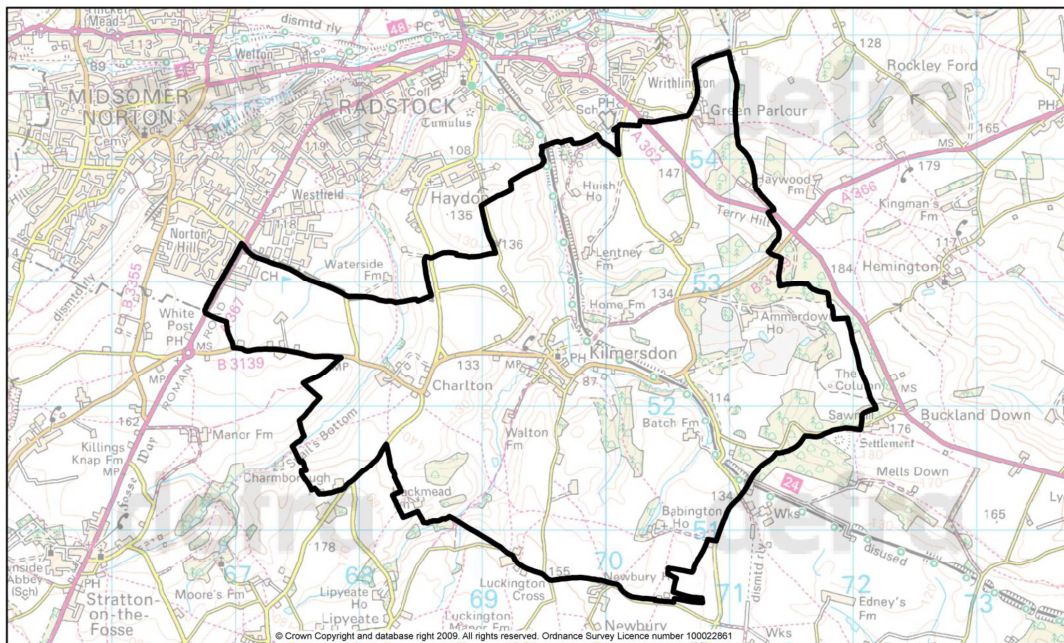


# Kilmersdon Village Design Statement



**A VERY ROUGH FIRST DRAFT WITH MANY GAPS!!**

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# **Aim of the Village Design Statement**

This Design Statement has been produced to allow the views of the residents of Kilmersdon to contribute to the future planning and processes relating to the design and construction of buildings and other developments within the Parish of Kilmersdon.

The Design Statement describes Kilmersdon's distinctive character as recognised by its designation as a Conservation Area. It takes account of:

Kilmersdon's setting in the landscape,  
The topology of the settlement  
The nature of its buildings.  
The assets and qualities that are most valued by its inhabitants

Based on these factors, the Design Statement sets out recommendations representing the views of the community to help ensure that future developments both respect the character of the area and make a positive contribution to the local environment.

This guidance is placed in the context of a detailed description of Kilmersdon and its history.

It is intended that the Kilmersdon Village Design Statement will be endorsed by the Planning Board of Mendip District Council as a material planning consideration to formally acknowledge the views of the community. While it is independent of the Mendip Local Plan it is consistent with it

It is also hoped that residents in the village will voluntarily adhere to the guidance set out in the Design Statement when carrying out work that does not require planning consent.

## Summary

Kilmersdon is a small Parish comprising around 200 homes and a population of 541 (as shown in the 2014 statistics) based in an area comprising 1177 hectares. The majority of homes are sited with the central 30 hectare area which has been designated as a conservation area reflecting its heritage and architectural significance. Outside of the conservation area there are smaller groupings of properties in the hamlet of Charlton and within the Fossefield road, Green Parlour areas on the edge of the Parish. The majority of remaining properties consist of individual dwellings often linked with Agricultural activities.

The rural character of Kilmersdon is greatly valued by the community. The village is surrounded by open countryside. There are many listed and notable buildings within the Parish, and the public and rural open spaces, such as the playing field, contribute to the sense of spaciousness that typifies much of the village of Kilmersdon.

At the time of writing the community has been especially concerned about recent planning applications for the construction of a Solar Farm on a green field site close to the conservation area, and an application for a large scale housing development on the northern edge of the Parish. In both cases the argument of sustainability was used to justify developments which fell outside of the draft Mendip District Plan. While the community accepts the justification for small scale developments there is concern about the nature of infilling in terms of the size, and design of new buildings and their 'fit' within the local environment.

