

Glastonbury Parish Neighbourhood Plan

Appendix One

SEA and HRA Screening Report



Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Report

A Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Report was prepared by Somerset Council in March 2026 to determine whether the Glastonbury Neighbourhood Plan requires a full Strategic Environmental Assessment and/or Appropriate Assessment under the Habitats Regulations.

The screening considered the draft Neighbourhood Plan against the requirements of:

- the Environmental Assessment of Plans and Programmes Regulations 2004;
- the Strategic Environmental Assessment Directive (2001/42/EC);
- the Conservation of Habitats and Species Regulations 2017;
- relevant national planning guidance.

The assessment concluded that the Glastonbury Neighbourhood Plan is not likely to have significant environmental effects and therefore does not require a full SEA.

In addition, the screening confirmed that, although the Plan area lies within the phosphate risk catchment associated with the Somerset Levels and Moors European sites, the Neighbourhood Plan does not allocate any development sites, and consequently an Appropriate Assessment under the Habitats Regulations is not required.

This conclusion was supported by consultation responses from the statutory bodies:

- Historic England
- Natural England
- Environment Agency

all of whom agreed that a full SEA and HRA were not required.

Screening Outcome

The final screening conclusion states:

The Glastonbury Neighbourhood Plan is unlikely to have significant environmental effects; consequently a full SEA is not required.

As there is no growth presently proposed within the Neighbourhood Plan, a full HRA / Appropriate Assessment is also not required.

The full Screening Report is appended in full following this summary.

Glastonbury Neighbourhood Plan

Strategic Environmental Assessment and Habitats Regulations Screening Report

March 2026

Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report

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1. Introduction

- 1.1 One of the basic conditions is that a Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations. These obligations include the SEA Directive and Habitats Directive. The Habitats Directive requires that plans do not have significant effects on European sites (Special Areas of Conservation, Special Protection Areas and Ramsar sites).
- 1.2 A Strategic Environmental Assessment (SEA) is required under European legislation for all plans which may have a significant effect on the environment. This particularly relates to plans which designate sites for development such as the District Council's Local Plan and Neighbourhood Plans produced by Parish Councils.
- 1.3 A Habitats Regulations Assessment (HRA) is a process which looks at the potential impact of proposals within a plan on European sites.
- 1.4 Somerset Council is required to determine whether or not the contents of the Glastonbury Neighbourhood Plan require a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC¹ and associated Environmental Assessment of Plans and Programmes Regulations 2004. If it is concluded that an SEA is required, the Qualifying Body are responsible for its production and it must form part of the material that is consulted on once the formal consultation stage is reached.
- 1.5 The draft neighbourhood plan of June 2025 does not allocate any sites for development. Appendix 1 includes the draft policies and accompanying map. The aims and objectives of the emerging Glastonbury Neighbourhood Plan are set out below:

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

- 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.

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

- 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

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

- 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

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

- 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

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

- 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 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

- 1.6 The legislative background in the following section 2 outlines the regulations that determine the need for this screening exercise. Section 3 gives an overview of the screening process, whilst section 4 provides a screening assessment of the likely significant environmental effects of the emerging Glastonbury Neighbourhood Plan and considers the need for a full SEA. The outcome of the screening assessment is set out in section 5.

¹ 'SEA Directive'

2. Legislative Background

- 2.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC as transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations 2004 (from here on referred to as “the Regulations”). Detailed Guidance on these regulations can be found in the Government publication ‘A Practical Guide to the Strategic Environmental Assessment Directive’ (ODPM 2005).
- 2.2 Schedule 2 of the Neighbourhood Planning (General) Regulations 2012 (as amended) makes provision in relation to the Habitats Directive. The Directive requires that any plan or project likely to have a significant effect on a European site must be subject to an Appropriate Assessment, part of the Habitats Regulations Assessment process. To achieve this, paragraph 1 prescribes a basic condition that the making of a neighbourhood plan is not likely to have a significant effect on a European site. The SEA Directive requires that if an eligible plan or programme requires an appropriate assessment under the Habitats Directive 7, then that plan or programme will also require an SEA.
- 2.3 The Planning and Compulsory Purchase Act 2004 (as amended) requires Sustainability Appraisal, incorporating SEA, to be carried out for Local Plans. The government’s Planning Practice Guidance (PPG)² explains that there is no legal requirement for a neighbourhood plan to have a Sustainability Appraisal. However, a qualifying body must demonstrate how its plan or order will contribute to achieving sustainable development. A Sustainability Appraisal (SA) may be a useful approach for doing this and the guidance on sustainability appraisal of Local Plans should be referred to.
- 2.4 In some limited circumstances, where a neighbourhood plan could have significant environmental effects, it may fall within the scope of the Regulations and so require a Strategic Environmental Assessment. One of the basic conditions that will be tested by the independent examiner is whether the making of the neighbourhood plan is compatible with European Union obligations (including under the Strategic Environmental Assessment Directive).³
- 2.5 Whether a neighbourhood plan requires a strategic environmental assessment, and (if so) the level of detail needed, will depend on what is proposed in the draft neighbourhood plan. A strategic environmental assessment may be required, for example, where:
- a neighbourhood plan allocates sites for development
 - the neighbourhood area contains sensitive natural or heritage assets that maybe affected by the proposals in the plan
 - the neighbourhood plan may have significant environmental effects that havenot already been considered and dealt with through a sustainability appraisal of the Local Plan.⁴

² PPG Paragraph: 026 Reference ID: 11-026-20140306

³ PPG Paragraph: 027 Reference ID: 11-027-20190722

⁴ PPG Paragraph: 046 Reference ID: 11-046-20150209

- 2.6 To decide whether an emerging neighbourhood plan might have significant environmental effects, its potential scope should be screened at an early stage against the criteria set out in Schedule 1 the Regulations.⁵
- 2.7 This report focuses on screening the Glastonbury Neighbourhood Plan for SEA and HRA.

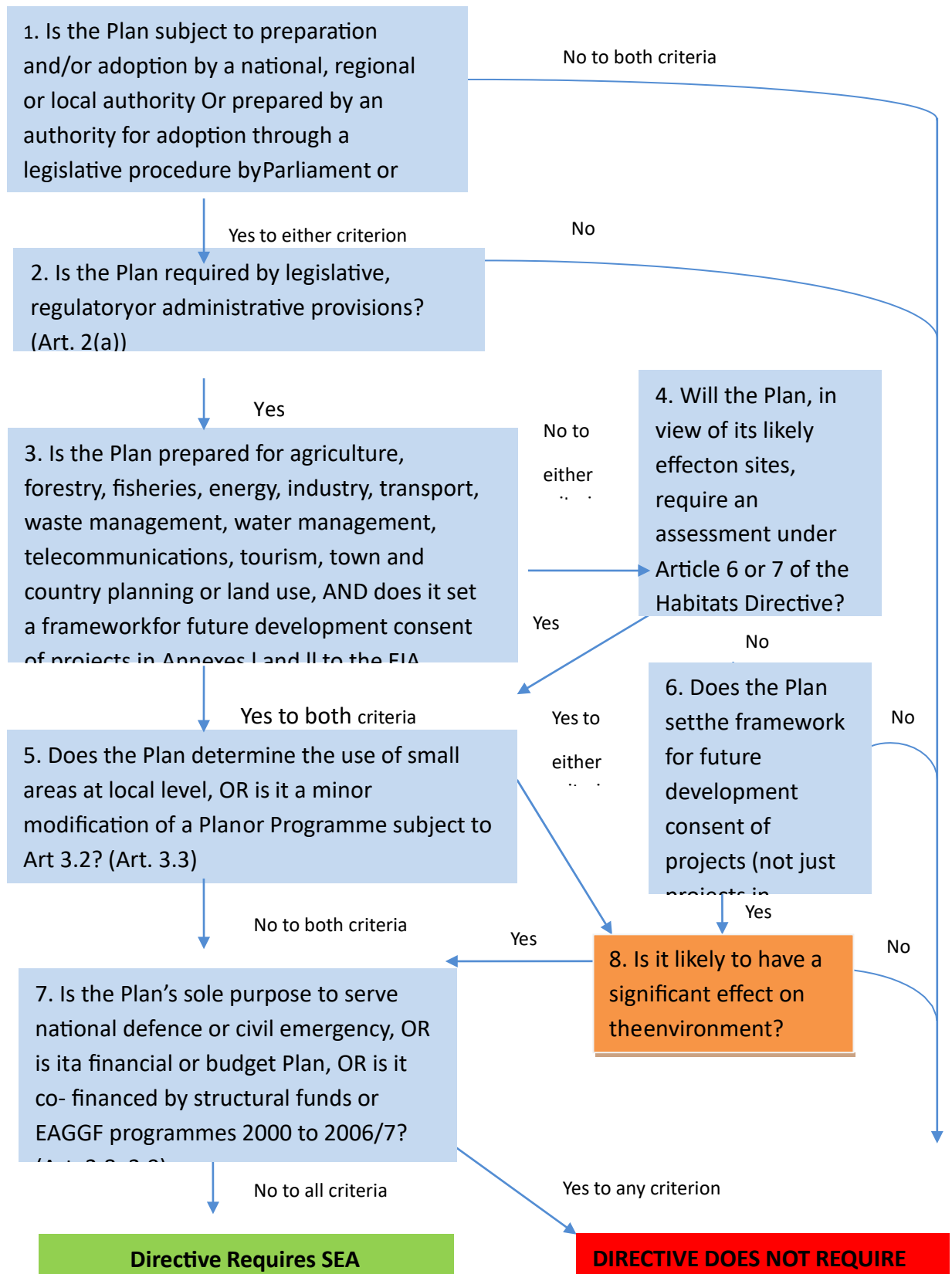
⁵ NPPG Paragraph: 029 Reference ID: ID: 11-026-20140306

3. An Overview of the Screening Assessment

- 3.1 Figure 1 below reflects 'A practical guide to the Strategic Environmental Assessment Directive' and illustrates the process for screening a Neighbourhood Plan to ascertain whether a full SEA is required (Article numbers relate to European Directive 2001/42/EC).
- 3.2 In order to carry out the screening process it is necessary to consider each of the criteria set out in Figure 1 - this is done in Table 1. Table 2 explicitly addresses criterion 8 (coloured orange) by considering if the Neighbourhood Plan is likely to have a significant effect on the environment. This is done by considering the Plan against the criteria for determining the likely significance of effects referred to in the Directive⁶ - these criteria are listed in Figure 2.
- 3.3 Once the process set out in Figure 1 has been completed a screening outcome can be reached and the conclusion can be found in section 5.

⁶ Article 3.5 of European Directive 2001/42/EC

Figure 1: Application of the SEA Directive to Neighbourhood Plans



*The Directive requires Member states to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

- 3.4 The criteria for determining the likely significance of effects referred to in the Directive⁷ are set out in Figure 2.

Figure 2: Criteria for Determining Likely Significance of Effects

1. The characteristics of plans and programmes, having regard, in particular, to

- the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
- the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
- environmental problems relevant to the plan or programme,
- the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

- the probability, duration, frequency and reversibility of the effects,
- the cumulative nature of the effects,
- the transboundary nature of the effects,
- the risks to human health or the environment (e.g. due to accidents),
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
- the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage,
 - exceeded environmental quality standards or limit values,
- intensive land-use,
- the effects on areas or landscapes which have a recognised national, Community or international protection status.

⁷ Article 3.5 of European Directive 2001/42/EC (these criteria are replicated in Schedule 1 of the Regulations)

4. Carrying out the Assessment of Glastonbury Neighbourhood Plan

- 4.1 Glastonbury Neighbourhood Plan Group have drafted a range of policies that support the objectives of the Neighbourhood Plan as set out in paragraph 1.5 of this document. Policies have been drafted which support new housing development of high quality and affordable homes that meet the needs of local people and future residents. Other policies include seeking to preserve and enhance the distinctive landscape and characteristics of Glastonbury, including protecting green spaces and nature conservation sites; promoting the transition to a low carbon economy; retaining the distinctive character of the town; supporting existing business and encourage new enterprises, including a lively town centre, services and visitor attractions.
- 4.2 The Somerset Levels and Moors are designated as a Special Protection Area (SPA) under the Habitat Regulations 2017 and listed as a Ramsar Site under the Ramsar Convention. Natural England have advised that there are high levels of phosphates in the Somerset Levels and Moors leading to the European sites being in “unfavourable condition”. The catchment area for the Levels and Moors includes a wide area across the western and central part of Mendip District, including Glastonbury. There is risk that development in this area will cause additional phosphates will affect the European protected sites. A Habitats Regulations Assessment has been carried out alongside the Mendip Local Plan for allocations made within that plan.
- 4.3 Table 1 assesses whether the Glastonbury Neighbourhood Plan will require a full SEA. The criteria within Table 1 are drawn from Figure 1 which sets out how the SEADirective should be applied.

Table 1: Assessment of the Need for SEA

Assessment Criteria	Assessment	
1. Is the Plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Yes	Neighbourhood Plans are prepared by parish/town councils (as the “qualifying body”) under the provisions of the Town and Country Planning Act 1990 as amended by the Localism Act 2011. Once the Plan has been prepared, and subject to examination and referendum, it will be “made” by Somerset Council as the Local Planning Authority. GO TO ASSESSMENT CRITERION 2

2. Is the Plan required by legislative, regulatory or administrative provisions? (Art. 2(a))	Yes	Whilst producing a Neighbourhood Plan is not a requirement and is optional, it will if 'made' form part of the statutory Development Plan for the County and will be used when making decisions on planning applications. It is therefore important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive. GO TO ASSESSMENT CRITERION 3
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<p>3. Is the Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))</p>	<p>Yes</p>	<p>Glastonbury Neighbourhood Plan is prepared for town and country planning and land use purposes and does set out a framework for future development in Glastonbury. The draft policies support new housing development although the plan does not allocate sites for development. Therefore this may fall under 10(a & b) of Annex II of the EIA Directive.</p> <p>GO TO ASSESSMENT CRITERION 5</p>
<p>4. Will the Plan, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))</p>	<p>Yes</p>	<p>The plan does not allocate sites for development.</p>
<p>5. Does the Plan determine the use of small areas at local level, OR is it a minor modification of a Plan or Programme subject to Art. 3.2? (Art. 3.3)</p>	<p>Yes</p>	<p>Glastonbury Neighbourhood Plan draft policies support new housing development and seeks to ensure that proposals will meet local need.</p> <p>GO TO ASSESSMENT CRITERION 8</p>
<p>6. Does the Plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)</p>		<p>NOT APPLICABLE (refer to Figure 1)</p>
<p>7. Is the Plan's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)</p>		<p>NOT APPLICABLE (refer to Figure 1)</p>
<p>As a result of the response to assessment criterion 5 it is necessary to consider the Neighbourhood Plan under assessment criterion 8. Table 2: Determining the Likely Significant Effects of the Glastonbury Neighbourhood</p>		

Plan on the Environment does this by using the criteria set out in Figure 2 of this document.

Table 2: Determining the Likely Significant Effects of the Glastonbury Neighbourhood Plan on the Environment

Significant effect criteria	Assessment	Likely Significant Environmental effect
The characteristics of the plans, having regard to:		
The degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	<p>Glastonbury Neighbourhood Plan draft policies support new housing development. Plan policies seek to preserve and enhance the distinctive landscape and characteristics of Glastonbury, promote the transition to a low carbon economy, protect the distinctive character of the town, support existing business and encourage new enterprises, including promoting a lively town centre, services and visitor attractions.</p> <p>The Neighbourhood Plan sits within the wider framework of the National Planning Policy Framework (NPPF), and the Mendip Local Plan 2006-2028, and will help to set the framework for projects that are localised in nature and are likely to have limited resource implications.</p>	No
The degree to which the plan influences other plans and programmes including those in a hierarchy.	The Neighbourhood Plan will be in general conformity with the NPPF and with the strategic policies of the Mendip Local Plan 2006-2028. The Neighbourhood Plan should not significantly influence other plans and programmes.	No

The relevance of the plan for the	A Neighbourhood Plan is required to contribute to the achievement of sustainable	No
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<p>integration of environmental considerations in particular with a view to promoting sustainable development.</p>	<p>development and covers a parish wide geographical area. Therefore the likely significant effects on the environment are minimised as the Neighbourhood Plan should integrate environmental considerations and promote sustainable development.</p>	
<p>Environmental problems relevant to the plan.</p>	<p>The town is located within the phosphates risk area associated with European designated wildlife site on the Somerset Levels and Moors. However, the Plan does not propose a site for development.</p> <p>There a number of listed buildings in the town, a Conservation Area, an Area of High Archaeological Potential, archaeological assets listed on Somerset Historic Environment Records, several Scheduled Monuments, several special landscape designations and areas of Flood Zone 2 and 3. However, the Neighbourhood Plan intends to protect these assets.</p>	<p>No</p>

<p>The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).</p>	<p>The Neighbourhood Plan has to be in general conformity with the Local Plan. The Local Plan has had regard to European Community legislation on the environment and therefore the NP is not directly relevant to the implementation of other European legislation. Waste management issues are addressed in the Somerset Waste Core Strategy.</p>	<p>No</p>
<p>Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:</p>		
<p>The probability, duration, frequency and reversibility of the effects.</p>	<p>The draft neighbourhood plan allows for development to take place in Glastonbury, therefore some element of environmental change will take place. However, the plan seeks to protect environmental assets.</p>	<p>no</p>
<p>The cumulative nature of the effects.</p>	<p>The draft neighbourhood plan should not lead to significant cumulative impacts.</p>	<p>no</p>
<p>The transboundary nature of the effects.</p>	<p>There are no transboundary effects resulting from the draft Glastonbury Neighbourhood Plan.</p>	<p>No</p>
<p>The risks to human health or the environment (e.g. due to accidents).</p>	<p>There is limited risk to human health or the environment as result of the draft Glastonbury Neighbourhood Plan.</p>	<p>No</p>
<p>The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected) by the Plan.</p>	<p>The Neighbourhood Area (NA) covers the civil parish of Glastonbury which has a resident population of 9000 people (2021 Census) and covers a geographical area of around 2000ha.</p>	<p>No</p>

<p>The value and vulnerability of the area likely to be affected by the Plan due to:</p> <ul style="list-style-type: none"> - Special natural characteristics or cultural heritage, - Exceeded environmental quality standards or limit values, - Intensive land-use, - The effects on areas or landscapes which have a recognised national, Community or international protection status. 	<p>Glastonbury Neighbourhood Plan area includes sites of national and local significance including a large Area of High Archaeological Potential in the town centre and around the Tor, several Scheduled Ancient Monuments, Conservation Area covering much of the town centre and an area around the Tor, 170 listed buildings, extensive areas of Flood Zone, a Regionally Important Geological Site at Wearyall Hill and several Special Landscape Areas.</p> <p>The Plan area is also within the phosphates risk area associated with the unfavourable status of European designated wildlife sites on the Levels and Moors.</p> <p>The Neighbourhood Plan intends to protect the valued areas. It does not allocate any site for development.</p>	<p>No</p>
<p>Criterion 8 Conclusion</p>	<p>The Glastonbury Neighbourhood Plan is not likely to have a significant effect on the environment and does not require SEA.</p>	

5. Screening Outcome

- 5.1 As a result of the findings set out in Table 1: Assessment of the Need for SEA and Table 2: Determining the Likely Significant Effects of the Glastonbury Neighbourhood Plan on the Environment, it is concluded that the draft Glastonbury Neighbourhood Plan is unlikely to have significant environmental effects; consequently **a SEA is not required**.
- 5.2 The Neighbourhood Area is located within the phosphates risk area associated with the European Sites. However, no sites are allocated for development as part of the Plan and this screening concludes that Glastonbury Neighbourhood Plan **will not require an Appropriate Assessment**.
- 5.3 The three statutory consultation bodies, Historic England, Natural England and the Environment Agency were consulted on 30th January 2026 to determine if they agree with the screening outcomes of this report.
- 5.4

Table 3: Summary of Consultation Responses from Statutory Bodies

Statutory Consultee	Summary of Comments
Historic England	<p>Note from the draft Plan provided that no site allocations are proposed. On that basis Historic England confirm that they have no objection to the view that a full SEA is not required.</p> <p>Historic England also confirm that there are no other significant issues they wish to raise at this point or are likely to want to raise at future stages in the Plan's preparation.</p>

Natural England	<p>Natural England's advice is that:</p> <ul style="list-style-type: none"> • significant effects on statutorily designated nature conservation sites or landscapes are unlikely; and • significant effects on Habitats sites, as referred to in Annex 2 of the NPPF, are unlikely, either alone or in combination.
Environment Agency	<p>As there is no growth presently proposed within the Neighbourhood Plan, the Environment Agency agree with Somerset Council's decision that a full SEA and HRA are not required.</p>

5.5 In the light of Somerset Council's findings and the responses from the statutory consultees it is concluded that there is a no requirement to **undertake HRA and a full SEA is not required.**

Glastonbury Parish Neighbourhood Plan

APPENDIX 2

HELAA, SITE MAPS AND LOCAL PLAN ALLOCATIONS



Allocations

This appendix contains the site allocation schedules and maps that have informed the preparation of the Glastonbury Neighbourhood Plan. These allocations form part of the wider strategic planning context and have been taken into account in assessing housing need, site suitability and the potential for future growth.

Development Allocated through the Local Plan (November 2023)

The following sites are allocated through the Somerset Local Plan (Mendip area) and form part of the wider development framework affecting Glastonbury.

These allocations have informed the preparation of this Neighbourhood Plan and the assessment of residual housing requirements.

Site	Status / Policy Ref	Ownership	Total Dwellings	Built	Comments	Current Status
Land at Lowside Lane / Common Moor Drove	Outline permission (2021/2466/OTS) / GL6 / GLAS124	Private	90	–	Greenfield site on the edge of Glastonbury adjoining the recently completed Kingsfield estate	Strategic allocation in updated Mendip Local Plan Part II (Policy GL6). Outline permission granted. Expected to contribute to housing delivery in the short to medium term
Glastonbury Highway Depot / Avalon Motors	Allocated site / GL1 / GLAS001	Somerset Council highway contractors	67	–	No immediate plans to relocate depot	Considered a long-term opportunity site (2030)
Allotments, Lowside Lane	Allocated in LPP2 / GL2 / GLAS119	Glastonbury Town Council	50	–	Allotments could be relocated	Developable site in the 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 (Limited Update)	Somerset Council	6	–	Limited update allocation	Allocated for affordable housing

Table A2.1: Development allocated through the Local Plan (November 2023)

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.

