 68 Residents of the town tend to want local jobs and ethical considerations are also of high importance to a relatively large sector of the population. There is high interest in land-based and environmental occupations. People within the town also have skills, experience and aspirations in creative art/crafts and also socially useful occupations like teaching, counselling, and care, but are not currently able to fully utilise them.
- 69 Whilst the ongoing provision of retail is clearly important, the opportunity exists to host other services and facilities - beyond retail - to enhance the overall 'product' on offer. This could include identifying cultural and arts uses, providing shared spaces playing host to different activities depending on the time of day, and temporary 'pop'-up' uses, supported by promotional activities to encourage footfall, such as events and markets, and provide local employment opportunities.<sup>21</sup>

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<sup>19</sup> [National Planning Policy Framework paras 90/ 90a/90c/203/206](#)

<sup>20</sup> [National Planning Policy Framework chapter 6](#)

<sup>21</sup> [Mendip Local Plan Part 1 DP21](#)

- 70 The conversion of units to residential - particularly those on the upper floors - could provide a useful source of footfall, while meeting housing needs. It should be noted that permitted development rights were extended in August 2021 to enable non-listed Class E (commercial, business and service) premises of up to 1,500m<sup>2</sup> of floorspace and which have been vacant for at least three continuous months, to convert to residential without the need to apply for planning permission. This could have an impact on the retail and commercial offering within Glastonbury Town centre, as a consequence of reduced footfall. Whilst it will not apply to listed buildings, where it does apply, it will be important that proposals clearly demonstrate, prior to approval, that the impact of the loss of the ground floor Commercial Business and Service use is not detrimental to local character, as required within Conservation Areas.

## 8.2 Policy Ten Small Business Support

### Policy Ten

## SMALL BUSINESS SUPPORT

### Objective Fifteen

*Encouraging local employment opportunities, especially where opportunities are offered for remote working.*

### *Policy Ten*

- 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 8, 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.

## Evidence for Policy Ten

- 71 Glastonbury benefits from a diverse mix of employment land and buildings, reflecting the town's mixed economy and long-standing tradition of local enterprise, independent businesses, and small-scale commercial activity.
- 72 The distinctive character of the local economy, together with the physical constraints created by the surrounding flood plain, means that the area is generally unsuitable for large-scale or heavy industrial development. However, the town and its surrounding area have a strong history of small-scale industrial, arts, craft and creative businesses, which continue to make an important contribution to local employment opportunities.<sup>22</sup>
- 73 In Somerset, 56.6% of the population aged over 16 is economically active and in employment, while in Glastonbury this figure is marginally lower at 55.3%.
- 74 The level of unemployment in Glastonbury is 3%, which is slightly higher than the Somerset average of 2.3%.
- 75 Of those who are economically active, a comparatively high proportion work on a part-time basis. The Glastonbury Community Development Trust Community Survey (2004) found that almost half (41%) of those working part-time were not seeking full-time employment.
- 76 This suggests that part-time working in Glastonbury may reflect lifestyle choice and the nature of the local economy, rather than solely a lack of suitable full-time positions. There is no clear evidence to indicate that this pattern has materially changed. The 2021 Census records that 24.8% of people work between 16 and 30 hours per week, and 15.3% work 15 hours or fewer per week. More than 10% of the economically active population are self-employed, and the High Street contains a notably higher proportion of independent retailers than is typical for towns of a similar size.
- 77 Policy Ten is intended to support local employment opportunities, particularly through the growth of small businesses, flexible working, creative industries and locally based enterprises, including opportunities for remote and shared workspace employment.<sup>23</sup>

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<sup>22</sup> [NPPF paras 85/ 85c](#)

<sup>23</sup> [Mendip Local Plan Part I Core Policy 7](#)

## Policy Eleven

TRANSPORT AND  
TOURISM**Objective sixteen**

*Ensuring any new commercial development doesn't have a detrimental impact on the existing transport network.*

*Policy Eleven*

- 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.

**Evidence for Policy Eleven**

- 76 This policy recognises the very significant contribution that tourism makes to Glastonbury's economy, community life and national profile. As an internationally recognised destination associated with heritage, spirituality, culture and mythology, Glastonbury attracts substantial numbers of day visitors and overnight stays throughout the year. The policy therefore supports the provision of visitor facilities and associated infrastructure that contribute to a sustainable visitor economy, whilst ensuring that impacts on the local transport network and residential amenity are properly managed.
- 77 Tourism makes a major contribution to the wider UK economy. Recent evidence indicates that travel and tourism contribute approximately 10% of UK GDP and supports more than 4

million jobs nationally, demonstrating the continuing economic importance of the sector.<sup>24</sup> This provides strong justification for supporting appropriate visitor-related development in Glastonbury.

- 78 Glastonbury's exceptional historic, cultural and spiritual significance gives it a distinctive visitor offer. Attractions such as the Abbey, the Tor, the town centre's heritage environment, and the town's role as a place of pilgrimage and cultural interest generate substantial visitor numbers throughout the year. This creates significant economic benefits for local businesses, hospitality providers, retailers and community venues.
- 79 The town also hosts a number of popular and well-attended events, markets and seasonal activities, all of which contribute positively to footfall and the local economy.<sup>25</sup> However, these activities can also place additional pressure on the existing road network, parking provision, pedestrian movement and public transport capacity, particularly within the historic core where street widths and highway capacity are constrained.
- 80 Although the internationally renowned Glastonbury Festival takes place at Pilton, approximately five miles from the town, there is clear evidence that the event generates additional traffic, visitor activity and congestion within Glastonbury itself, both immediately before and during the festival period. Local and strategic traffic management measures are routinely required across the wider area to manage these pressures.
- 81 The historic street pattern, conservation area constraints and high levels of pedestrian activity within the town centre mean that new commercial and tourism-related development must be carefully designed to ensure that it does not give rise to unacceptable traffic generation, congestion, parking stress, highway safety issues or adverse impacts on residential amenity.
- 82 This evidence supports a policy approach that enables tourism growth while requiring proposals to demonstrate sustainable transport links, appropriate parking standards, safe access for pedestrians and cyclists, and no unacceptable adverse effects on the existing transport network or local community.