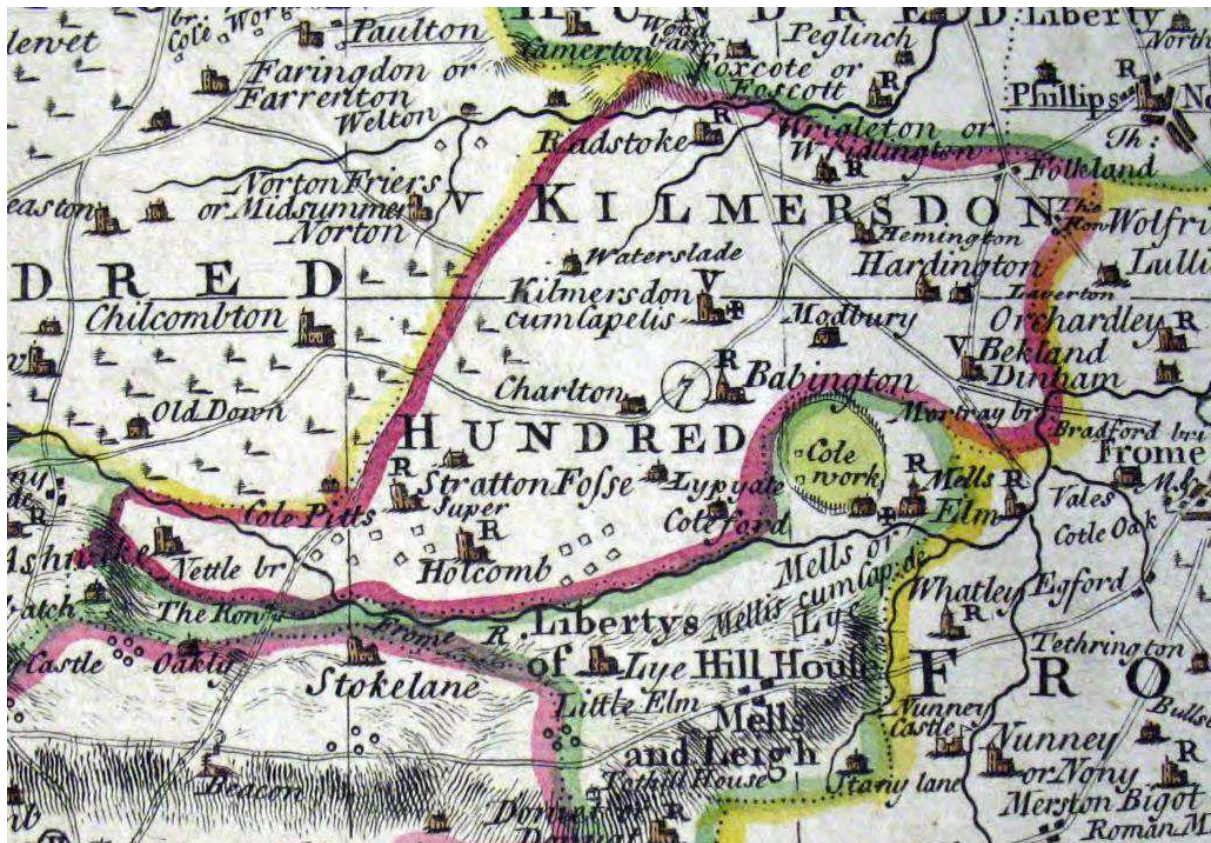
Careful consideration of the guidelines in this Design Statement will help ensure that new development, and other changes fit well in the village and will attract widespread support. The most significant recommendations and summaries are that all development should preserve the views and spaciousness within the village, and maintain or enhance its current character. Any development must be sympathetic to its immediate surroundings

# Historical perspective

## Overview

The name of Kilmersdon is Anglo-Saxon in origin, in its earliest form probably Cynemæresdūn, translated as “the hill of Cynemær” presumably the owner at that point (a personal name). Given that Kilmersdon became the hundredal manor for the local “hundred” (an administrative area), it is possible “the hill of Cynemær” refers to a barrow or speaking mound located at a key meeting site.

The earliest documentary record dates from 1065 when “Cynemerstun” was listed among the possessions of the Church of St Andrew, Wells. By the time of the Domesday record of 1086, “Chenemereresdone” contained land held by the King. Having reverted to the king, the manor, which included two sub-manors at Walton and Luckington, was granted by Henry I (1100 – 1135) to the de Solignac family, known in an anglicised form of the name as (de) Suleny.



Extract from Bowen's map of Somerset, 1749 (Somerset Studies Library).

Over the next 500 years the manor had a number of owners, finally passing to the Twyford family. In 1778 Tomas Samuel Jolliffe acquired one half of the manor through marriage to Ann Twyford. In 1787 he bought the remaining half and built himself a new mansion at Ammerdown. In 1866 the Jolliffes became Barons Hylton, and their family seat remains at Ammerdown today.

## Changes in the community over time

There has been a progressive move away from agriculture based employment in the Parish.

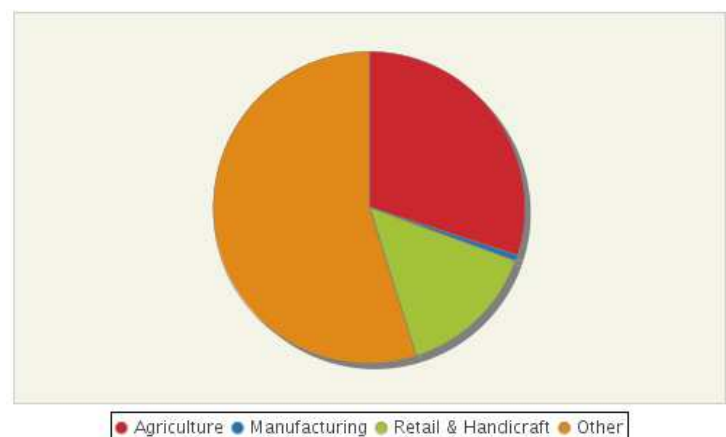
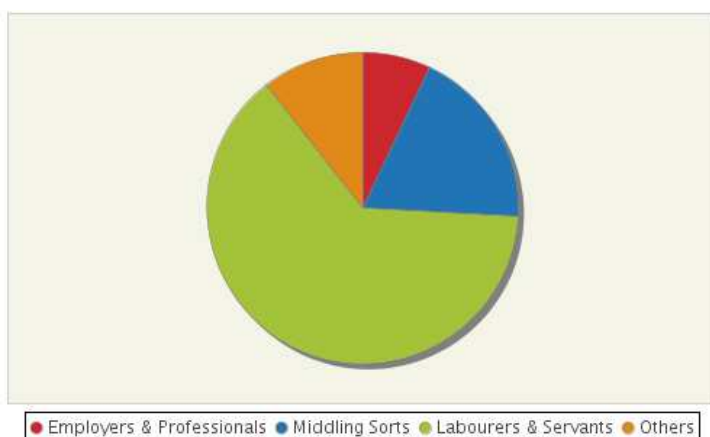
### Kilmersdon Survey - 1571

A detailed survey of the manor of Kilmersdon was made in 1571 (need some info about this).