Mendip Local Plan Part II Allocations Map

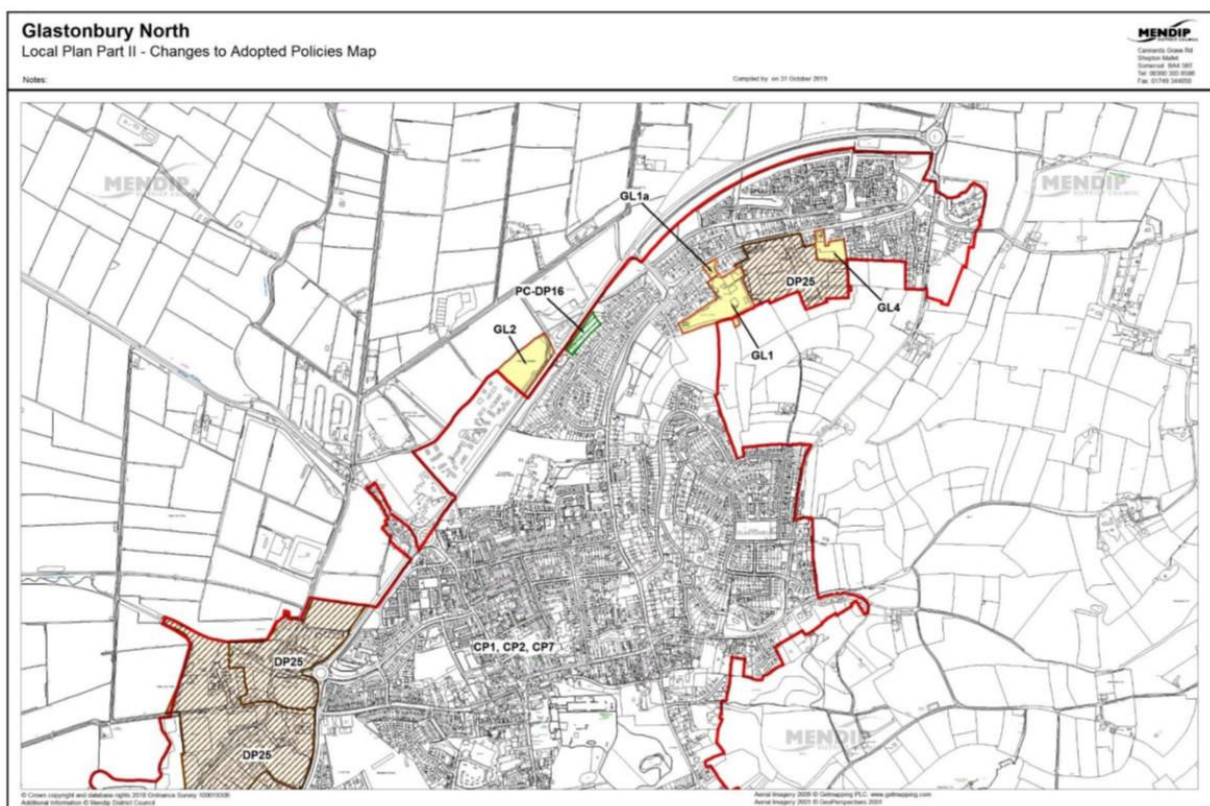
The map below is reproduced from the Mendip Local Plan Part II – Changes to Adopted Policies Map (Glastonbury North). Referenced in the Neighbourhood Plan Policies Map 4.

It identifies the principal adopted housing and development allocations relevant to Glastonbury, including sites referenced in Table A2.1.

The key allocations shown include:

- GL1 / GL1a – Glastonbury Highway Depot / Avalon Motors
- GL2 – Allotments, Lowside Lane
- GL4 – Lintells Garage and Repair Workshop
- DP25 – allocated development areas
- settlement boundary and policy area extents

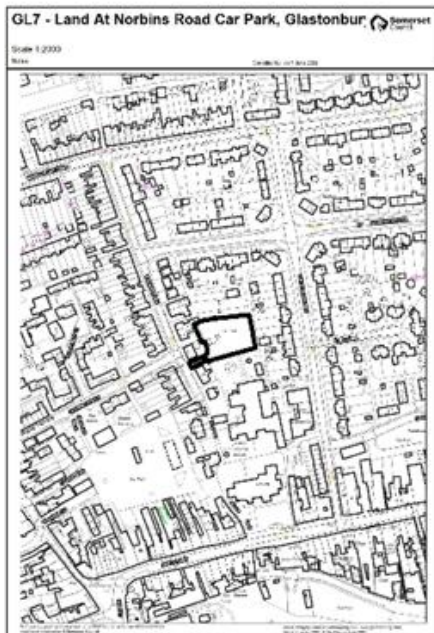
Figure 1: Mendip Local Plan Part II – Glastonbury North allocations map



**Limited Modification Allocation Map: GL7
Land at Norbins Road Car Park**

The map below is reproduced from the Somerset Council limited modifications plan documentation and identifies the site allocation at GL7 Land at Norbins Road Car at GL7 – Land at Norbins Road Car Park, Glastonbury This site is allocated through the limited update process and is identified within this Neighbourhood Plan (Policies Map 4A) as an important small-scale housing opportunity, specifically for 100% affordable housing provision.

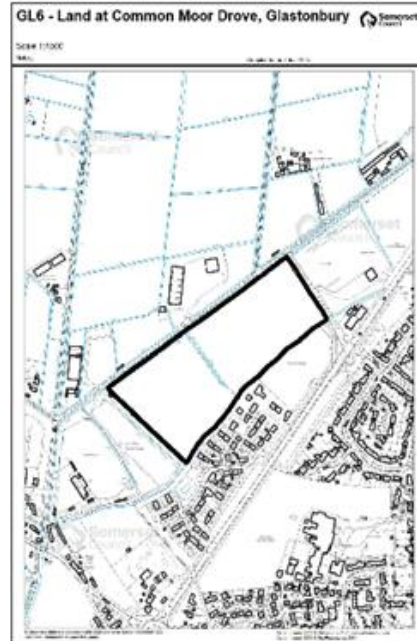
Figure A2.2: GL7 – Land at Norbins Road Car Park



**Limited Modification Allocation Map: GL6
Land at Common Moor Drive**

This site forms part of the strategic housing allocations relevant to Glastonbury and is referenced within the Neighbourhood Plan (Policies Map 4B)

Figure A2.3: GL6 – Land at Common Moor Drive



These allocations and maps should be read alongside Sections 8, 9 and 10 of this Plan, particularly the site selection process and housing strategy.

These allocations formed part of the strategic planning context considered during preparation of the Neighbourhood Plan

Glastonbury Parish Neighbourhood Plan

Appendix 3

Site Selection, Ownership and Assessment Evidence



3.1 Purpose of this Appendix

This appendix sets out the evidence base and methodology used by the Glastonbury Neighbourhood Plan Steering Group in identifying, assessing and reviewing potential development sites.

The purpose of this appendix is to demonstrate that the Steering Group undertook a robust, proportionate and evidence-led site selection process in support of the housing and development policies contained within the Plan.

This work included:

- review of sites already allocated through the Somerset Local Plan (Mendip area)
- review of HELAA sites
- a formal Call for Sites exercise
- Land Registry ownership checks
- detailed site assessment work
- community consultation on shortlisted sites
- consideration of site deliverability and constraints

This evidence supports the conclusion that, due to significant environmental, flood risk, heritage and infrastructure constraints, no additional sites beyond those already allocated in the Local Plan were suitable for formal allocation through this Neighbourhood Plan.

3.2 Existing Local Plan Allocations

The Steering Group first reviewed sites already allocated through the Somerset Local Plan (Mendip area), including:

- Glastonbury Highway Depot / Avalon Motors
- Allotments, Lowerside Lane
- Frogmore Garage
- Lintells Garage and Repair Workshop
- Land at Morlands
- Norbins Road
- Land at Lowerside Lane / Common Moor Drove

These sites were taken into account as existing commitments towards the housing requirement.

3.3 Call for Sites

A formal Call for Sites exercise was undertaken to identify any land within the Parish that could be suitable for development during the plan period.

Landowners and interested parties were invited to submit land for consideration for:

- residential development
- employment use
- retail use
- recreational or community use

The Call for Sites exercise was supported by direct engagement with known landowners and wider community consultation.

The template letter issued by the Steering Group is included within this appendix.

3.4 Initial Site Search and Land Ownership Review

The Steering Group undertook an initial search of potential development opportunities, including sites suggested by members of the Steering Group and the community.

This included:

- Parsons Farm
- East of Middle Drove
- Higher Actis Land
- Back of Sparks Yard
- Pear Tree Farm
- Candlelight House
- Beckery Old Road
- 86 The Roman Way

Land Registry title searches were also undertaken to confirm ownership and establish whether sites were potentially available for development.

3.5 Detailed Site Assessment Methodology

Each site was assessed against a consistent appraisal framework using the following criteria:

- site size and capacity
- availability and landowner willingness
- relationship to the built-up area
- access and highway suitability
- pedestrian connectivity
- flood risk
- biodiversity and environmental constraints
- heritage constraints
- landscape sensitivity
- housing delivery potential
- infrastructure and drainage
- overall suitability and deliverability

The assessment also considered local factors specific to Glastonbury, including:

- proximity to the Somerset Levels and Moors
- phosphate neutrality
- flood plain constraints
- impact on key views
- relationship to Glastonbury Tor and the Abbey
- townscape and cultural significance

3.6 Site Assessment Summary Table

Site	Indicative dwellings	Key constraints	Outcome
Parsons Farm	63–105	Flood Zone 3, access constraints, near sewerage treatment works	Rejected for allocation; explored as potential rural exception site
East of Middle Drove	72–120	Flood Zone 3, poor relationship to settlement, limited pedestrian access	Rejected
Higher Actis Land	13–22	Landscape sensitivity, pedestrian safety concerns	Rejected
Back of Sparks Yard	32–53	Special Landscape Feature Area, PROW diversion required	Rejected
Pear Tree Farm	15–25	Highway access constraints, landscape setting	Rejected
Candlelight House	8–10	Small urban infill site, no fundamental constraints	Potential windfall opportunity
Beckery Old Road	8–13	Flood risk, sewage treatment buffer zone	Rejected
86 The Roman Way	3–4	Limited capacity, access constraints	Rejected

3.7 Rural Exception Site Review – Parsons Farm

Parsons Farm was considered separately as a potential rural exception site for affordable housing.

The landowner indicated willingness to release the land for such a purpose.

However, following discussions with Somerset Council, it was concluded that the site would not be supported due to significant flood risk constraints and wider site suitability issues.

Accordingly, the site was not progressed as an allocation.

3.8 Conclusion

The site selection process demonstrates that the Steering Group undertook a thorough and proactive search for suitable development sites.

While there was a clear willingness to plan positively for future growth, the cumulative impact of flood risk, environmental designations, heritage sensitivity, infrastructure

constraints and deliverability concerns meant that no additional sites were considered suitable for formal allocation through the Neighbourhood Plan.

This appendix therefore provides the evidence base supporting the Plan's criteria-based approach to future windfall and infill development.

3.9 Appended site assessments

The detailed site assessment matrices and HELAA review data are provided as supporting evidence to this appendix due to their size and format.

These are available as separate documents:

Appendix 3A – Detailed Site Assessment Spreadsheet incl HELAA sites

Appendix 3B – Final Assessments for shortlist

These documents form part of the evidence base for the Neighbourhood Plan and should be read alongside this appendix.

Sustainability criteria	A
Site Location	Parsons Farm
Size of site (hectares)	4.19
Potential nos of dwellings (15-25dph) - unless particular constraints or a specific figure justified by promoter	63 - 105
Deliverability - landowner willing to release the site	Yes-landowner approached by NPSG
Context	
Current use	Greenfield - agriculture/pasture
Surrounding land uses - existing and proposed	<p>Industrial uses to the east, meadow and river to the south, meadow to the west and north.</p> <p>Small site adjacent to the north-eastern boundary (Northover Manor House) has planning permission for a single dwelling (ref: 2017/2220/FUL).</p> <p>Site is 211m at its nearest point from a sewage treatment works. This is likely to be within Wessex Water's cordon sanitaire, therefore it would need to be determined whether residential development could be located here.</p>
Proximity to existing built-up area	Adjacent to Glastonbury settlement development limits on one side
Site boundary - existing screening where site borders open countryside	Very little screening to south, west or north.
Housing	
Able to accommodate affordable housing on site (30% on sites of 7 or more dwellings or more than 0.25ha)	Could deliver a good amount of affordable housing under Local Plan Policy DP11 (19 - 32 units)
Able to provide a range of housing types, sizes and tenures	The site could provide a range of housing types and tenures
Community Facilities and Access to Services	
Loss of community/recreation facilities/cultural	No

Opportunity to provide open space/ recreation/ community facility	Given the size of the site, there would be potential to deliver some community/recreation facilities as well as some open space. However, the site is poorly located to serve the existing population of Glastonbury.
Biodiversity	
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No
Local Wildlife Site	No
Site of Special Scientific Interest (SSSI)	No but within catchment of Somerset Levels SSSI which has high levels of phosphates entering the water system. Development must therefore demonstrate that any impacts are acceptable through a Habitats Regulations Assessment (HRA).
Landscape	
In Special Landscape Feature Area (SLFA) - Local Plan designation	No
Views into site (wide/framed/screened/long/short)	Wide and long distance views into the site from the south and west. Development would be prominent on the landscape although would potentially be softened by existing built-up area of Northover to the north-east.
Heritage	
Distance to Listed Building	Site adjacent to grade II listed farmhouse and outbuildings. Potential harm likely to be capable of mitigation.
Conservation Area - within or nearby	No
Area of High Archaeological Potential (AHAP) - Local Plan designation	Yes - large proportion of site in an AHAP. Further investigation will be necessary.
Transport	

<p>Access to highway</p>	<p>Vehicular access into the site would require use of the track off Beckery Old Road. It is not known whether the landowner would be amenable to this. Also, this track would need to be widened to provide a roadway of sufficient scale. This would require the use of the existing parking area which would be lost. Access onto the road network would then be off Beckery Old Road. There are no problems with visibility. The nearest main road (A39) is a right turn out of the site but traffic is only allowed to then turn left onto the A39. Also traffic travelling south along the A39 is not permitted to turn right into Beckery Old Road. Traffic would have to turn right off the A39 at an earlier point and access the site via Moorlands Road. Whilst arguably less convenient, there is no reason why this would not be acceptable. It will be important to engage with Somerset County Council, as highway authority, to confirm these matters.</p>
<p>Site potential to generate significant additional traffic/congestion</p>	<p>The development of the site could create congestion issues if significant volumes of traffic use Beckery Old Road.</p>
<p>Pedestrian access</p>	<p>Pedestrian access could be provided from the vehicular access at Beckery Old Road or via the PROW to the south which follows the River Brue and meets the A39. The A39 has a footway as does the Roman Way for access to shops and services in Glastonbury.</p>
<p>Public rights of way (PROW) present</p>	<p>PROW runs along southern boundary of site. Development would not impact on this.</p>

Economic Development	
Opportunity for employment	The site is of a scale that means it could provide employment uses. The presence of existing commercial activities adjacent to the site may make this an attractive location for such uses.
Flooding	
Within flood zone 1 (low risk), 2 or 3 (high risk)	Almost entirely in flood zone 3. A flood risk assessment (FRA) would be required. For development to be acceptable, it would need to be demonstrated that there are no other alternative sites in areas of lower flood risk.
Surface water flooding issues	Very little of the site is likely to be subject to surface water flooding.
Environmental Quality	
Agricultural land classification (grades 1, 2 and 3a represent 'best and most versatile agricultural land')	Grade 4. There would be no loss of best and most versatile agricultural land.
Potential contaminated land	Proximity to industrial uses may mean that this is possible. Further investigation would be required.
Other issues	
Other issues	Presence of electricity pylons and lines across site. These may require diversion.

SUMMARY

The site is in flood zone 3 so would need to demonstrate no other suitable sites. There is uncertainty about vehicular access which would need to be through land not included in the site ownership. Development would be prominent on the landscape but would have the potential to provide commercial uses as well as residential. It could make a significant contribution to addressing housing needs but it would need to be confirmed whether the proximity to the sewage treatment works was an issue.

Appraisal framework:

Red

Significant detrimental impact likely, e.g. directly affects Listed Building.

Pink

Some detrimental impact likely

Amber

Possible detrimental impact, e.g. adjacent to Listed Building, or unlikely to contribute positively towards achieving NP objective

Light Green

Some positive impact likely or some positive contribution towards achieving NP objective.

Dark green

Significant positive impact likely.

White

No Issue/Neutral impact

Purple

Not relevant

B	C
Lot C, East of Middle Drove	Higher Actis Land (West side of Butleigh Rd)
4.8	0.86
72 - 120	13 - 22
Yes-landowner approached by NPSG	Yes-landowner approached by NPSG
Greenfield - agriculture/pasture	Greenfield - agriculture/pasture
Balancing pond to north, road to east (with industrial uses on the far side of the road), farmland/pasture to south and west.	Residential uses to the north, woodland to the west (with some evidence of possible industrial uses?), farmland/pasture to the south, road to the east with residential beyond.
Not well related to Glastonbury settlement development limits - adjacent only at one point.	Adjacent to Glastonbury settlement development limits on two full sides
Very little screening to south or west.	Some limited screening provided by hedges and trees on south side. However, land drops away to south so development likely to be more prominent at northern end.
Could deliver a good amount of affordable housing under Local Plan Policy DP11 (22 - 36 units)	Could deliver a small amount of affordable housing under Local Plan Policy DP11 (4 - 7 units)
The site could provide a range of housing types and tenures	The site could provide a limited range of housing types and tenures
No	No

<p>Given the size of the site, there would be potential to deliver some community/recreation facilities as well as some open space. However, the site is poorly located to serve the existing population of Glastonbury.</p>	<p>The site is not large enough to provide any community/recreation facilities or open space.</p>
<p>No</p>	<p>No</p>
<p>No</p>	<p>No</p>
<p>No</p>	<p>No</p>
<p>No but within catchment of Somerset Levels SSSI which has high levels of phosphates entering the water system. Development must therefore demonstrate that any impacts are acceptable through a Habitats Regulations Assessment (HRA).</p>	<p>No but within catchment of Somerset Levels SSSI which has high levels of phosphates entering the water system. Development must therefore demonstrate that any impacts are acceptable through a Habitats Regulations Assessment (HRA).</p>
<p>No</p>	<p>Yes - in Wearyall Hill SLFA. Local Plan Policy DP4 states that development in these areas will be determined with regard to their impacts on the specific qualities of the SLFA. Further assessment will be needed to determine whether development could have an acceptable impact.</p>
<p>Wide and long distance views into the site from the north and west. Shape and scale of site mean that development would be prominent on the landscape.</p>	<p>Land does slope gently to the south where open countryside is. However, the lack of available public viewpoints limit the views into the site. Any views are tempered by the presence of existing residential areas directly to the north.</p>
<p>No</p>	<p>No</p>
<p>No</p>	<p>No</p>
<p>No</p>	<p>No</p>

<p>Vehicular access would be onto Dyehouse Lane. There are no problems with visibility. It is uncertain as to whether the road is of a sufficient width to accommodate the likely additional volumes of traffic. Most vehicles would look to access the main road network by travelling southbound to the roundabout with the A39. This necessitates crossing the Mill Stream via a narrow bridge. Such a pinchpoint could be an issue, particularly at the higher scales of growth. It will be important to engage with Somerset County Council, as highway authority, to confirm these matters.</p>	<p>Vehicular access would be onto Butleigh Road. Visibility could be an issue although this may not be a problem if access is provided via the existing track on the southern boundary of the site. It will be important to engage with Somerset County Council, as highway authority, to confirm these matters.</p>
<p>The development of the site could create significant congestion issues if significant volumes of traffic use Dyehouse Lane (and are required to cross the Mill Stream via the narrow bridge which would be highly likely to require being made single priority access).</p>	<p>The development is of a scale that is unlikely to create significant additional traffic.</p>
<p>There are no footways along Dyehouse Lane which would make it unsafe for pedestrians. There is a PROW running along the southern boundary of the site but this does not provide access to shops and services in Glastonbury.</p>	<p>There are no footways directly outside the boundary of the site, specifically along Butleigh Road. Opposite the north-eastern corner of the site, Butleigh Road has a footway on the other side of the carriageway but this would necessitate crossing the road on a potentially dangerous bend.</p>
<p>PROW runs along southern boundary of site. Development would not impact on this.</p>	<p>No</p>

The site is of a scale that means it could provide employment uses. However, its location outside the town in the open countryside and with potential limits on vehicular access, means it is not likely to be an attractive location for such uses.	The site is not of a scale that means it could provide any commercial uses.
Almost entirely in flood zone 3. A flood risk assessment (FRA) would be required. For development to be acceptable, it would need to be demonstrated that there are no other alternative sites in areas of lower flood risk.	Entirely in flood zone 1
Very little of the site is likely to be subject to surface water flooding.	Very little of the site is likely to be subject to surface water flooding.
Grade 4. There would be no loss of best and most versatile agricultural land.	Grade 3. Whether the land represents best and most versatile agricultural land would need further assessment.
Unlikely. However, further investigation would be required to confirm.	Unlikely. However, further investigation would be required to confirm.
None identified	None identified

The site is poorly located to the existing settlement and is in flood zone 3 so would need to demonstrate no other suitable sites. There is uncertainty about the capacity of the only possible access road to support the potential levels of vehicular movement. The location of the site means it would not be possible for pedestrians to safely access shops and services nearby. Development would be prominent on the landscape. It could make a significant contribution to addressing housing needs.

The site is small so would make a limited contribution towards addressing housing needs. The site is in a Special Landscape Feature Area so it would be necessary to demonstrate that development wouldn't have a significant impact. Vehicular access would need further consideration although it does not appear that there is a safe way for pedestrians to walk from the site to shops and services nearby.