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<sup>24</sup> [Visit Britain Jan 2026](#)

<sup>25</sup> [World Travel and Tourism Council 2025](#)

## 9 HOUSING POLICIES

### 9.1 Introduction

- a) Glastonbury is identified as a Principal Settlement within the Somerset Local Plan (Mendip area), where a proportion of the district's housing growth is to be accommodated in accordance with the settlement strategy and the town's role as a key service centre.
- b) Core Policy 7 identifies a requirement for 1,000 new homes to be delivered in Glastonbury over the plan period. Taking account of housing completions since 2006 and current commitments of 869 dwellings, there remains a residual requirement of 131 dwellings. Accordingly, there is a need for the Neighbourhood Plan to support the delivery of additional housing through existing allocations, windfall opportunities and the careful management of future growth.
- c) A site for Travellers is allocated at Morlands. Whilst this site is subject to constraints, its allocation is intended to help address a significant unmet need for pitches within the area. A joint living spaces panel involving Mendip, Glastonbury Town Council and Somerset County Council has been established to consider solutions to both temporary and permanent accommodation needs in the town, including the needs of Travellers and other groups requiring specialist housing solutions.
- d) The expansion of existing employment areas within the town is constrained by flood risk and environmental considerations. A careful balance has therefore been struck between allocating land for housing, retaining employment uses where appropriate, and limiting any reduction in the area of land available for employment and traveller accommodation at Morlands.
- e) Glastonbury lies within a catchment where wastewater and surface water flows may have a likely significant effect on the Somerset Levels and Moors Ramsar site, which is currently in an unfavourable condition. Development proposals will therefore need to assess any additional phosphate loading arising from the proposal and secure appropriate mitigation measures so as to achieve a phosphate-neutral position, in accordance with the requirements of the competent authority and relevant national guidance.
- f) Staged and managed development within Glastonbury will be supported, recognising the need for housing growth to be aligned with the timely provision of infrastructure, services and community facilities required by a growing population.
- g) In preparing this Neighbourhood Plan, and through engagement with the local community, a number of key development principles have been identified as particularly important in relation to new housing development.
- h) These include:
  - ensuring the full integration of new development into the existing community while maintaining the unique character of Glastonbury;
  - preserving the town's history, heritage and cultural significance;
  - supporting accessibility for those with mobility needs, including older people, people with disabilities, and parents with young children;
  - promoting the green economy and responding positively to climate change;
  - encouraging recreation and healthy living;
  - protecting and enhancing the natural and built environment;

- encouraging walking and cycling to schools, services and facilities so as to reduce vehicle traffic and lower air and noise pollution;
  - delivering local priorities in respect of community infrastructure;
  - ensuring that a full range of housing types and tenures is provided to meet local needs
  - ensuring that surface water and wastewater drainage issues are properly addressed in all new development.
- i) The general approach of the Glastonbury Neighbourhood Plan is that housing growth will be focused within the settlement boundary, on small-scale infill and windfall sites, and on sites already allocated within the Somerset Local Plan (Mendip area). Growth should take place only at a rate that allows for the timely provision of infrastructure and the successful integration of new residents into the existing community. Development proposals that deliver clear community benefits will be particularly supported.
- j) Land outside the settlement boundary and outside allocated sites is defined as countryside, where development proposals will be expected to accord with countryside policies in the development plan and be limited to uses appropriate to a rural location.

#### **Allocations in Mendip Local Plan Part 2 (Table 9)**

<b><i>Policy no</i></b>	<b><i>site</i></b>	<b><i>HEELA</i></b>	<b><i>Purpose for allocation</i></b>
<b>GL1</b>	Glastonbury Highway Depot	<i>GLAS001</i>	<i>allocated for Housing</i>
<b>GL1a</b>	Avalon Motors	<i>GLAS001 (a)</i>	<i>allocated for Housing</i>
<b>GL2</b>	Allotments, Lowerside Lane	<i>GLAS019</i>	<i>allocated for Housing</i>
<b>GL3</b>	Garage site, Frogmore, Street Road	<i>GLAS027</i>	<i>allocated for Housing</i>
<b>GL4</b>	Lintells and Avalon Garage	<i>GLA055 / GLAS121</i>	<i>allocated for Housing</i>
<b>GL5</b>	Land at Morlands		<i>Travellers and Employment</i>

## 9.2 Site Assessment and HELAA Review Sites

### Initial site selection

- i. The identification of suitable sites for future development has been a key part of the preparation of the Glastonbury Neighbourhood Plan.
- ii. The Town Council and Steering Group have sought to plan positively for the future needs of the town, including housing, community infrastructure and supporting services. In doing so, the Steering Group undertook a comprehensive and proportionate site selection process to identify land with potential for allocation through the Neighbourhood Plan.
- iii. This process included a formal Call for Sites, assessment of sites promoted through the District Council's HELAA (Housing and Economic Land Availability Assessment) database, and consideration of additional sites brought forward by landowners, agents and members of the community during the neighbourhood plan process.
- iv. A copy of the HELAA Map, showing both included and excluded sites, is reproduced in Appendix two.
- v. The process has been heavily influenced by the exceptional physical, environmental and heritage constraints affecting Glastonbury. The town is closely associated with the Somerset Levels and Moors and is surrounded on three sides by extensive flood plain. These constraints significantly limit the availability of suitable land beyond sites already allocated in the Somerset Local Plan.
- vi. In addition, the following matters have been key considerations throughout the assessment process:
  - flood risk, including land within Flood Zones 2 and 3.
  - proximity to the Somerset Levels and Moors Ramsar, SPA and SSSI designations.
  - phosphate neutrality requirements affecting wastewater and surface water drainage.
  - heritage constraints, including the Conservation Area, listed buildings, non-designated heritage assets and important views.
  - the landscape setting of the town, including key views to and from Glastonbury Tor and the Abbey.
  - access, highway and infrastructure limitations.

These factors have materially constrained the number of sites considered capable of accommodating development.