### 1831 Census

The 1831 census gives a picture of many in relatively low paid and unskilled employment with employers and professionals being in the minority

A snapshot of the pattern of employment is given by census data for males aged 20 in 1831



GB Historical GIS / University of Portsmouth, Kilmersdon Hundred through time | Industry Statistics | Males aged 20 & over, in 9 occupational categories, *A Vision of Britain through Time.*)

## **Domesday project review - 1986**

Compiled in 1986, the BBC Domesday Project (a review conducted on the 900<sup>th</sup> anniversary of the Doomesday Book) provides a detailed snapshot of communities in the UK. In summary the report for Kilmersdon stated:

“Located in the Mendips in rolling countryside. Hedgerows, small fields, coppices and mixed farming preserve a "patchwork" effect of traditional English landscape. There is little intrusion of industry. Kilmersdon is an unspoilt typical old village with square, shop, pub, church; an Estate village most of which belongs to Ammerdown Estate owned by 5th Baron Hylton, Raymond Jolliffe. “

It noted that in terms of agricultural practice that there had been a switch from grassland to arable production, including crops of cereals, oilseed-rape and root fodder and that this had resulted in some loss of hedgerows.

In 1986 many residents still worked on local farms and adult unemployment was not seen as a serious problem. There was work available in Kilmersdon but increasingly as new people moved into the surrounding areas more were commuting to Bath and Bristol. Life style was still determined by farming connections but infrastructure developments had done much to bring the benefits of town life to the country. Car ownership had increased improving social mobility.

The Parish Church of St Peter and St Paul, built about 1443, was identified as the only place of worship.

There were 14 farms centred on the area, with about half belong to the Ammerdown Estate. The privately owned farms were smaller, 50 - 200 acres, some having been in the same family for many generations. Reflecting relatively high rainfall dairy farming was still of major importance. The importance of hedgerows as shelters for animal life (incl. shrews, rabbits, hedgehogs, weasels and stoats) was highlighted as was the diversity of bird and insect life.

At the time of the survey those still active in Estate work and those whose lives were spent in its service, made up the bulk of the population, then around 400. There were a proportion of retired people in the community but in order to keep the vitality of the village there was a policy to let homes to families with young children, resulting a better age mix than in many such communities at that time.

Public transport provision for the village was seen as very inadequate. The busy B3139 road is a major feature running through Charlton & Kilmersdon and the car was a necessity for most families. The older indigenous population was hardest hit by the limited service provision.

The Primary School, a voluntary aided Church of England school, was threatened with closure in 1965, but by 1986 had 110 pupils drawn from Kilmersdon and surrounding villages where schools had been closed.

Change in the area prior to 1986 had been gentle, but inevitably the older generation who had worked all their lives for the Estate felt some loss of security. Rents had risen with the cost of modernising and both old and young were concerned that the cost of buying or renting their homes was increasingly beyond their means. There was little resentment of newcomers, who had integrated well.

## Changes in housing

Developments in the centre of Kilmersdon have been limited reflecting the control of the Estate and more recently by the village's designation as a conservation area.

The earliest available detailed map of Kilmersdon is a plan of the manor made in 1829 and subsequently adapted in 1839 to provide the Kilmersdon tithe map

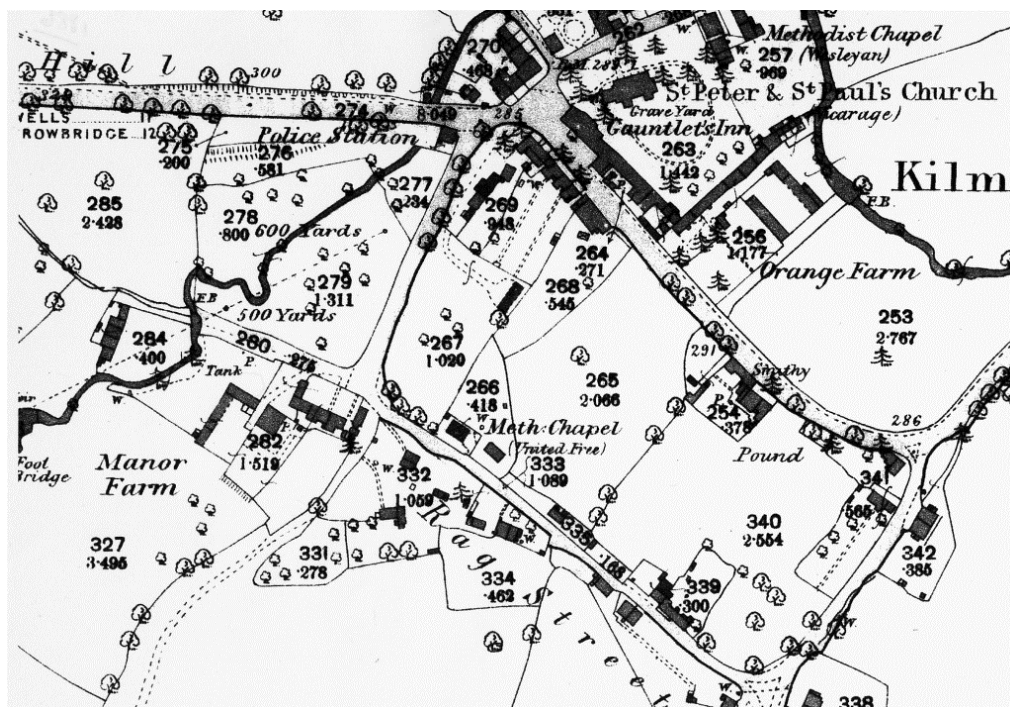


Extract from the Kilmersdon tithe map, 1839 (Somerset Record and Archive Service)

