



# **Glastonbury Town Investment Plan**

Planning, Environment and Heritage Appraisal

January 2022



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# Issue and Revision Record

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# Contents

<b>1</b>	<b>Introduction</b>	<b>1</b>
1.1	Scope and purpose of the report	1
1.2	Key contacts and stakeholders	1
1.3	Development description	1
1.4	Site locations and description	2
<b>2</b>	<b>Planning policy context</b>	<b>4</b>
2.1	Introduction	4
2.2	Clean Energy Project	5
	National Planning Policy Context: NPPF	5
	NPPG: Renewable and low carbon energy	5
	Local Planning Context: Mendip District Local Plan Part 1 (LPP1)	5
2.3	Glastonbury Community Sports and Leisure Hub	6
	National Planning Policy Context: NPPF	6
	NPPG: Open space, sports and recreation facilities, public rights of way and local green space	6
	Local Planning Context: Mendip District Local Plan Part 1 (LPP1)	6
	Other strategies and guidance	7
2.4	Enabling: non-bricks & mortar community	7
	National Planning Policy Context: NPPF	7
	Local Planning Context: Mendip District Local Plan Part 1 (LPP1)	7
	Local Planning Context: Mendip District Local Plan Part 2 (LPP2) – Written statement for adoption	8
2.5	Glastonbury Enterprise & Innovation Hub	8
	National Planning Policy Context: NPPF	8
	Local Planning Context: Mendip District Local Plan Part 1 (LPP1)	8
	Other strategies and guidance	8
2.6	Glastonbury Abbey Piazza and St Dunstan's House Community and Wellbeing Centre	9
2.7	National Planning Policy Context: NPPF	9
	NPPG: Historic Environment	9
	Local Planning Context: Mendip District Local Plan Part 1 (LPP1)	9
2.8	Planning history	10
2.9	Initial Considerations	13
	Clean Energy Project	13
	Glastonbury Community Sports and Leisure Hub	14
	Enabling: non-bricks & mortar community	15
	Glastonbury Enterprise & Innovation Hub	17
	Glastonbury Abbey Piazza and St Dunstan's House Community and Wellbeing Centre	18
<b>3</b>	<b>Environment context</b>	<b>20</b>

3.1	Introduction	20
3.2	Ecology	20
3.3	Landscape	21
3.4	Water Resources and Flood Risk	22
3.5	Contaminated Land	22
3.6	Other environmental considerations	23
3.7	Initial considerations	24
	Ecology	24
	Landscape	24
	Water Resources and Flood Risk	25
	Contaminated land	25
	Other environmental recommendations	25
<b>4</b>	<b>Heritage context</b>	<b>26</b>
4.1	Introduction	26
4.2	Historic Baseline	26
4.3	Heritage Assets	27
	Land at Morlands	27
	Land at Porchestall Drove	27
	Tor Leisure Site	28
	Glastonbury Enterprise & Innovation Hub	28
	Glastonbury Abbey Piazza and St Dunstan's House Community and Wellbeing Centre	29
4.4	Initial considerations	29
<b>5</b>	<b>Planning, environment and heritage strategy</b>	<b>31</b>
5.1	Recommendations	31
5.2	Strategy	31
	Supporting documentation	31
	EIA screening	33
5.3	Draft planning application programme with key tasks and periods	33
5.4	Draft planning consent register	34
<b>A.</b>	<b>Location map</b>	<b>36</b>
A.1	Indicative locations map	36
<b>B.</b>	<b>Environmental Constraint Maps</b>	<b>38</b>
B.1	Ecology	38
B.2	Landscape	38
B.3	Water Resources	38
B.4	Contaminated Land	38
<b>C.</b>	<b>Heritage</b>	<b>43</b>
C.1	Designated heritage assets	43



# 1 Introduction

## 1.1 Scope and purpose of the report

1.1.0 Mendip District Council require planning and environmental services to support the Glastonbury Towns Fund Stage 2 business case. Mendip District Council needs to have these planning applications determined by end of June 2022.

1.1.1 The Planning, Environment and Heritage Appraisal (hereafter, ‘report’) is to provide an initial appraisal of the planning policy context, environmental and heritage context to inform the planning and heritage strategy relevant to the five projects identified in the Glastonbury Town Investment Plan which require planning application support:

1. Clean Energy
2. Glastonbury Community Sports and Leisure Hub
3. Enabling: non-bricks & mortar community
4. Glastonbury Enterprise & Innovation Hub
5. Glastonbury Abbey Piazza and St Dunstan's House Community and Wellbeing Centre

## 1.2 Key contacts and stakeholders

Key Contact/ Stakeholder	Clean Energy	Com. Sports & Leisure...	Enabling: non-bricks...	Enterprise & Innovation...	Abbey & St Dunstan's...
Programme Manager	Jane Sharp and Tina McEwen- Glastonbury Town Investment Plan, Mendip District Council				
Planning Officer	Nikki White (Lead) and Julie Reader-Sullivan, Mendip District Council				
Conservation officer	Jayne Boldy, Mendip District Council				
Sponsorship body	Avalon Community Energy	Fusion	TBC	Somerset CC	Glastonbury Abbey
Architect/ Designer	Locogen	TBC	TBC	TBC	Claire Fear Thread (Abbey) Duncan Pyle Q2i Design (St Dunstan's)
Archaeology	N/A				John Allen (Abbey) Mot MacDonald (St Dunstan's)
Somerset Wildlife	Simon Clarke				

## 1.3 Development description

### Clean Energy

1.3.0 Avalon Community Energy's (ACE)<sup>1</sup> proposal involves:

- 4.4 MW ground-mounted solar array providing power to adjacent businesses and for EV charging;

<sup>1</sup> Avalon Community Energy Glastonbury Clean Energy Project, <https://avaloncommunityenergy.org.uk/glastonbury-moves-towards-carbon-neutral-future/>



- 500 kW roof top PV panels on adjacent community, industrial and retail buildings;
- 1 MW battery to balance generation with demand;
- 50 x 22 kW EV charge points at the future Park and Ride with a bank of rapid charge points.

#### **Glastonbury Community Sports and Leisure Hub**

1.3.1 Purpose built sports and leisure hub, including:

- Clubhouse building
- All-weather multi-sports (football, hockey, tennis and netball) pitch, with tiered seating and changing rooms
- Short mat bowls rink

#### **Enabling: non-bricks & mortar community**

1.3.2 Permanent / temporary site or sites for traveller community, and current roadside and caravan dwellers.

- Permanent/temporary site(s) on land at Porchestall Drove
- A permanent site on land at Morlands (following remediation)
- Sites to include toilet facilities, communal waste and potentially amenity blocks

#### **Glastonbury Enterprise and Innovation Hub**

1.3.3 Change of use from community and day care centre to business hub, including:

- Flexible office space for small businesses
- Food manufacturing
- Education space, including meeting rooms and IT facilities

#### **Glastonbury Abbey Piazza and St Dunstan's House Community and Wellbeing Centre**

1.3.4 Glastonbury Abbey:

- Creation of an open piazza space.
- Extension, refurbishment and modification of shop and ticket office buildings, including indoor accessible toilet facilities.
- Demolition of existing toilet block.

1.3.5 St Dunstan's House:

- Renovation of the exiting building
- Use of vacant space in existing Glastonbury Information Centre building as a community hub.

## **1.4 Site locations and description**

1.4.1 Proposed locations for the five projects are depicted in Appendix A. All five proposed developments will be situated within Mendip District Council, in the County of Somerset.

#### **Land at Morlands**

1.4.2 Land at Morlands site has been identified in the Mendip District Local Plan Part 2 and allocated for the non-bricks and mortar community site. It may also be suitable location for the Clean Energy Site. Both are subject to confirmation.

1.4.3 The site is situated in the far west of Glastonbury, immediately north of Glastonbury Sewage Treatment Works (STW) (at approximately OS Grid Reference ST 48710 38480), which is accessed via Beckery Old Road. The site is predominantly rural and is characterised by open

grassland and pockets of woodland. The site is bordered to the east by an informal non-bricks & mortar community. Mill Stream is beyond this area to the east and Bride's Mound, a local point of historic interest is located to the west.

#### **Land at Porchestall Drove**

- 1.4.4 The Land at Porchestall Drove site been identified a potential site to temporarily accommodate members of the non-bricks and mortar community currently located on the land at Morlands while the land at Morlands is remediated and made into a more permanent site for the community. The site is owned by Somerset County Council and is situated in the far west of Glastonbury, immediately west of the Thomas Way Industrial Estate (at approximately OS Grid Reference ST 48750 38920) and is approximately 3.8 acres. The northern half of the site is located in flood zone 2. The site is open countryside with limited landscaping and screening. There are two residential properties in the immediate vicinity of the site. There are prominent drainage ditches on the southern boundary of the site and industrial uses adjacent to the site. The site is accessed by a gate onto Porchestall Drove which is a narrow single-track lane at this point but widens at a point and is two way at the junction with Dyehouse Lane.

#### **Tor Leisure Site**

- 1.4.5 The proposed development for the Glastonbury Community Sports and Leisure Hub is situated at the Tor Leisure Centre site, on Oriel Drive to the south of Glastonbury (at approximately OS Grid Reference ST 49580 38540, postcode BA6 9EF). The site includes the leisure centre, associated hardstanding and grassland, with row of trees along Street Road (A361) which borders the site to the south. Street Road (A361) provides access onto Oriel Drive. The wider area is characterised by residential properties and recreational amenities, such as the amenity grassland of Wirral Park immediately north and Wyrall Park Bowls Club Glastonbury is immediately to the west.

#### **Beckery Resource Centre**

- 1.4.6 The proposed development for the Glastonbury Enterprise & Innovation Hub is situated at the Beckery Resource Centre, on Beckery Road, in west Glastonbury (at approximately OS Grid Reference ST 48920 38560, postcode BA6 9NX). The site includes the resource centre and associated hardstanding, a few isolated trees. Tor School is immediately to the south, and Glastonbury Ambulance station is south of the school. The wider area is commercial and industrial is use, with Sydenhams Timber Centre Glastonbury located to the north, beyond Beckery Road.

#### **Glastonbury Abbey Piazza and St Dunstan's House**

- 1.4.7 The proposed development for the Glastonbury Abbey Piazza and St Dunstan's House Community and Wellbeing Centre is situated on Magdalene Street, immediately west of the Glastonbury Abbey grounds in the centre of Glastonbury (at approximately OS Grid Reference ST 49915 38850, postcode BA6 9EL). The site includes the aforementioned buildings which include Glastonbury Abbey Shop, the Information Centre and hardstanding areas, and the Glastonbury Town Hall, off Magdalene Street, which provides access to the site. Besides the Glastonbury Abbey, which includes Lady Chapel, the wider area is characterised by commercial and residential properties.

## 2 Planning policy context

This chapter provides a review of the national and local planning policies relevant to the five projects identified in the Glastonbury Town Investment Plan which require planning application support, a review of the planning history of sites and provides initial planning considerations.

### 2.1 Introduction

- 2.1.0 Section 38(6) of the Planning and Compulsory Purchase Act (PCPA) 2004 (as amended) requires that planning applications be determined in accordance with the development plan unless other material considerations indicate otherwise.
- 2.1.1 In this case the relevant adopted development plan documents which apply to the determination of the application proposals comprise of the following:
- Mendip District Local Plan Part 1 2006 – 2029 (LPP1)<sup>2</sup>, adopted December 2014
  - Saved Local Plan policies (adopted 2002).
- 2.1.2 Consideration also needs to be given to the emerging Local Plan Part 2 (LPP2)<sup>3</sup>, which has been through an Examination in Public (EiP) and two iterations of main modification, the last of which was subject to public consultation that ended in March 2021. In September 2021 the Inspector confirmed that the Plan can be considered sound subject to main modifications and it will be reported to the Council in October 2021 for adoption. This document is therefore at an advanced stage and a material consideration in respect to decision making.
- 2.1.3 The 'other material considerations' referred to in Section 38(6) of the PCPA would include the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG), Planning Circulars, and relevant Supplementary Planning Guidance (SPG) or Supplementary Planning Documents (SPD) (emerging and adopted).
- 2.1.4 Schedule 1 of the EIA Regulations sets out those developments for which an EIA is mandatory. Schedule 2 of the EIA Regulations lists those developments which will require an EIA if they are likely to have a significant effect on the environment due to its size, nature and/or location. For each of the projects an assessment of whether an EIA screening request is needed is provided below and summarised in Table 5.2.
- 2.1.5 The next sections of this report will identify the specific planning policies relevant for each of the five projects.