D	E
<p style="text-align: center;">Back of Sparks Yard</p>	<p style="text-align: center;">Land at Pear Tree Farm Site is part of a larger site in draft Local Plan Site Allocations DPD being consulted on (Feb-Apr 2024) - identified as not being suitable for allocation.</p>
<p style="text-align: center;">2.12</p>	<p style="text-align: center;">1.00</p>
<p style="text-align: center;">32 - 53</p>	<p style="text-align: center;">15 - 25</p>
<p>Yes-landowner approached by NPSG</p>	<p>Yes - promoter has submitted site on behalf of landowner</p>
<p style="text-align: center;">Greenfield - agriculture/pasture</p>	<p style="text-align: center;">Greenfield - agriculture/pasture</p>
<p>Industrial uses on northern and eastern boundaries, woodland/meadow to west, farmland/pasture to south. The industrial uses on the northern and eastern boundaries are proposed for redevelopment for residential use.</p>	<p>Residential use to the west, farmland/pasture to south, east and north.</p>
<p>Adjacent to Glastonbury settlement development limits on two sides</p>	<p>Adjacent to Glastonbury settlement development limits on two sides</p>
<p>Some screening on south side. Screening on west side is denser.</p>	<p>Very little screening to south, east or north.</p>
<p>Could deliver some affordable housing under Local Plan Policy DP11 (10 - 16 units)</p>	<p>Could deliver a small amount of affordable housing under Local Plan Policy DP11 (5 - 8 units)</p>
<p>The site could provide a range of housing types and tenures</p>	<p>The site could provide a limited range of housing types and tenures</p>
<p style="text-align: center;">No</p>	<p style="text-align: center;">No</p>

Given the size of the site, there would be potential to deliver either some community/recreation facilities or open space but not both. The site is well located to serve the existing population of Glastonbury.	The site is not large enough to provide any community/recreation facilities or open space.
No	No
No	No
No but adjacent to an LWS on southern boundary. Any impacts would need to be mitigated through design and layout.	No
No	No
Yes - in Glastonbury Tor SLFA. Local Plan Policy DP4 states that development in these areas will be determined with regard to their impacts on the specific qualities of the SLFA. Further assessment will be needed to determine whether development could have an acceptable impact.	No - but southern boundary is close to Glastonbury Tor SLFA so design would need to ensure that any impact was mitigated to an acceptable degree.
Any views from the south are prevented by the slope of land from the south.	Views into the site are limited by the new development to the north and west and by the slope of land down from the south to the north.
No	No
No	No
No	No

<p>Vehicular access into the site would require use of the private roadway serving the commercial uses which links Wells Road with the north-western corner of the site. It is not known whether the landowner would be amenable to this although the permitted redevelopment of the land to the north (for residential use) may provide an alternative option. There are no problems with visibility. It will be important to engage with Somerset County Council, as highway authority, to confirm these matters.</p>	<p>Vehicular access would be through the new 'Avalon' development. It is understood that Somerset County Council, as highway authority, would expect an access onto Old Wells Road which would necessitate using the estate roads from the Avalon development to reach this. It will be important to engage with Somerset County Council, as highway authority, to confirm these matters.</p>
<p>The higher end of the scale of development may create issues with access onto Wells Road although it is likely that these could be capable of mitigation.</p>	<p>The development is of a scale that is unlikely to create significant additional traffic.</p>
<p>Pedestrian access could be along the existing PROW to Wells Road.</p>	<p>Pedestrian access could be through the Avalon development to Old Wells Road. To reach the pavement on the west side of Old Wells Road would require crossing of the road. However this is not a busy road so this would not compromise pedestrian safety. The site's location means it is poorly located for access to shops and services in Glastonbury centre.</p>
<p>PROW runs directly through the site. Design would either need to allow for this or divert it towards the edge of the site (which could easily be achieved).</p>	<p>PROW runs directly through the site. Design would either need to allow for this or divert it towards the edge of the site (which could easily be achieved).</p>

<p>The site is of a scale that means it could provide some small-scale employment uses. The presence of existing commercial activities adjacent to the site may make this an attractive location for such uses.</p>	<p>The site is not of a scale that means it could provide any commercial uses.</p>
<p>Entirely in flood zone 2</p>	<p>Entirely in flood zone 1</p>
<p>Very little of the site is likely to be subject to surface water flooding.</p>	<p>There is a risk of surface water flooding immediately to the east of the site so very little of the site itself is likely to be subject to surface water flooding.</p>
<p>Grade 4. There would be no loss of best and most versatile agricultural land.</p>	<p>Grade 3. Whether the land represents best and most versatile agricultural land would need further assessment.</p>
<p>Proximity to industrial uses may mean that this is possible. Further investigation would be required.</p>	<p>Unlikely. However, further investigation would be required to confirm.</p>
<p>Presence of electricity pylons and lines across site. These may require diversion.</p>	<p>None identified</p>

<p>The site is in a Special Landscape Feature Area so it would be necessary to demonstrate that development wouldn't have a significant impact. Further assessment would be needed to confirm that vehicular access is acceptable. A PROW and electricity wires may need diversion but it is likely that this could be achieved. It would make a reasonable contribution towards addressing housing needs and is of a size and in a location which means it could provide additional community facilities to the population of Glastonbury.</p>	<p>It would need to be determined that there was sufficient highway capacity for the development to access Old Wells Road through the Avalon estate. Development would also need to be designed so that it did not have an unacceptable impact on the neighbouring Special Landscape Feature Area. A PROW may need diversion. It could make a limited contribution to addressing housing needs.</p>
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F	G
Candlelight Housing	Beckery Old Road
0.10	0.5
8-10	8-13
Yes - promoter has submitted site on behalf of landowner	Yes - promoter has submitted site on behalf of landowner
Office building and car park	Greenfield - scrubland
Residential on all four sides	Residential on the east side, employment use to the south, residential to the north, traveller site to the west
Within Glastonbury settlement	Within Glastonbury settlement
N/a - within built-up area	Site is very well screened on western side.
Could deliver a small amount of affordable housing under Local Plan Policy DP11 (2 - 3 units)	Could deliver a small amount of affordable housing under Local Plan Policy DP11 (2 - 4 units)
The site could provide a limited range of housing types and tenures	The site could provide a limited range of housing types and tenures
No	No

The site is not large enough to provide any community/recreation facilities or open space.	The site is not large enough to provide any community/recreation facilities or open space.
No	No
No	No
No	No
No	No
No	No
No	No
None	None
No	Adjacent to former Bailys Tannery lited building (grade II). Potential harm likely to be capable of mitigation.
No	No
No	Yes - whole of site in an AHAP. Further investigation will be necessary.

<p>Vehicular access would be along Orchard Terrace. This is a narrow service road that provides access onto King Street (also a narrow road). However, the scale of development is unlikely to cause significant issues. It will be important to engage with Somerset County Council, as highway authority, to confirm these matters.</p>	<p>Vehicular access would be from Beckery Old Road. No issues. It will be important to engage with Somerset County Council, as highway authority, to confirm these matters.</p>
<p>The development is of a scale that is unlikely to create significant additional traffic.</p>	<p>The development is of a scale that is unlikely to create significant additional traffic.</p>
<p>Pedestrian access could be along Orchard Terrace and then on to King Street. Whilst there is a footway on King Street, it is narrow and not usable by those with buggies or mobility scooters. However, King Street is very quiet so this is not likely to create an issue with pedestrian safety. The site is centrally located for access to shops and services.</p>	<p>Pedestrian access could be provided onto Beckery Old Road. This has a footway as does Beckery Road, Park Farm Road and Benedict Street for access to shops and services in Glastonbury. However, the site is distant from the centre.</p>
<p>No</p>	<p>No</p>

The site is not of a scale that means it could provide any commercial uses.	The site is not of a scale that means it could provide any commercial uses.
Entirely in flood zone 1	The stream that runs through the site means that this area is within Flood Zone 3. It would need to be demonstrated that development would not encroach on this area and that adequate mitigation could be provided. The eastern boundary of the site is Flood Zone 2 so mitigation would also be required.
Very little of the site is likely to be subject to surface water flooding.	There is some risk of surface water flooding that would need to be mitigated.
Grade 4. There would be no loss of best and most versatile agricultural land.	Grade 4. There would be no loss of best and most versatile agricultural land.
Unlikely. However, further investigation would be required to confirm.	Proximity to industrial uses may mean that this is possible. Further investigation would be required.
None identified	Site is well within the buffer zone of the sewage treatment works.

Whilst a small site, it offers an opportunity to deliver a small scheme with a focus on smaller units. There are no fundamental constraints.

The site has significant issues relating to fluvial and surface water flooding which would need to be resolved to the satisfaction of the flood authority. It is also within the buffer zone of the sewage treatment works so it would be necessary to engage with the sewerage provider. The site is not well located for access to Glastonbury's main shops and services although it would be possible to access these on foot.

H
Land at 86 The Roman Way
0.12
3-4 (2-3 dwellings net if excluding the existing residential property on site)
Yes - submitted by landowner
Residential property and garden
Residential on east and west sides, farmland on north side, pasture on south side
Within Glastonbury settlement
Site is well screened on north side
Would not provide any on-site affordable housing
The site could only provide a very limited range of housing types
No

The site is not large enough to provide any community/recreation facilities or open space.
No
No
No
No
No - but the site borders the Wearyall Hill SLFA on its northern and southern boundaries. Further assessment will be needed to determine whether development could have an acceptable impact.
None
No
No
No

Access would be on to The Roman Way. As the site would effectively be on two levels with the raised level set back from the road, a major issue would be how to serve the properties at the rear. A service road would have to run across the slope which would be likely to reduce the yield on the site. This might also mean that vehicles turning out of the site onto The Roman Way would not be able to turn both left and right (this is due to the narrow width of The Roman Way roadway). It will be important to engage with Somerset County Council, as highway authority, to confirm these matters.

The development is of a scale that is unlikely to create significant additional traffic.

Pedestrian access could be provided onto The Roman Way which has a footway. From here it would be possible to walk into Glastonbury centre. However, the site is distant from the centre.

No

The site is not of a scale that means it could provide any commercial uses.
Entirely in flood zone 1
The site is not likely to be subject to surface water flooding
Grade 4. There would be no loss of best and most versatile agricultural land.
Unlikely. However, further investigation would be required to confirm.
None identified

This is a very small site, not well located for access to shops and services, with limited potential to make a meaningful contribution towards the objectives of the Neighbourhood Plan. Access could be an issue and development would have to be sensitively designed to avoid having an impact on the SLFA.

Sustainability criteria	A
Site Location	Parsons Farm
Size of site (hectares)	4.19
Potential nos of dwellings (15-25dph)	63 - 105
Deliverability - landowner willing to release the site	Yes-landowner approached by NPSG
Context	
Current use	Greenfield - agriculture/pasture
Surrounding land uses - existing and proposed	<p>Industrial uses to the east, meadow and river to the south, meadow to the west and north.</p> <p>Small site adjacent to the north-eastern boundary (Northover Manor House) has planning permission for a single dwelling (ref: 2017/2220/FUL).</p> <p>Site is 211m at its nearest point from a sewage treatment works. This is likely to be within Wessex Water's cordon sanitaire, therefore it would need to be determined whether residential development could be located here.</p>
Proximity to existing built-up area	Adjacent to Glastonbury settlement development limits on one side
Site boundary - existing screening where site borders open countryside	Very little screening to south, west or north.
Housing	
Able to accommodate affordable housing on site (30% on sites of 7 or more dwellings or more than 0.25ha)	Could deliver a good amount of affordable housing under Local Plan Policy DP11 (19 - 32 units)
Able to provide a range of housing types, sizes and tenures	The site could provide a range of housing types and tenures
Community Facilities and Access to Services	
Loss of community/recreation facilities/cultural	No
Opportunity to provide open space/ recreation/ community facility	Given the size of the site, there would be potential to deliver some community/recreation facilities as well as some open space. However, the site is poorly located to serve the existing population of Glastonbury.
Biodiversity	
Ancient woodland	No
Tree Preservation Order (within site/ boundary)	No

Local Wildlife Site	No
Site of Special Scientific Interest (SSSI)	No but within catchment of Somerset Levels SSSI which has high levels of phosphates entering the water system. Development must therefore demonstrate that any impacts are acceptable through a Habitats Regulations Assessment (HRA).
Landscape	
In Special Landscape Feature Area (SLFA) - Local Plan designation	No
Views into site (wide/framed/screened/long/short)	Wide and long distance views into the site from the south and west. Development would be prominent on the landscape although would potentially be softened by existing built-up area of Northover to the north-east.
Heritage	
Distance to Listed Building	Site adjacent to grade II listed farmhouse and outbuildings. Potential harm likely to be capable of mitigation.
Conservation Area - within or nearby	No
Area of High Archaeological Potential (AHAP) - Local Plan designation	Yes - large proportion of site in an AHAP. Further investigation will be necessary.
Transport	

<p>Access to highway</p>	<p>Vehicular access into the site would require use of the track off Beckery Old Road. It is not known whether the landowner would be amenable to this. Also, this track would need to be widened to provide a roadway of sufficient scale. This would require the use of the existing parking area which would be lost. Access onto the road network would then be off Beckery Old Road. There are no problems with visibility. The nearest main road (A39) is a right turn out of the site but traffic is only allowed to then turn left onto the A39. Also traffic travelling south along the A39 is not permitted to turn right into Beckery Old Road. Traffic would have to turn right off the A39 at an earlier point and access the site via Moorlands Road. Whilst arguably less convenient, there is no reason why this would not be acceptable. It will be important to engage with Somerset County Council, as highway authority, to confirm these matters.</p>
<p>Site potential to generate significant additional traffic/congestion</p>	<p>The development of the site could create congestion issues if significant volumes of traffic use Beckery Old Road.</p>
<p>Pedestrian access</p>	<p>Pedestrian access could be provided from the vehicular access at Beckery Old Road or via the PROW to the south which follows the River Brue and meets the A39. The A39 has a footway as does the Roman Way for access to shops and services in Glastonbury.</p>
<p>Public rights of way (PROW) present</p>	<p>PROW runs along southern boundary of site. Development would not impact on this.</p>
<p>Economic Development</p>	

Opportunity for employment	The site is of a scale that means it could provide employment uses. The presence of existing commercial activities adjacent to the site may make this an attractive location for such uses.
Flooding	
Within flood zone 1 (low risk), 2 or 3 (high risk)	Almost entirely in flood zone 3. A flood risk assessment (FRA) would be required. For development to be acceptable, it would need to be demonstrated that there are no other alternative sites in areas of lower flood risk.
Surface water flooding issues	Very little of the site is likely to be subject to surface water flooding.
Environmental Quality	
Agricultural land classification (grades 1, 2 and 3a represent 'best and most versatile agricultural land')	Grade 4. There would be no loss of best and most versatile agricultural land.
Potential contaminated land	Proximity to industrial uses may mean that this is possible. Further investigation would be required.
Other issues	
Other issues	Presence of electricity pylons and lines across site. These may require diversion.
SUMMARY	The site is in flood zone 3 so would need to demonstrate no other suitable sites. There is uncertainty about vehicular access which would need to be through land not included in the site ownership. Development would be prominent on the landscape but would have the potential to provide commercial uses as well as residential. It could make a significant contribution to addressing housing needs but it would need to be confirmed whether the proximity to the sewage treatment works was an issue.

Appraisal framework:

Red 

Significant detrimental impact likely, e.g. directly affects Listed Building.

Pink 

Some detrimental impact likely

Amber 

Possible detrimental impact, e.g. adjacent to Listed Building, or unlikely to contribute positively towards achieving NP objective

Light Green 

Some positive impact likely or some positive contribution towards achieving NP objective.

Dark green 

Significant positive impact likely.

White 

No Issue/Neutral impact

Purple 

Not relevant

B	C
Lot C, East of Middle Drove	Higher Actis Land (West side of Butleigh Rd)
4.8	0.86
72 - 120	13 - 22
Yes-landowner approached by NPSG	Yes-landowner approached by NPSG
Greenfield - agriculture/pasture	Greenfield - agriculture/pasture
Balancing pond to north, road to east (with industrial uses on the far side of the road), farmland/pasture to south and west.	Residential uses to the north, woodland to the west (with some evidence of possible industrial uses?), farmland/pasture to the south, road to the east with residential beyond.
Not well related to Glastonbury settlement development limits - adjacent only at one point.	Adjacent to Glastonbury settlement development limits on two full sides
Very little screening to south or west.	Some limited screening provided by hedges and trees on south side. However, land drops away to south so development likely to be more prominent at northern end.
Could deliver a good amount of affordable housing under Local Plan Policy DP11 (22 - 36 units)	Could deliver a small amount of affordable housing under Local Plan Policy DP11 (4 - 7 units)
The site could provide a range of housing types and tenures	The site could provide a limited range of housing types and tenures
No	No
Given the size of the site, there would be potential to deliver some community/recreation facilities as well as some open space. However, the site is poorly located to serve the existing population of Glastonbury.	The site is not large enough to provide any community/recreation facilities or open space.
No	No
No	No

No	No
No but within catchment of Somerset Levels SSSI which has high levels of phosphates entering the water system. Development must therefore demonstrate that any impacts are acceptable through a Habitats Regulations Assessment (HRA).	No but within catchment of Somerset Levels SSSI which has high levels of phosphates entering the water system. Development must therefore demonstrate that any impacts are acceptable through a Habitats Regulations Assessment (HRA).
No	Yes - in Wearyall Hill SLFA. Local Plan Policy DP4 states that development in these areas will be determined with regard to their impacts on the specific qualities of the SLFA. Further assessment will be needed to determine whether development could have an acceptable impact.
Wide and long distance views into the site from the north and west. Shape and scale of site mean that development would be prominent on the landscape.	Land does slope gently to the south where open countryside is. However, the lack of available public viewpoints limit the views into the site. Any views are tempered by the presence of existing residential areas directly to the north.
No	No
No	No
No	No

<p>Vehicular access would be onto Dyehouse Lane. There are no problems with visibility. It is uncertain as to whether the road is of a sufficient width to accommodate the likely additional volumes of traffic. Most vehicles would look to access the main road network by travelling southbound to the roundabout with the A39. This necessitates crossing the Mill Stream via a narrow bridge. Such a pinchpoint could be an issue, particularly at the higher scales of growth. It will be important to engage with Somerset County Council, as highway authority, to confirm these matters.</p>	<p>Vehicular access would be onto Butleigh Road. Visibility could be an issue although this may not be a problem if access is provided via the existing track on the southern boundary of the site. It will be important to engage with Somerset County Council, as highway authority, to confirm these matters.</p>
<p>The development of the site could create significant congestion issues if significant volumes of traffic use Dyehouse Lane (and are required to cross the Mill Stream via the narrow bridge which would be highly likely to require being made single priority access).</p>	<p>The development is of a scale that is unlikely to create significant additional traffic.</p>
<p>There are no footways along Dyehouse Lane which would make it unsafe for pedestrians. There is a PROW running along the southern boundary of the site but this does not provide access to shops and services in Glastonbury.</p>	<p>There are no footways directly outside the boundary of the site, specifically along Butleigh Road. Opposite the north-eastern corner of the site, Butleigh Road has a footway on the other side of the carriageway but this would necessitate crossing the road on a potentially dangerous bend.</p>
<p>PROW runs along southern boundary of site. Development would not impact on this.</p>	<p>No</p>

<p>The site is of a scale that means it could provide employment uses. However, its location outside the town in the open countryside and with potential limits on vehicular access, means it is not likely to be an attractive location for such uses.</p>	<p>The site is not of a scale that means it could provide any commercial uses.</p>
<p>Almost entirely in flood zone 3. A flood risk assessment (FRA) would be required. For development to be acceptable, it would need to be demonstrated that there are no other alternative sites in areas of lower flood risk.</p>	<p>Entirely in flood zone 1</p>
<p>Very little of the site is likely to be subject to surface water flooding.</p>	<p>Very little of the site is likely to be subject to surface water flooding.</p>
<p>Grade 4. There would be no loss of best and most versatile agricultural land.</p>	<p>Grade 3. Whether the land represents best and most versatile agricultural land would need further assessment.</p>
<p>Unlikely. However, further investigation would be required to confirm.</p>	<p>Unlikely. However, further investigation would be required to confirm.</p>
<p>None identified</p>	<p>None identified</p>
<p>The site is poorly located to the existing settlement and is in flood zone 3 so would need to demonstrate no other suitable sites. There is uncertainty about the capacity of the only possible access road to support the potential levels of vehicular movement. The location of the site means it would not be possible for pedestrians to safely access shops and services nearby. Development would be prominent on the landscape. It could make a significant contribution to addressing housing needs.</p>	<p>The site is small so would make a limited contribution towards addressing housing needs. The site is in a Special Landscape Feature Area so it would be necessary to demonstrate that development wouldn't have a significant impact. Vehicular access would need further consideration although it does not appear that there is a safe way for pedestrians to walk from the site to shops and services nearby.</p>

D
Back of Sparks Yard
2.12
32 - 53
Yes-landowner approached by NPSG
Greenfield - agriculture/pasture
Industrial uses on northern and eastern boundaries, woodland/meadow to west, farmland/pasture to south. The industrial uses on the northern and eastern boundaries are proposed for redevelopment for residential use.
Adjacent to Glastonbury settlement development limits on two sides
Some screening on south side. Screening on west side is denser.
Could deliver some affordable housing under Local Plan Policy DP11 (10 - 16 units)
The site could provide a range of housing types and tenures
No
Given the size of the site, there would be potential to deliver either some community/recreation facilities or open space but not both. The site is well located to serve the existing population of Glastonbury.
No
No

No but adjacent to an LWS on southern boundary. Any impacts would need to be mitigated through design and layout.

No

Yes - in Glastonbury Tor SLFA. Local Plan Policy DP4 states that development in these areas will be determined with regard to their impacts on the specific qualities of the SLFA. Further assessment will be needed to determine whether development could have an acceptable impact.

Any views from the south are prevented by the slope of land from the south.

No

No

No

Vehicular access into the site would require use of the private roadway serving the commercial uses which links Wells Road with the north-western corner of the site. It is not known whether the landowner would be amenable to this although the permitted redevelopment of the land to the north (for residential use) may provide an alternative option. There are no problems with visibility. It will be important to engage with Somerset County Council, as highway authority, to confirm these matters.

The higher end of the scale of development may create issues with access onto Wells Road although it is likely that these could be capable of mitigation.

Pedestrian access could be along the existing PROW to Wells Road.

PROW runs directly through the site. Design would either need to allow for this or divert it towards the edge of the site (which could easily be achieved).

The site is of a scale that means it could provide some small-scale employment uses.

The presence of existing commercial activities adjacent to the site may make this an attractive location for such uses.

Entirely in flood zone 2

Very little of the site is likely to be subject to surface water flooding.

Grade 4. There would be no loss of best and most versatile agricultural land.

Proximity to industrial uses may mean that this is possible. Further investigation would be required.

Presence of electricity pylons and lines across site. These may require diversion.