### Initial Site Identification

- vi Through the Call for Sites and wider engagement process, the Steering Group identified the following potential sites:
  - Watts Corner
  - Honeysuckle Farm
  - South of Pendragon House
  - Parsons Farm
  - Lot C East of Middle Drove
  - Attenuation Pond
  - North of the Hospital
  - Higher Actis Land (west side of Butleigh Road)
- Back of Sparks Yard

- Beckery Old Road
  - Candlelight House
  - Land at Pear Tree Farm
  - Land North of the Hospital
  - 86 Roman Way
- vii) These sites were assessed alongside sites identified through the HELAA and those considered by the Steering Group to have potential development capacity

### **Site assessment methodology**

- viii) Sites were assessed against the standard criteria set out in national planning guidance, namely:
- Availability – whether the site is available for development within the plan period;
  - Suitability – whether the site is suitable in planning terms, taking account of planning policy restrictions, environmental constraints, access, flood risk, heritage considerations and local amenity;
  - Achievability – whether there is a reasonable prospect that development could be delivered, including viability and market considerations.
- ix) In addition, the Steering Group considered a range of local factors particularly relevant to Glastonbury, including:
- relationship to the existing built form of the town;
  - ease of integration with the existing community;
  - accessibility to schools, services and facilities;
  - safe walking and cycling links;
  - impact on the historic environment and townscape;
  - landscape sensitivity;
  - drainage and wastewater implications;
  - compatibility with the vision and objectives of the Neighbourhood Plan.

Full site assessments are included at Appendix 3, 3a and 3b

### **Sites taken forward for detailed assessment**

- x) Following the initial sift, eight sites were taken forward for more detailed consideration, resulting in six sites being identified as having potential for development in principle (Policies Map 5):
- Sparks Yard (approximately 32–53 dwellings)
  - Beckery Old Road (approximately 8–12 dwellings)
  - Higher Actis (approximately 13–20 dwellings)
  - Candlelight House (approximately 8–10 dwellings)
  - Parsons Farm as a rural exception site
  - Land North of the Hospital for a potential park and ride facility
- xi) These sites were then considered in greater detail, including through community consultation and discussion with Somerset Council.

### **Community consultation on potential sites**

- xii) A public drop-in consultation event was held on 24 November 2024 to explain the sites identified and to allow residents to comment on the potential allocations.
- xiii) The consultation sought views on:
  - whether residents supported the proposed sites and indicative dwelling numbers;
  - any concerns relating to site constraints or impacts;
  - whether alternative sites would be preferable.
- xiv) A summary of responses is provided within the Consultation Statement Appendix 8.
- xv) The consultation indicated broad support for the majority of sites. The site at Higher Actis generated the greatest level of concern, primarily in relation to perceived flood risk issues. However, only part of the site had been considered and it was recognised that mitigation measures might potentially address these concerns.

### **Outcome of site selection process**

- xvi) The Steering Group undertook a comprehensive and evidence-based site selection process with the clear intention of identifying suitable sites for allocation through the Neighbourhood Plan.
- xvii) This demonstrates that the Town Council and Steering Group were both willing and proactive in seeking to identify land capable of meeting local development needs.
- xviii) However, following detailed technical assessment and engagement with Somerset Council, all of the sites considered for allocation were ultimately found to be unsuitable for formal allocation through the Neighbourhood Plan.
- xix) The principal reasons included, either individually or in combination:
  - flood risk and proximity to surrounding flood plain;
  - drainage and phosphate neutrality constraints associated with the Somerset Levels and Moors;
  - adverse impacts on heritage assets and the wider historic setting of the town;
  - access and highway limitations;
  - landscape and environmental constraints;
  - concerns regarding deliverability and the likelihood of securing planning permission.
- xx) The Steering Group carefully considered whether any of the sites could nonetheless be progressed.
- xxi) However, it was concluded that no site could be allocated in a way that would both:
  - satisfy planning and technical requirements; and
  - accord with the vision, objectives and development principles of the Glastonbury Neighbourhood Plan.
- xxii) Accordingly, whilst the Plan has sought positively to identify opportunities for growth, it has not been possible to bring forward additional site allocations beyond those already identified in the Somerset Local Plan.
  - This position reflects the exceptional constraints affecting Glastonbury rather than any lack of willingness to plan positively for future development.

### **Development and Glastonbury's unique context**

- xxiii) Understanding what makes Glastonbury unique has been central to the site selection process.
- xxiv) The town's exceptional significance derives from its rich historic environment, spiritual traditions, myths and legends, and the presence of nationally important heritage assets and landscapes.
- xxv) Development proposals must therefore respond sensitively to:
  - the historic setting of the town;
  - key views and landmarks;
  - the Conservation Area;
  - the setting of Glastonbury Tor and the Abbey;
  - the town's distinctive cultural and spiritual identity.
- xxvi) This unique context has been a key factor in determining whether potential sites were suitable for development.

**Policy Twelve****DEVELOPMENT  
STRATEGY****Objective Seventeen**

*Allocating sites for future small-scale residential development which will not place unacceptable strain on existing infrastructure*

*Policy twelve*

- 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 (Policies Map 9) within the defined settlement boundary, as shown on 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.