In 1870-72, John Marius Wilson's Imperial Gazetteer of England and Wales described Kilmersdon :

“KILMERSDON, a village, a parish, a sub-district, and a hundred, in Somerset. The village stands, amid picturesque scenery, 6 miles NW by W of Frome r. station; is a seat of petty sessions; contains some good streets, well built and paved; has a post office under Bath, a good inn a temperance hall, with lecture room, a church, national schools, and gas works; and publishes a weekly newspaper. The church is later English; and consists of nave, aisle, and chancel, with lofty tower.—The parish contains also the hamlets of Coleford, Charlton, Kilmersdon Common, Luckington, Newberry, and Lypiate. Acres, 3, 460. Real property, £5, 611. Pop., 2, 194. Houses, 486. The manor, Ammerdown House, and much of the land, belong to the Rev. T. R. Joliffe. Ammerdown House is an edifice in the Grecian style, after designs by Wyatt; stands in a park of 4 miles in circuit; and commands extensive views. A beautiful column, 150 feet high, to the memory of Col. T. S. Joliffe, is in the park.” Over time the significance of Kilmersdon as an administrative centre declined and Coleford became a separate Parish.

The next available detailed cartographic record is the Ordnance Survey First Edition 1:2,500 (25 inch) map of 1886. Comparing this with the earlier map shows that there was little change to the development area or in the surrounding buildings and gardens over the intervening period (1839-1886)



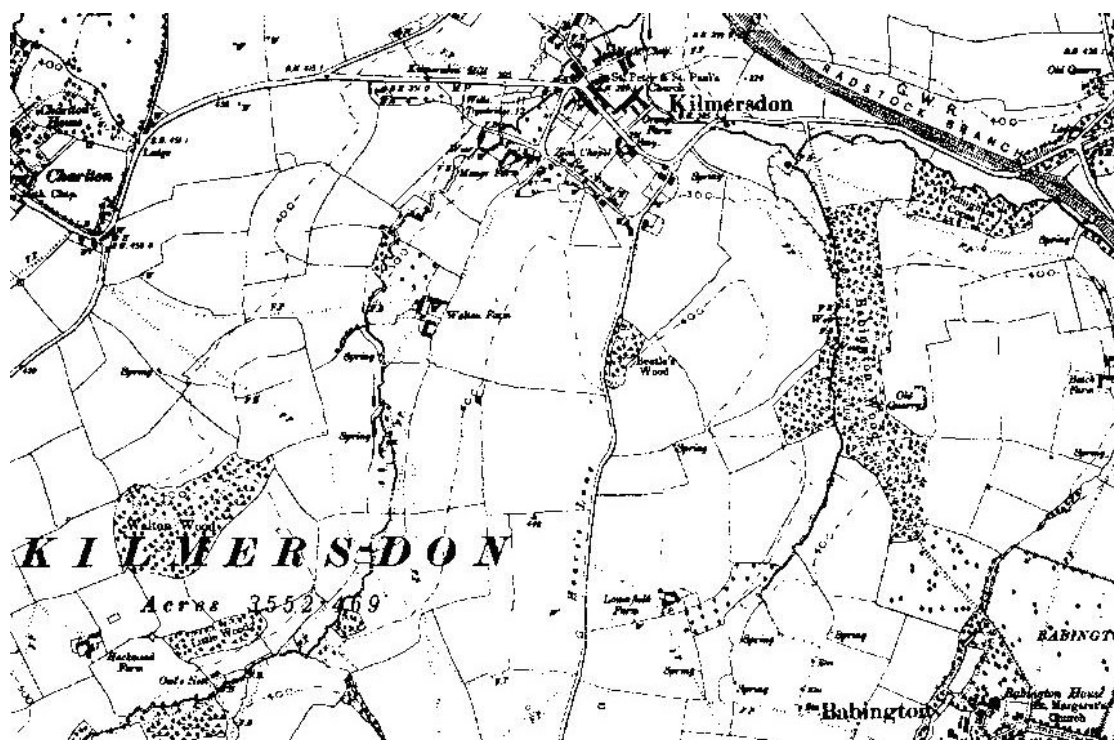
Extract from the Ordnance Survey First Edition map at a scale of 1:2,500 (25 inch) published 1886 (Somerset Studies Library).

There were also no noticeable changes by the time of the First Edition 1:10,000 map of 1888



Extract from the Ordnance Survey First Edition map at a scale of 1:10,000 (6 inch) published 1888

By the time of the Second Edition 1:10,000 map of 1902 buildings had been constructed facing Silver Street in the north-western corner of what is now the playing field.



Extract from the Ordnance Survey Second Edition map at a scale of 1:10,000 (6 inch) published 1902

No mid-20th century mapping was available for this study, but aerial photographs of 1946 and 1971 indicate little further relevant change in the mid-to later 20th century, with the exception of further houses along the village street.



Aerial photograph, September 1971 (Somerset Studies Library)

At the time of the Domesday report (1986) Estate cottages represented about half of Kilmersdon homes. Many privately owned houses were cottages bought from the Estate and updated. A small number of council houses remained, with others having been bought by the occupants. The report states that 11 new houses had been built since the war, the first ever in Kilmersdon on freehold land bought from the Estate. At this point Kilmersdon village had recently been designated as a conservation area.