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<sup>2</sup> Mendip Local Plan Part 1 2006-2029 Adopted (2014) [https://www.mendip.gov.uk/media/9073/Adopted-Local-Plan-2014/pdf/Adopted\\_Local\\_Plan\\_2014.pdf?m=637613543869330000](https://www.mendip.gov.uk/media/9073/Adopted-Local-Plan-2014/pdf/Adopted_Local_Plan_2014.pdf?m=637613543869330000)

<sup>3</sup> Mendip Local Plan Part 2 sites and policies (2021) [https://www.mendip.gov.uk/media/28882/LPP2-draft-written-statement-for-Cabinet/pdf/LPP2\\_draft\\_written\\_statement\\_for\\_Cabinet.pdf?m=637680986008500000](https://www.mendip.gov.uk/media/28882/LPP2-draft-written-statement-for-Cabinet/pdf/LPP2_draft_written_statement_for_Cabinet.pdf?m=637680986008500000)

## 2.2 Clean Energy Project

### National Planning Policy Context: NPPF

2.2.0 The NPPF (2021)<sup>4</sup> sets out the Government's planning policies for England and how these should be applied. It sets out three overarching objectives in achieving sustainable development:

- an economic objective – to help build a strong, resilient and competitive economy;
- a social objective – to support strong, vibrant and healthy communities; and
- an environmental objective – to contribute to protecting and enhancing the natural environment, including making effective use of land and using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

2.2.1 The key chapters of relevance to the Clean Energy Project are as follows.

- Chapter 2: Achieving sustainable development
- Chapter 14: Meeting the challenge of climate change, flooding and coastal change

2.2.2 Of particular note though are paragraphs 152 – 158 of the NPPF which set out how the planning system should support the transition to a low carbon future in a changing climate and in Paragraph 158 states that local planning authorities should:

- a. not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
- b. approve the application if its impacts are (or can be made) acceptable.

### NPPG: Renewable and low carbon energy

2.2.3 Local planning authorities are responsible for renewable and low carbon energy development of 50 megawatts or less installed capacity (under the Town and Country Planning Act 1990).

2.2.4 Paragraph 12 of the NPPG notes the following in relation to solar energy that active solar technology, (photovoltaic and solar water heating) on or related to a particular building is often permitted development (which does not require a planning application) provided the installation is not of an unusual design, does not involve a listed building, and/or is not in a designated area.

### Local Planning Context: Mendip District Local Plan Part 1 (LPP1)

2.2.5 Although no specific location has been confirmed for the Clean Energy project, the potential site for consideration is within the administrative boundary of Mendip District Council. Part 1 (LPP1) of the Local Plan<sup>5</sup> provides the strategic and local planning policies for the district.

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<sup>4</sup> National Planning Policy Framework (2021)  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)

<sup>5</sup> [https://www.mendip.gov.uk/media/9073/Adopted-Local-Plan-2014/pdf/Adopted\\_Local\\_Plan\\_2014.pdf?m=637613543869330000](https://www.mendip.gov.uk/media/9073/Adopted-Local-Plan-2014/pdf/Adopted_Local_Plan_2014.pdf?m=637613543869330000) Mendip District Local Plan 2006-2029 Part 1: Strategies and Policies [https://www.mendip.gov.uk/media/9073/Adopted-Local-Plan-2014/pdf/Adopted\\_Local\\_Plan\\_2014.pdf?m=637613543869330000](https://www.mendip.gov.uk/media/9073/Adopted-Local-Plan-2014/pdf/Adopted_Local_Plan_2014.pdf?m=637613543869330000)

2.2.6 Renewable energy is identified as a key local issue forming the context for the Local Plan (page 20) with the summary noting energy costs are making alternative technologies more viable and that Mendip has potential and grid connectivity for certain types of technologies.

2.2.7 The key policies of relevance to the Clean Energy Project are as follows.

- Core Policy 7: Glastonbury
- DP7: Design and Amenity of New Development

2.2.8 DP7 supports proposals for new development that maximise opportunities for renewable energy generation on site.

## 2.3 Glastonbury Community Sports and Leisure Hub

### National Planning Policy Context: NPPF

2.3.0 The key chapters of relevance to the Glastonbury Community Sports and Leisure Hub are as follows.

- Chapter 2: Achieving sustainable development
- Chapter 8: Promoting healthy and safe communities
- Chapter 12: Achieving well-designed places

2.3.1 Of particular relevance is Chapter 8 of the NPPF which addresses promoting healthy and safe communities and in particular paragraph 93 which states that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.

2.3.2 Paragraph 99 of the NPPF states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

### NPPG: Open space, sports and recreation facilities, public rights of way and local green space

2.3.3 NPPG open space, sports and recreation facilities, public rights of way and local green space signposts applicants to Sport England's guidance on how to assess the need for sports and recreation facilities. It states that local authorities are required to consult Sport England in cases where development affects the use of land as playing fields. It also advises local planning authorities consult Sport England in cases where development leads to creation of a major sports facility.

### Local Planning Context: Mendip District Local Plan Part 1 (LPP1)

2.3.4 Culture and leisure are identified as a key local issue forming the context for the Local Plan (page 22) with the summary stating that public and private investment in sports facilities needs to be coordinated through the planning process to enable new or improved facilities to be delivered.

The key policies of relevance to the Glastonbury Community Sports and Leisure Hub are as follows.

- Core Policy 7: Glastonbury
- DP17: Safeguarding community facilities
- DP21: Managing town centre uses

2.3.5 Core Policy 7: Glastonbury Town Strategy identifies a lack of leisure facilities as a “Weakness” in a SWOT analysis.

### Other strategies and guidance

#### **The Mendip Play Strategy 2007-2017**

2.3.6 The Mendip Play Strategy provides a framework for decisions about children’s play provision in Mendip. It states that Glastonbury has a surplus of play provision over the minimum standard and highlights the popularity of the skate park.

#### **Mendip District Council Open Space Study (June 2012)**

2.3.7 The Mendip Open Space Study identified the amount, type and quality of open space within Mendip to inform future planning policies. It states that Glastonbury has an overall surplus of 1.32ha of open space, but quality of open space varied with high levels of sites of poor and good quality, with overall quality average in comparison to other towns in Mendip.

#### **Sport England Planning for Sport Guidance (June 2019)**

2.3.8 The Planning for Sport Guidance outlines 12 principles designed to guide Sport England’s engagement with the planning system. The principles of most relevance to this development are as follows:

- 3 - Plan, design and maintain buildings, developments, facilities, land and environments that enable people to lead active lifestyles.
- 6 – Support improvements to existing sport and physical activity provision where they are needed.
- 10 - Provide sport and physical activity provision which is fit for purpose and well-designed.

## 2.4 Enabling: non-bricks & mortar community

### National Planning Policy Context: NPPF

2.4.0 The key chapters of relevance to the Enabling: non-bricks & mortar community are as follows.

- Chapter 2: Achieving sustainable development
- Chapter 5: Delivering a sufficient supply of homes

2.4.1 Paragraph 4 of the NPPF states that the Framework should be read in conjunction with the Government’s planning policy for traveller sites, and its planning policy for waste. When preparing plans or making decisions on applications for these types of development, regard should also be had to the policies in this Framework, where relevant.

2.4.2 The Planning Policy for Traveller Sites document sets out how travellers’ housing needs should be assessed for those covered by the definition in Annex 1 of that document. This policy is a material consideration in planning decisions. Policy H of the document sets out how to determine planning applications for traveller sites.

### Local Planning Context: Mendip District Local Plan Part 1 (LPP1)

2.4.3 The key policies of relevance to the non-bricks and mortar community site are as follows.

- Core Policy 7: Glastonbury

### **Local Planning Context: Mendip District Local Plan Part 2 (LPP2) – Written statement for adoption**

2.4.4 The key policies of relevance to the non-bricks and mortar community site are as follows.

- Policy LP1: Future Development Plan Review
- Policy GL5: Land at Morlands

2.4.5 GL5 seeks to bring forward a 1.3ha permanent and regularised site for travellers. The site is subject to odour nuisance related to the adjacent Glastonbury STW and previous studies have identified contaminated land in the north of the site. However, it states that the allocation of the site is justified based on the urgent need for traveller sites within Glastonbury, the lack of implementation of employment use on the site and the significant prior trespass by van dwellers.

## **2.5 Glastonbury Enterprise & Innovation Hub**

### **National Planning Policy Context: NPPF**

2.5.0 The key chapters of relevance to the 1.5 Glastonbury Enterprise & Innovation Hub are as follows.

- Chapter 2: Achieving sustainable development
- Chapter 6: Building a strong, competitive economy
- Chapter 12: Achieving well-designed places

2.5.1 Chapter 6 of the NPPF Building a strong, competitive economy identifies that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

### **Local Planning Context: Mendip District Local Plan Part 1 (LPP1)**

2.5.2 The key policies of relevance to the Glastonbury Community Sports and Leisure Hub are as follows.

- Core Policy 3: Supporting business development and growth
- Core Policy 7: Glastonbury Town Strategy
- DP17: Safeguarding Community Facilities

2.5.3 The Town Strategy SWOT analysis also identifies a ‘strength’ that there are high levels of self-employment and small businesses in the town and there are ‘opportunities’ to support an active and diverse small business culture in need of appropriate premises.

### **Other strategies and guidance**

2.5.4 Somerset County Council and the Somerset local authorities produced the Somerset Recovery and Growth Plan<sup>6</sup> in March 2021 which includes reference to “Safeguarding and creating jobs in the bedrock sectors” including through “Deliver(ing) new enterprise centres and work hub space”

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<sup>6</sup> Somerset Recovery and Growth Plan (2021)  
<https://somersetcc.sharepoint.com/:b/s/SCCPublic/ET6lltmY2uBDIXQw0dt10EUB3im658Qwbx4-tpoIqJnmDw?e=Xhllh6>

2.5.5 The Somerset Growth Plan 2017-2030<sup>7</sup> also includes objective 14 which states that Somerset will have a good market supply of employment sites and premises, including a network of enterprise centres. The Local Plans will ensure a sufficient supply of viable and deliverable sites allocated for development.

## 2.6 Glastonbury Abbey Piazza and St Dunstan's House Community and Wellbeing Centre

### 2.7 National Planning Policy Context: NPPF

2.7.0 The key chapters of relevance to the Glastonbury Abbey Piazza and St Dunstan's House Community and Wellbeing Centre are as follows.

- Chapter 2: Achieving sustainable development
- Chapter 7: Ensuring the vitality of town centres
- Chapter 8: Promoting healthy and safe communities
- Chapter 12: Achieving well designed places
- Chapter 16: Conserving and enhancing the historic environment

2.7.1 Glastonbury Abbey and St Dunstan's House are both listed buildings, Chapter 16 of the NPPF is therefore of particular relevance to this development. It outlines that planning policies should set out a positive strategy for the conservation and enjoyment of the historic environment. It also states that the significance of a heritage asset should be taken into account when considering the impact of a proposal.

#### NPPG: Historic Environment

2.7.2 NPPG Historic Environment provides guidance on the conservation of the historic environment. It states that conservation is an active process of maintenance and managing change that requires flexibility, emphasising that the best way to conserve listed buildings is to ensure that they remain in active use. It states that to ensure listed buildings remain in active use they are likely to require sympathetic changes to be made to them from time to time.

#### Local Planning Context: Mendip District Local Plan Part 1 (LPP1)

2.7.3 The key policies of relevance to the Glastonbury Abbey Piazza and St Dunstan's House Community and Wellbeing Centre are as follows.

- Core Policy 3: Supporting Business Growth and Development
- Core Policy 7: Glastonbury
- DP3: Heritage Conservation

2.7.4 DP3 states that proposals affecting a Heritage Asset in Mendip will be required to:

- c. Demonstrate an understanding of the significance of the Heritage Asset and/or its setting by describing it in sufficient detail to determine its historic, archaeological, architectural or artistic interest to a level proportionate with its importance.
- d. Justify any harm to a Heritage Asset and demonstrate the overriding public benefits which would outweigh the damage to that Asset or its setting. The greater the harm to the significance of the Heritage Asset, the greater justification and public benefit that will be required before the application could gain support.