The site is in a Special Landscape Feature Area so it would be necessary to demonstrate that development wouldn't have a significant impact. Further assessment would be needed to confirm that vehicular access is acceptable. A PROW and electricity wires may need diversion but it is likely that this could be achieved. It would make a reasonable contribution towards addressing housing needs and is of a size and in a location which means it could provide additional community facilities to the population of Glastonbury.

Glastonbury Parish Neighbourhood Plan

Appendix 4

Street Art, Murals and Creative Public Realm



Contents

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3	Examples of Best Practice.....	3
4	Relevance to Glastonbury.....	4
5	Design and heritage considerations.....	6

1 Purpose of this Appendix

- 1.1 This appendix supports Policy 7, Art and Culture and Policy Eight Civic and cultural Quarters. The Policy relates to street art, murals and other creative interventions within the public realm of Glastonbury.
- 1.2 Its purpose is to provide supporting evidence, context and guidance for applicants, decision-makers and the community in understanding the role that public art can play in reinforcing local identity, enhancing the public realm and supporting the distinctive character of the town.

2 Origins and Wider Research

- 2.1 Street art and public murals have their origins in a long tradition of mural painting and public expression in urban environments. Historically, murals have been used to tell stories, commemorate important events, celebrate local identity and transform public spaces. In more recent decades, street art has evolved from informal and often temporary expressions of creativity into an established and widely recognised form of public art that contributes positively to place-making and urban regeneration.
- 2.2 Research and established practice in urban design demonstrate that public art can play an important role in improving the visual quality of streets and spaces, strengthening local identity, increasing civic pride and supporting economic vitality through tourism and increased footfall.
- 2.3 Studies of urban regeneration have shown that well-designed murals and artist-led interventions can help revitalise neglected spaces, improve perceptions of safety and create a stronger sense of community ownership.

3 Examples of Best Practice

- 3.1 A widely recognised example is Montreal, where street art has become a defining part of the city's visual identity. Over the last two decades, the city has actively embraced murals and artist-led public art as part of its creative city strategy. The annual MURAL Festival has transformed parts of the city into internationally recognised cultural destinations, attracting visitors, supporting local businesses and reinforcing neighbourhood identity. A similar, smaller-scale example can be seen in Deshaies in Guadeloupe (Antilles), where colourful murals and artist-led artwork contribute positively to the character of the town, enhance the visitor experience and help celebrate local culture and identity.

Examples of street art in Montreal ©Liz Bourne



- 3.2 Similar approaches can be seen in other towns and cities where murals have been used to animate blank walls, celebrate local history and contribute positively to townscape quality. These examples demonstrate how carefully designed street art can form part of a broader strategy for improving the public realm and supporting local distinctiveness.

Examples of street art in Deshaies (Guadeloupe) ©Liz Bourne



- 3.3 These examples demonstrate how carefully designed street art can form part of a broader strategy for improving the public realm, strengthening local distinctiveness and supporting tourism and economic vitality.

4 Relevance to Glastonbury

- 4.1 Glastonbury has a long-established reputation as a place of creativity, artistic expression, spirituality and cultural distinctiveness. These qualities form an important part of the town's identity and contribute significantly to its sense of place. Street art and murals are therefore not viewed simply as decorative features, but as an integral part of the town's character, helping to reinforce local identity, celebrate heritage and create visually attractive spaces.

4.2 Glastonbury already has a well-established mural and street art tradition, which makes your policy support for future street art much stronger. The most significant example is the Glastonbury Mural Trail, which has become an important part of the town's cultural identity. The trail includes over 50 murals and artworks located throughout the town, created by local, national and international artists. It is promoted as a free public art experience and visitor attraction. The mural trail was formally launched in 2019 as part of Somerset Art Weeks, although murals have reportedly been part of Glastonbury's townscape for much longer, dating back to at least the 1960s.

Examples of street Art in Glastonbury





- 4.3 Throughout the town, opportunities exist for artwork to enhance the public realm, particularly where blank walls, side elevations, service yards, alleyways, shop shutters or other inactive frontages may otherwise detract from the street scene. Well-designed public art can improve these spaces, make routes feel safer and more welcoming, and contribute positively to the visitor experience.

5 Design and heritage considerations

- 5.1 In considering proposals for street art or murals, it is important that any work responds positively to its surroundings. Artwork should complement the character of the area, respect nearby buildings and spaces, and be appropriate to its location. Particular care should be taken where proposals are within or close to heritage assets, listed buildings or the Conservation Area, so that the significance and setting of those assets is preserved.
- 5.2 Glastonbury's unique history and cultural identity provide a rich source of inspiration for public art. Themes may include the town's heritage, archaeology, myths and legends, Glastonbury Abbey, Glastonbury Tor, spirituality, pilgrimage, music, local wildlife and the creative traditions of the town. Artwork that reflects these themes can help to strengthen the distinctive identity of Glastonbury and contribute to local pride.
- 5.3 The Town Council and community strongly support creative, artist-led and community-led projects that enhance the townscape and celebrate local culture. Engagement with local residents, businesses and artists is encouraged

where appropriate, particularly for larger schemes or works in prominent public locations.

- 5.4 This appendix should be read alongside the relevant design, heritage and public realm policies of the Neighbourhood Plan and is intended to assist applicants and decision-makers in ensuring that street art contributes positively to the quality and character of Glastonbury.

Glastonbury Parish Neighbourhood Plan

Appendix 5

Local Green Spaces





1 Introduction


- 1.1 This appendix forms part of the evidence base supporting Policy One: Local Green Space within the Glastonbury Neighbourhood Plan.
- 1.2 The purpose of this appendix is to provide the detailed site-specific assessment tables and accompanying photographic record for each area designated as Local Green Space within the Plan. The evidence contained in this appendix demonstrates how each site has been assessed against the relevant criteria set out in the National Planning Policy Framework, namely that the space is in reasonably close proximity to the community it serves, is demonstrably special to the local community, and is local in character rather than an extensive tract of land.
- 1.3 Each Local Green Space has been assessed individually using a consistent methodology to ensure that the evidence base is clear, proportionate, and transparent. The inclusion of site photographs alongside the assessment tables is intended to assist the reader in understanding the physical characteristics, community value, landscape setting, recreational use, biodiversity interest, and local significance of each designated space.
- 1.4 This appendix should be read alongside Policy One and the accompanying proposals maps contained within the main body of the Neighbourhood Plan.


2 Assessment methodology


- 2.1 Each site identified as a proposed Local Green Space has been assessed against the criteria set out in the National Planning Policy Framework.
- 2.2 The assessment tables in this appendix consider the following matters for each site:
 - proximity to the community it serves
 - demonstrable local significance, including beauty, historic importance, recreational value, tranquillity, biodiversity, or cultural significance
 - local character and scale, ensuring that the site is not an extensive tract of land
 - site size and physical context
 - photographic evidence showing the appearance and use of the space
- 2.3 The assessment format has been applied consistently across all sites to provide a clear and transparent evidence base in support of the Local Green Space designations.


	<h2 style="text-align: center;">Area 1: St Dunstan's Recreation Park</h2>	
<p>a) in reasonably close proximity to the community it serves;</p>	<p>On the edge of Glastonbury Town in the vicinity of Dunstan's Park (No 1 on map below)</p>	
<p>b) demonstrably special to the local community and holds a particular local significance; and</p>	<p>This area creates a quiet space with links to the open countryside for the residents of Dunstan's Park</p>	
<p>c) local in character and not an extensive tract of land.</p>	<p>This recently reclaimed area will form a new local green space as it is currently used for informal play, walking and dog exercising by local residents.</p>	
<p>Area size</p>	<p>1.37 acres</p>	

	<h2 style="text-align: center;">Area 2: Lowside Recreation Area</h2>	
<p>a) in reasonably close proximity to the community it serves;</p>	<p>This site is located next to the Lowside Housing estate between the houses and the by-pass (No 2 on map below)</p>	
<p>b) demonstrably special to the local community and holds a particular local significance; and</p>	<p>It provides a useful recreation space for people who live in this estate, which is a little way out of town. This is beneficial for both children who live on the estate and older people who have a green space for exercise and informal recreation.</p>	
<p>c) local in character and not an extensive tract of land.</p>	<p>It is on the edge of town next to the by-pass.</p>	
<p>Area size</p>	<p>3.57 acres</p>	

	Area 3: Verge between Wells Road and Austin Road	
a) in reasonably close proximity to the community it serves;	Adjacent to the community to the north of Glastonbury (No 3 on map below)	
b) demonstrably special to the local community and holds a particular local significance; and	This area has many important wildlife corridors as well as providing the perfect environment for an enormous amount of wildlife, mammals, reptiles, insects and birds.	
c) local in character and not an extensive tract of land.	This long, narrow tract of land forms an important local wildlife corridor linking the centre of Glastonbury with the rural landscape to the north of the town.	
Area size	0.59 acres	

	Area 4: Green Burial Field	
a) in reasonably close proximity to the community it serves;	Glastonbury has developed around this location (No 4 on map below)	
b) demonstrably special to the local community and holds a particular local significance; and	The tranquillity of the setting is synonymous with the purpose the field in part is now being put to as a green burial site. This relatively steep and somewhat inaccessible area is also a haven for wildlife and has uninhibited views over open countryside towards the northwest of Somerset.	
c) local in character and not an extensive tract of land.	From the levels to the west, the green burial site stands proud with Glastonbury Tor in the background.	
Area size	5.82 acres	

	<h2 style="text-align: center;">Area 5: Glastonbury Football Club Stadium</h2>	
<p>a) in reasonably close proximity to the community it serves;</p>	<p>This site is well connected by road and footpath network to the town and 15 minutes' walk from the High Street (No 5 on map below)</p>	
<p>b) demonstrably special to the local community and holds a particular local significance; and</p>	<p>The associated club house provides a multi-purpose community hub for local groups including fitness and well-being activities, sports and a music venue.</p>	
<p>c) local in character and not an extensive tract of land.</p>	<p>It is local in character and forms an important recreational and community facility within Glastonbury.</p>	
<p>Area size</p>	<p>3.95 acres</p>	

	<h2 style="text-align: center;">Area 6: Common Moor Allotments</h2>	
<p>a) in reasonably close proximity to the community it serves;</p>	<p>This site is located on the far side of the by-pass, next to the Kingsfield Estate and the football ground (No 6 on map below)</p>	
<p>b) demonstrably special to the local community and holds a particular local significance; and</p>	<p>It provides 40 allotment areas for local people to grow their own fruit and vegetables. This is vitally important social and health-giving activity especially for older people and those on a low income.</p>	
<p>c) local in character and not an extensive tract of land.</p>	<p>All councils need to provide allotment spaces close to town.</p>	
<p>Area size</p>	<p>3.65 acres</p>	



Area 7: St Edmunds Well Field

a) in reasonably close proximity to the community it serves;	This site is on the north side of town bordering the Windmill Hill Council Estate (No 7 on map below)
b) demonstrably special to the local community and holds a particular local significance; and	This field has one of Glastonbury's ancient wells in their centre. The land is a wildlife haven close to an estate comprised of former council houses, which are now mainly social housing. This is a place of peace and tranquillity with wonderful biodiversity.
c) local in character and not an extensive tract of land.	It is on the edge of town.
Area size	2.56 acres



Area 8: Herbie's Field

a) in reasonably close proximity to the community it serves;	On the edge of Glastonbury Town (No 8 on map below)
b) demonstrably special to the local community and holds a particular local significance; and	This field is the site of the traditional annual September Fairground. It is also used for local events and when not in use, is used by dog walkers and for grazing.
c) local in character and not an extensive tract of land.	The site is located just outside the Town of Glastonbury
Area size	12.93 acres




Area 9: Manor House Recreation Area


<p>a) in reasonably close proximity to the community it serves;</p>	<p>This site is located behind the garages that back on to the houses at the lower end of Manor House Road (No 9 on map below)</p>
<p>b) demonstrably special to the local community and holds a particular local significance; and</p>	<p>The local community use the green space for recreation and have also started to garden along the fence edge next to the track that serves the garages.</p>
<p>c) local in character and not an extensive tract of land.</p>	<p>This is a compact and much-needed local green space close to the centre of town.</p>
<p>Area size</p>	<p>0.21 acres</p>



Area 10: Manor House Road Community Garden

<p>a) in reasonably close proximity to the community it serves;</p>	<p>This site is located behind the upper area of Manor House Road in an area enclosed on all four sides by houses (No 10 on map below)</p>
<p>b) demonstrably special to the local community and holds a particular local significance; and</p>	<p>The local community have created an RHS award winning garden, comprising trees, flowers, grass and vegetables.</p>
<p>c) local in character and not an extensive tract of land.</p>	<p>This is typical of several community gardens being created by local Glastonbury residents.</p>
<p>Area size</p>	<p>0.20 acres</p>

	<h3 style="text-align: center;">Area 11: Paradise Road Recreation Area</h3>	
<p>a) in reasonably close proximity to the community it serves;</p>	<p>On the edge of Paradise Estate, Glastonbury (No 11 on map below)</p>	
<p>b) demonstrably special to the local community and holds a particular local significance; and</p>	<p>This area provides a place for ball games and other recreational activities for residents who live in the vicinity of Paradise Road and surrounds.</p>	
<p>c) local in character and not an extensive tract of land.</p>	<p>This area is located between the A39 by-pass and Paradise Estate</p>	
<p>Area size</p>	<p>0.34 acres</p>	

	<h3 style="text-align: center;">Area 12: Chalice Orchard</h3>	
<p>a) in reasonably close proximity to the community it serves;</p>	<p>The site is located to the east of the town, between the Tor and Chalice Well. (No 12 on map below)</p>	
<p>b) demonstrably special to the local community and holds a particular local significance; and</p>	<p>The site is next to Chalice Well which provides a peaceful and quiet garden which contains the Red Spring. The site and wider area is renowned for its spiritual impact.</p>	
<p>c) local in character and not an extensive tract of land.</p>	<p>The site of this orchard provides a strong link between two iconic features, The Tor and chalice Well</p>	
<p>Area size</p>	<p>0.56 acres</p>	



Area 13: Abbey Park

<p>a) in reasonably close proximity to the community it serves;</p>	<p>Abbey Park is next to the Abbey in the centre of town, and behind the houses in Bere Lane (No 13 on map below)</p>
<p>b) demonstrably special to the local community and holds a particular local significance; and</p>	<p>It is the most central of the children’s play areas and is vital for those living in the centre of town. With its beautiful old trees, it is also an excellent space for rest and sitting to have lunch, etc.</p>
<p>c) local in character and not an extensive tract of land.</p>	<p>It is local in character and forms an important central green space serving the town centre and surrounding residential area.</p>
<p>Area size</p>	<p>4.87 acres</p>



Area 14: Orchard next to St Anne’s B&B, Chilkwell Street

<p>a) in reasonably close proximity to the community it serves;</p>	<p>This site is central to the town along the A361 as you approach the Tor (No 14 on map below)</p>
<p>b) demonstrably special to the local community and holds a particular local significance; and</p>	<p>It provides an important view towards Chalice Hill and the Tor in the street scene, along Bere Lane and its junction with Chilkwell Street. The site was an old orchard with pastoral views of Chalice Hill directly behind it.</p>
<p>c) local in character and not an extensive tract of land.</p>	<p>It is local in character and contributes significantly to the setting and visual approach to Glastonbury Tor</p>
<p>Area size</p>	<p>0.8 acres</p>



Area 15: Fishers Hill Recreation Area

<p>a) in reasonably close proximity to the community it serves;</p>	<p>This site borders the A361 on Bere Lane and is close to Wearyall Hill.(No 15 on map below)</p>
<p>b) demonstrably special to the local community and holds a particular local significance; and</p>	<p>This recreation space has recently been partially developed as an RHS award winning community garden on the south side of town, enabling residents to enjoy a place of beauty and peace with views over the moors, as well as having a space for walking their dogs</p>
<p>c) local in character and not an extensive tract of land.</p>	<p>It is part of the wildlife corridor extending east from Wearyall Hill towards Chalice Hill and the Tor.</p>
<p>Area size</p>	<p>0.73 acres</p>



Area 16: Cinnamon Lane Recreation Area

<p>a) in reasonably close proximity to the community it serves;</p>	<p>This site is on the edge of Glastonbury (No16 on map below)</p>
<p>b) demonstrably special to the local community and holds a particular local significance; and</p>	<p>This is an attractive area, creating a quiet place to relax and where children are safe from traffic. This area also affords beautiful views over open countryside.</p>
<p>c) local in character and not an extensive tract of land.</p>	<p>The site lies between Glastonbury Tor and the Somerset levels</p>
<p>Area size</p>	<p>4.18 acres</p>



Area 17: Northover Jubilee Park

<p>a) in reasonably close proximity to the community it serves;</p>	<p>This site is next to the A39 opposite the former Morland Factory site, which is now an industrial estate (No 17 on map below)</p>
<p>b) demonstrably special to the local community and holds a particular local significance; and</p>	<p>This was created in honour of the former Queen's Jubilee and is vital for children and young people, as it is close to the skate park and is potentially to be used as a pump track. It also enables the wildlife corridor from the river at Pomparles Bridge to extend into town via Wearyall Hill.</p>
<p>c) local in character and not an extensive tract of land.</p>	<p>It is local to Glastonbury</p>
<p>Area size</p>	<p>1.03 acres</p>

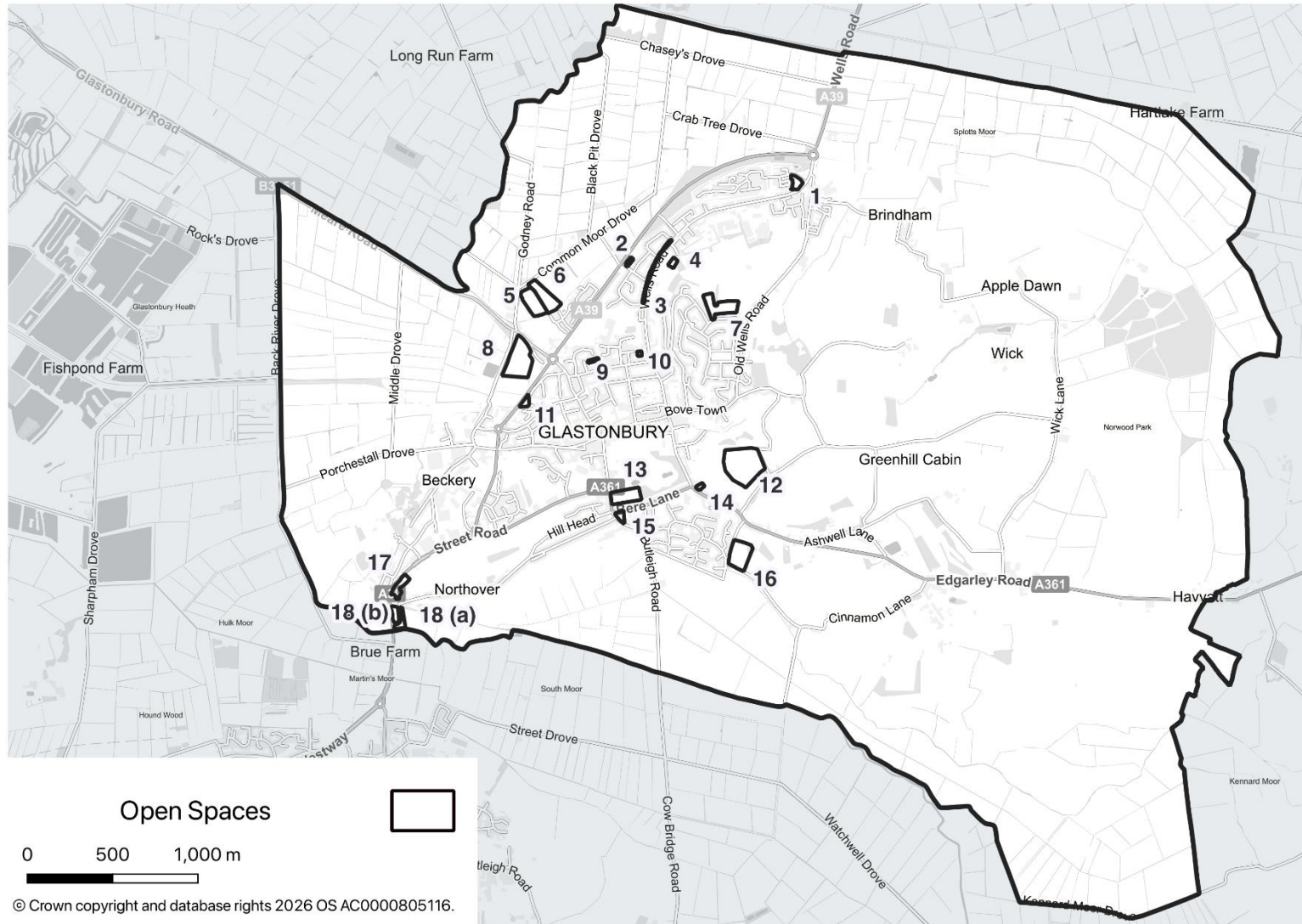


Area 18A/B: Pomparles Bridge

<p>a) in reasonably close proximity to the community it serves;</p>	<p>This site is just inside the Parish Boundary on the southwestern edge of town (No 18A/B on map below)</p>
<p>b) demonstrably special to the local community and holds a particular local significance; and</p>	<p>It has a war memorial surrounded by trees and grass and creates a beautiful entrance to the town, close to the river. It enables biodiversity and wildlife to link with the Wearyall Hill via the Northover Jubilee Park.</p>
<p>c) local in character and not an extensive tract of land.</p>	<p>This connects the town to the river</p>
<p>Area size</p>	<p>0.8 acres + 1 acre</p>