## The Kilmersdon Conservation area



(A Conservation Area is defined in the Planning (Listed Buildings and Conservation Areas) Act 1990 as: “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.)

## Kilmersdon Village Planning Day 1997

In 1997 a consultation exercise was conducted to investigate the possibility of developing a Parish Plan.

In considering aspects that residents liked about life in the village the responses identified:

- Community spirit
- The character of historic buildings
- Rural setting with surrounding countryside views
- Church School and Village Hall

Aspects that residents disliked:

- Traffic through the centre including heavy lorries
- New homes out of keeping with the rest of the village
- Flooding
- Unsightly overhead power lines

The summary of the report was:

*“The residents of Kilmersdon are very proud of the rural setting in which they live. They would like the village to retain its character and historic value as well as its open spaces. The residents would like to see little, if any, new housing on in-fill sites only. Of particular value are the historic buildings, church, school, village hall, footpaths, woodland and views. The residents identified Kilmersdon as being a “traditional village” with a strong community spirit. The believe that new build in the village has been out of character with other local built form. The villagers complained at the speed and noise of traffic passing through the village. They would like to see a more regular local bus service and improved upkeep of village pavements, footpaths and bridleways. The residents also complained about the unsightliness of overhead power cables in the village.”*

## Kilmersdon today (needs info from more recent census)

### Data from recent surveys

In 2011 the Community Council for Somerset drew up a Parish Profile for Kilmersdon under an initiative to obtain evidence to define rural needs. As part of this investigation the situation in Kilmersdon was compared with that of Somerset and the Southwest region as a whole.

The population demographics for Kilmersdon using raw data from 2001 and 2008 is shown below (these will need to be converted to pie charts for easier visualisation)

Who lives in Kilmersdon?						
	Kilmersdon		Somerset		South West	
	N	%	N	%	N	%
All People	520		525,795		5,209,210	
Males	290	56.4	255,880	48.7	2,554,100	49.0
Females	225	43.4	269,920	51.3	2,655,110	51.0
Aged 0-15	135	25.7	96,050	18.3	922,200	17.7
Working age	285	55.0	302,625	57.6	3,115,240	59.8
Pensionable age	100	19.3	127,125	24.2	1,171,770	22.5
Source: ONS Mid Year Estimates 2008						

Households in Kilmersdon						
	Kilmersdon		Somerset		South West	
	N	%	N	%	N	%
All households	210		210,585		2,085,985	
Lone parent households with dependent children	15	28.9	10,740	18.7	113,035	19.9
Pensioner households	55	25.7	59,645	28.3	564,460	27.1
Lone pensioner households	30	53.7	33,590	56.3	322,420	57.1
Student households	0	0.0	45	0.0	8,110	0.4
One person households	10	5.7	27,590	13.1	295,390	14.2
Married households	100	47.6	80,790	38.4	775,455	37.2
Cohabiting households	15	7.6	17,460	8.3	171,260	8.2
Other households	15	7.1	14,445	6.9	158,205	7.6
Source: Census 2001						

The economic status of the village in terms of work patterns from the 2001 census

Economic activity in Kilmersdon						
	Kilmersdon		Somerset		South West	
	N	%	N	%	N	%
All People aged 16-74	365		353,420		3,534,460	
Economically Active	250	68.6	240,045	67.9	2,386,140	67.5
Economically Inactive	115	31.4	113,345	32.1	1,148,280	32.5
Working more than 49 hours per week	55	29.2	40,425	17.5	378,910	16.6
Source: Census 2001						

Classification of work types from the 2001 census

All people in work by occupation group in Kilmersdon						
	Kilmersdon		Somerset		South West	
	N	%	N	%	N	%
All people in work	240		230,710		2,286,110	
Managers and senior officials	45	18.2	32,620	14.1	332,535	14.6
Professional occupations	25	9.9	22,500	9.8	235,940	10.3
Associate professional and technical occupations	30	11.6	28,240	12.2	310,275	13.6
Administrative and secretarial occupations	25	9.5	26,370	11.4	291,705	12.8
Skilled trades occupations	45	18.6	34,345	14.9	303,960	13.3
Personal service occupations	20	7.4	18,520	8.0	163,840	7.2
Sales and customer service occupations	15	6.6	17,495	7.6	183,955	8.1
Process; plant and machine operatives	10	4.6	20,985	9.1	185,010	8.1
Elementary occupations	35	13.6	29,635	12.9	278,895	12.2
Source: Census 2001						

## Deprivation and low income

Key low income indicators in Kilmersdon						
	Kilmersdon		Somerset		South West	
	N	%	N	%	N	%
Working-age people receiving any DWP benefit	35	11.6	38,180	12.6	411,965	13.2
People who are "income deprived"	60	12.2	59,465	11.5	622,659	12.3
Income Support (IS) claimants	10	2.8	11,840	3.9	132,645	4.3
Children living in income deprived households	15	14.2	14,735	15.1	156,311	16.9
Older people receiving Pension Credit	20	18.0	22,875	18.0	226,895	19.4
Housing Benefit/Council Tax Benefit claimants	35	16.8	37,340	17.7	390,835	18.7
Source: DWP 2009, CLG 2007						

## Access and services

Key access and transport indicators in Kilmersdon						
	Kilmersdon		Somerset		South West	
	N	%	N	%	N	%
Households with no car or van	25	11.0	37,005	17.6	421,515	20.2
Households more than 8km from the nearest Job Centre	220	95.2	107,945	47.0	631,320	27.6
Households more than 8km from the nearest Secondary School	0	0.0	5,255	2.3	73,470	3.2
Households more than 8km from the nearest GP	0	0.0	610	0.3	17,015	0.7
Source: CRC 2009, Census 2001. Note that our datasets for settlements are based on Output Area level definitions developed by the Office of National Statistics, so may include very small areas that lie outside the 'real' settlement boundary						