## Evidence for Policy Twelve

- 83 The purpose of Policy Twelve is:
- to ensure that new development meets the identified needs of Glastonbury;
  - to ensure that growth is appropriate in scale to the role of the town as a principal historic settlement;
  - to ensure that new homes respond to the needs of current and future residents;
  - to secure high-quality, sustainable and locally distinctive development that respects Glastonbury's historic, cultural and environmental context.
- 84 A key role of the Neighbourhood Plan is to support the delivery of the amount and type of housing required during the plan period, having regard to the strategic housing requirement established through the Somerset Local Plan (Mendip area) and the specific constraints affecting the town.
- 85 Housing affordability is a particular concern locally. There is a limited supply of affordable rented accommodation and entry-level housing. Community engagement identified a clear need for more affordable homes to enable younger households, including family members currently living in the town, to remain within the community as their housing needs change.
- 86 The provision of smaller homes suitable for downsizing and later-life living was also identified as an important factor in maintaining a balanced and sustainable community. This would help older residents remain within Glastonbury while releasing larger homes for families.
- 87 The National Planning Policy Framework (NPPF)<sup>26</sup> confirms that neighbourhood planning gives communities the power to develop a shared vision for their neighbourhood and shape the development and growth of their area (paragraph 30, updated 2025). This policy therefore reflects the community's vision for proportionate and locally appropriate growth.
- 88 The NPPF also expects strategic planning authorities to establish housing requirements for designated neighbourhood areas through strategic policies, while recognising that areas or assets of particular importance may restrict the scale, type or distribution of development. This is particularly relevant in Glastonbury given the significant environmental, heritage and flood risk constraints affecting the settlement.
- 89 In addition to the strategic sites already allocated through the Somerset Local Plan (Mendip area), further housing provision may come forward through suitable windfall development within the settlement boundary during the plan period. Relevant housing allocations are shown on Policies Maps 4,4A and 4B. Sites assessed through the preparation of the Neighbourhood Plan are shown on Policies Map 5.
- 90 Core Policy 7 of the Mendip Local Plan<sup>27</sup> identifies Glastonbury as a principal settlement and seeks to accommodate development within the town in a coordinated way, recognising the limited availability of unconstrained land and the relationship with growth in adjoining Street.
- 91 The Glastonbury Steering Group has clearly demonstrated its willingness to accommodate additional development in order to help meet identified housing needs. A significant site selection exercise was undertaken as part of the preparation of the Neighbourhood Plan, including a call for sites, technical assessment and community consultation. However, as set

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<sup>26</sup> [National Planning Policy Framework \(updated Feb 2025\) Para 30/61/72/131/203](#)

<sup>27</sup> [Mendip Local Plan \(Adopted\) Core Policy 7](#)

out in Section 9, the majority of potential sites were found to be unsuitable for allocation due to the cumulative effect of significant constraints, including:

- surrounding flood plain and flood risk designations;
- proximity to the Somerset Levels and Moors and associated environmental protections;
- phosphate neutrality and drainage issues;
- heritage and landscape sensitivities;
- access and infrastructure limitations.

These constraints make the identification of further suitable allocations exceptionally challenging.

92 Policy Twelve therefore provides a clear development strategy for any future proposals that may come forward on suitable and unconstrained land, ensuring that such development is delivered in a way that reflects the needs and aspirations of the local population and accords with the vision and objectives of the Neighbourhood Plan.

93 The policy supports a plan-led and criteria-based approach, prioritising development within the defined settlement boundary, on infill and previously developed land where appropriate, and ensuring that proposals are proportionate to the scale, character and historic significance of Glastonbury.

Policy Thirteen

HOUSING TO MEET  
NEEDS IN  
GLASTONBURY

**Objective Seventeen**

*Allocating sites for future small-scale residential development which will not place unacceptable strain on existing infrastructure*

*Policy Thirteen*

- 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 Neighbourhood 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:
- 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.

## Policy Thirteen/cont'd

### HOUSING TO MEET NEEDS IN GLASTONBURY

#### Objective Seventeen

*Allocating sites for future small-scale residential development which will not place unacceptable strain on existing infrastructure*

#### *Policy Thirteen /cont'd*

- 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

#### Evidence for Policy Thirteen

- 94 As set out in the introduction to the Development and Housing chapter, significant physical, environmental and heritage constraints mean that it is exceptionally difficult to identify sites within Glastonbury that are both available and suitable for development.
- 95 It is recognised that the Somerset Local Plan (Mendip area) generally seeks to safeguard existing employment and commercial uses. However, within Glastonbury there is an identified local need for smaller dwellings and apartments suitable for single-person households and couples, particularly where these can be accommodated within appropriate locations inside the settlement boundary.
- 96 The future of housing provision in Glastonbury, as elsewhere, must respond to changing demographics. These include:
- an ageing population with increasing interest in downsizing;
  - younger households and first-time buyers seeking affordable housing options;
  - a more diverse workforce requiring housing across a range of tenures and price points;
  - households wishing to remain within the local community close to work, family and services.
- 97 In 2024, Glastonbury Town Council undertook a comprehensive Community Review<sup>28</sup> to inform its Community Action Plan. This work was undertaken in collaboration with Somerset Council and gathered responses from over 500 residents, providing a robust local evidence base. The review identified strong support for additional affordable housing, particularly one- and two-bedroom homes, starter homes and housing suitable for downsizing.

<sup>28</sup> [Glastonbury Town Council Community Review 2024](#)

- 98 The resulting data demonstrated the significance of local housing need. Approximately one in four respondents stated that their current accommodation was unsuitable, while a similarly significant proportion considered their housing to be unaffordable.
- 99 There was strong support for:
- additional affordable housing for local people;
  - smaller one- and two-bedroom homes;
  - starter homes;
  - accommodation suitable for older people wishing to downsize;
  - provision for non-traditional and non-bricks-and-mortar dwellers;
  - energy-efficient and environmentally sustainable homes.
- 100 Of the 410 respondents who answered the question “What types of housing and development do you feel the Town needs most in the next ten years?”, the highest priority identified was affordable housing for local people, closely followed by a need for smaller one- and two-bedroom homes and accommodation for non-bricks-and-mortar dwellers.
- 101 The indicative dwelling mix set out in Policy Thirteen is derived from this community evidence and from the need to maintain a balanced housing stock.
- The emphasis on smaller dwellings is intended to respond directly to the evidenced need for:
- starter homes;
  - downsizing opportunities;
  - homes suitable for smaller households;
  - more affordable forms of accommodation.
- The retention of a proportion of three-bedroom homes is also important in order to meet the needs of family households and to maintain a mixed and sustainable community.
- The limited proportion of four-bedroom and larger homes reflects the strong local evidence that the greatest need is for smaller and more affordable housing types.
- Accordingly, the proposed percentages are not arbitrary but are intended to provide a proportionate and evidence-led housing mix that reflects both local need and community priorities.
- 102 Somerset Council is expected to publish an updated Local Housing Needs Assessment by the end of 2025. This Neighbourhood Plan intends to rely on that evidence at Regulation 14 stage and thereafter, as it will provide more up-to-date strategic evidence than the earlier Mendip 2012 Housing Needs Assessment and Glastonbury Housing Needs Assessment 2017.