4 Maps of local green spaces (Legend below)

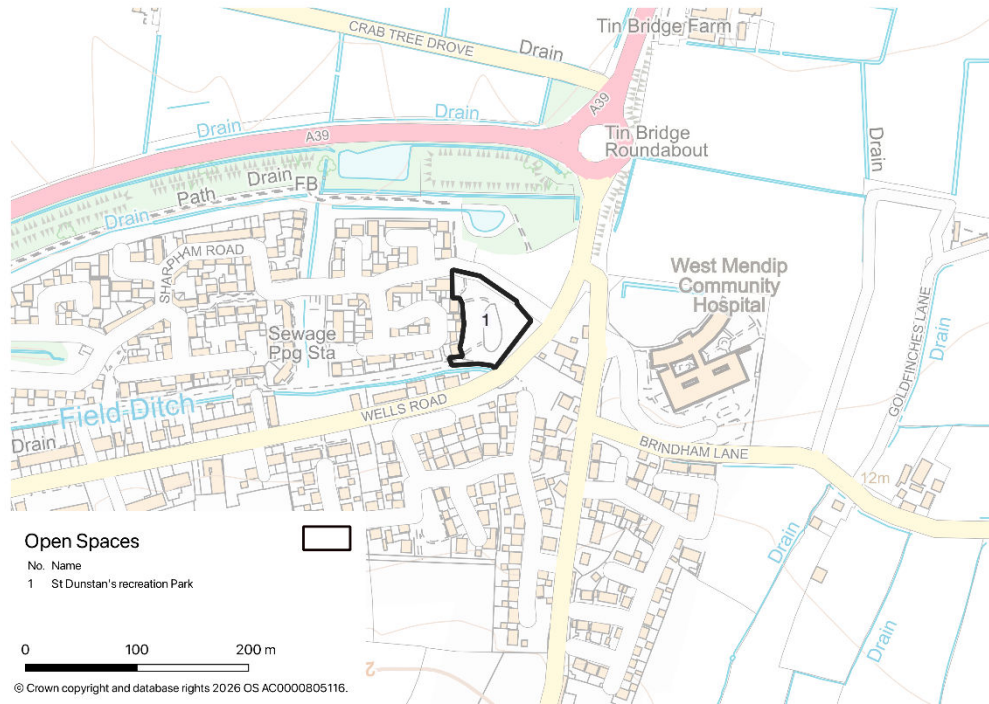
4.1



4.2 Legend to above map:

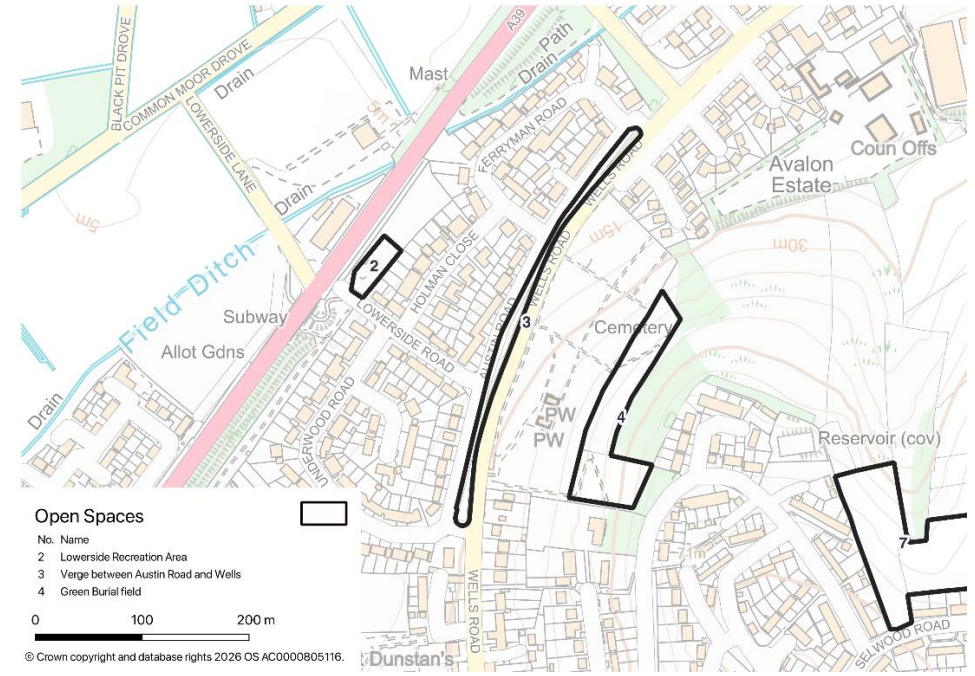
1. St Dunstan's Recreation Park
2. Lowerside Recreation Area
3. Verge between Austin Road and Wells
4. Green Burial Field
5. Glastonbury Football Club
6. The Common Moor Allotments
7. St Edmund's Well Field
8. Herbie's Field
9. Manor House Road Recreation Area
10. Manor House Road Community Garden
11. Paradise Road Recreation Area
12. Chalice Orchard
13. Abbey Park
14. St Anne's B & B Orchard
15. Fishers Hill Recreation Area
16. Cinnamon Lane Recreation Area
17. Northover Jubilee Park
18. Pomparles Bridge (A&B)

Local Green Spaces



Site 1: St Dunstans Recreation Park

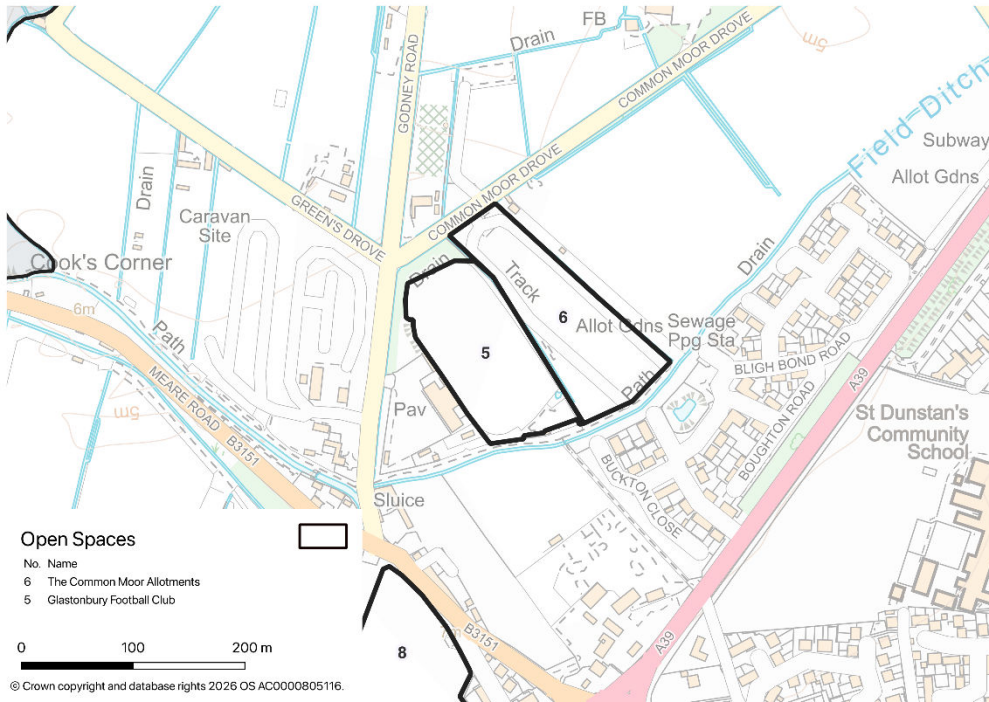
Site 2 Lowserside Recreation Area



Site 3 Verge between Austin Road and Wells

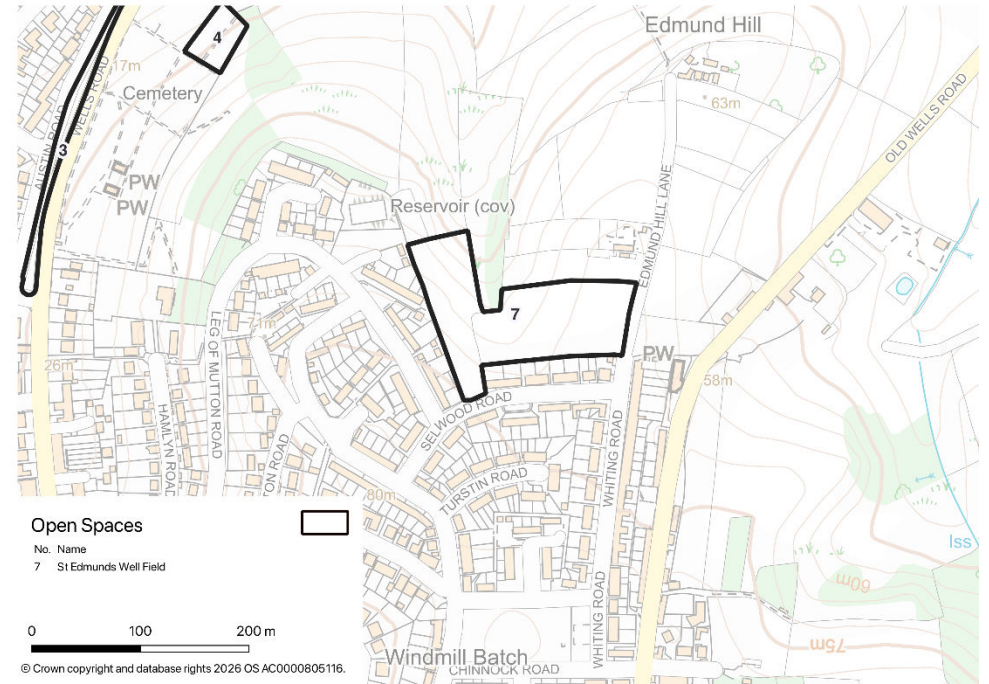
Site 4 Green Burial Field

Site 7 St Edmund's Well Field

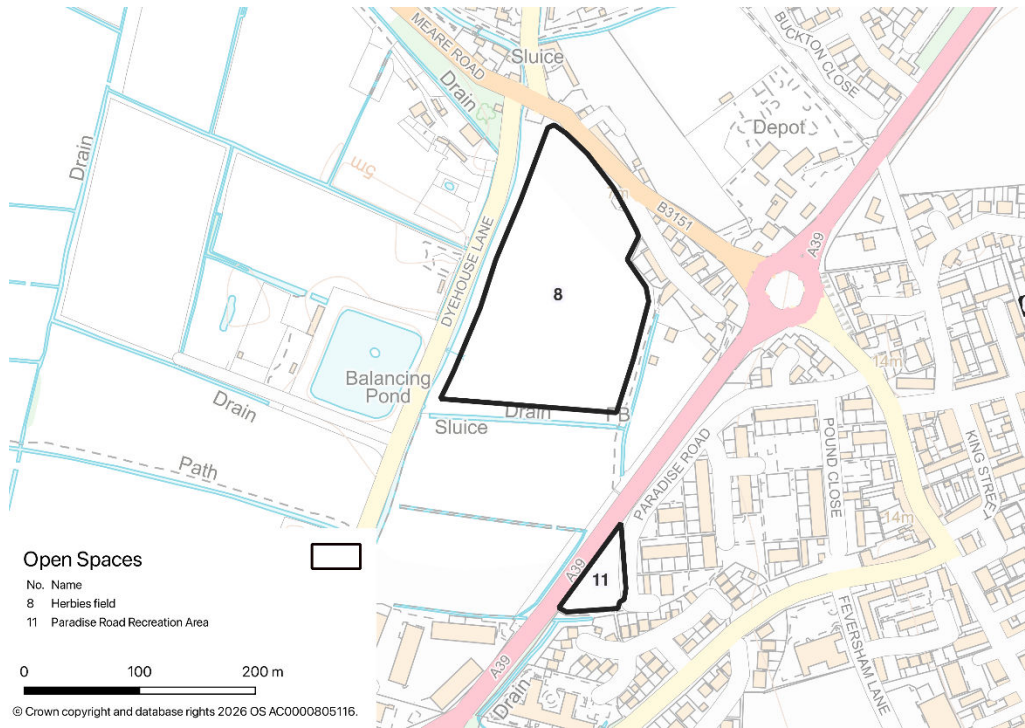


Site 5: Glastonbury Football Club

Site 6: The Common Moor Allotments

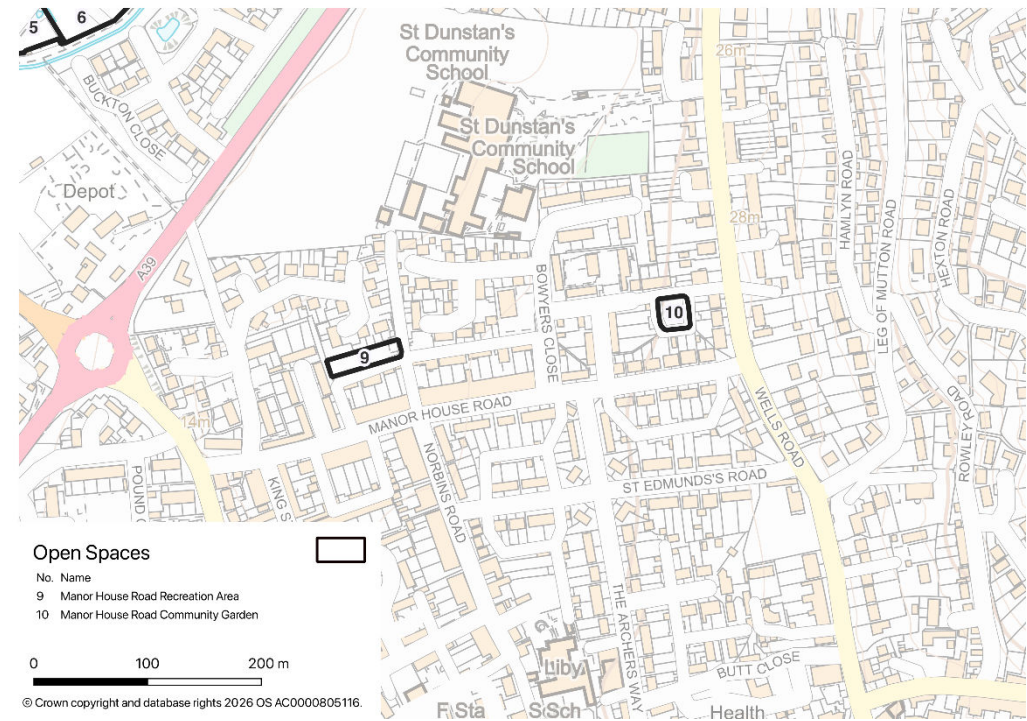


Site 7: St Edmunds Well Field



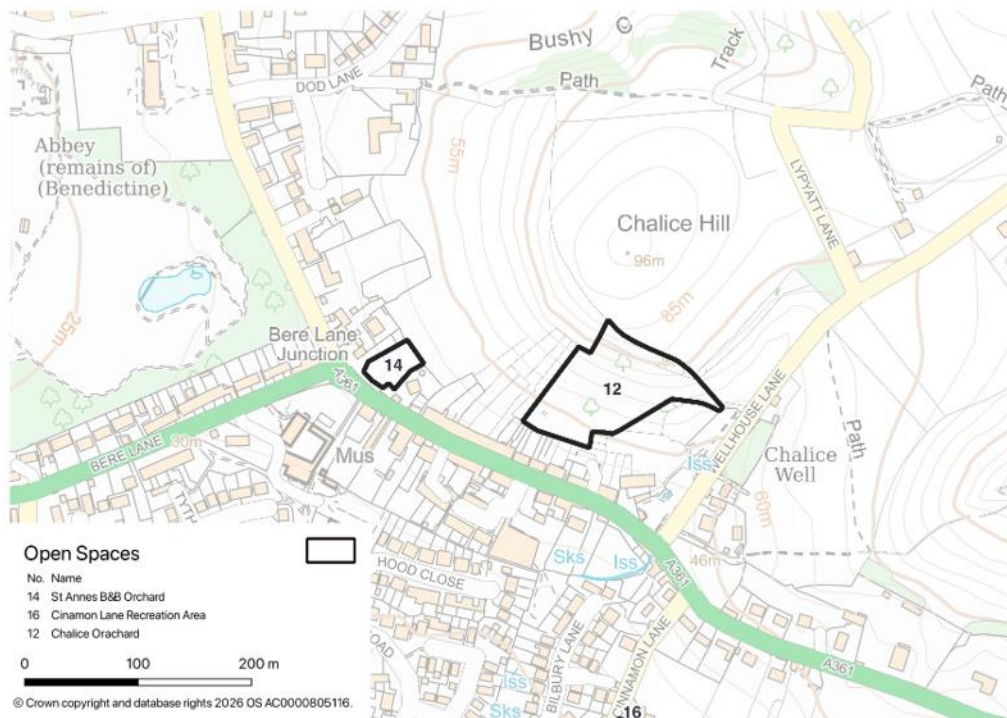
Site 8: Herbie's Field

Site 11: Paradise Road Recreation Area



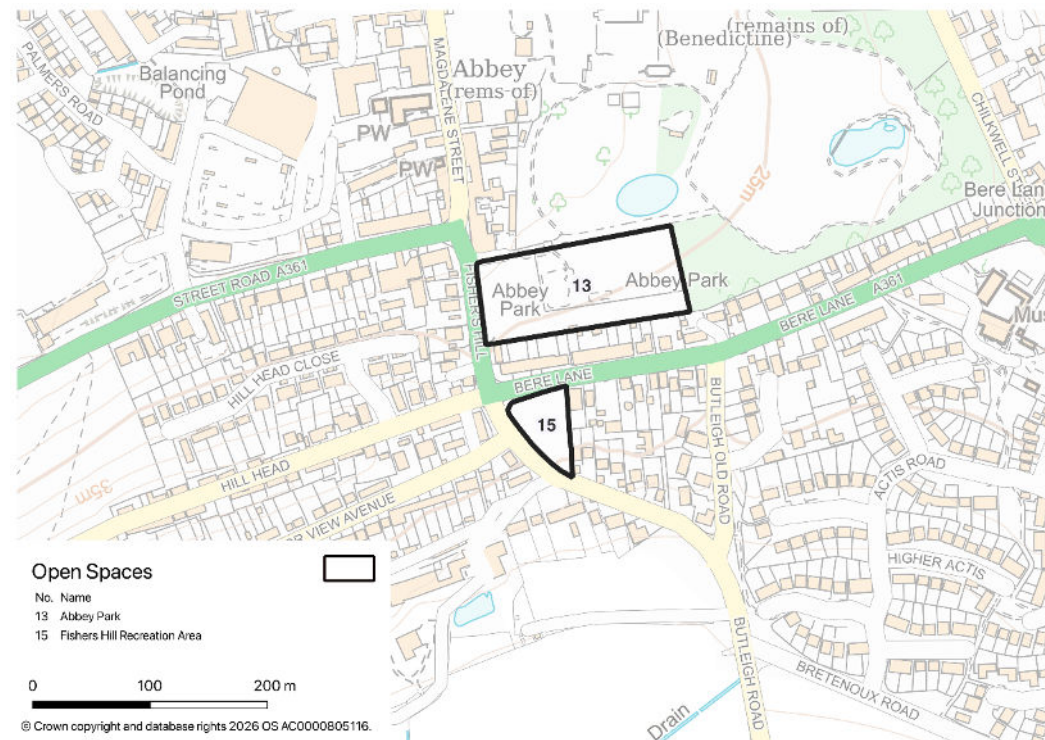
Site 9: Manor House Road Recreation Area