## Housing standards

Key housing indicators in Kilmersdon						
	Kilmersdon		Somerset		South West	
	N	%	N	%	N	%
All households	205		210,585		2,085,985	
Overcrowded households	5	1.9	8,125	3.9	104,590	5.0
Households lacking central heating	15	6.7	18,880	9.0	200,320	9.6
Council Tax band A	20	12.2	37,900	16.3	403,040	17.3
Source: VOA 2008, Census 2001						

## Housing tenure

Housing tenure in Kilmersdon						
	Kilmersdon		Somerset		South West	
	N	%	N	%	N	%
All households	210		210,585		2,085,985	
Owner occupied	115	57.1	156,435	74.3	1,524,195	73.1
Social rented	45	22.4	29,080	13.8	282,250	13.5
Private rented	30	14.6	16,670	7.9	200,325	9.6
Other	10	5.9	8,395	4.0	79,270	3.8
Source: Census 2001						

## Dwelling type

Dwelling type in Kilmersdon						
	Kilmersdon		Somerset		South West	
	N	%	N	%	N	%
All households	210		210,585		2,085,985	
Detached house	105	51.7	72,805	34.6	675,790	32.4
Semi-detached house	70	35.1	67,775	32.2	610,660	29.3
Terraced house	40	20.5	51,495	24.5	521,240	25.0
Flat (purpose built)	5	2.0	16,090	7.6	218,245	10.5
Flat (other)	10	4.4	8,345	4.0	142,150	6.8
Caravan or other temporary accommodation	0	0.0	1,660	0.8	17,905	0.9
Source: Census 2001						

## Village Map – Kilmersdon (needs annotation to show places of interest)



## Village map – Charlton



## The Character of the Village

While Kimersdon is still a rural community in terms of location and community aspirations, the distribution of work types presented in the metrics section show that there has been a continuation of the move away from agrarian employment such that the distribution of work roles now closely matches that for the whole of Somerset which in turn is similar for entire South West region.

In fact there is a fairly close match between the metrics for Kimersdon, Somerset and the South West region under the majority of headings.

The significant exceptions are:

- household composition, where the percentage figure for lone parent families is around 50% higher than the county and regional figures, conversely the figure for married household is around 30% higher.

- those working more than 49 hours per week is around 50% higher than county and regional averages.
- households with no car are around half of the regional average
- households more than 8km from the nearest jobcentre are around twice the county and 4 times the regional average
- the percentage of owner occupied properties is around two thirds of the county and regional figure
- the percentage for social and private rented properties is around 60% higher than county and regional values.

These figures highlight the extent to which many are totally dependent on their own transport, and in terms of home ownership the figures for rental accommodation reflect the fact that Kilmersdon remains an “Estate Village”.

## Geography

The Parish of Kilmersdon sits on the south-western edge of the Mendip Hills, an area of carboniferous limestone. From the aerial views provided by Google maps it is evident that Kilmersdon lies in a rural landscape of irregular fields and meandering roads. In the centre of the Village the most obvious feature of interest, is the square area bounded Hoares Lane, Silver Street and B3139. With the church to one side, Manor Farm at the north-west corner, the manorial pound (for stray animals) on the edge and, until recently, very little building within the rectangular area, this is suggestive of a manorial enclosure or curia. This feature in Kilmersdon is around 8 acres in extent and is in part bounded by quite substantial earth banks, as can be observed by walking the lanes. Furthermore, within the playing field (formerly Lady’s Mead) there is the suggestion of earthworks, visible on the 1971 aerial photographs. Taken with the documentary references to a manor house site within the village, this has to be seen as a possible location for the manor house of the de Suleny dynasty.

The village itself is situated in a valley at the confluence of three streams. The views of the surrounding countryside are constrained by the gentle hills surrounding the centre and are essentially limited to the area covered by the conservation area. Notwithstanding the geographic limits on the field of view from the village centre, the rural nature of the surrounding areas within the Parish are seen as essential for maintaining its unique character.

The local geology is complex, the village lying within the Radstock coalfield, the earliest documentary record for coal mining in Somerset relates to Kilmersdon, and mining continued here into the later 20th century.

# Architecture

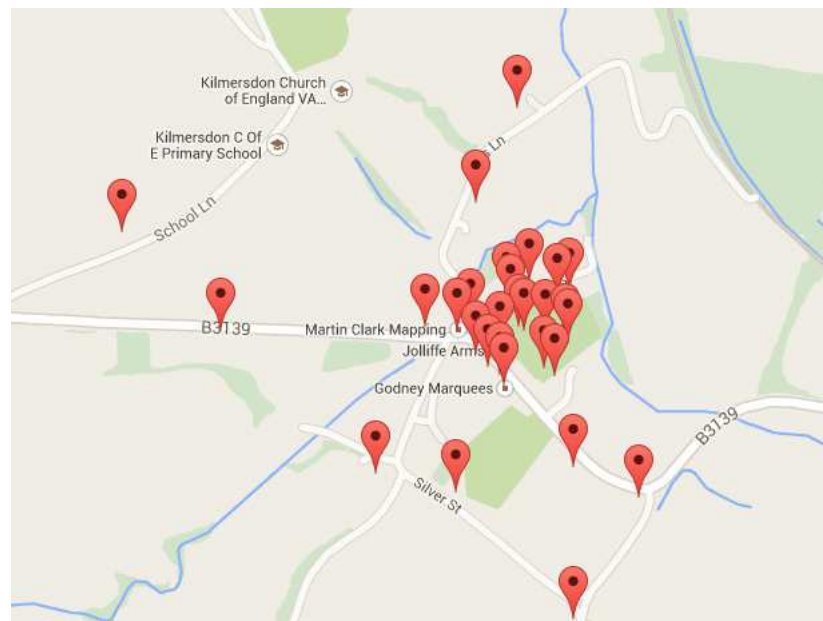
There is no longer any hint of the mining history of the area in the appearance of the village, presenting as it does, a picture dominated by handsome buildings of oolitic limestone, many of which are Grade 2 listed.