Policy Fourteen

INFRASTRUCTURE

**Objective Eighteen**

*Ensuring any new development does not have an unacceptable impact on its environment and is implemented alongside identified infrastructure needs*

**Objective Twenty**

*Ensuring an appropriate infrastructure is in place to deal with surface water and sewerage within any new development.*

*Policy Fourteen*

- 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.
- 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.

## Policy Fourteen/cont'd

### INFRASTRUCTURE

#### Objective Eighteen

*Ensuring any new development does not have an unacceptable impact on its environment and is implemented alongside identified infrastructure needs*

#### Objective Twenty

*Ensuring an appropriate infrastructure is in place to deal with surface water and sewerage within any new development.*

#### Policy fourteen cont'd

- 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.

#### Evidence for Policy Fourteen

- 103 The provision of supporting infrastructure is fundamental to achieving sustainable growth in Glastonbury.

Infrastructure includes both physical utilities infrastructure and community infrastructure.

Physical infrastructure includes:

- water supply
- foul drainage and wastewater treatment
- surface water drainage
- electricity supply
- telecommunications and digital connectivity

Community infrastructure includes:

- health services
- education
- recreation and leisure facilities
- green open space
- play areas
- community buildings and services

- 104 The ability of Glastonbury to accommodate future growth is strongly influenced by the capacity and resilience of these systems.
- 105 Utility infrastructure is a particularly important consideration in Glastonbury due to the town's environmental setting, historic form and the cumulative effects of climate change. Of particular relevance are:
- drainage and wastewater capacity
  - flood resilience
  - electricity network resilience
- 106 The evidence gathered through the preparation of the Neighbourhood Plan indicates that these issues are among the principal technical constraints affecting the ability of the town to accommodate further growth.
- 107 The Town Council and community have also expressed a strong aspiration for future development to contribute positively to climate change mitigation and adaptation, reflecting the environmental ethos of the town.
- 108 The local electricity network forms an essential part of Glastonbury's critical infrastructure. Capacity and resilience of the local network are material considerations for future development, particularly where multiple sites may come forward over the plan period.
- 109 Early engagement with the relevant electricity provider and distribution network operator is therefore likely to be necessary in order to establish network capacity, any required reinforcement works and the suitability of proposed connections.
- 110 The evidence also supports opportunities for renewable energy generation, energy storage and shared low-carbon energy systems, particularly where these improve resilience and reduce pressure on the wider network.
- 111 This is consistent with Glastonbury's strong local commitment to climate action, sustainability and long-term community resilience.
- 112 Where heritage assets are affected, it is recognised that listed buildings, buildings within the Conservation Area and scheduled monuments may be subject to specific heritage considerations in relation to retrofit and energy efficiency measures.
- 113 The setting of Glastonbury in relation to the Somerset Levels and Moors flood plain is one of the most significant physical constraints affecting future development.
- 114 Although Glastonbury is not itself part of the Somerset Levels and Moors designated landscape, it is immediately adjacent to the wider flood plain and is strongly influenced by it. The flood plain surrounds the town on three sides, which significantly limits the availability of unconstrained land for growth. This relationship is a defining characteristic of the town's landscape setting.
- 115 The Glastonbury Conservation Area Appraisal<sup>29</sup> describes the town as appearing almost as an island within the surrounding flat landscape of the Levels. This is both an important part of the town's character and a major planning constraint.
- 116 Parts of Glastonbury Parish are affected by fluvial flood risk, while significant areas are also susceptible to surface water flooding. Flood risk evidence and mapping indicate that these constraints materially affect the location and suitability of potential development sites.

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<sup>29</sup> [\*Glastonbury Conservation Area Appraisal \(Mendip District Council, July 2010\)\*](#)

- 117 Whilst flood prevention works, land drainage improvements and attenuation infrastructure have reduced the threat of flooding within the town itself, the wider flood plain remains a major factor in site suitability and development capacity.
- 118 The attenuation pond located within the Morland Industrial Park adjacent to the A39 performs an important flood management and drainage function.
- 119 Climate change projections indicate an increased likelihood of more frequent and intense storm events. This increases the importance of effective surface water management and long-term drainage capacity as part of the evidence base for future development.
- 120 Glastonbury lies within the River Brue catchment, which is hydrologically connected to the wider catchment affecting the Somerset Levels and Moors Ramsar site. This means that development proposals, particularly those involving additional overnight accommodation such as housing and visitor accommodation, may need to address phosphate neutrality and wastewater mitigation requirements.<sup>30</sup> This is a significant evidence consideration underpinning the infrastructure policy.
- 121 National planning policy and technical guidance place strong emphasis on the use of sustainable drainage systems (SuDS). The recognised drainage hierarchy prioritises:
- infiltration into the ground
  - discharge to surface water bodies
  - discharge to surface water sewers or highway drainage
  - discharge to combined sewer as a last resort
- This hierarchy forms an important part of the technical evidence supporting the policy.
- 122 Long-term maintenance and adoptability of drainage systems are also key infrastructure considerations. Experience from other developments demonstrates that drainage systems which cannot be adopted by an appropriate body may create ongoing management burdens for residents and local bodies.
- 123 For this reason, long-term management arrangements form an important part of the evidence supporting Policy Fourteen.
- 124 The Town Council has indicated that it does not intend to take on the future management of drainage systems associated with new development.

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<sup>30</sup> [Phosphates in Somerset background information](#)

Policy Fifteen

HOUSING MIX

**Objective Nineteen**

*Ensuring that housing on allocated sites provides an integrated mix of open market housing and affordable housing.*

**Objective Twenty-six**

*Providing affordable housing, particularly for the benefit of people with a local connection.*

**Objective Twenty-seven**

*Providing smaller housing for those wishing to downsize.*

*Policy Fifteen*

- 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.