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<sup>7</sup> Somerset Growth Plan 2017-2030 (2017)  
<https://somersetcc.sharepoint.com/:b/s/SCCPublic/EVLN3RSnei5PuVZ8RLFTXqBiuyIhAI3xx3G9B62B6pwrA?e=8qj0I3>



## 2.8 Planning history

2.8.0 Table 2.1 to Table 2.5 provides a review of the planning history of sites relevant to the five projects.

**Table 2.1: Land at Porchestall Drove (Enabling: non-bricks and mortar community site)**

Reference	Date	Development Description	Outcome
021774/002	28.08.2001	Construction of reinforced concrete bund and weatherproof cover to chemical storage tank (CAT A) at Sewage Pumping station, Porchestall Drove	Approval with Conditions 19.10.2001

**Table 2.2: Land at Morlands (potential Clean Energy and Enabling: non-bricks and mortar community site)**

Reference	Date	Development Description	Outcome
2018/0676/CLE	22.03.2018	Application for a lawful development certificate for existing use of land as a residential caravan site.	Development is not Lawful Date: 18.06.2018
2017/2394/CLE	04.09.2017	Application for a lawful development certificate for existing use of land as a residential caravan site.	Development is not Lawful Date: 12.12.2017

**Table 2.3: Tor Leisure Site (proposed Glastonbury Community Sports and Leisure Hub site)**

Reference	Date	Development Description	Outcome
2016/2723/FUL	25.10.2016	Erection of single storey building for use as a boxing gym.	Withdrawn Date: 22.02.2017
2013/1548	08.07.2013	Erection of single storey lean-to extension.	Approved with Conditions Date: 04.10.2013
2012/2436	09.20.2012	Removal of timber framed curtain walling and replacement with UPVC curtain walling on the north and east elevations.	Approved with Conditions Date: 07.12.2012
2009/0666	12.05.2009	Proposed single storey extension to clubhouse. (Reapplication of reference 025332/039) (DEL).	Approved with Conditions Date: 07.07.2009
025332/039	17.12.2008	Erection of an extension to existing clubhouse (DEL).	Refused Date: 04.02.2009
025332/038	02.09.2008	Construction of new toilet facilities.	Approved with Conditions Date: 20.10.2008
034829/005	08.02.2001	Erection and replacement of fencing, alteration to car parking layout and erection of ramps and associated equipment for use by skateboarders (amended description) (CAT B).	Withdrawn Date: 24.01.2002
025332/035	20.12.1999	Removal of 2 hard surface tennis courts and installation of 2 all-weather cricket strips.	Approved with Conditions Date: 16.05.2000

Reference	Date	Development Description	Outcome
025332/034PG29	21.10.1999	Removal of limb from beech tree - covered by TPO M1102.	Approved Date: 03.12.1999
025332/024	19.10.1993	Installation of 6 floodlights on 3 x 8m poles, on north side of netball court.	Approved with Conditions Date: 22.12.1993
A10700/000	13.11.1989	Erection of 3 externally illuminated signs and 2 other signs, as amended by letters received 8.2.90 and 1.3.90.	Approved Date: 24.09.1990
025332/020	07.09.1989	Erection of 8m high stanchions to support floodlighting to tennis courts.	Approved with Conditions Date: 28.11.1989
025332/019	03.08.1989	Single storey extension to changing rooms.	Approved with Conditions Date: 13.09.1989
025332/018	30.05.1989	Erection of canopy and alteration of front entrance.	Approved with Conditions Date: 21.07.1989

**Table 1.4: Beckery Resource Centre (proposed Glastonbury Enterprise & Innovation Hub site)**

Reference	Date	Development Description	Outcome
2016/2877/CNT	15.11.2016	Prior notification of proposed demolition of two modular buildings (units TA and TB).	No Objection Date: 03.01.2017
036365/005	15.05.1987	Continued use of two bay prefabricated classroom unit.	Approved with Conditions Date: 14.07.1987

**Table 2.5: Glastonbury Abbey**

Reference	Date	Development Description	Outcome
2020/0763/TCA	15.04.2020	Works to trees in a conservation area - Please refer to application form.	TPO Not Required (No Objection) Date: 10.07.2020
2019/2319/TCA	18.09.2019	T46 Beech - reduce crown to 15-17m, reshape & balance due to large branch failure & multiple poor fork unions.  T37 Cherry - fell due to being poor specimen and decaying.  T41 - Elm - prune from BT wires (1m clearance) as touching wires.  T42 - Horse Chestnut - prune from BT wires (1m clearance) as touching wires.  Willow - re-coppice at 2ft from ground as re-growth causing excessive shading.	TPO Not Required (No Objection) Date: 28.11.2019
2011/1013	18.04.2011	Proposed pollarding of a tree in a Conservation Area.	No Objection Date: 10.06.2011

**Table 2.5: St Dunstan's House**

Reference	Date	Development Description	Outcome
2017/1714/APP	21.06.2017	Application for approval of details reserved by conditions 4 (joinery), 5 (sample panel), 6 (specification for moving the telephone box), 7 (fire resistant works), 8 (escape lighting) and 9 (external surfacing) of Listed Building Consent 2017/0320/LBC.	Approved Date: 27.03.2019
2017/1297/APP	11.05.2017	Application for approval of details reserved by condition 4 External Lighting/frame detail on advert application 2017/0329/ADV.	Approved Date: 28.03.2019
2017/1296/APP	11.05.2017	Application for approval of details reserved by condition 7 (lighting) of planning application 2017/0319/FUL.	Approved Date: 28.03.2019
2017/0329/ADV	02.02.2017	Installation of 1 fascia sign and 4 photograph frames on the South Elevation of the building.	Approved with Conditions Date: 20.04.2017
2017/0320/LBC	02.02.2017	Internal layout changes to accommodate an Information Centre on part of the ground floor. Minor alterations to the access and layout of the first floor. External layout changes to enable a disabled access to St Dunstan's House and the town hall. Alterations to bin store layout and removal of lean-to shed to the rear of the property. Relocating K6 style phone box and provision of a fascia sign and photograph frames (amended description).	Approved with Conditions Date: 20.04.2017
2017/0319/FUL	02.02.2017	Internal layout changes to accommodate an Information Centre on part of the ground floor. Minor alterations to the access and layout of the first floor. External layout changes to enable a disabled access to St Dunstan's House and the town hall. Alterations to bin store layout and removal of lean-to shed to the rear of the property. Relocating K6 style phone box.	Approved with Conditions Date: 20.04.2017
107185/003	08.02.2008	Demolition, realignment & reconstruction of listed building wall (DEL).	Approved with Conditions Date: 01.04.2008
107185/002	07.02.2008	Demolition, realignment and reconstruction of Listed Boundary wall [DEL].	Approved with Conditions Date: 01.04.2008
107185/004PG29	06.08.2008	Felling of 2 trees in a Conservation Area (DEL).	No Objection Date: 17.09.2008
A10971/000	27.04.1999	Erection of free standing information panel.	Approved with Conditions Date: 30.06.1999
107185/001	11.02.1999	Erection of signage.	Approved with Conditions Date: 30.04.1999

2.8.1 Tor Leisure Site - application 025332/039 was refused owing to a failure to produce evidence demonstrating how the long-term survival of a tree covered by a Tree Protection Order (TPO) could be secured.

2.8.2 Where applications have been approved with conditions, the conditions have required works to begin within three years from approval as required by Section 51 of the PCPA (2004) and the developments to be carried out in accordance with the drawings provided within their application.

2.8.3 Where applications for St Dunstan's House have been approved with conditions, the conditions have also required approval from the Local Planning Authority for the use of specific materials, in order to safeguard the character and appearance of St Dunstan's House as a listed building.

2.8.4 Tor Leisure Site – a further review of the surrounding planning history shows that all applications within the last five years within 0.5km of the site are either residential or extensions/alterations to existing sites and are therefore not relevant.

## 2.9 Initial Considerations

### Clean Energy Project

2.9.0 4.4 MW ground-mounted solar array will require permission as the size of the array will exceed 9m<sup>2</sup> and therefore does not constitute Permitted Development under Schedule 2, Part 14(B) of the Town and Country Planning (General Permitted Development) Order 2015.

2.9.1 Roof top PV panels potentially constitute Permitted Development under Schedule 2, Part 14(A) of the Town and Country Planning (General Permitted Development) Order 2015 provided the installation is not of an unusual design, or does not involve a listed building, and is not in a designated area.

2.9.2 EV charge points at the proposed Park and Ride site could potentially constitute Permitted Development under Schedule 2, Part 2(d) of the Town and Country Planning (General Permitted Development) Order 2015.

2.9.3 The proposed development is not described in Schedule 1 of the EIA regulations. It is described in Schedule 2 of the EIA Regulations under 3(a) of Schedule 2, which relates to installations for the production of electricity. The screening threshold for this category is the area of development exceeding 0.5ha. It has not been possible to confirm the total area of development for this project at this time but it is not expected to exceed the threshold in Schedule 2 or be located in a sensitive location and therefore a screening request is not being sought.

2.9.4 Relevant documents requested by Mendip District Council to support full planning application for major development:

- Application Form, Fee and Validation Checklist Form – Required.
- Location Plan (existing) – Required.
- Block / Site Plan (existing and proposed) – Required.
- Elevation Drawings – Required.
- Floor Plans – Required.
- Roof Plan – Required.
- Section Drawings/Levels – Required.
- Design and Access Statement – Required.
- Flood Risk Assessment (FRA) – Required.
- Landscape Plan – Required.
- Planning Statement – Required.
- Sustainable Urban Drainage Strategy – Required.
- Sustainability Statement – Required.
- Waste Management Plan (During Construction) – Required.
- Recycling and Waste Management Plan - Required
- Heritage Statement - Required

- Archaeological Assessment - Required
- Biodiversity Checklist – Required (further surveys may be required)
- Contaminated Land Assessment – Required for application sites where there has been a previous or suspected contaminative use at the site AND:
  - Operational development is proposed where there would be disturbance to the ground or groundwater regime.
- Tree and Hedgerow Survey – Required for proposals where there are trees within or adjoining the site.
- Landscape and Visual Impact Assessment (LVIA) – Required for developments that have the potential to result in a change on the landscape which is more likely to include (but is not limited to):
  - Solar and wind energy projects.

### Glastonbury Community Sports and Leisure Hub

- 2.9.5 The proposed development may require additional land take, for example for the new sports pitch outside the existing boundary of the Tor Leisure Centre. The area of Wirrall Park in which the leisure centre is located is owned by Mendip District Council.
- 2.9.6 TPOs represent a consideration given that planning application 025332/039 was refused permission owing to failure to demonstrate consideration for a TPO.
- 2.9.7 The proposed development is considered to fall under 10(b) of Schedule 2 of the EIA Regulations, which relates to urban development projects including sports stadiums and leisure centres. The relevant screening thresholds for this category are the development including more than 1ha of urban development which is not dwelling/house development; or the overall area of the development exceeding 5ha. It is therefore recommended that the scheme is screened to ascertain if the proposed development would have the potential to cause significant environmental effects.
- 2.9.8 A biodiversity checklist will be completed to support the planning application.
- 2.9.9 Relevant documents requested by Mendip District Council to support full planning application for major development:
- Application Form, Fee and Validation Checklist Form – Required
  - Location Plan (existing) – Required
  - Block / Site Plan (existing and proposed) – Required
  - Floor Plans (existing and proposed) – Required for new buildings and changes to floor plans.
  - Elevation Drawings (existing and proposed) - Required for new buildings and changes to elevations.
  - Roof Plan (Existing and Proposed) – Required for new buildings and changes to the roof plan.
  - Section Drawings / Levels (existing and proposed) – Required if there is proposed to be a change of levels within the site.
  - Design and Access Statement – Required.
  - Flood Risk Assessment (FRA) – Required.
  - Landscape Plan – Required.
  - Planning Statement – Required.
  - Sustainable Urban Drainage Strategy (SuDS) – Required.
  - Sustainability Statement – Required.

- Waste Management Plan (during construction) – Required.
- Biodiversity Checklist – Required
- Archaeological Assessment
- Noise Assessment
- Sports Provision Assessment – Required for any application that affects playing field land or other existing sporting provision or proposals for new or enhanced sporting provision.
- Lighting Assessment – Required for any applications which include floodlighting, or a significant amount of external lighting or glass on elevations, where your development would be any of the following:
  - Next to a residential property
- Contaminated Land Assessment – Required
- Tree and Hedgerow Survey – Required for proposals where there are trees within or adjoining the site.
- Transport Statement / Assessment – Required for development that is likely to:
  - Result in a material increase or change in the traffic
  - Affect a classified road or proposed highway
  - Involve the laying out or construction of a highway or access
  - Impact on other modes of transport
- Draft S106/Heads of Terms – Required for schemes involving or requiring:
  - The provision of on-site or off site open space and play equipment.