It is apparent from the historical development and number of listed buildings that the architecture of the village centres is dominated by buildings of historical significance dating back to the mid-19<sup>th</sup> Century, while there has been some infilling with buildings of more modern construction this is limited and has not radically changed the local ambience. The most recent development comprising 14 homes in the central area of the village is the most significant for many years and despite restrictions on the materials of construction used has had a significant impact on the Village.

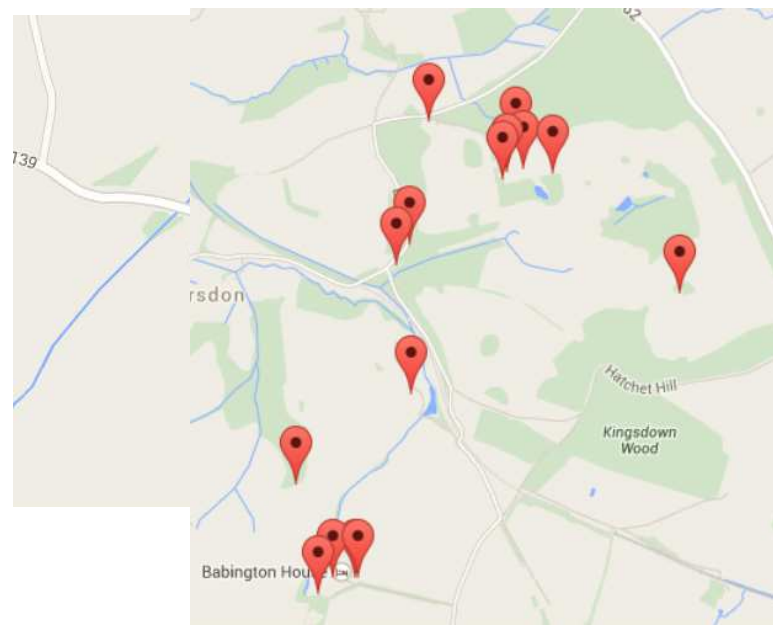
(add illustrative photo's of housing)

## Position of Listed buildings and Monuments

### Kilmersdon



### Charlton



Ammerdown and Babbington

## **The community (more info needed)**

Kilmersdon has a strong community spirit as evidenced by the number of active community groups within the Parish. These include the Organising committee for the Kilmersdon Meeting Room and Village Hall, an Art group, Bridge club, Film Society and Gardening club.

In addition there is a well-run and successful annual Village day coordinated by members of the Community.

Kilmersdon is also fortunate to retain a popular and successful Primary School which serves both the Parish and surrounding communities.

Of particular note is the success of the Kilmersdon Park Committee in both obtaining funding for and overseeing the construction of both a Children Play area and Community Garden adjacent to the Village Hall.

There are a number of highly used and valued community facilities within the centre of Kilmersdon including: The Village Hall, The Meeting rooms, Playing Field, Childrens playground, Public House and Church.

Kilmersdon does not currently have a Village shop, but a steering group has recently been set up to investigate the possibility of establishing a community run shop.

# Village Design Survey 2014

Kilmersdon Parish Council produced a survey to determine the community's current views on the village and the potential impacts of future developments. The survey was structured in the form of 29 statements with respondents asked to indicate their level of agreement with each. Respondents were also invited to add comments on any aspects they felt had not been covered. The questionnaire was circulated as a pull out in the "Parish News" newsletter, placed as a downloadable form on the Council's website and set up as an on-line survey using the Survey Monkey website.

In total there were 38 responses, 19 on-line and 19 paper based, equivalent to 18% of the household in the Parish. For analysis the ratings were given a numeric score where "Strongly Agree" =5 and "Strongly Disagree" = 0. This allowed calculation of an average score showing the level of agreement or disagreement with each of the statements presented.

Questions 1-15 covered various aspects of housing and what is commonly termed the "Built Environment". These included the matching of new building styles to the existing character of the village, the importance of landscaping, lighting, planting of trees, and maintaining views of open countryside. In all cases the average score was over 4 indicating a high level of agreement that these issues are important.

Question 15 which addressed the desirability of additional low cost housing while being strongly supported by the majority of respondents did show some opposing views giving an average score of 3.86.

There were strong scores for the need to maintain existing public spaces, footpaths and by-ways and strong support for protection of recreational areas. While still scoring 4.13, there was slightly less support for the need for extensions to the existing footpaths and rights of way network.

Questions addressing issues of traffic and road safety generated strong agreement that improvements were needed but somewhat less agreement on how this should be achieved. Protecting the needs of pedestrians attracted one of the highest scores (4.67), but there was also strong support for the need to site and maintain existing road signs with care. The suggestion that road markings should be kept to a minimum compatible with safety considerations generated a more mixed response with a score of 3.77. Similarly support for speed bumps and chicanes to limit traffic speed was split giving a score of 3.48.

The remaining two questions covering the desirability of large scale renewable energy schemes and large housing developments showed a high level of opposition with scores of 1.86 and 1.58 respectively.

The majority of the specific comments concerned the issue of traffic and the need for improved road safety, but again some opposition was expressed to the use of chicanes.