Site 10: Manor House Road Community Garden



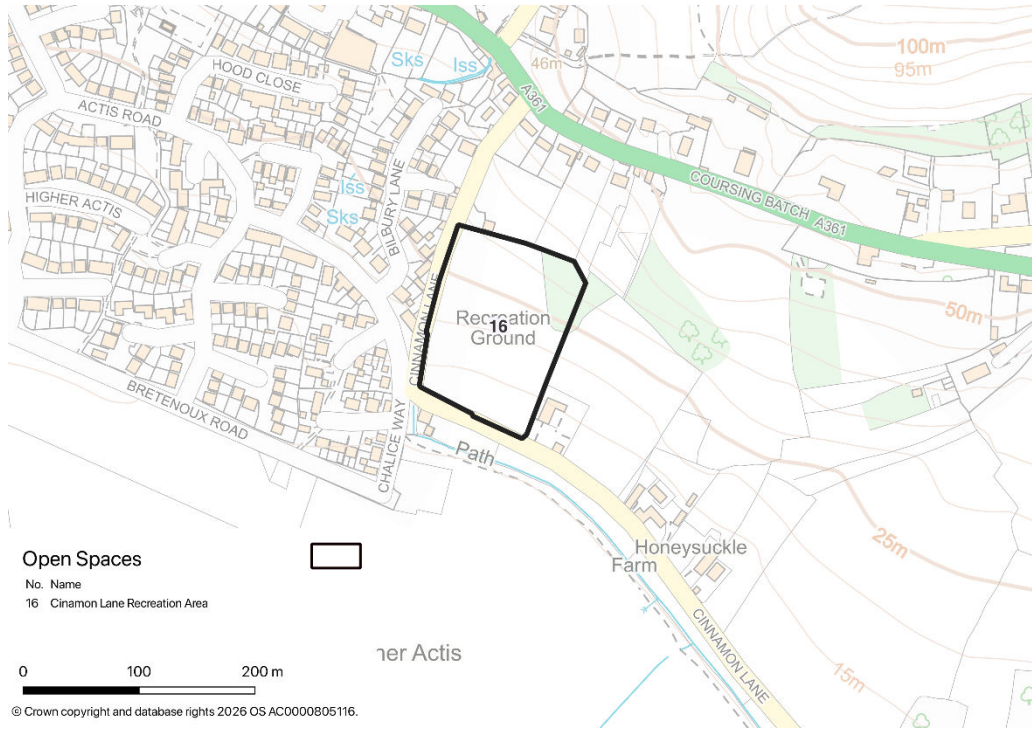
Site 12: Chalice Orchard

Site 14: St Anne's B&B Orchard

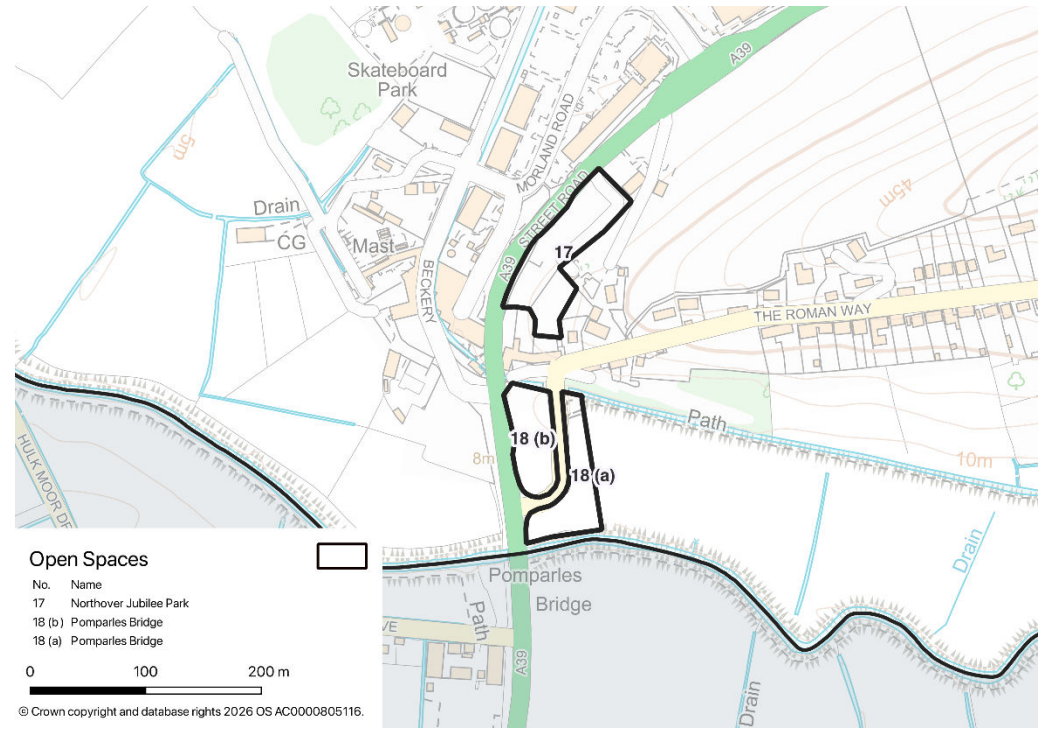


Site 13: Abbey Park

Site 15: Fishers Hill Recreation Area



Site 16: Cinnamon Lane Recreation Area



Site 17: Northover Jubilee Park

Sites 18A/18B: Pomparles Bridge

Glastonbury Parish Neighbourhood Plan

Appendix Six

Proposals Maps and Constraints Mapping

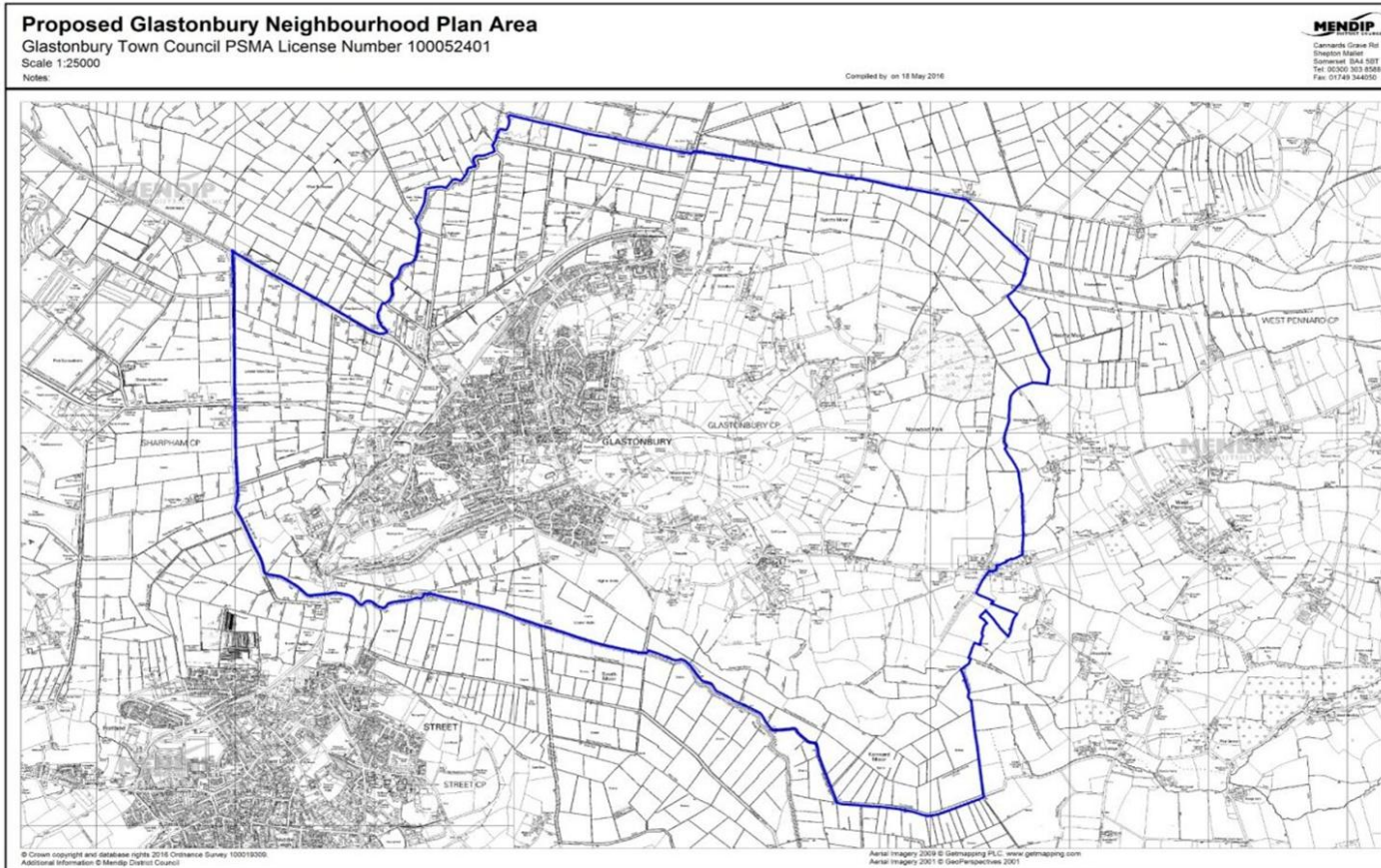


1 Introduction

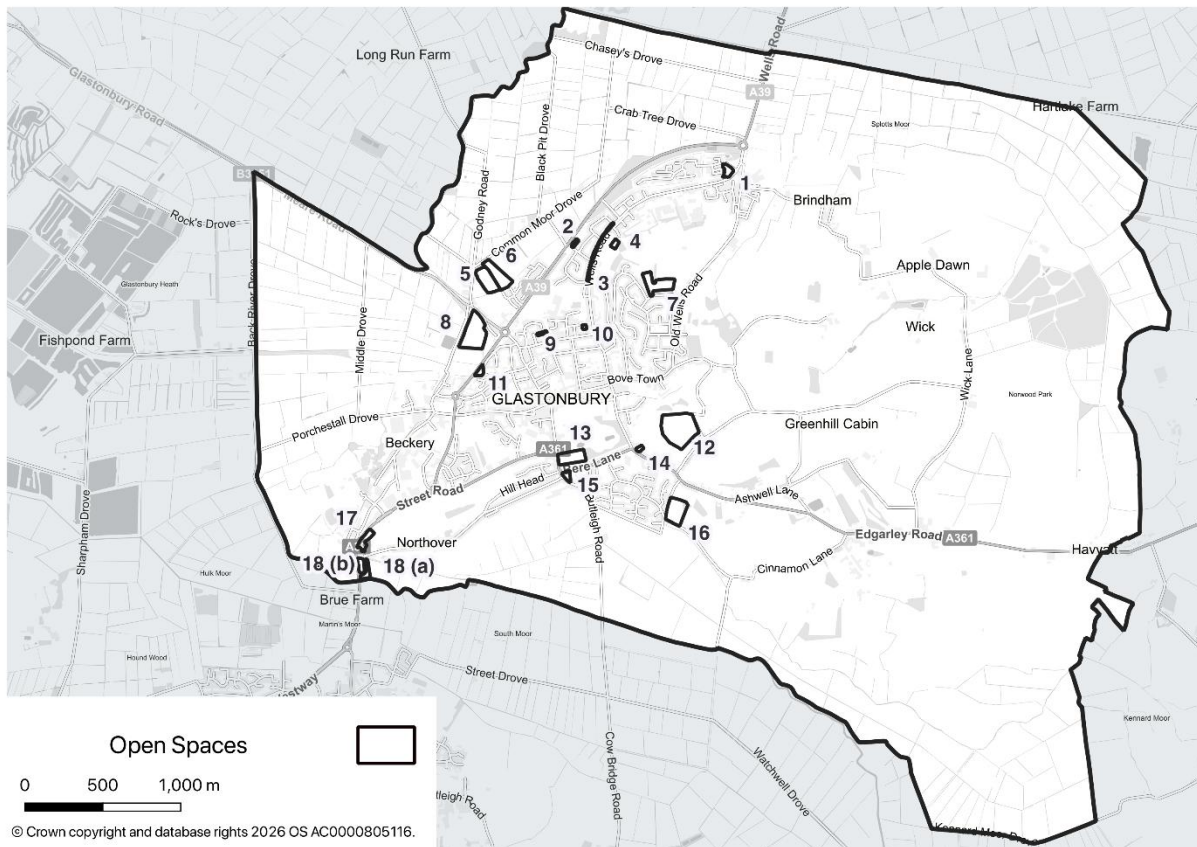
- 1.1 This appendix forms part of the evidence base supporting the Glastonbury Neighbourhood Plan and contains the plans, Policies Maps and strategic constraints mapping referred to throughout the Plan.
 - 1.2 The purpose of this appendix is to provide a clear visual representation of the policy areas, environmental constraints, heritage considerations, site assessment areas and development context which have informed the preparation of the Neighbourhood Plan.
 - 1.3 The maps contained in this appendix should be read alongside the relevant policy sections in the main body of the Plan and the supporting evidence appendices.
-

Policies Map 1 — Neighbourhood Plan Area

Shows the designated Glastonbury Neighbourhood Plan boundary



Policies Map 2 — Local Green Spaces

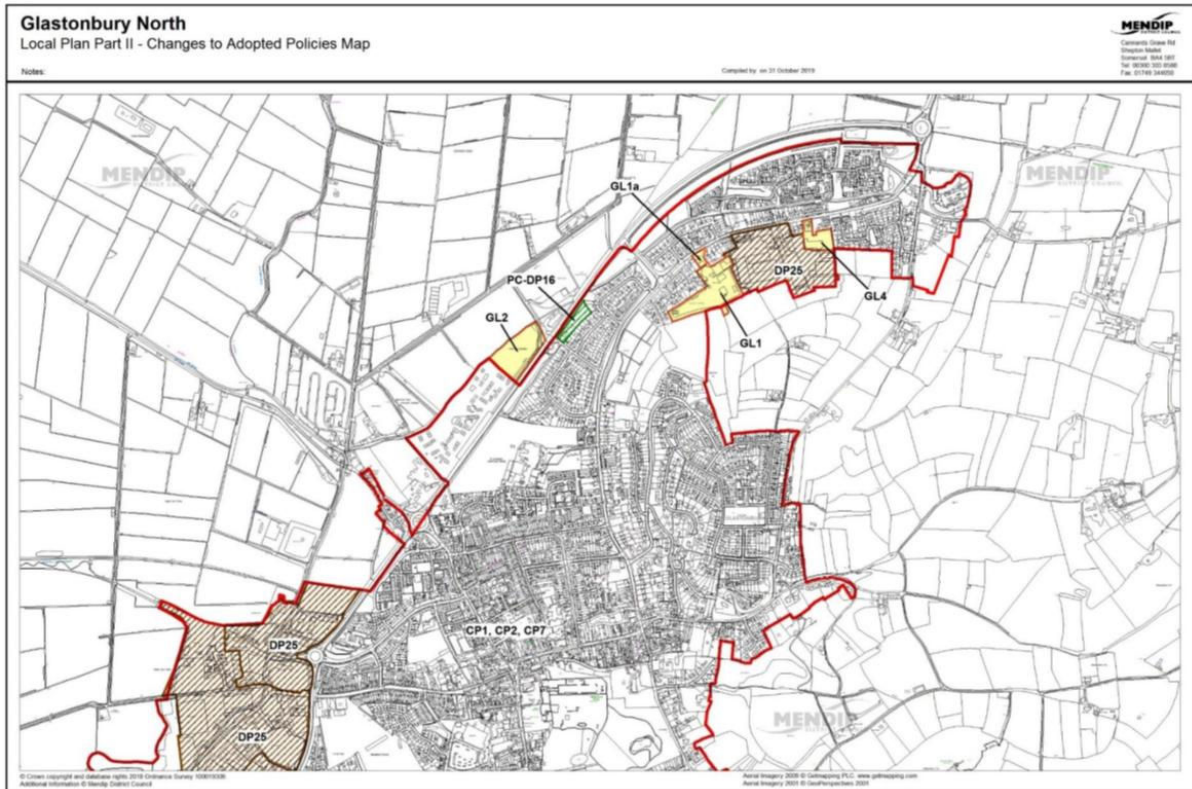


Shows all designated Local Green Spaces identified in Policy One.

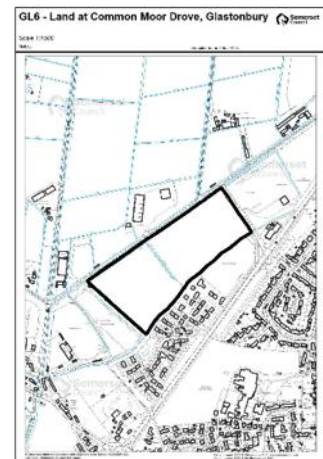
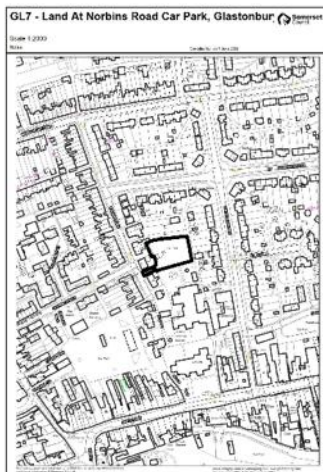
Supports: Policy One

(Detailed Local Green Spaces maps are included in Appendix 5)

Policies Maps 4, 4A and 4B Site Allocations through Local Plan



Policies Map 4



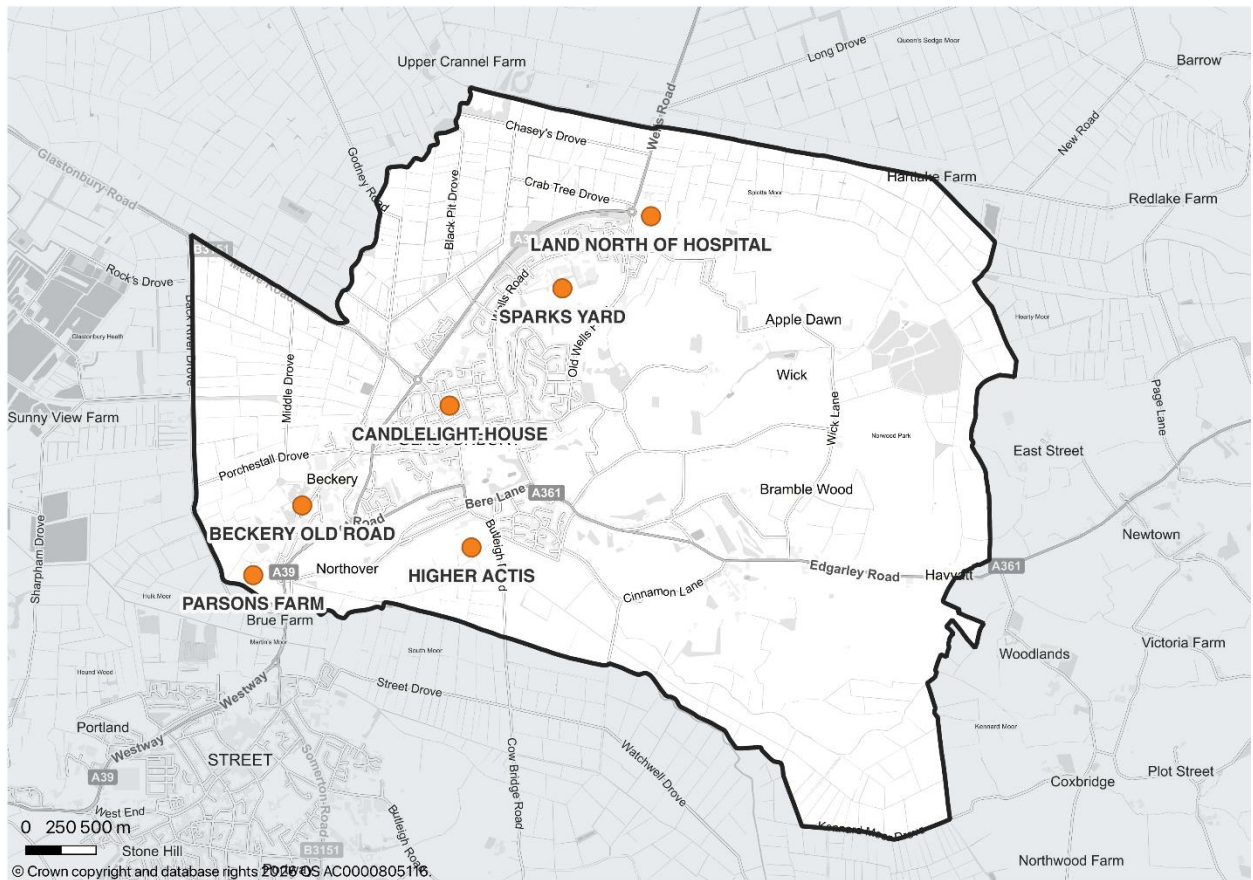
Policies Map 4A

Land at Lowside Lane/ Common Moor Drive
Glastonbury highway depot/ Avalon Motors
Allotments, Lowside Lane
Frogmore Garage,
Street Road
Lintells Garage and Repair Workshop Wells Road
Norbins Road

Policies Map 4B

Policies Map 5:

Sites Assessed for possible inclusion in Neighbourhood Plan



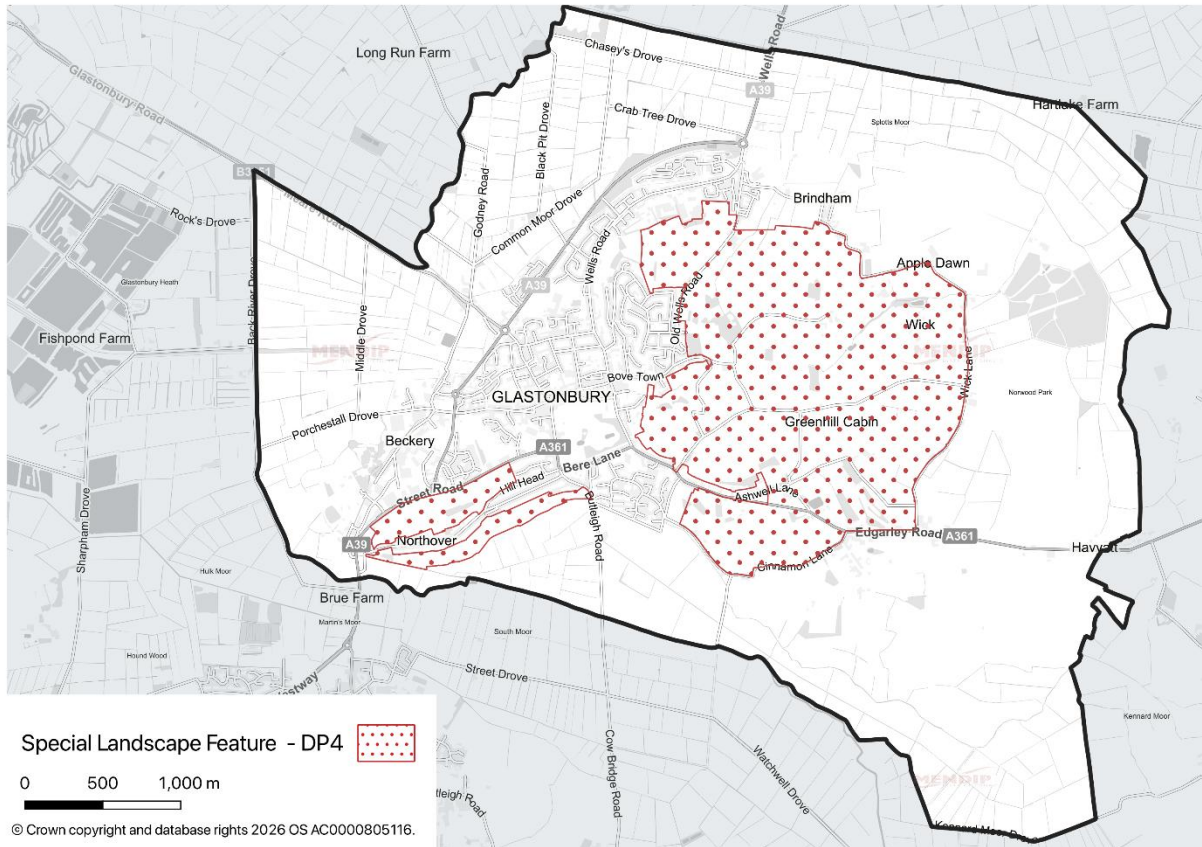
Shows sites taken forward through the site selection process

Sites included:

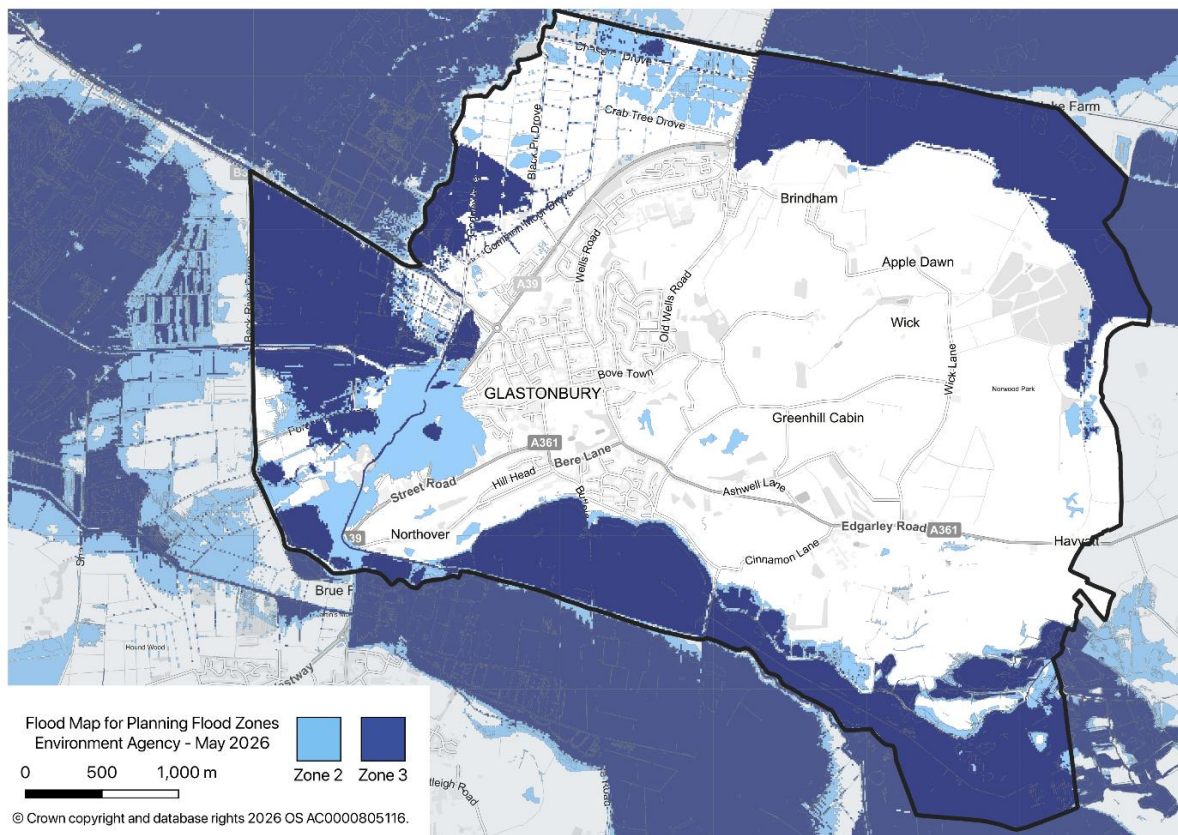
- Sparks Yard
- Beckery Old Road
- Higher Actis
- Candlelight House
- Parsons Farm
- Land North of the Hospital