## Evidence for Policy Fifteen

- 125 The National Planning Policy Framework states that planning policies should reflect the size, type and tenure of housing needed for different groups in the community, including those requiring affordable housing, families, older people and people wishing to downsize.
- 126 At the strategic level, Policy DP11<sup>31</sup> of the Mendip Local Plan Part I requires proposals for new housing to make provision for an appropriate range of dwelling types and sizes to meet the needs of the community, having regard to the most up-to-date evidence, including the Mendip Strategic Housing Market Assessment (SHMA) 2016<sup>32</sup>.
- 127 The SHMA also reinforces the need to maximise opportunities to deliver affordable housing, particularly homes for social rent and other genuinely affordable tenures.
- 128 Policy Fifteen should be read alongside Policy Thirteen of this Neighbourhood Plan. Policy Thirteen addresses the broader strategic objective of ensuring that housing growth responds to local needs, including the needs of older people, smaller households, local workers and those requiring specialist or affordable accommodation. Policy Fifteen provides the more detailed development management criteria relating to dwelling mix, tenure balance and the integration of affordable housing within individual development proposals. The two policies are therefore complementary rather than duplicative.
- 129 Historic national housing policy, including Right to Buy<sup>33</sup>, has resulted in a reduction in the stock of publicly owned affordable housing. The prevailing approach now relies significantly on the delivery of affordable homes through open market developments. This makes the role of development plan policies in securing an appropriate and integrated mix of affordable housing particularly important.
- 130 Mendip Local Plan Policy DP11 requires developments of 11 or more dwellings to provide a minimum proportion of affordable housing. However, much of Glastonbury's future growth is likely to come forward on small urban infill and windfall sites, often involving fewer than 10 dwellings. Without a local policy framework to guide housing mix on these smaller sites, there is a risk that delivery will not adequately reflect the identified need for smaller and more affordable homes.
- 131 Evidence gathered through the Glastonbury Community Review (2024), together with previous local housing needs assessments, demonstrates a significant need for affordable housing of all types, including:
- affordable rented homes
  - starter homes
  - discounted market housing
  - shared ownership
  - rent-to-buy products
  - smaller homes suitable for single-person and couple households
- This evidence is consistent with the wider findings of the SHMA and local consultation responses.

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<sup>31</sup> [Mendip Local Plan Part 1 Policy DP11](#)

<sup>32</sup> [Strategic Housing Market Assessment 2016](#)

<sup>33</sup> [HM government: Right to Buy: buying your own council home updated 2024](#)

132 Housing affordability remains a significant issue. Median household incomes across Mendip remain substantially below the level required to purchase many forms of market housing.

133 The available gross disposable household income (GDHI)<sup>34</sup> figure of £22,291 provides important context for local affordability pressures.

134 When compared with average house prices, this demonstrates the continuing challenge faced by:

- first-time buyers
- young families
- local workers
- older people seeking to downsize

135 Average House Prices (accessed Zoopla, June 2026 )

- |                 |          |
|-----------------|----------|
| • Detached      | £386,230 |
| • Semi-detached | £285,318 |
| • Terraced      | £255,484 |
| • Flats         | £140,891 |

This evidence supports the need for a significant proportion of smaller homes within new development.

136 The requirement for at least 40% of homes on sites of five or more dwellings to be one- or two-bedroom properties is derived from the clear evidence of local need for smaller, more affordable homes.

This reflects:

- the strong community support for one- and two-bedroom homes identified through consultation;
- the needs of smaller households and first-time buyers;
- the needs of older residents wishing to downsize;
- the need to improve affordability and local access to housing.

137 The threshold of five dwellings has been selected to ensure that the policy remains proportionate and capable of practical application on the smaller urban sites that are most likely to come forward in Glastonbury.

138 The requirement that at least 30% of these smaller units should be one-bedroom homes is intended to ensure that sufficient provision is made for single-person households and couples without children, which represent an increasing proportion of local housing need.

139 This figure is not arbitrary but is intended to secure a balanced mix within the smaller-unit proportion. Taken together, the 40% and 30% requirements provide an evidence-led and proportionate response to the identified need for smaller and more affordable homes.

140 An important consideration arising from both national good practice and local consultation is the integration of affordable housing within market-led schemes, so as to support mixed, balanced and inclusive communities.

141 Evidence from housing design guidance and established planning practice indicates that the distribution of affordable homes throughout a development, rather than in isolated clusters, assists in creating tenure-blind schemes in which affordable and market housing are visually integrated. This approach helps to avoid social segregation, supports community cohesion and reflects the community's aspiration for well-designed, inclusive neighbourhoods.

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<sup>34</sup> [Office for National Statistics \(ONS\) – Gross disposable household income](#)

Policy Sixteen

DESIGN ,  
INNOVATION AND  
CLIMATE RESPONSIVE  
DEVELOPMENT

**Objective Twenty-five**

*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 zero carbon emissions.*

*Policy Sixteen*

- 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.

## DESIGN, INNOVATION AND CLIMATE RESPONSIVE

### Objective Twenty-five

*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 zero carbon emissions.*

### *Policy Sixteen cont'd*

- 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.

### Evidence for Policy Sixteen

- 142 The purpose of Policy Sixteen is not to restrict creativity or require stylistic imitation, but to ensure that new development responds positively to the distinctive character of Glastonbury and contributes to the quality of the built environment. This approach allows for contemporary and innovative interpretations of local character, provided that proposals demonstrate a clear understanding of the surrounding townscape, landscape setting and heritage context. This is consistent with the National Planning Policy Framework, which supports well-designed places that are sympathetic to local character while not preventing appropriate innovation or change.
- 143 The policy is intended to apply proportionately according to the scale, type and nature of development. For example, requirements relating to layout, streetscape, public realm and green infrastructure will be of greatest relevance where proposals create new streets, spaces or development parcels.
- 144 Smaller infill and conversion schemes will be expected to respond appropriately to their immediate context.

145 Evidence submitted in support of development proposals should explain how the design responds positively to:

- the surrounding built form;
- local materials and architectural character;
- landscape setting and views;
- community identity and place function;
- Glastonbury's historic, cultural and spiritual significance.

This is particularly important given the exceptional sensitivity of the town's setting.