#### **Enabling: non-bricks & mortar community**

- 2.9.10 The proposal is to use the site at Porchestall Drove as a site for the non-bricks and mortar community such as ‘van dwellers’ or new travellers who are currently living on the Morlands site or in other areas of the district. Concurrently a programme of remediation on the Morlands site will be undertaken with the intention that an application will be submitted at a later date for this site to become a permanent or transit site.
- 2.9.11 One of the initial considerations is establishing the use of the site and specifically the groups who will be using the site. Evidence suggests a significant number of the non-bricks and mortar community include van dwellers and people who might not be defined as Gypsy and Travellers under the Equality Act 2010. However the definition of Gypsy and Travellers in policy GL5 equates to national policy as per Planning Policy for Traveller Sites (PPTS).
- 2.9.12 The Gypsy and Travellers definition in PPTS is broader than Equality Act 2010 and is defined as: Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling show people or circus people travelling together as such.
- 2.9.13 Another consideration is the requirements of Local Plan Policy DP15 regarding the proximity of the site to services and facilities in Glastonbury.

#### **Porchestall Drove**

- 2.9.14 The masterplanning of the site at Porchestall Drove will need to take account of flood risk. The northern section of the site is located in flood zone 2 so cannot be used for residential purposes. Access will also be a consideration and it is likely work will need to be undertaken to widen and improve the existing access including culverting over a drainage ditch.

2.9.15 Drainage work will need to be undertaken as the site will require water and drainage infrastructure to be installed.

#### Land at Morlands

2.9.16 There is a separate proposal for the Land at Morlands to be remediated and then used as a permanent site for the non-bricks and mortar community.

2.9.17 The remediation plan will address contaminated land, odour issues, the phosphate risk and ecological issues.

2.9.18 The Mendip Local Plan Part 2 Inspectors Report provides further context on Policy GL5 and the allocation of the land at Morlands as a traveller site. The relevant paragraph from the Report is paragraph 186.

2.9.19 Paragraph 186 - Although allocating a site for gypsy and traveller accommodation is less than ideal on the Morlands site, this has to be weighed against the following material considerations:

- i. the site is already, and has been for some time, occupied by what the Council refers to as 'van dwellers' with about 35-45 pitches;
- ii. the site is in a poor environmental state, with several abandoned vehicles, which a new policy and resources could constructively address;
- iii. there is a significant and urgent need for gypsy and traveller accommodation within the District;
- iv. little serious interest has been shown for employment uses, despite its erstwhile designation as such; and
- v. the Glastonbury area is viewed as especially desirable for some sections of the gypsy and traveller community.

2.9.20 The proposed development is not described in Schedule 1 of the EIA regulations. It is described in Schedule 2 of the EIA Regulations under 12(e) which relates to permanent camp sites and caravan sites. However the proposed development does not meet the threshold listed of over 1 hectare and is not within a sensitive area and therefore does not meet sequential test 3 and 4, therefore a screening request will not be sought.

2.9.21 A biodiversity checklist will be completed to support the planning application.

2.9.22 Relevant documents requested by Mendip District Council to support full planning application for major development:

- Application Form, Fee and Validation Checklist Form – Required
- Location Plan (existing) – Required
- Block / Site Plan (existing and proposed) – Required
- Design and Access Statement – Required.
- Flood Risk Assessment (FRA) – Required.
- Landscape Plan – Required.
- Planning Statement – Required.
- Sustainable Urban Drainage Strategy (SuDS) – Required.
- Sustainability Statement – Required.
- Waste Management Plan (during construction) – Required.
- Recycling and Waste Management Plan - Required
- Air Quality Assessment – Required for the following developments:
  - New residential accommodation within the sewage works buffer zone.



- Biodiversity Checklist - Required if proposed works affect protected species or habitats. You must complete a Biodiversity Checklist and include it in your application. If you answer 'yes' to any question you must also include the required ecology report unless otherwise agreed prior to submission (proof of agreement should be submitted instead).
- Contaminated Land Assessment – Required for application sites where there has been a previous or suspected contaminative use at the site AND:
  - Operational development is proposed where there would be disturbance to the ground or groundwater regime AND/OR
  - A vulnerable use is proposed where human health and/or the environment may be impacted
- Tree and Hedgerow Survey – Required for proposals where there are trees within or adjoining the site.
- Nutrient Neutrality Assessment and Mitigation Statement (NNAMS)
- Transport Statement / Assessment – Required for development that is likely to:
  - Result in a material increase or change in the traffic
  - Affect a classified road or proposed highway
  - Involve the laying out or construction of a highway or access
  - Impact on other modes of transport

### Glastonbury Enterprise & Innovation Hub

- 2.9.23 Initial proposals indicate that the development of the Glastonbury Enterprise and Innovation Hub would only incorporate internal works. Beckery Resource Centre's existing use is Class F1/F2 community use/day care centre, the proposed use would potentially be Class E commercial business and service.
- 2.9.24 The proposed development is not described in Schedule 1 of the EIA regulations or in Schedule 2 of the EIA Regulations and therefore does not require an EIA screening request.
- 2.9.25 A biodiversity checklist will be completed to support the planning application.
- 2.9.26 Relevant documents requested by Mendip District Council to support change of use application:
- Application Form, Fee and Validation Checklist Form – Required
  - Location Plan (existing) – Required
  - Block / Site Plan (existing and proposed) – Required
  - Floor Plans (existing and proposed) – Required
  - Elevation Drawings (existing and proposed) - Required where there are changes to the elevations.
  - Economic Statement – Require where the development involves:
    - the loss of premises identified as community facilities under adopted local plan policy DP17
  - Biodiversity Checklist - Required if proposed works affect protected species or habitats. You must complete a Biodiversity Checklist and include it in your application. If you answer 'yes' to any question you must also include the required ecology report unless otherwise agreed prior to submission (proof of agreement should be submitted instead).
  - Recycling and Waste Management Plan – Required for applications for change of use to residential or commercial use.



- Ventilation and Extraction Assessment – Required for all developments for ventilations, extraction or air conditioning equipment (excluding alterations to existing dwellings and proposals for new dwellings).

### Glastonbury Abbey Piazza and St Dunstan's House Community and Wellbeing Centre

2.9.27 Glastonbury Town Council's invitation to the Towns Fund public consultation highlights joining St Dunstan's House and the Town Hall with an atrium as a possibility.

2.9.28 Glastonbury Abbey is a Grade I listed building and St Dunstan's House is Grade II listed building. It is unclear the extent of the work that would be done to Glastonbury Abbey. The Glastonbury Towns Investment Plan states that the proposed development will significantly enhance the main entrance but does not indicate whether this would involve works to the listed building.

A Heritage Statement is likely to be a requirement owing to Glastonbury Abbey and St Dunstan's House's status as listed buildings.

2.9.29 The proposed development is not described in Schedule 1 of the EIA regulations or in Schedule 2 of the EIA Regulations and therefore does not require an EIA screening request.

2.9.30 A biodiversity checklist will be completed to support the planning application.

2.9.31 Relevant documents requested by Mendip District Council to support full planning application for major development:

- Application Form, Fee and Validation Checklist Form – Required.
- Location Plan (existing) – Required.
- Block / Site Plan (existing and proposed) – Required.
- Floor Plans (existing and proposed) – Required for new buildings and changes to floor plans.
- Elevation Drawings (existing and proposed) - Required for new buildings and changes to elevations.
- Roof Plan (Existing and Proposed) – Required for new buildings and changes to the roof plan.
- Section Drawings / Levels (existing and proposed) – Required if there is proposed to be a change of levels within the site.
- Design and Access Statement – Required.
- Flood Risk Assessment (FRA) – TBC if development floorspace is greater than 1000m<sup>2</sup>.
- Landscape Plan – Required.
- Planning Statement – Required.
- Sustainable Urban Drainage Strategy (SuDS) – Required.
- Sustainability Statement – Required.
- Waste Management Plan (during construction) – Required.
- Biodiversity Checklist - Required if proposed works affect protected species or habitats. You must complete a Biodiversity Checklist and include it in your application. If you answer 'yes' to any question you must also include the required ecology report unless otherwise agreed prior to submission (proof of agreement should be submitted instead).
- Lighting Assessment – Required for any applications which include floodlighting, or a significant amount of external lighting or glass on elevations, where your development would be any of the following:
  - Next to a listed building
  - Within or next to a conservation area

- Heritage Statement - Required for works within a Conservation Area, works adjacent to or to a Listed Building or Scheduled Monument.
- Archaeological Assessment

## 3 Environment context

This chapter provides a review of the national and local environmental designations relevant to the five projects identified in the Glastonbury Town Investment Plan.

### 3.1 Introduction

- 3.1.0 This section includes guidance through a high level review of environmental statutory and non-statutory designations and constraints, which has been undertaken based on locations of the four sites, as identified in Section 1; and further recommendations on further study and consents relating to regulatory compliance that may be applicable.
- 3.1.1 The report has only considered the relevant baseline information that is publicly available online, and as referenced throughout. The required regulatory commitments and recommended actions to mitigate any identified environmental risks are identified in Section 5.
- 3.1.2 Unless otherwise stated, the search area of 1km is shown on the environmental constraints maps, included in Appendix B of this report. When giving distances, the point from the nearest proposed development site is provided.
- 3.1.3 Given the sensitivity of the sites to heritage constraint, the heritage context for the proposed developments have been included within its specific context in Section 4.

### 3.2 Ecology

- 3.2.0 See Appendix B.1 for the environmental constraints map for ecology, this includes Ramsar, SPA, SAC, SSSI, NNR and LNR within 5km<sup>8</sup>.
- 3.2.1 Somerset Levels and Moors is a Ramsar Site and Special Protection Area (SPA) located approximately 4km west of the Land at Morlands and Land at Porchestall Drove sites. The Ramsar Site broadly covers the same area as the Somerset Levels and Moors SPA. While the SPA is designated for its international waterbird communities, the Ramsar Site is designated for its internationally important wetland features including the floristic and invertebrate diversity and species of its ditches. This is shared as a designated feature of the underpinning Sharpwick Heath Sites of Special Scientific Interest (SSSI) and National Nature Reserve (NNR). Sharpwick Heath SSSI and the Catcott Edington and Chilton Moors SSSI which joins forms the Somerset Levels and Moors Important Bird Area. All proposed developments are within SSSI Impact Risk Zones. There are no possible SACs or potential SPAs within the search area of the sites.
- 3.2.2 Additional European designated sites for birds within 30km radius include the Severn Estuary Ramsar and SPA sites is approximately 20km west and Chow Valley Lake SPA is approximately 20km northeast.
- 3.2.3 There are three other SSSI within the 5km search area, these are:
- Sharpham Moor SSSI, located approximately 2km west, predominately of secondary woodland, on Turbary Moor Series Peat within the Somerset Moors. It has considerable value for its research and historic interest.
  - Street Heath SSSI (and Local Nature Reserve (LNR)), located approximately 2km west, the few remaining isolated blocks of raised mires with intervening marsh and fen are of great scientific interest because of the variety of uncommon communities present and their rich

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<sup>8</sup> Multi-agency Geographic Information for the Countryside website, available at: <https://magic.defra.gov.uk/MagicMap.aspx>

flora and fauna. This area, and a buffer around incorporates an Important Bird Area approximately, which at its nearest point is approximately 1km west of the Land at Morland site.

- Walton and Ivythorn Hills SSSI, located approximately 3.6km south, is a complex mosaic of semi-natural habitats which includes unimproved calcareous grassland, dense and scattered scrub and broadleaved ; and a number of invertebrate species.

3.2.4 Designated sites for bats within 30km radius of the sites include three Special Areas of Conservation (SAC)<sup>9</sup> which have been designated for their value as habitats for Horseshoe Bats. These areas are the North Somerset and Mendip Bats SAC located approximately 9.5km north, Mells Valley SAC located approximately 17.5km east and Mendip Woodland SAC located approximately 21km east.

3.2.5 There are no county or local wildlife sites (LWS)<sup>10</sup> within Glastonbury Town where the sites are located. The closest LWS are located approximately 600m south in South Moor, and approximately 600m east in Challice Hill and Glastonbury Tor.