Supports: Policies Twelve - Eighteen

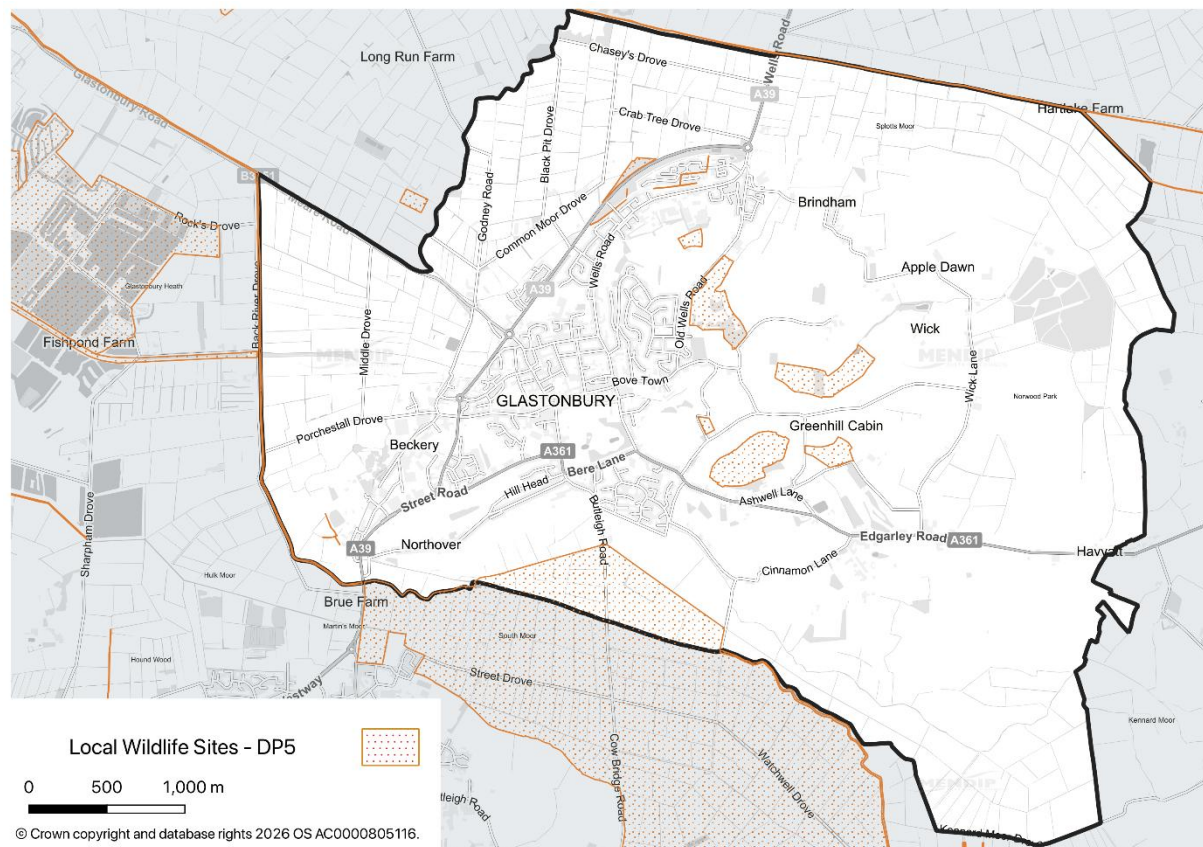
Policies Map 6A — Environmental and Heritage Constraints (Special Landscape Feature DP4)



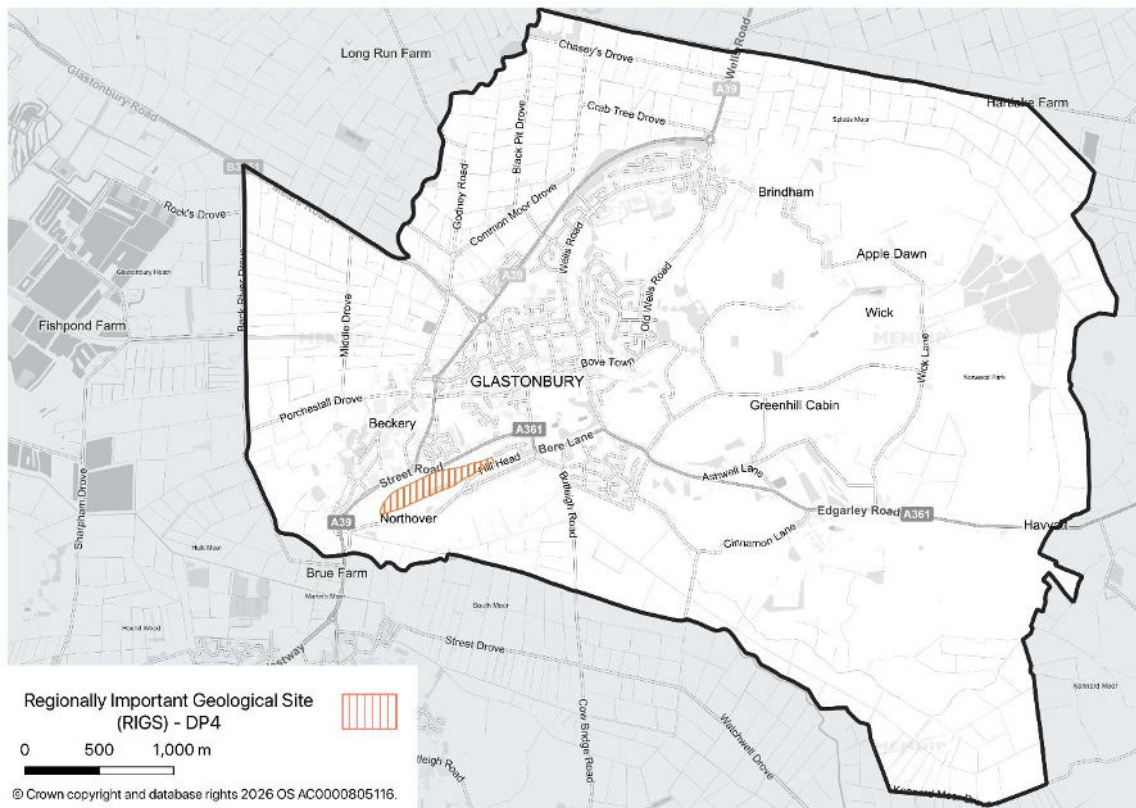
Policies Map 6B – Environmental and Heritage Constraints (Flood Zones)



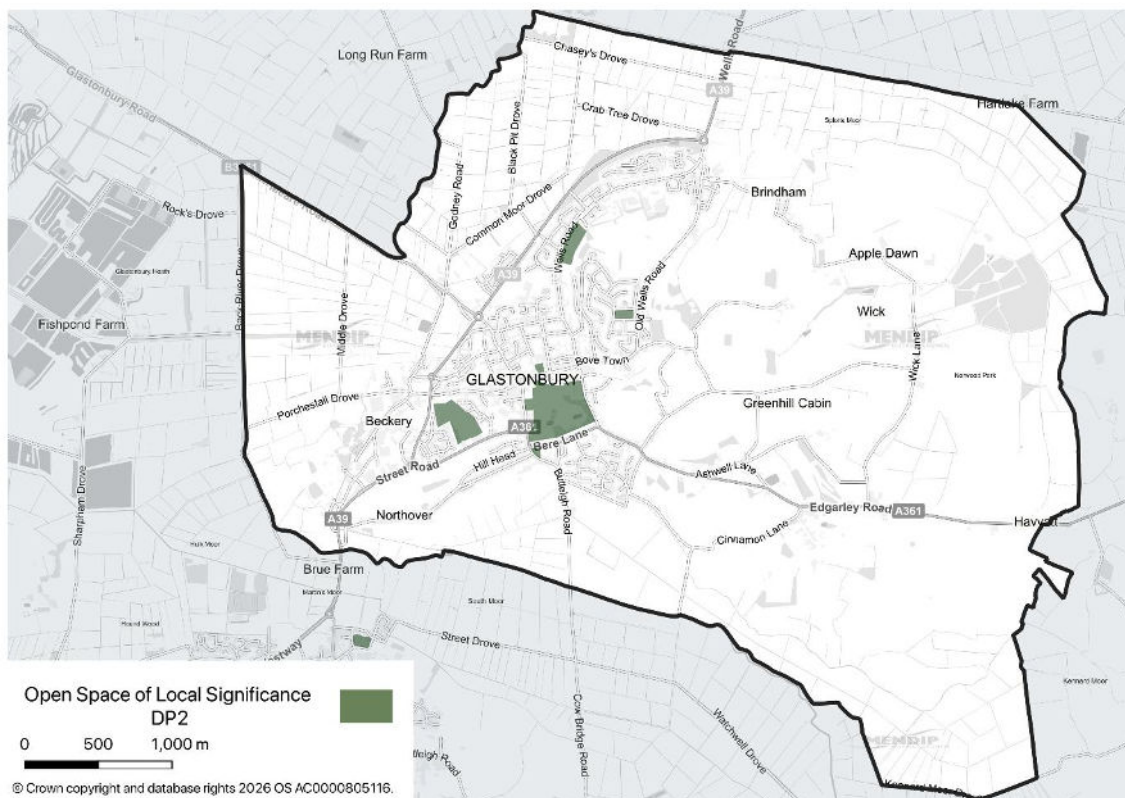
Policies Map 6C – Environmental and Heritage Constraints (Local Wildlife Sites DP5)



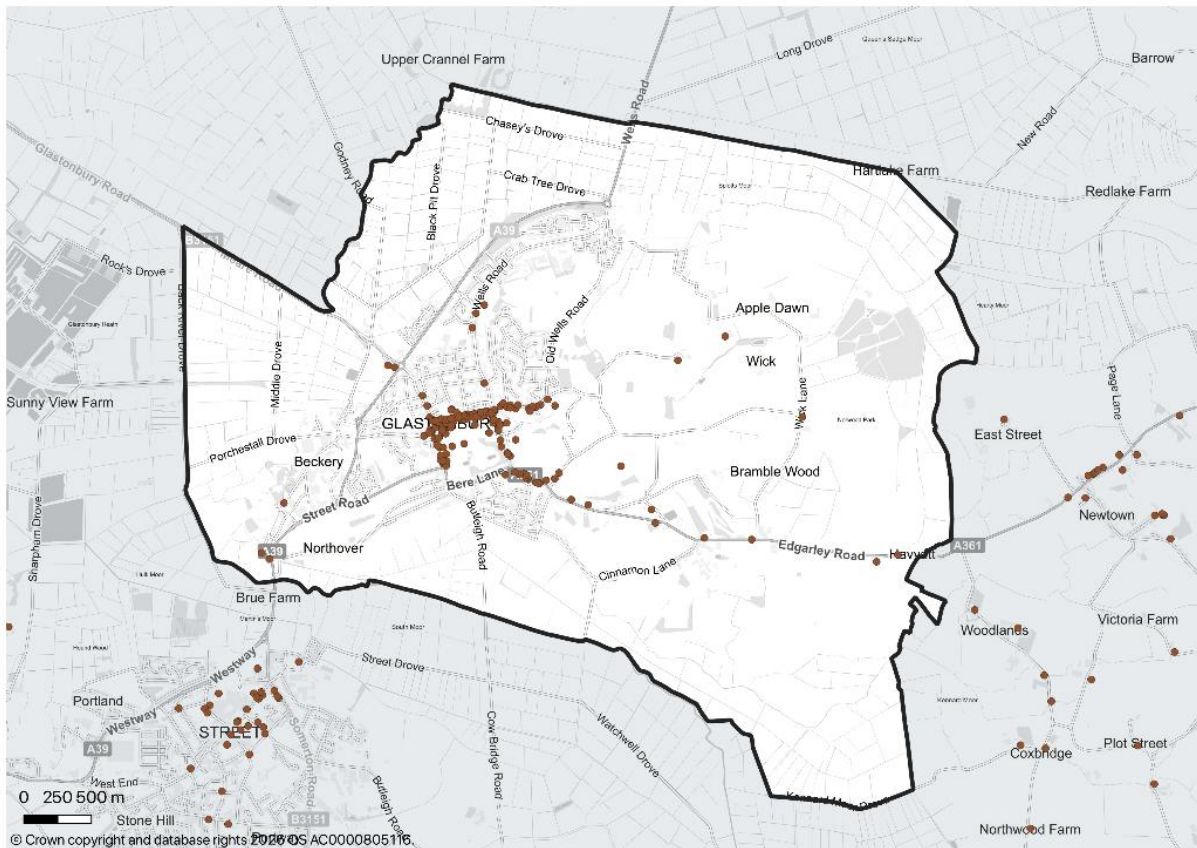
Policies Map 6D – Environmental and Heritage Constraints (Open Space of Local Significance)



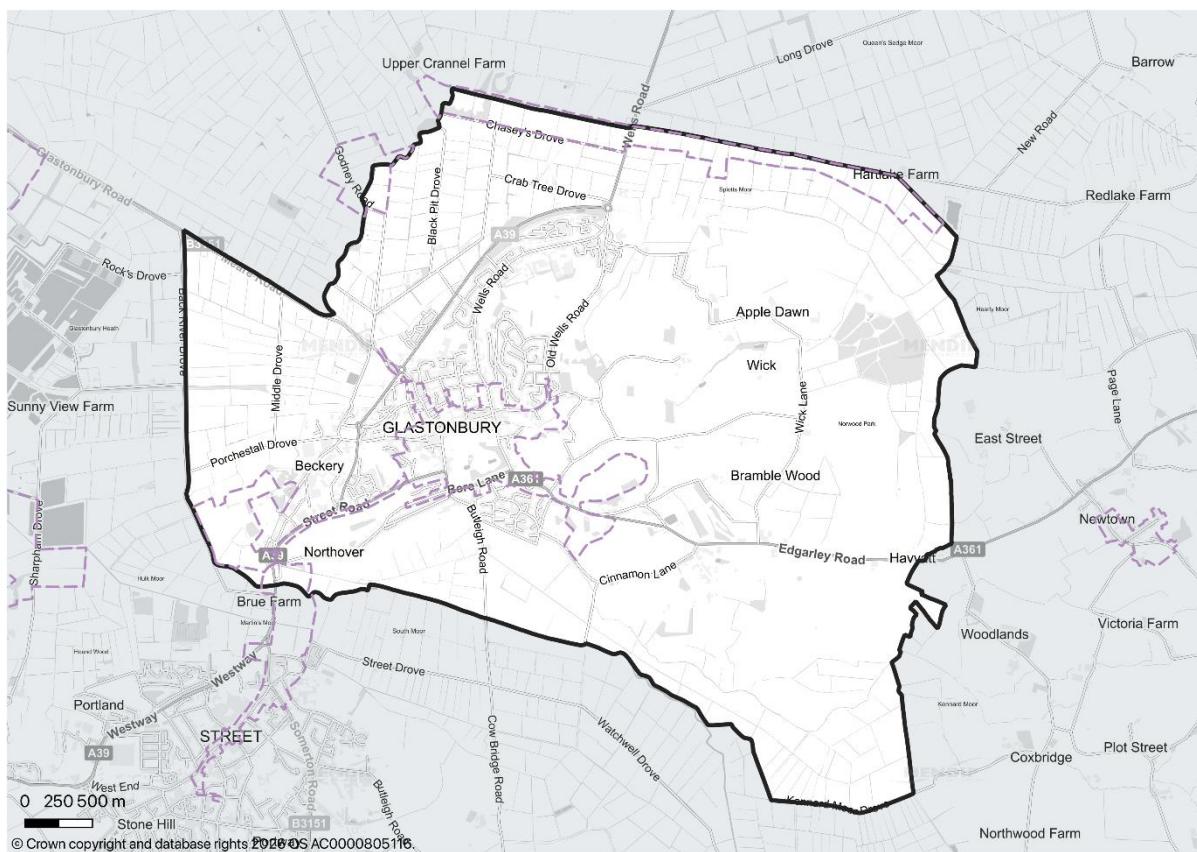
Policies Map 6E – Environmental and Heritage Constraints (Regionally Important Geological Sites)



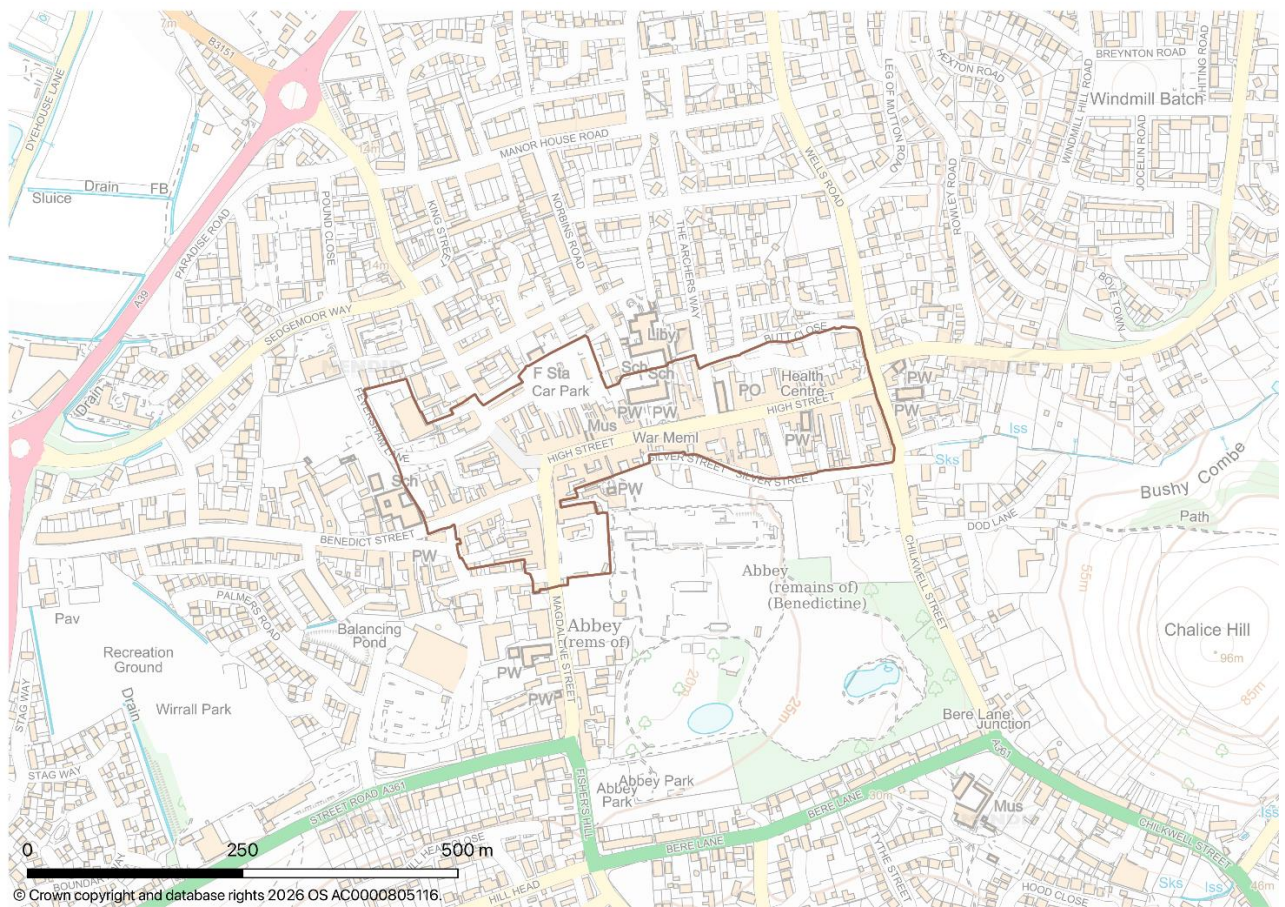
Policies Map 7A-Environmental and Heritage Constraints (Local Listed Buildings)



PoliciesMap 7B-Environmental and Heritage Constraints (Archaeological Constraints)



Policies Map 8— Town Centre Boundary

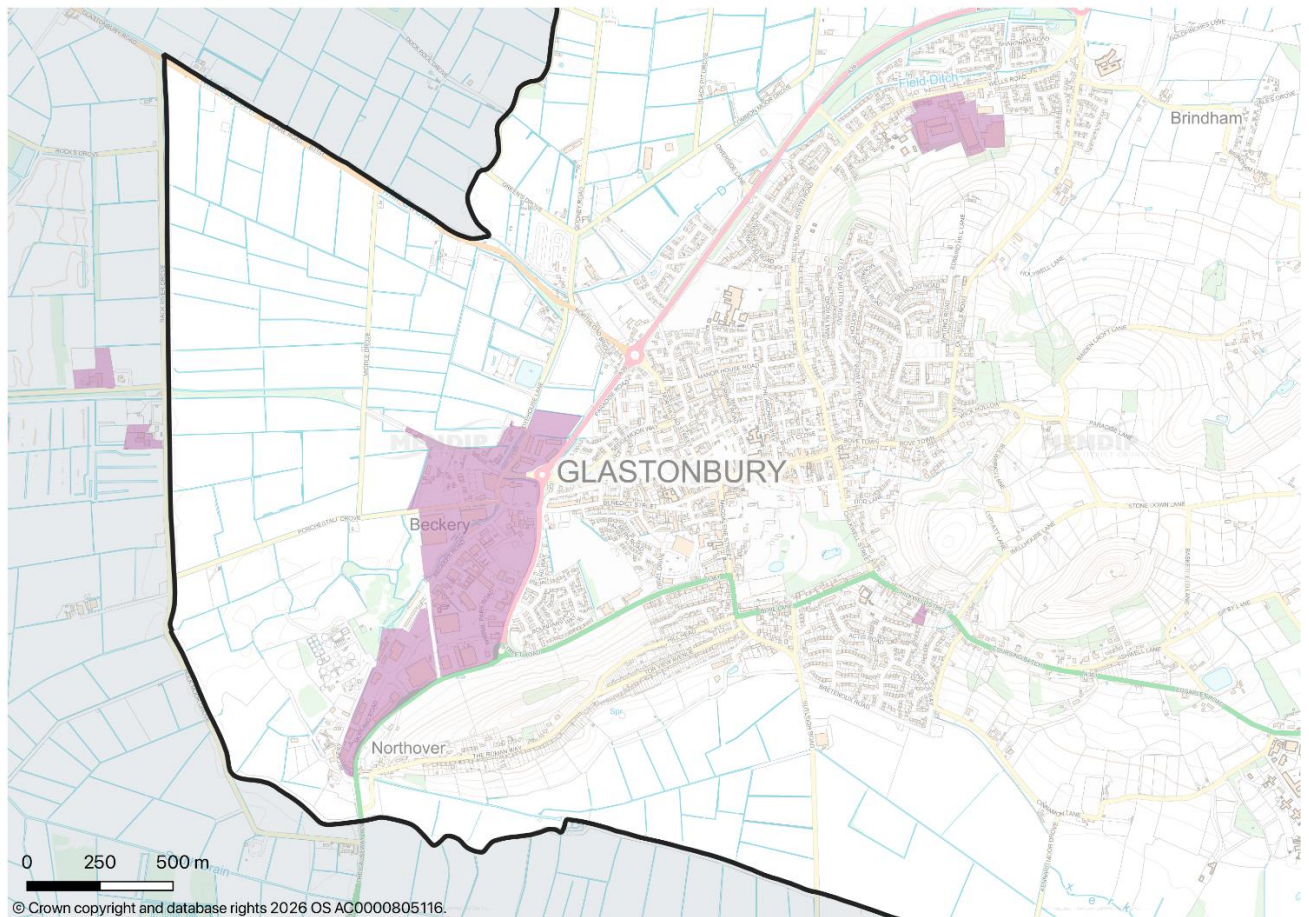


Defines the principal town centre area and key commercial frontage.