146 Glastonbury has a strong tradition of creativity, craftsmanship, independent enterprise and cultural expression. This forms an important part of the local character and identity of the town and provides a clear local justification for encouraging imaginative and innovative design responses. Innovation in design does not necessarily mean unusual or visually striking architecture alone. It may also include:

- innovative layout design
- adaptable living spaces
- modern methods of construction
- low-impact living solutions
- flood-resilient forms of development
- climate-responsive materials and technologies

147 National design guidance, including the National Model Design Guide (MHCLG, 2021),<sup>35</sup> supports the use of context-led innovative design and recognises that well-designed places can successfully combine local distinctiveness with contemporary architectural approaches. This provides a strong technical and policy basis for the approach taken in Policy Sixteen.

148 Policy sixteen also reflects Glastonbury's strong community commitment to climate change mitigation, resilience and sustainable living. This was identified consistently through community engagement and is closely aligned with the ethos of the town.

149 Evidence from best practice in sustainable architecture demonstrates that innovative design solutions can materially reduce carbon emissions and improve resilience.

Examples include:

- high-performance fabric insulation
- airtight construction
- passive solar gain
- natural ventilation
- renewable energy systems
- rainwater harvesting
- green roofs and walls
- biodiversity-led design

These approaches are widely recognised through standards such as Passivhaus<sup>36</sup>, BREEAM<sup>37</sup>, and the RIBA Climate Challenge<sup>38</sup>.

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<sup>35</sup> [National Model Design Code \(Updated October 2021\)](#)

<sup>36</sup> [Passivhaus Trust](#)

<sup>37</sup> [BREEAM](#)

<sup>38</sup> [RIBA 2030 Climate Challenge V 2 \(2021\)](#)

150 The following design measures may contribute positively to sustainable development and climate resilience:

- efficient heating and cooling systems;
- passive design measures reducing reliance on mechanical systems;
- high levels of insulation and airtightness;
- natural ventilation and airflow;
- use of local, recycled and low-embodied-carbon materials;
- living roofs and walls;
- permeable surfacing;
- swales, basins and ponds;
- rainwater capture and reuse;
- photovoltaic and other renewable energy generation;
- retention of landscape features and green infrastructure;
- tree planting and native species;
- wildlife features including bat and bird boxes.

This list is indicative rather than exhaustive.

151 A significant proportion of the Parish is affected by constraints including flood risk, proximity to environmentally sensitive land and heritage designations. These factors substantially limit conventional development opportunities.

152 The policy therefore recognises that, in some circumstances, innovative design solutions may provide appropriate responses to local constraints, including flood-resilient construction and adaptable forms of development.

153 Examples from national and international best practice include:

- elevated floor levels and podium design
- stilted or raised structures in flood-prone areas
- amphibious housing
- modular and relocatable homes
- low-impact off-grid dwellings

Such approaches have been successfully explored in a number of UK contexts, including flood-resilient design studies promoted by the Environment Agency<sup>39</sup> and Design Council Cabe<sup>40</sup>.

154 However, innovation must operate within the requirements of national planning policy, including flood risk, heritage and environmental protections.

The purpose of the policy is therefore to encourage creative solutions to genuine local constraints, rather than to imply automatic support for development in sensitive locations.

155 Not all of the matters identified above will be relevant to every planning application.

The examples provided are intended to assist applicants in demonstrating how proposals may respond imaginatively and sustainably to Glastonbury's particular context.

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<sup>39</sup> [Environment Agency Property Flood Resilience](#)

<sup>40</sup> [Design and Access Statements, Design Council](#)

## Policy Seventeen

SELF AND CUSTOM  
BUILD HOMES**Objective :**

*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 zero carbon emissions.*

**Policy Seventeen**

- 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

## Evidence for policy seventeen

- 156 Self-build housing generally involves the future occupier taking primary responsibility for the design, layout, procurement and funding of the home, including the financial costs associated with securing the plot and commissioning construction.
- 157 Custom-build housing differs slightly in that the future occupier normally commissions the home to their own specification, often with the assistance of a developer or specialist provider. Both forms of delivery contribute to broadening housing choice.
- 158 Self-build and custom-build housing plays an important role in diversifying the housing market and increasing consumer choice. It enables future occupiers to influence the design, layout, construction method and environmental performance of their homes and often encourages greater innovation in both design and construction techniques.
- 159 This is particularly relevant in Glastonbury, where the community has expressed strong support for imaginative design, innovation and sustainable living solutions.
- 160 This policy should therefore be read alongside Policy Sixteen (Design, Innovation and Climate-Responsive Development).
- 161 The National Planning Policy Framework<sup>41</sup> states that planning policies should reflect the needs of different groups in the community, including people wishing to commission or build their own homes. This provides a clear national policy basis for supporting self-build and custom-build housing provision.
- 162 The national legislative framework is set out in:
- the Self-build and Custom Housebuilding Act 2015<sup>42</sup>
  - the Self-build and Custom Housebuilding Regulations 2016<sup>43</sup>
  - the Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016<sup>44</sup>
- These require local authorities to maintain a register of individuals and associations seeking to acquire serviced plots for self-build and custom-build homes.
- 163 Evidence of local demand is informed by the Somerset Council Self-build and Custom Build Register,<sup>45</sup> which records the level of demand for serviced plots across the authority area. This register forms an important part of the evidence base supporting the policy and provides an ongoing mechanism for monitoring future need through the Authority Monitoring Report (AMR).
- 164 Self-build and custom-build housing can make a positive contribution to climate change mitigation and adaptation. Unlike many speculative developments, self-build homes can incorporate low-carbon and climate-responsive measures from the earliest stages of design. This may include:
- heat pump systems;
  - underfloor heating;
  - solar photovoltaic systems;
  - battery storage;
  - orientation for passive solar gain;

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<sup>41</sup> [National Planning Policy Framework para 63 \(updated 2025\)](#)

<sup>42</sup> [Self-build and Custom Housebuilding Act 2015](#)

<sup>43</sup> [The Self-build and Custom Housebuilding Regulations 2016](#)

<sup>44</sup> [The Self-build and Custom Housebuilding \(Time for Compliance and Fees\) Regulations 2016](#)

<sup>45</sup> [Somerset self-build and custom house building](#)

- integrated electric vehicle charging
- rainwater harvesting;
- adaptable room layouts;
- superior insulation and airtightness standards.