3.2.6 Priority habitat is within and in proximity to the land at Morlands site includes open mosaic habitats on previously developed land, coastal and floodplain grazing marsh and deciduous woodland. No other priority habitats are within or in proximity to the other sites. The nearest ancient woodland is located approximately 4km south of the proposed developments<sup>11</sup>.

### 3.3 Landscape

3.3.0 See Appendix B.2 for the environmental constraints map for landscape, this includes areas nationally designated landscape and designated heritage sites relevant to landscape within 10km<sup>12</sup>. For details on the heritage assets, please review Section 4, below.

3.3.1 Mendip Hills Area of Outstanding National Beauty (AONB) is located over 8km north of the Glastonbury Abbey Piazza<sup>13</sup>. There are no national parks in proximity to the sites, the nearest is Exmoor, which is over 40km west.

3.3.2 Glastonbury Community Sports and Leisure Hub lies immediately adjacent to an area of Special Landscape Features and a Regionally Important Geological Site (RIGS)<sup>14</sup>.

3.3.3 In terms of the wider countryside, the Landscape Assessment of Mendip District<sup>15</sup> provides a broad characterisation of the district, dividing it into eight principal Landscape Character Areas based on their distinct physical, natural and cultural influences.

3.3.4 There are two areas of Open Areas of local significance, these include Wirrall Park and the Abbey<sup>16</sup>. The Glastonbury Tor, located approximately 1.3km east of the Glastonbury Abbey Piazza, would provide elevated views over much of Glastonbury. The Bride's Mound is a small hill, within Beckery island to the west of the Land at Morlands site, which would provide views to this location.

3.3.5 Glastonbury Abbey Piazza and St Dunstan's House are within a conservation area (see Section 4), as such all trees are protected as if by a Tree Preservation Order (TPO). TPOs in proximity

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<sup>9</sup> Multi-agency Geographic Information for the Countryside website, available at: <https://magic.defra.gov.uk/MagicMap.aspx>

<sup>10</sup> Mendip District Council Map, available at: <https://maps.mendip.gov.uk/mycouncil.aspx>

<sup>11</sup> Multi-agency Geographic Information for the Countryside website, available at: <https://magic.defra.gov.uk/MagicMap.aspx>

<sup>12</sup> Multi-agency Geographic Information for the Countryside website, available at: <https://magic.defra.gov.uk/MagicMap.aspx>

<sup>13</sup> Multi-agency Geographic Information for the Countryside website, available at: <https://magic.defra.gov.uk/MagicMap.aspx>

<sup>14</sup> Mendip District Council Map, available at: <https://maps.mendip.gov.uk/mycouncil.aspx>

<sup>15</sup> Landscape Assessment of Mendip District May 1997 - Mendip District Council, available at: <https://www.mendip.gov.uk/landscapeassessment1997>

<sup>16</sup> Mendip District Council Map, available at: <https://maps.mendip.gov.uk/mycouncil.aspx>

to the sites, include the trees along the south perimeter of the Tor Leisure Centre, along the A361(ref # M1102)<sup>17</sup>. There are no other TPOs in proximity to the other sites.

3.3.6 The are no public rights of way within any sites.

### 3.4 Water Resources and Flood Risk

3.4.0 See Appendix B.3 for the environmental constraints map for flood risk, this includes flood risk zones and main rivers within 1km.

3.4.1 Large areas of Glastonbury are within Flood Zone 2, including the Glastonbury Enterprise & Innovation Hub, and have a 1 in 100 to 1 in 1,000 annual probability of river flooding. The northern section of Porchestall Drive, one of the Enabling: Non-Bricks and Mortar sites is located in Flood Zone 2. The other sites with an are within Flood Zone 1, although the Land at Morland is immediately north of the Mill Stream and areas of Flood Zone 2 and 3.

3.4.2 The bedrock underlying Glastonbury and all of the sites comprises of the Langport Member / Lias Group (mudstone, siltstone, limestone and sandstone). To the east of Glastonbury there are areas of Dyrham Formation and Beacon Limestone Formation. The bedrock is defined as a Secondary A aquifer.

3.4.3 There are superficial deposits comprising of Alluvium overlying the bedrock in the west of Glastonbury and Alluvium and Peat further to the north and south. The superficial deposits are defined as a Secondary A aquifer and are at Land at Porchestall Drive and in proximity to the Glastonbury Community Sports and Leisure Hub and Glastonbury Enterprise & Innovation Hub.

3.4.4 The River Brune is a main river<sup>18</sup> that to the west and south of Glastonbury, approximately 1km from the nearest site. The river connects to a series of ditches and streams, one of which is also main river (Mill Stream) and runs approximately 50m west of the Glastonbury Enterprise & Innovation Hub and 50m east of the Land at Morland. Ordinary watercourses (drains) border the Land at Porchestall Drive site to all four sides. Land at Porchestall Drive may take land out of agricultural use; and thus result in reduced phosphates in the catchment.

### 3.5 Contaminated Land

3.5.0 See Appendix B.4 for the environmental constraints map for contaminated land, this includes authorised landfill and historic landfill sites within 1km.

3.5.1 There is one authorised landfill within he 1km search radius of the sites, and a there are a further 7 historic landfill sites<sup>19</sup>. Those within 500m include:

- Wessex Water Services Ltd Authorise Landfill to the rear of Glastonbury STW, waste type A06 (Landfill taking other wastes)
- Land at Baileys, licensed facility with gas and leachate control that received commercial and household waste from 1950 to 1992
- Field adjoining Bailys Factory, licensed facility with gas and leachate control that received industrial, commercial and household waste from 1921 to 1992
- Porchestall Drive, licensed facility that received inert and industrial waste from 1987 to 1994
- Land at Paradise, licensed facility that received inert and industrial waste, dates unknown

<sup>17</sup> Mendip District Council Map, available at: <https://maps.mendip.gov.uk/mycouncil.aspx>

<sup>18</sup> Environment Agency, Main River Map, available at: <https://environment.maps.arcgis.com/apps/webappviewer/index.html?id=17cd53dfc524433980cc333726a56386>

<sup>19</sup> Historic Landfill Sites, Defra, available at: <https://environment.data.gov.uk/DefraDataDownload/?mapService=EA/HistoricLandfill&Mode=spatial>

- Dyehouse Lane, licensed facility that received inert, industrial and household waste from 1980, last input unknown

3.5.2 The Land at Morlands may include areas of previous landfill and Porchestall Drove landfill is immediately east of the Land at Porchestall Drove site. There are a STW and other present and historic industrial premises within 500m of Glastonbury Enterprise & Innovation Hub and Land at Morland. Other sources of possible contamination include, but not limited to Petrol Station, such as WM Morrison's Petrol Station between Glastonbury Abbey Piazza and Glastonbury Community Sports and Leisure Hub sites.

3.5.3 The sites aren't within a Coal Mining Reporting Area<sup>20</sup>, this is indicative that there are not expected to be coal mining activities located in proximity the sites.

3.5.4 The whole of Glastonbury is at low risk of discovering Unexploded Ordnances (UXOs), with no strategic targets identified<sup>21</sup>.

### 3.6 Other environmental considerations

3.6.0 The sites are predominantly situated within built up areas within the town of Glastonbury. Residential and commercial areas are within close proximity to the sites, with the Land at Morland the only site situated in open.

3.6.1 Sensitive receptors in proximity to the sites include, but not limit to:

- Tor School, immediately south of the Glastonbury Enterprise & Innovation Hub site; and St Benedict's Junior School off Benedict Street approximately 150m west of the Glastonbury Abbey Piazza and St Dunstan's House site.
- The Tudors nursing home, opposite the Tor Leisure Centre site on Street Road.
- Public open space and recreational facilities, including Glastonbury Abbey Piazza, St Dustan's House, Town Hall, and Beckery Resource Centre. Wirral Park immediately north of the Tor Leisure Centre is a designated Film and Event location.

3.6.2 Places of worship and supporting community facilities such as Lady Chapel, Our Lady St Mary's Church, The Community of Our Lady of Glastonbury, St Margaret's Chapel in proximity to the Glastonbury Abbey Piazza and St Dunstan's House site.

3.6.3 Glastonbury is not within an Air Quality Management Area (AQMA)<sup>22</sup>. Air quality away from major roads is expected to be good given the wider rural surroundings. However, Glastonbury STW would likely present a source of odour, within proximity to the Land at Morlands site.

3.6.4 The Land at Porchestall Drove site and Beckery Resource Centre is located within an area where there are 'Soils with Peaty Pockets'<sup>23</sup>. This extends to the north of Glastonbury, and is not located. Glastonbury Town centre has an agriculture land classification (ALC) designated as 'Urban'. Land at Porchestall Drove is within, and Land at Morland is at the boundary of Grade 4 ALC (provisional) and the soil scape is defined as loamy and clayey floodplain soils with naturally high groundwater<sup>24</sup>.

3.6.5 The sites are predominantly situated within built up areas within the town of Glastonbury. Residential and commercial areas are within close proximity to the sites, with the Land at Morland the only site situated in open.

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<sup>20</sup> Interactive Map Viewer, Coal Authority, available at: <http://mapapps2.bgs.ac.uk/coalauthority/home.html>

<sup>21</sup> UXO Risk Map, Zetica, available at: <https://zeticauxo.com/downloads-and-resources/risk-maps/>

<sup>22</sup> AQMAs Interactive Map, Defra, available at: <https://uk-air.defra.gov.uk/aqma/maps/>

<sup>23</sup> Soils with Peaty Pockets (England) Maps, Defra, available at: <https://naturalengland-defra.opendata.arcgis.com/datasets/peaty-soils-location-england>

<sup>24</sup> Multi-agency Geographic Information for the Countryside website, available at: <https://magic.defra.gov.uk/MagicMap.aspx>

- 3.6.6 Sensitive receptors in proximity to the sites include, but not limit to:
- Tor School, immediately south of the Glastonbury Enterprise & Innovation Hub site; and St Benedict's Junior School off Benedict Street approximately 150m west of the Glastonbury Abbey Piazza and St Dunstan's House site.
  - The Tudors nursing home, opposite the Tor Leisure Centre site on Street Road.
- 3.6.7 Local bus routes numbers 29, 75, 77, 376, 668, 669 and 751 serve Magdalene Street and Street Road (A361), adjacent to the Glastonbury Abbey Piazza/St Dunstan's House and Tor Leisure Site, respectively

### 3.7 Initial considerations

- 3.7.0 A series of supporting environmental appraisal documentation will be required to support the planning application and EIA requirements.

#### Ecology

- 3.7.1 Ramsar Site, SPA, SAC, SSSI, NNR and LNR are within the Zone of Influence of the sites. All development proposals must ensure the protection, conservation and, where possible, enhancement of internationally, nationally or locally designated natural habitat areas and species. Proposals with the potential to cause adverse impacts on protected and/or priority sites, species or habitats are unlikely to be sustainable and will be resisted. Exceptions will only be made where: the impacts cannot be reasonably avoided, offsetting/compensation for the impacts can be secured, and other considerations of public interest clearly outweigh the impacts, in line with relevant legislation (Policy DP5)<sup>25</sup>. Development occurring within the Bat Consultation Zone and will require the Council to carry out a 'test of significance' under the Habitats Regulations (Policy DP6)<sup>26</sup>, and should have regard to protect SPAs from further phosphate pollution.

#### Recommendations

- 3.7.2 It is recommended that a Preliminary Ecological Appraisal is undertaken for all sites, and initially, if necessary, a Stage 1 HRA to further assess how the sites will impact with European designated sites. A Habitat Conditions Assessment will also be required to inform BNG, if a quantitative assessment is required.
- 3.7.3 There is an opportunity through biodiversity enhancements to habitat networks and or wildlife sites, as identified through the BNG assessment.

#### Landscape

- 3.7.4 Outside designated landscape areas and Special Landscape Features/Regionally Important Geological Site (RIGS) in proximity to Glastonbury Community Sports and Leisure Hub, Open Areas of Local Significance. Proposals should demonstrate that their siting and design are compatible with the pattern of natural and man-made features of the Landscape Character Areas, including cultural and historical associations, as detailed in the "Landscape Assessment of Mendip District. Proposals affecting Regionally Important Geological and Geomorphological Sites (RIGS) should seek to ensure that the integrity of the area designated is not compromised (Policy DP4)<sup>27</sup>. Permission will not be granted for development which would harm the

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<sup>25</sup>Mendip District Council Local Development Policy 5: Biodiversity and Ecological Networks, <http://www.planvu.co.uk/mdc/cpt6.php#dp5>

<sup>26</sup> Mendip District Council Local Development Policy 6: Bat Protection, <http://www.planvu.co.uk/mdc/cpt6.php#dp6>

<sup>27</sup> Mendip District Council Local Development Policy 4: Mendip's Landscapes, <http://www.planvu.co.uk/mdc/cpt6.php#dp4>



contribution to distinctive local character made by Open Areas of Local Significance (Policy DP2)<sup>28</sup>.