Supports:

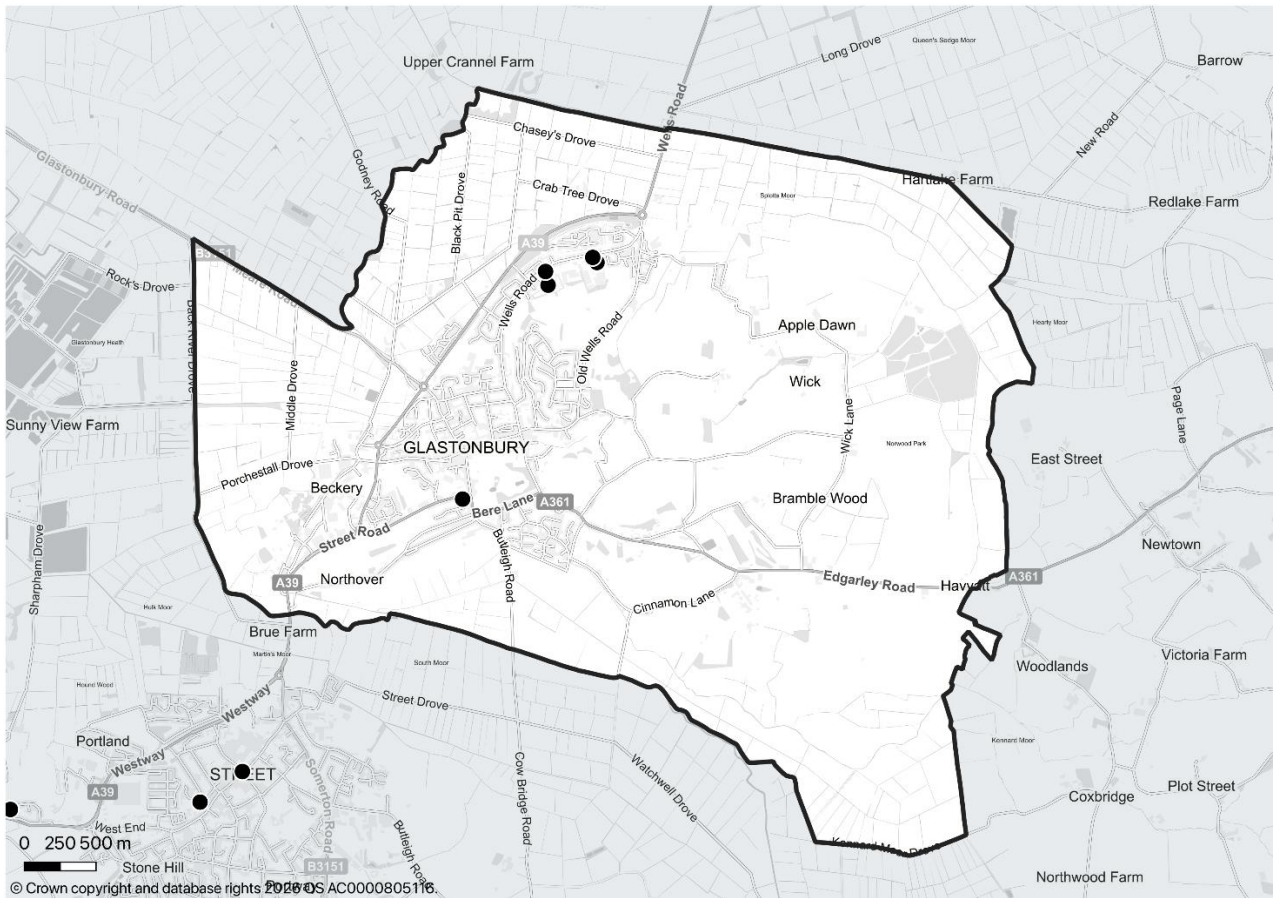
- employment and economy policies
- town centre vitality

Policies Map 9 — Employment Areas



Shows key employment sites and areas of commercial significance.
Supports: Policies Nine-Eleven

Policies Map 10 — Brownfield / Previously Developed Land

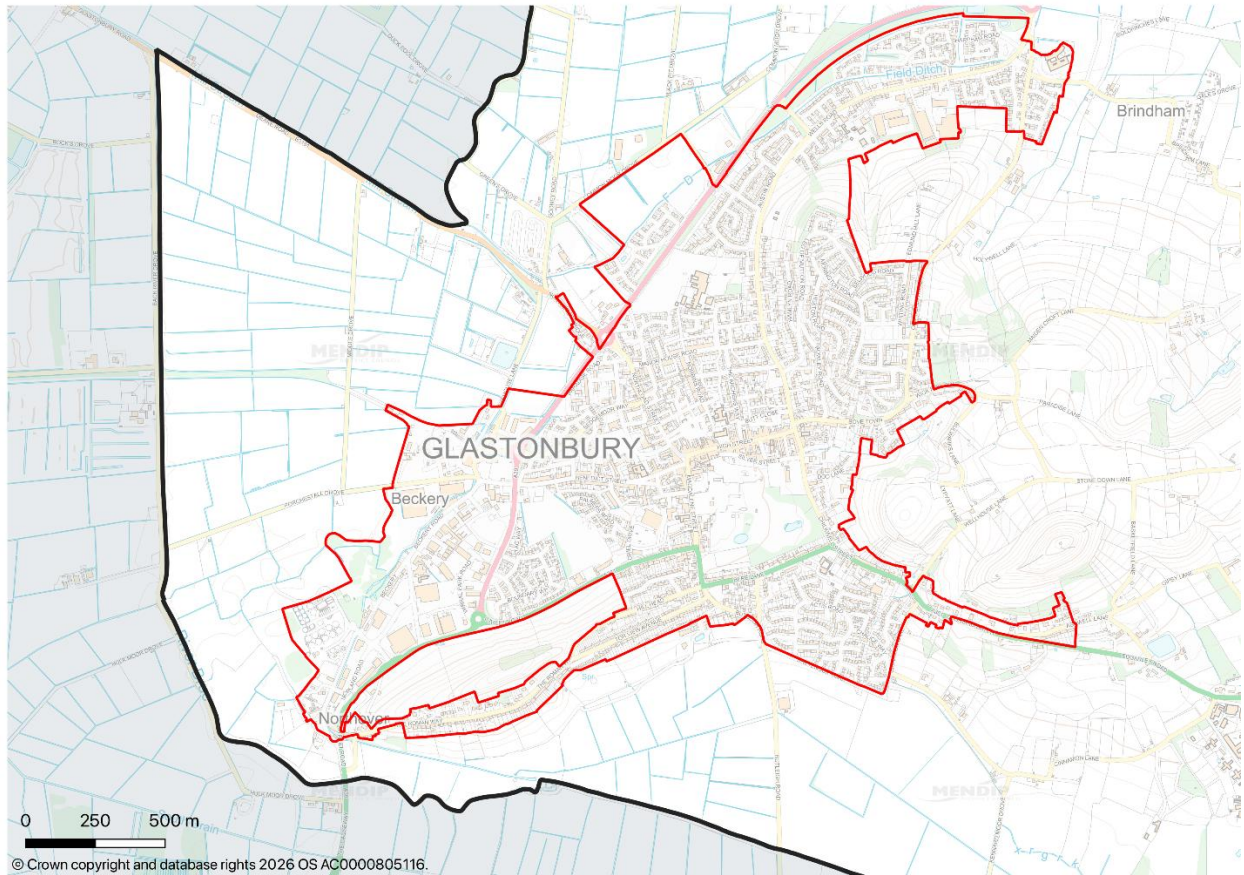


Shows previously developed sites and brownfield opportunities.

Supports:

- development strategy
- housing evidence
- regeneration

Policies Map 11 — Settlement Boundary



Shows the defined settlement boundary / development limits for Glastonbury Parish.
Supports: housing and environmental policies

Glastonbury Parish Neighbourhood Plan

Appendix seven

Heritage Assets and Listed Buildings



1 Introduction

- 1.1 This appendix forms part of the evidence base supporting the heritage, design and environmental policies of the Glastonbury Neighbourhood Plan, in particular Policy Six, Policy Seven, Policy Eight, Policy Nine and Policy Eighteen.
- 1.2 Glastonbury possesses an exceptional historic environment and cultural identity which is fundamental to the character, significance and distinctiveness of the town. Unlike many settlements, its identity is not defined solely by the physical historic fabric of the built environment, but by the close interrelationship between its historic buildings, archaeology, landscape setting, myth, legend, spiritual associations and internationally recognised cultural significance.
- 1.3 The historic environment of Glastonbury is therefore a defining factor in shaping the future growth, development and conservation of the town and has been a central consideration throughout the preparation of this Neighbourhood Plan.



2 The historic significance of Glastonbury

- 2.1 Glastonbury is one of the most historically, culturally and spiritually significant towns in England.
- 2.2 Its origins extend from prehistoric and early settlement through Saxon and medieval development to its present role as an internationally recognised centre of heritage, spirituality, pilgrimage, tourism and culture.
- 2.3 The town is closely associated with the history of Glastonbury Abbey, the legends of King Arthur and Avalon, the traditions surrounding Joseph of Arimathea and the Holy Thorn, and the enduring landmark of Glastonbury Tor with St Michael's Tower.
- 2.4 These associations are not merely historic references but remain a living part of the town's identity, shaping the way residents and visitors experience Glastonbury today.
- 2.5 The relationship between history, legend, landscape and built form is therefore central to the town's sense of place and must be carefully considered in any proposals for development.



3 Built heritage and designated assets

- 3.1 The historic core of Glastonbury contains an exceptional concentration of designated heritage assets, including Grade I, Grade II* and Grade II listed buildings, scheduled monuments and the designated Conservation Area.
- 3.2 Particularly significant assets include Glastonbury Abbey, the Abbey Tithe Barn, The Tribunal, St John's Church and numerous listed buildings and groups of buildings within the High Street, Market Place, Magdalene Street and adjoining streets.
- 3.3 These buildings and structures make a major contribution to the architectural character of the town and provide a strong sense of historical continuity from the medieval period through to the present day.
- 3.4 The Glastonbury Conservation Area is of particular importance in preserving the historic layout, the traditional street pattern and the overall character and appearance of the town centre.
- 3.5 The setting of these assets, including views towards the Tor, the Abbey and key historic approaches into the town, is also of great significance.
- 3.6 The concentration of heritage assets within Glastonbury is exceptional for a town of this scale and is fundamental to its distinctive character and significance.



4 Non-designated heritage assets and local significance

- 4.1 In addition to designated assets, Glastonbury contains a wide range of non-designated heritage assets and places of local significance.
- 4.2 These include historic street frontages, traditional shopfronts, boundary walls, orchards, historic lanes, former employment buildings, community spaces and culturally significant public art.
- 4.3 The contribution made by these features to the character and identity of the town is substantial.
- 4.4 Many of these places are valued by the community not only for their age or architectural merit but also for their role in the story, traditions and everyday life of Glastonbury.
- 4.5 This wider historic environment forms an essential part of the evidence base supporting the Neighbourhood Plan.



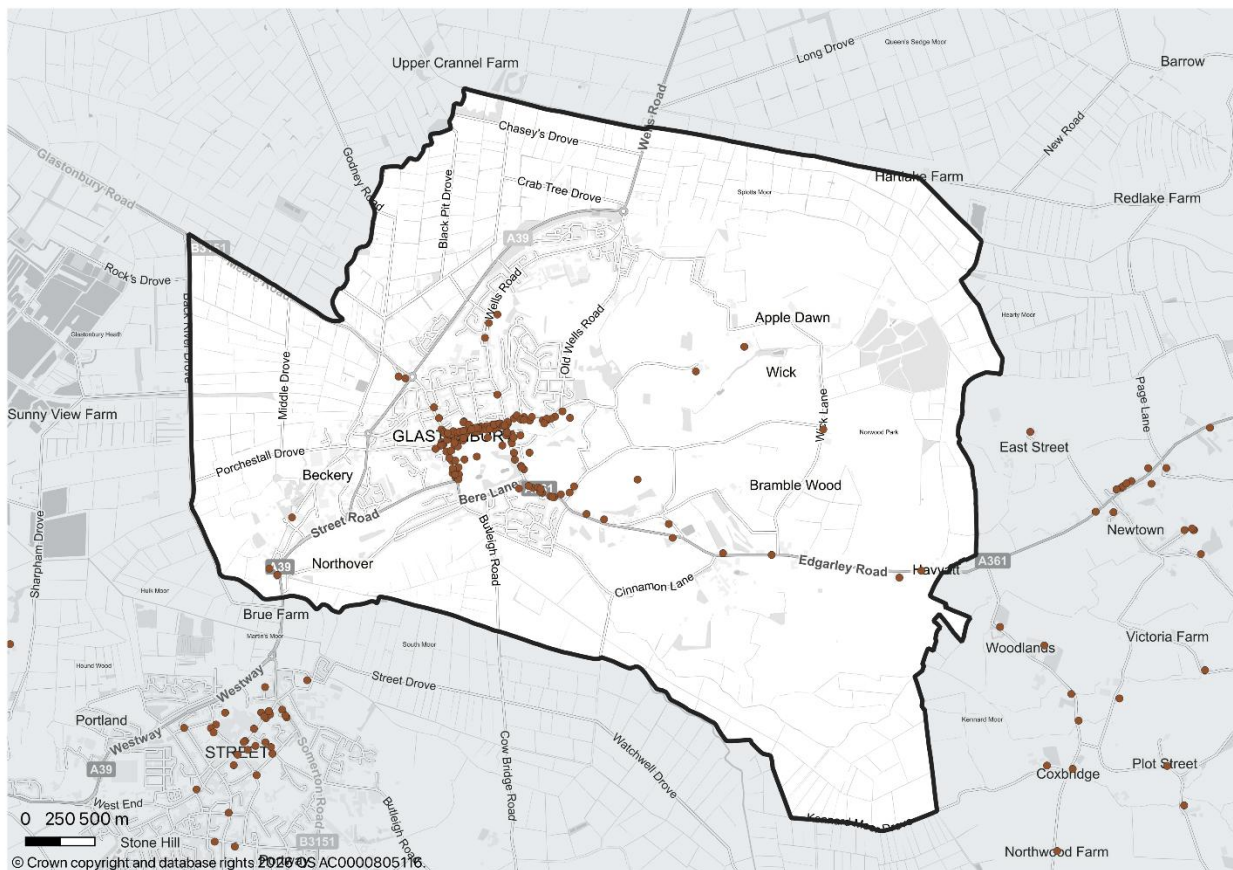
5 Myth, legend and cultural identity

- 5.1 The myths and legends associated with Glastonbury are fundamental to its identity and cultural significance.
- 5.2 The long-established traditions relating to Avalon, King Arthur, Guinevere, Joseph of Arimathea and the Holy Thorn contribute to the town's international reputation and are an important part of its economy, community identity and visitor appeal.
- 5.3 These associations have shaped Glastonbury's development over many centuries and continue to influence the cultural and spiritual life of the town.
- 5.4 The significance of Glastonbury lies not only in its historic buildings and places, but also in the stories, traditions and meaning that people associate with the town.
- 5.5 This is an important consideration in place-making, public realm improvements and the design of new development.



6 Planning significance

- 6.1 The historic environment, heritage assets, key views, landscape setting and cultural associations of Glastonbury have been central to the preparation of this Neighbourhood Plan.
- 6.2 Development proposals should conserve and where possible enhance the significance of designated and non-designated heritage assets, their settings, the historic layout of the town, important views and landmarks, and the wider cultural and spiritual identity of Glastonbury.
- 6.3 The schedules appended to this appendix identify the principal listed buildings and locally significant heritage assets within the parish.



Schedule 1 — Principal Designated Heritage Assets

- The principal designated heritage assets within Glastonbury Parish reflect the exceptional historic, architectural and cultural significance of the town.
- These assets range from nationally important Grade I listed buildings and scheduled monuments to groups of listed buildings and the wider Conservation Area, all of which contribute materially to the historic character, appearance and setting of Glastonbury.
- Particular significance attaches not only to the individual buildings and monuments themselves, but also to their relationship with the wider townscape, important views, historic routes and the setting of Glastonbury Tor and the Abbey.
- Together, these designated assets form a substantial part of the evidence base supporting the heritage, design and environmental policies of the Neighbourhood Plan.

The principal designated heritage assets within Glastonbury Parish include, but are not limited to, the following¹ :

- Glastonbury Abbey, including the scheduled monument and Grade I listed remains
- Abbey Tithe Barn, Chilkwell Street (Grade I)
- The Tribunal, High Street (Grade I)
- Church of St John the Baptist (Grade I)
- Church of St Benedict (Grade I)
- St Michael's Tower, Glastonbury Tor (Grade I and Scheduled Monument)
- Market Cross, Market Place (Grade II listed)
- Somerset House, Magdalene Street (Grade II listed)
- Brides Mount
- **listed building groups within:**
 - High Street
 - Market Place
 - Magdalene Street
 - Chilkwell Street
 - Bere Lane
- Glastonbury Conservation Area
- scheduled archaeological remains associated with the Abbey precinct and historic core

¹ [The National Heritage List for England](#)

Schedule 2 — Non-Designated Heritage Assets and Places of Local Significance

- In addition to the designated heritage assets identified in Schedule 1, Glastonbury contains a wide range of non-designated heritage assets and places of particular local significance which contribute materially to the character, identity and sense of place of the town.
- These locations are important not only because of their age or physical appearance, but because of their contribution to the history, culture, spiritual traditions, public realm and everyday life of Glastonbury.
- The significance of these places often lies in their relationship with the wider setting of the town, including views to and from Glastonbury Tor, the Abbey and the historic core.
- Particular regard should be had to the following places and features.

Historic routes, lanes and approaches

- The historic pattern of routes into and through Glastonbury forms an important part of the town's character and development over time.

Routes of particular local significance include:

- i. Bere Lane
 - ii. Chilkwell Street
 - iii. Magdalene Street
 - iv. High Street
 - v. Market Place
 - vi. Traditional pedestrian routes and historic approaches to the Tor and Abbey
- These routes contribute to the historic layout and legibility of the town and should be preserved where possible.

Important views and landscape setting

- Glastonbury's setting within the landscape is one of its most distinctive characteristics.
- Particularly significant views include:
 - i. views towards Glastonbury Tor
 - ii. views from the Tor across the town and surrounding Levels
 - iii. views towards Glastonbury Abbey
 - iv. views across Wearyall Hill
 - v. views from and towards Chalice Hill
 - vi. views from key streets and open spaces which frame the Tor and Abbey
- These views are central to the identity of the town and should be carefully considered in the design and assessment of development proposals.

Glastonbury-specific places of local significance

- The following places are of particular significance to the town's identity, heritage and cultural character:
 - i. Wearyall Hill and its setting
 - ii. Chalice Hill

- iii. Chalice Well approaches
 - iv. traditional orchard and garden spaces
 - v. historic street frontages within the town centre
 - vi. the Glastonbury Mural Trail and established mural locations
 - vii. public art spaces associated with community identity
 - viii. historic boundary walls, gateways and enclosures
 - ix. community halls and civic spaces
 - x. former employment and industrial buildings of historic local value
- These places make an important contribution to Glastonbury's unique sense of place.

Myth, legend and spiritual significance

- Certain locations within Glastonbury derive significance from their association with the myths, legends and spiritual traditions that are central to the identity of the town.
- These include places associated with:
 - i. Avalon traditions
 - ii. King Arthur and Guinevere
 - iii. Joseph of Arimathea
 - iv. the Holy Thorn
 - v. pilgrimage routes and gathering places
 - vi. spiritual and ceremonial landmarks
- These locations are important to both residents and visitors and contribute significantly to the cultural significance and visitor economy of Glastonbury.
- Development proposals affecting these places should demonstrate sensitivity to their cultural, symbolic and visual significance.

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