This flexibility aligns strongly with Glastonbury’s environmental ethos and its aspiration to support low-impact living.

165 Self-build and custom-build housing also contributes positively to housing delivery by:

- increasing overall housing supply;
- broadening routes into home ownership;
- enabling smaller builders and local contractors to participate in the housing market;
- increasing design diversity;
- supporting innovative and locally distinctive homes.

166 Evidence from national housing policy and practice indicates that self-build can often provide more affordable routes into home ownership, particularly where serviced plots are made available as part of larger developments.

167 This is particularly relevant in Glastonbury, where affordability pressures and demand for smaller, more adaptable homes have been clearly identified elsewhere in this Plan.

168 Self-build opportunities also support community-led place shaping by enabling residents to play an active role in creating homes that reflect local needs, environmental aspirations and the distinctive character of the town. This approach is strongly aligned with the principles of neighbourhood planning.

169 The delivery of self-build and custom-build plots can also support the local economy through:

- use of local contractors and trades;
- employment generation;
- sourcing of local materials;
- support for specialist sustainable construction businesses.

170 Taken together, these factors support a more sustainable pattern of development and contribute positively to reducing long-term carbon emissions and supporting climate resilience.

Policy Eighteen

ENVIRONMENTAL  
CONSTRAINTS AND  
MITIGATION  
REQUIREMENTS

**Objective 23**

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 zero carbon emissions.

**Policy Eighteen**

- a) 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
- b) 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.
- c) 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.
- d) 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.
- e) 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.
- f) Proposals that incorporate integrated mitigation measures which also contribute positively to biodiversity enhancement, climate resilience, water management and landscape quality will be particularly supported.

## Evidence for policy eighteen

- 171 Glastonbury occupies a highly sensitive environmental, landscape and heritage setting. Environmental and heritage constraints relevant to this policy are shown on Policies Maps 6A-6E and 7A-7B.
- Although the town is not itself located within the Somerset Levels and Moors Ramsar site, it lies immediately adjacent to the wider Levels landscape and within the River Brue catchment, which is hydrologically connected to the designated area.
- 172 This relationship is a defining characteristic of the town's setting and has direct implications for future development.
- 173 The Somerset Levels and Moors comprise internationally and nationally important environmental designations, including:
- Ramsar site
  - Special Protection Area (SPA)
  - Sites of Special Scientific Interest (SSSI)
- These designations are protected through national planning policy and habitat regulations.
- 174 Development proposals that increase overnight stays, wastewater discharge or surface water runoff may have the potential to affect the integrity of these designated sites.
- 175 Somerset Council guidance confirms that qualifying development within the relevant catchment may be required to demonstrate nutrient neutrality, including mitigation of phosphorus loading, where additional wastewater discharge could affect the designated habitats. This is particularly relevant for:
- new housing
  - tourist accommodation
  - traveller accommodation
  - care and supported living uses
- Mitigation measures may include nutrient offsetting, on-site measures, wetlands, reedbeds or other agreed solutions.
- 176 In addition to ecological designations, the physical setting of Glastonbury is strongly influenced by the surrounding flood plain of the Somerset Levels and Moors, which extends around the town on three sides. This creates significant constraints in relation to:
- site selection
  - flood resilience
  - surface water drainage
  - wastewater infrastructure
  - safe access and egress
- These constraints have already materially influenced the site selection process for the Neighbourhood Plan.
- 177 The National Planning Policy Framework requires development in areas at risk of flooding to be directed away from areas of highest risk where possible and, where development is necessary, to be made safe for its lifetime without increasing flood risk elsewhere.
- 178 The use of sustainable drainage systems and long-term maintenance arrangements forms an important part of the evidence base supporting this policy.
- 179 Glastonbury also contains an exceptional concentration of heritage assets and internationally recognised cultural and spiritual landmarks.

These include designated heritage assets, the Conservation Area, important views and the wider setting of the town.

180 Development proposals therefore need to consider not only ecological and drainage mitigation but also the potential need for mitigation of impacts on heritage significance and setting.

181 The purpose of Policy Eighteen is to provide a single overarching framework for the consideration of environmental, drainage, flood risk, nutrient neutrality and heritage mitigation issues across all forms of development. This avoids unnecessary repetition within individual policies and ensures a consistent approach across the Plan.

182 Policy Eighteen gives particular effect to Objectives 2, 10, 17, 19 and 24, by ensuring that development proposals properly address impacts on important environmental designations, the historic setting of Glastonbury, drainage infrastructure and climate resilience.

## Conclusion

- The Glastonbury Neighbourhood Plan sets out a clear and locally informed framework to guide development and change within the Parish up to 2040.
- Prepared through extensive community engagement, evidence gathering, and consultation with statutory bodies and stakeholders, the Plan reflects the aspirations, priorities, and distinctive identity of Glastonbury. It seeks to ensure that future development is sustainable, proportionate, and responsive to the town's unique historic, cultural, environmental, and social context.
- The Plan recognises the exceptional significance of Glastonbury as a place of heritage, spirituality, landscape value, and community identity. At the same time, it responds positively to the need for appropriate housing, infrastructure, climate resilience, local employment opportunities, active travel, and the continued vitality of the town centre.
- The policies contained within this Plan are intended to support sustainable growth while safeguarding those qualities that make Glastonbury special, including its historic setting, valued green spaces, biodiversity, cultural heritage, and strong sense of place.
- The Neighbourhood Plan has also been prepared with full regard to national planning policy and the strategic policies of Somerset Council, ensuring that it forms a positive and robust part of the Development Plan once made.
- Importantly, the Plan reflects the clear desire of the community to support future generations, providing homes, services, employment opportunities, and infrastructure that meet local needs, while responding to the challenges of climate change, flood risk, environmental protection, and housing affordability.
- Glastonbury Town Council, together with its partners and the wider community, is committed to monitoring the delivery of the Plan and reviewing it as necessary to ensure that it remains effective, relevant, and responsive to future change.
- This Neighbourhood Plan is therefore both a framework for managing development and a shared vision for the future of Glastonbury: protecting its unique identity while enabling thoughtful, sustainable, and inclusive growth.