#### Recommendations

- 3.7.5 Views in and around these sites should be considered in the planning application. A Landscape and Visual Impact Assessment is likely to be required for the Clean Energy site. Landscape appraisals may also be required for the Glastonbury Community Sports and Leisure Hub and Non-brick and Mortar sites as part of the Landscape Plan, taking into consideration views from receptors such as Glastonbury Tor and Bride's Mound. For any works to trees or hedgerows would require tree and hedgerow surveys, moreover TPO consent would be required for trees protected by or as if by a TPO.

#### Water Resources and Flood Risk

- 3.7.6 Flood Zone 2 area encompassing Glastonbury Enterprise & Innovation Hub, Porchestall Drove and are adjacent to the Land at Morland. A flood risk assessment and sequential test will be required for development in Flood Zone 2 or 3.

#### Recommendations

- 3.7.7 Given the sites' location adjacent to and in the highest risk flood zones, a Flood Risk Assessment should be undertaken to understand the broader implications for the construction and operation of the proposed facility. This would incorporate climate change and climate resilience within regards to Flood Risk, as a material consideration in the determination of planning applications.
- 3.7.8 Any works within 8m of the main river will require a Flood Risk Activity Permit from the Environment Agency, and any works to or in proximity of other ordinary water courses, such as drainage ditches would require consultation with the Lead Local Flood Authority.

#### Contaminated land

- 3.7.9 Presence of historical landfill within 250m of the Land at Morlands and Glastonbury Enterprise & Innovation Hub site. Secondary A aquifer is present below all sites.

#### Recommendations

- 3.7.10 It is recommended that a Phase 1 contaminated land desk-based assessment is undertaken for all sites to inform the design of the proposed developments and the necessary contaminated land pollution controls required under planning and environmental law.

#### Other environmental recommendations

- 3.7.11 An air quality assessment would be required for any new residential accommodation (i.e. the non-bricks & mortar community site) within the sewage treatment works buffer zone.
- 3.7.12 Noise assessments will likely be required for any works in close to noise receptors where there is likely to be high levels of construction noise or new permanent noise source, i.e. residents.
- 3.7.13 Transport assessments, or transport statement would likely be Community Sports & Leisure and the enabling: non-bricks and mortar sites.
- 3.7.14 Consideration of soils required for the Land at Porchestall Drove site within sustainability, waste and resource management and contaminated land.

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<sup>28</sup> Mendip District Council Local Development Policy 2: Open Areas of Local Significance, <http://www.planvu.co.uk/mdc/cpt6.php#dp2>



## 4 Heritage context

This chapter provides a high-level review of the designated and non-designated heritage assets situated within close proximity of the five sites, as identified in Section 1. It also considers the archaeological potential of each site. It provides recommendations for further study and the consents relating to regulatory compliance that may be applicable.

### 4.1 Introduction

This Heritage chapter has been produced with the aim of furthering understanding of the heritage context of the five projects at the sites proposed. This includes their chronology and the heritage assets present on site, in order to inform design and construction choices during its proposed redevelopment. It has used information from the following resources:

- The National Heritage List for England (NHLE).
- Historic Environment Record (HER) data, received from the South West Heritage Trust, who operate on behalf of Somerset County Council and Bath and NE Somerset Council.
- Relevant local, regional and national planning policies.
- Available online historic maps.
- Available relevant online historical resources.

### 4.2 Historic Baseline

- 4.2.0 There is evidence to suggest that Glastonbury and the surrounding area have been occupied from the Neolithic period onwards. Most notably, the large hill adjacent to the town, Glastonbury Tor, was altered to feature terraces during the Neolithic period (HER: 22946). Additionally, there have been features dating to the prehistoric period recorded within Glastonbury, including a late Neolithic - early Bronze Age ditch (HER: 57094) and evidence of an Iron Age settlement (HER: 37333).
- 4.2.1 There is limited evidence of Roman activity in Glastonbury, with the exception of pottery sherds discovered to the north-east of Glastonbury Abbey (HER: 25569 and 41975).
- 4.2.2 Glastonbury is the centre of a number of legends relating to early Christianity, including that the first church in the town was founded by a young Jesus and Joseph of Arimathea, that the Holy Grail is buried below Glastonbury Tor, and that the tombs of King Arthur and Queen Guinevere were discovered in the Abbey during the 12<sup>th</sup> century (HER: 23619).
- 4.2.3 A permanent settlement at Glastonbury is first recorded in the 7<sup>th</sup> century, known as '*Glestingaburg*'. The settlement developed alongside Glastonbury Abbey, one of the wealthiest Benedictine houses in England, and a popular pilgrim destination during the medieval period. Surrounding the Abbey, in its outer precinct, were buildings and planting to support life in the Abbey. This included a Saxon glass works (HER: 23593), a mill (HER: 23587) gardens and a fishpond (23622). In the Domesday Book, the land of Glastonbury Abbey is recorded to have an estimated 22.8 households.<sup>29</sup> Following a fire in 1184, and subsequently throughout the early medieval period, alterations were made to the Abbey, forming the buildings that we see ruins of today. This included a number of gatehouses, one of which survives to the north-west of the Abbey (NHLE: 1345446).

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<sup>29</sup> Open Domesday. Available online via: <https://opendomesday.org/place/ST5038/glastonbury/> [accessed October 2021].

4.2.4 Glastonbury town developed around the marketplace to the north-west of the abbey from the 13<sup>th</sup> century onwards. The Abbey was destroyed during the Dissolution of the Monasteries, and the stone reused for the construction of many buildings within the town.

4.2.5 The town developed into a small commercial centre during the 19<sup>th</sup> century, with Glastonbury Canal (HER: 11841) and subsequently Glastonbury Railway Station (HER: 44872) being constructed to promote further growth. The western edge of the town saw the development of mills, (HER: 23596 and 23594), timber yard (HER: 14714) and factories (NHLE: 23595) during this period. These assets are situated close to the proposed location of the Glastonbury Enterprise Innovation Hub. There was substantial rebuilding and improving of properties in the town during the 19<sup>th</sup> century, which developed as a tourist destination.

## 4.3 Heritage Assets

### Land at Morlands

4.3.0 There are two scheduled monuments within 1km of the site, comprising:

- Section of medieval road, south of Pomparles Bridge, north of Street (NHLE: 1014443)
- Beckery Chapel and cemetery (site of) (NHLE: 1006147)

4.3.0.1 There are three listed buildings within 1km of the site, all listed at grade II.

4.3.0.2 The closest listed building to the site is the grade II listed Former Bailys Tannery and Leather Working Factory on West and East Sides of Beckery Old Road (NHLE: 1390568), situated approximately 50m south-east of the site.

4.3.1 There are 34 non-designated heritage assets situated within 500m of the site, excluding listed buildings which also appear on the HER. The non-designated heritage assets include a non-designated record of the Bailys Tannery and Factories prior to its demolition, site features identified through aerial survey and features identified through archaeological evaluation. To the west are records relating to Beckery Chapel.

4.3.2 The site is situated within the Beckery Area of High Archaeological Potential (AHAP), due to its proximity to the site of Beckery Chapel, an early Christian chapel. However, the site was historically occupied by buildings associated with Bailys Tannery and Factories, which likely truncated any archaeological remains in this location. It is therefore considered that the site has low archaeological potential, despite being in the AHAP.

### Land at Porchestall Drove

4.3.2.1 There is one scheduled monument within 1km of the site:

- Beckery Chapel and cemetery (site of) (NHLE: 1006147)

4.3.2.2 There are five listed buildings within 1km of the site, all listed at grade II.

4.3.2.3 The closest listed building to the site is the grade II listed Former Bailys Tannery and Leather Working Factory on West and East Sides of Beckery Old Road (NHLE: 1390568), situated approximately 460m south of the site.

4.3.2.4 There are 26 non-designated heritage assets situated within 500m of the site, excluding listed buildings which also appear on the HER. This includes non-designated sites associated with Glastonbury's industrial history, including the Highbridge-Glastonbury railway and station, and features identified through archaeological evaluation, largely associated with the Mound, also known as Glastonbury Castle.

4.3.2.5 The site has historically been used for agriculture. A large area to the south has undergone archaeological investigation (HER: 28913), which found an 18<sup>th</sup> century manuring scatter, no structural remains and one artefact: an Iron Age shale bracelet. There has been no archaeological evaluation of the site itself, nor the area to the north or north-west. Given the lack of development at the site suggesting any archaeological remains present likely survive, and the and known archaeological resource in the surrounding area, it is considered that the site has moderate archaeological potential.

#### Tor Leisure Site

4.3.2.6 There are four scheduled monuments within 1km of the site, comprising:

- Section of medieval road, south of Pomparles Bridge, north of Street (NHLE: 1014443)
- Glastonbury Abbey (NHLE: 1345447)
- Beckery Chapel and cemetery (site of) (NHLE: 1006147)
- Part of the Hospital of St Mary Magdalene, Magdalene Street (NHLE: 1020789)

4.3.3 There are 134 listed buildings within 1km of the site, including seven listed at grade I and eight listed at grade II\*.

4.3.4 The closest listed building to the site is the grade II\* listed Almshouses and Chapel of St Mary Magdalene's Hospital, (NHLE: 1057909), situated approximately 300m east of the site.

4.3.5 There are 119 non-designated heritage assets situated within 500m of the site, excluding listed buildings which also appear on the HER. This includes non-designated historic buildings, such as the Drill Hall (HER: 14042) features identified through aerial survey, features identified through archaeological excavation, and isolated findspots.

4.3.6 The Glastonbury Conservation Area is situated approximately 35m south-east of the site.

4.3.7 The site is situated partially within the Glastonbury Saxon Canal AHAP. The AHAP follows the route of a 10<sup>th</sup>-century canal which runs south-west out of Glastonbury, possibly used to transport building stone (HER: 23313). The construction of the Sports and Leisure centre and associated hardstanding during the 1960s centre likely truncated any surviving remains in this location. It is therefore considered that the site has low archaeological potential, despite being in the AHAP.

#### Glastonbury Enterprise & Innovation Hub

4.3.7.1 There are four scheduled monuments within 1km of the site, comprising:

- Section of medieval road, south of Pomparles Bridge, north of Street (NHLE: 1014443)
- Glastonbury Abbey (NHLE: 1345447)
- Beckery Chapel and cemetery (site of) (NHLE: 1006147)
- Part of the Hospital of St Mary Magdalene, Magdalene Street (NHLE: 1020789)

4.3.8 There are 32 listed buildings within 1km of the site, including one listed at grade I (Church of St Benedict, NHLE: 1057966) two listed at grade II\* (Almshouses and Chapel of St Mary Magdalene's Hospital, NHLE 265986; Old Pump House, NHLE 265985).

4.3.9 The closest designated heritage asset to the site is the Former Bailys tannery and leather working factory (NHLE 490516), situated 235m south-west of the site.

4.3.10 There are 36 non-designated heritage assets situated within 500m of the site, excluding listed buildings which also appear on the HER. This includes non-designated sites associated with Glastonbury's industrial history and features identified through archaeological evaluation and excavation at The Mound, also known as Glastonbury Castle.