Overall the views expressed in this survey closely match those expressed by the earlier survey conducted in 1997. However, as might be expected from increases in traffic density, the traffic problems identified in 1997 are now perceived to be more severe.

## **Highways and public transport**

### **Traffic**

The volume and speed of traffic passing through the centres of both Charlton and Kilmersdon has been a source of concern for residents dating back to the 1997 Village Design Day and earlier. The exacerbation of this problem caused by increasing traffic density is highlighted by the Village survey results.

Residents of Charlton have worked hard to address this problem through the centre of the hamlet and have campaigned successfully for the introduction of a 30 mph speed limit. Although such a speed limit exists through the centre of Kilmersdon there are concerns that it is widely ignored. The Parish Council has negotiated with the Highways Agency to move some of the road signage and the entry to the Village and have agreed a contribution to the costs involved.

In addition the Parish Council has instigated a number of traffic speed surveys to establish the full extent of the problem

**Data from Terry**

### **Public Transport** (input please)

## Planning Recommendations **(needs to be cross referenced to the Mendip local Plan)**

Based on consultations with interested groups within the Parish and using the results of the 2014 Village Design Survey . The Parish proposes the following Planning and Highways recommendations

- 1 The design of new buildings should enhance and be in character with the style, building materials, spacing and shape of buildings in their immediate vicinity and be harmonious with, specific to and appropriate to their location. This is especially important for new buildings in close proximity to existing coherent groups of buildings in the centre of the village.
- 2 Alterations and extensions to existing buildings should complement the existing building and its surroundings and respect the inherent form, style, materials and design features of the original property. Small alterations should not disfigure the size or proportions of the existing building and its features or fundamentally change its character or appearance.
- 3 Parking considerations and the existing pressure on on-road parking should be taken into account when any new development or development of existing buildings is carried out. The visual impact of parking areas, both domestic and commercial, should be minimised by careful siting and boundary treatment.
- 4 Plans should ensure that the building design incorporates all practicable measures for the conservation of energy.
- 5 The design of the landscaping surrounding new buildings and extensions is as important as the building design itself and should be accorded the same level of care and attention. The size and species of plants should be sensitive to the immediate surroundings. For example the planting of leylandii hedges should be avoided, and their size compliant with legislation.
- 6 The use of trees and shrubs and natural stone walls should be encouraged rather than wire or panel fencing. Grass verges, boundaries of native trees and shrubs and natural stone walls should be safeguarded.
- 7 Public and private external lighting should not be extended wherever practicable and where new or renewed, should be environmentally sensitive to power consumption and light levels to preserve 'dark skies'.
- 8 Stables and fencing for animals and other outbuildings such as garages should be carefully designed and sited in order to minimise any adverse

impact on the landscape, both in terms of style and building materials and in terms of size and location.

- 9 Planting of native/heritage trees in appropriate verges, hedgerows and more widely to enhance the landscape should be encouraged. Existing trees also need special consideration as they are a vital component of the village scene but have a finite life. Maintenance of trees is also very important, in order to avoid excessive growth affecting neighbouring properties and views.
- 10 Wildlife is a vitally important aspect of the rural character highly valued by the residents of the village and therefore should be protected.
- 11 Natural features, including ponds and watercourses should be retained.
- 12 New build and extensions should be of an appropriate size for the space, in which they are being built, with adequate space between them and neighbouring buildings. New developments should not increase density to levels out of keeping with the immediate surroundings.
- 13 Development should not extend or exceed the development limits (building line) specified in the Mendip District Local Plan.
- 14 When designing new development the value placed by residents on the extensive views to open farmland and countryside should be taken into consideration, even though the effect on views enjoyed by an individual property cannot be taken into account when considering a proposal for a new building or extension.
- 15 The need for affordable/low-cost housing should be recognised, with a view to maintaining and enhancing the current diversity of the population of the village and enabling local people to remain in the area, although there is a need to balance this against the high value placed by many residents on the maintenance of open space and a sympathetic environment.
- 16 There should be no reduction of existing public spaces, footpaths and byways, and development should not impinge upon them.
- 17 Existing recreational areas such as the playing field should be safeguarded and retained.
- 18 The existing network of public rights of way within the village and that link it to the surrounding countryside should be promoted and maintained.
- 19 Improvements and extensions to the network of public rights of way for the benefit of the community and landowners should be encouraged.

- 20 intrusive structures such as signs, kerbs, lighting, dog bins and litter bins should be minimised.
- 21 The visual impact of services and utilities should be minimised.
- 22 Telecoms and other providers should be encouraged to share masts wherever possible. Siting of masts should not be visually intrusive.
- 23 The routing of cables underground should be encouraged when they are renewed, in order to reduce the number of overhead cables.
- 24 As recognised by a recent planning appeal decision, the land surrounding Kilmersdon & Charlton does not represent suitable location for commercial renewable energy schemes.
- 25 Large scale new housing developments (>10 homes) would not be beneficial to the Parish and would adversely affect its architectural heritage and the conservation status of the village centre.

Recommendations 26-29 refer to Highways Agency rather than planning issues

- 26 The needs of pedestrians in the village should be respected, particularly with regard to traffic adherence to speed limits on all roads, noting the absence of pavement in some parts of the village.
- 27 Road markings should be kept to a minimum, congruent with safety considerations.
- 28 Road signage should be minimised in both number and in size and sited with care. Signage should also be kept clear of existing trees and hedges, and street maintenance should keep foliage cut back so that signs can always be seen clearly.
- 29 Methods are needed to reduce traffic speed through Charlton and Kilmersdon but where possible intrusive calming systems (e.g. speed humps and chicanes) should be avoided.