- 4.3.11 The site was historically part of Wirral Park, a deer park owned by Glastonbury Abbey, adjacent to the independent settlement Beckery. During the 20<sup>th</sup> century, Beckery was subsumed by Glastonbury with industrial development in the vicinity. The site therefore has low archaeological potential, as any remains have likely been truncated or destroyed.<sup>30</sup>

#### **Glastonbury Abbey Piazza and St Dunstan's House Community and Wellbeing Centre**

- 4.3.11.1 There are four scheduled monuments within 1km of the site, comprising:
- Glastonbury Abbey (NHLE 1345447), which the site is located within.
  - The Abbey Barn and Farm (NHLE: 1019289)
  - The Tribunal (NHLE: 1014714)
  - Part of the Hospital of St Mary Magdalene, Magdalene Street (NHLE: 1020789)
- 4.3.12 There are 148 listed buildings within 1km of the site. Of these, eight are listed at grade I and eight are listed at grade II\*. The site captures the grade II listed St Dunstan's House (NHLE 1057905).
- 4.3.13 The site is situated within the Glastonbury Conservation Area.
- 4.3.14 There are 192 non-designated heritage assets situated within 500m of the site, excluding listed buildings which also appear on the HER. This includes archaeological remains of former Abbey and town buildings identified through aerial and geophysical surveys (e.g. HER: 15765, 39732), and through archaeological excavation, and isolated findspots (e.g. HER: 23565).
- 4.3.15 The site is situated within the Glastonbury AHAP. Glastonbury Abbey and the surrounding area have undergone extensive archaeological investigation since the 19<sup>th</sup> century (e.g. HER: 42967), revealing evidence of Roman activity in the area, comprising coins, tiles and a possible well (HER: 23565). There is substantial evidence of remains relating to the development of the Abbey from the Saxon period onwards (HER: 11654, 15765, 25570 and 23614), and medieval remains have been found to the rear of St Dunstan's House (HER: 28304) The site therefore has high archaeological potential.

#### **4.4 Initial considerations**

- 4.4.0 'Land at Morlands' is situated close to the grade II listed Former Bailys Tannery and Leather Working Factory on West and East Sides of Beckery Old Road (NHLE: 1390568), and there are several non-designated heritage assets in the vicinity. Therefore, a Historic Environment Desk-Based Assessment should be produced to assess the potential impact that this development would have on both designated and non-designated heritage assets.
- 4.4.1 'Land at Porchestall Drove' is unlikely to have an impact on any designated heritage assets, due to the distance between the site and the closest assets. It has moderate archaeological potential due to the lack of evaluation in this area to date, lack of development at the site suggesting and known archaeological resource in the surrounding area. It is therefore recommended an Archaeological Desk-Based Assessment is undertaken to assess the potential impact of any works to archaeological remains.
- 4.4.2 Tor Leisure Site is situated adjacent to the Glastonbury Conservation Area and in the vicinity of several non-designated heritage assets. Therefore, a Historic Environment Desk-Based Assessment should be produced to assess the potential impact that this development would have on both designated and non-designated heritage assets.

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<sup>30</sup> C. Gathercole, (2003) 'Glastonbury Archaeological Assessment' *Somerset Extensive Urban Survey*. Available online via: [https://www.somersetheritage.org.uk/downloads/eus/Somerset\\_EUS\\_Glastonbury.pdf](https://www.somersetheritage.org.uk/downloads/eus/Somerset_EUS_Glastonbury.pdf) [accessed October 2021].

4.4.3 Glastonbury Enterprise & Innovation Hub is unlikely to impact upon any designated heritage assets, due to the distance between the site and the closest assets. It has low archaeological potential, due to the extent of modern industrial development in the vicinity of the site. It is therefore recommended that no additional survey or assessment on the impact of this development on the historic environment is required.

Development at Glastonbury Abbey Piazza and St Dunstan's House Community and Wellbeing Centre *should* require Scheduled Monument Consent. This is because the grade II listed St Dunstan's House (NHLE: 1057905) falls within the footprint of the Glastonbury Abbey Scheduled Monument (NHLE: 1021077) and, in accordance with law, works to listed buildings which fall within the footprint of a scheduled monument should only be subject to Scheduled Monument Consent and not require Listed Building Consent. However, St Dunstan's House is a grade II listed building dating to the 18<sup>th</sup> century with limited relationship to the scheduled Glastonbury Abbey and as such consultation with the local authority should be undertaken to confirm what the consent regime would be for development to this listed building. Any works to listed buildings outside of the footprint of the scheduled monument, such as the grade II\* listed Town Hall (NHLE: 1057094), would be subject to a Listed Building Consent Application. A Statement of Significance should be produced in the first instance to identify the elements of the site and surrounding area which contribute to the asset's significance and are therefore most sensitive. Additionally, the site has high archaeological potential, meaning it is recommended that an Archaeological Desk-Based Assessment is undertaken to assess the potential impact of any works to archaeological remains.

## 5 Planning, environment and heritage strategy

This chapter provides a summary of the key findings of this planning, environment and heritage appraisal, and where appropriate has made recommendations for further study to help inform the strategy for the planning applications for each of the five proposed developments.

### 5.1 Recommendations

5.1.0 It is recommended that a pre-application meeting is held with Mendip District Council to discuss the principal of development at all five sites. Key issues to be discussed are the supporting documents required for the planning applications and expectations surrounding BNG requirements.

### 5.2 Strategy

5.2.0 It is considered that the five proposed developments at their respective sites are compatible with the current development plan both nationally and locally.

5.2.1 Planning applications will be required for all five proposed developments.

5.2.2 The roof top PV panels and EV charge points proposed as part of the Clean Energy project could potentially constitute permitted development and as such would not require a planning application.

5.2.3 An EIA Screening request will be made for the Community Sports and Leisure Centre project. Based on the current proposals for the other projects no other screening requests are necessary based on the sequential screening test undertaken in Table 5.2 below.

5.2.4 Chapter 2.9 of the document lists initial considerations for the Non-Bricks and Mortar enabling works project including reference to Porchestall Drove and the Land at Morlands. For clarity the strategy will be to make a planning application for the site at Porchestall Drove. We understand a programme of remediation will be undertaken at the Land at Morlands and this will be the subject of a separate planning application to be taken forward at a later point not within this current commission.

#### Supporting documentation

5.2.5 Planning applications have mandatory requirements for planning drawings, application forms and a fee. A supporting planning statement should be submitted to provide a narrative to support the application with a review of the planning history, policy and justification for the development.

5.2.6 A series of architectural and environmental appraisal documentation will be required to support each planning application. The following table provides an indicative list of the documentation required for each application. This may be subject to change following a pre-application meeting with Mendip District Council.

**Table 5.1: Indicative supporting documentation identified from Planning Application Validation Guidance, Mendip District Council, updated 1 November 2021**

	Clean Energy	Com. Sports & Leisure...	Enabling: non-bricks...	Enterprise & Innovation...	Abbey & St Dunstan's...
Application form, fee and	Yes	Yes	Yes	Yes	Yes

<b>validation checklist</b>					
Location plan	Yes	Yes	Yes	Yes	Yes
Block/Site plan	Yes	Yes	Yes	Yes	Yes
Floor plans	Yes	Yes	No	Yes	Yes
Elevation drawings	Yes	Yes	No	Yes	Yes
Roof plan	Yes	Yes	No	No	Yes
Section drawings/levels	Yes	Yes	No	No	Yes
Air Quality Assessment	No	No	Yes	No	No
Design and access statement	Yes	Yes	Yes	No	Yes
FRA	Yes	Yes	Yes	No	Yes
Landscape plan	Yes	Yes	Yes	No	Yes
Planning statement	Yes	Yes	Yes	No	Yes
SuDS	Yes	Yes	Yes	No	Yes
Sustainability statement	Yes	Yes	Yes	No	Yes
Waste management plan (during construction)	Yes	Yes	Yes	No	Yes
Heritage statement	Yes	No	No	No	Yes
Archaeological assessment	TBC	Yes	No	No	Yes
Economic statement	No	No	No	Yes	No
Noise assessment	No	Yes	No	No	No
Contaminated land assessment	Yes	Yes	Yes	Yes	No
Biodiversity Checklist	Yes	Yes	Yes	Yes	Yes
Draft S106/Heads of terms	No	Yes	No	No	No
Sports provision assessment	No	Yes	No	No	No
Tree and Hedgerow Survey/Report and Protection Measures	Yes	Yes	No	No	No
Transport assessment/state ment	No	Yes	Yes	No	Yes
Lighting assessment	No	Yes	Yes	No	Yes
Ventilation and Extraction Assessment	No	No	No	Yes	No

<b>Recycling and Waste Management Plan</b>	<b>No</b>	<b>No</b>	<b>Yes</b>	<b>Yes</b>	<b>No</b>
<b>LVIA</b>	<b>Yes</b>	<b>No</b>	<b>Yes</b>	<b>No</b>	<b>No</b>
<b>Nutrient Neutrality Assessment and Mitigation Statement (NNAMS)</b>	<b>No</b>	<b>No</b>	<b>Yes</b>	<b>No</b>	<b>No</b>
<b>Phosphate HRA</b>	<b>No</b>	<b>No</b>	<b>TBC</b>	<b>No</b>	<b>No</b>
<b>Foul Drainage Assessment</b>	<b>No</b>	<b>No</b>	<b>Yes</b>	<b>No</b>	<b>No</b>

### EIA screening

5.2.7 The following table provides a list outlining the need for EIA screening request at each of the five proposed sites.

**Table 5.2: Requirement for EIA screening - Sequential Screening Test**

	<b>Clean Energy</b>	<b>Com. Sports &amp; Leisure...</b>	<b>Enabling: non-bricks...</b>	<b>Enterprise &amp; Innovation...</b>	<b>Abbey &amp; St Dunstan's...</b>
<b>1 - Is the project described in Schedule 1 of the EIA Regulations?</b>	No	No	No	No	No
<b>2 - Is the project described in Schedule 2 of the EIA Regulations?</b>	TBC	Yes	Yes	No	No
<b>3 - Does the development meet any of the relevant thresholds and criteria of Schedule 2?</b>	TBC	Yes	No	N/A – Project does not constitute Schedule 2 development	N/A – Project does not constitute Schedule 2 development
<b>4 - Is it a 'sensitive area'?</b>	TBC	No	No	-	-
<b>5 - Taking account of the selection criteria in Schedule 3 is the development likely to have significant effects on the environment?</b>	TBC – Project location and scope to be confirmed to inform sequential screening test for EIA	TBC – Schedule 2 development to be screened for significant environmental effects	N/A – EIA Screening required, Schedule 2 development does not meet sequential test step 3 or 4.	-	-

### 5.3 Draft planning application programme with key tasks and periods

5.3.0 The following tables provide an indicative timetable for planning application submission for each of the five sites.



**Table 5.3: Indicative planning application submission timetable**

Activity	Month	Period	End
RIBA Stage 1 & 2 (feasibility)	October 2021	8 weeks	December 2021
Pre-application meeting with Mendip Council	November 2021	1 week	November 2021
RIBA Stage 3	January 2021	13 weeks	Mid-March 2022
Single option design for planning	February 2021	1 month	March 2022
EIA screening request	January 2021	2 months	March 2022
Environmental supporting documents	February 2021	3 months	May 2022
Supporting planning documentation	February 2022	3 months	May 2022
Submission of planning application			Mid May 2022

## 5.4 Draft planning consent register

5.4.0 The following register is an indication of the consents identified as being required for the proposed development. Further review and assessment should be undertaken as the design progresses to single option and construction.

**Table 5.8: Draft planning consents register**

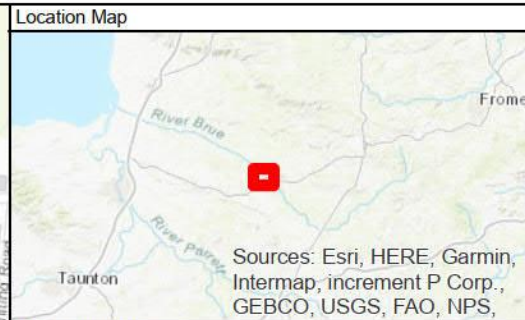
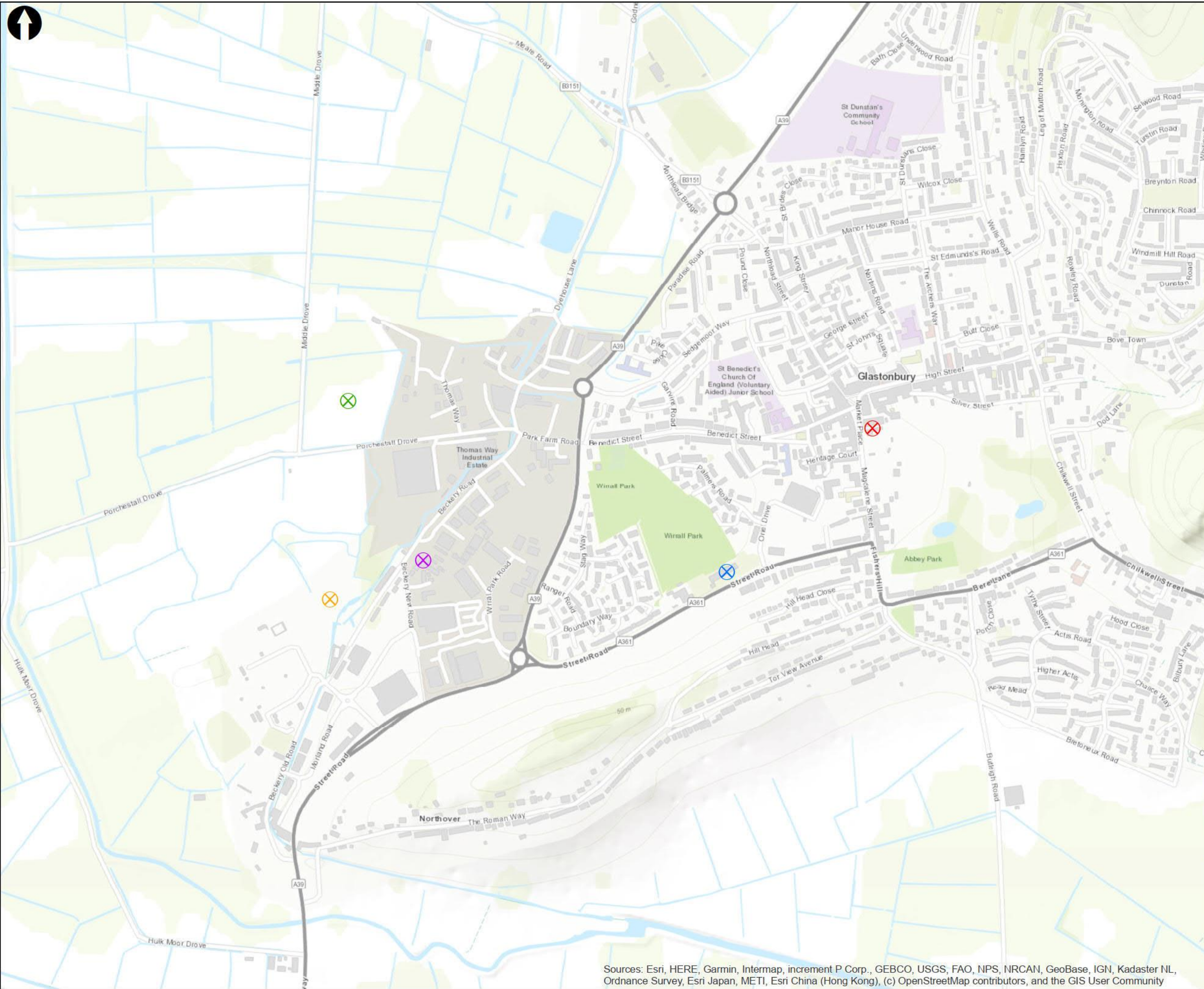
Consent type	Legislation	Consent Granting Body	Proposed Development	Requirement
Planning permission	Part III Town and Country Planning Act 1990 (as amended)	Mendip DC (Local Planning Authority)	All	Required
Highways consents	Section 278 Highways Act 1980 (as amended)	Somerset CC (Local Highways Authority)	Clean Energy; Glastonbury Community Sports and Leisure Hub; and Enabling: non-bricks & mortar community	Required for access improvements
Listed building consent / conservation area	Town and Country Planning Act	Mendip DC (Local Planning Authority)	Glastonbury Abbey Piazza & St Dunstan's House Community and Wellbeing Centre	Required for works to listed buildings (not covered by the SMC)
Schedule monument consent	Ancient Monument and Archaeological Areas Act 1979	Mendip DC (Local Planning Authority)	Glastonbury Abbey Piazza & St Dunstan's House Community and Wellbeing Centre	Required, in accordance with the listing
Works affecting non-statutory protected area for archaeology	Mendip Local Plan Development Policy 3: Heritage Conservation 2014	Mendip DC (Local Planning Authority)	'Land at Morlands', Tor Leisure Site and Glastonbury Abbey Piazza and St Dunstan's House Community and Wellbeing Centre	To be confirmed through consultation with local Conservation Officer
Work affecting Tree Preservation Orders	Town and Country Planning (Trees) Regulations 1999)	Mendip DC (Local Planning Authority)	Glastonbury Community Sports and Leisure Hub; and Glastonbury Abbey Piazza and St Dunstan's House	Likely required for works impacted trees protected by TPO unless covered by a planning application

Consent type	Legislation	Consent Granting Body	Proposed Development	Requirement
			Community and Wellbeing Centre	
Water discharge consent	Environmental Permitting (England and Wales) Regulations 2014 (as amended)	Environment Agency	TBC	Likely to be required if works affect
Sewer discharge consent (Trade effluent consent)	Water Resources Act 1991	Water Authority	TBC	Likely to be required if works affect or change the discharge to sewer arrangements
Consent for works over, under or adjacent to designated main rivers	Land Drainage Act /Water Resources Act 1991	Environment Agency	Clean Energy; and Enabling: non-bricks & mortar community	Required if works are within 8m of on flood plain of main river
Consent for works within 8m of a watercourse (Land Drainage bylaws)	Land Drainage bylaws	Lead Local Flood Authority	Clean Energy; and Enabling: non-bricks & mortar community	Required if works are to or in proximity to an ordinary watercourse
Works affecting Water Framework Directive surface waterbody or groundwater body	The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017	Environment Agency	Clean Energy; and Enabling: non-bricks & mortar community	Required if works are to an WFD waterbody
Works affecting a statutory designated site SPA, SAC, SSSI, Ramsar, LNR	TBC	Natural England	TBC	To be confirmed through PEA and/or HRA
Other wildlife consents required for works affecting protected species e.g. bats, badgers	TBC	Natural England; DEFRA	All	To be confirmed through PEA
Other utilities connections	Various	.Various	All	Likely to be required
Waste management licences	Waste Management Licensing Regulations 1994	Environment agency	All	TBC within project construction

# A. Location map

## A.1 Indicative locations map





Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Key to Symbols

- 'Land at Morlands'
- 'Land at Porchestall Drive'
- Glastonbury Community Sports and Leisure Hub
- Glastonbury Enterprise & Innovation Hub
- Glastonbury Abbey Piazza and St Dunstan's House Community and Wellbeing Centre

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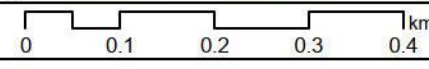
Client  
 Glastonbury Town Investment Plan  
 Mendip District Council  
 Council Offices, Cannards Grave Road  
 Shepton Mallet, Somerset, BA4 5BT

Title  
 Glastonbury Town Investment Plan  
 Indicative Locations Map

Designed	D Tetlow	Eng Check	-
Drawn	D Tetlow	Coordination	D Tetlow
GIS Check	-	Approved	J Douglas-Greer

Scale at A3	Status	Rev	Security
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Drawing Number	100106109-MMD-00-EN-DR-0001		

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## **B. Environmental Constraint Maps**

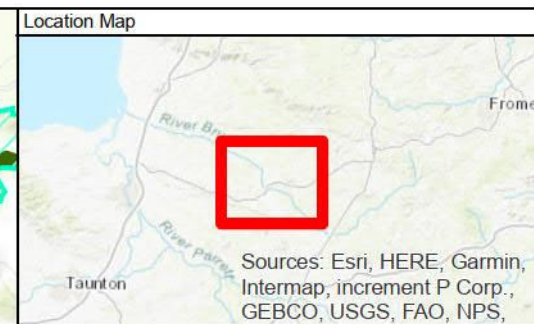
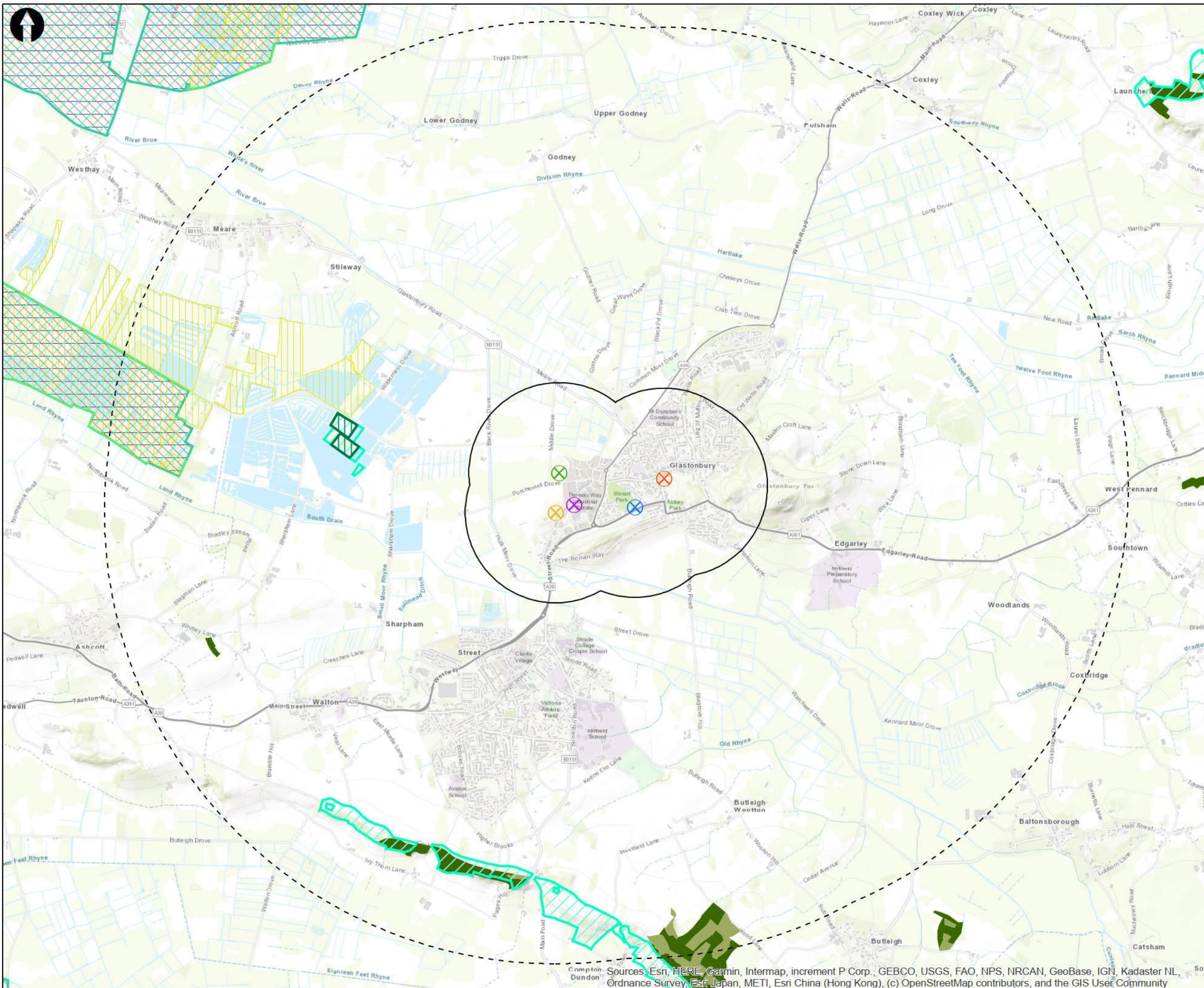
**B.1 Ecology**

**B.2 Landscape**

**B.3 Water Resources**

**B.4 Contaminated Land**





Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

**Key to Symbols**

- 'Land at Morlands'
- 'Land at Porchestall Drive'
- Glastonbury Community Sports and Leisure Hub
- Glastonbury Enterprise & Innovation Hub
- Glastonbury Abbey Piazza and St Dunstan's House Community and Wellbeing Centre
- Buffer 1km
- Buffer 5km
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- Special Protection Area (SPA)
- Site of Special Scientific Interest (SSSI)
- Ancient & Semi-Natural Woodland
- Ancient Replanted Woodland
- Ramsar

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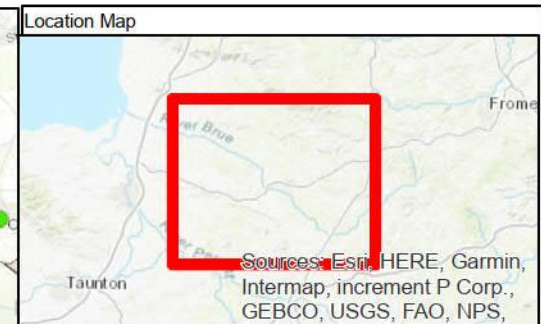
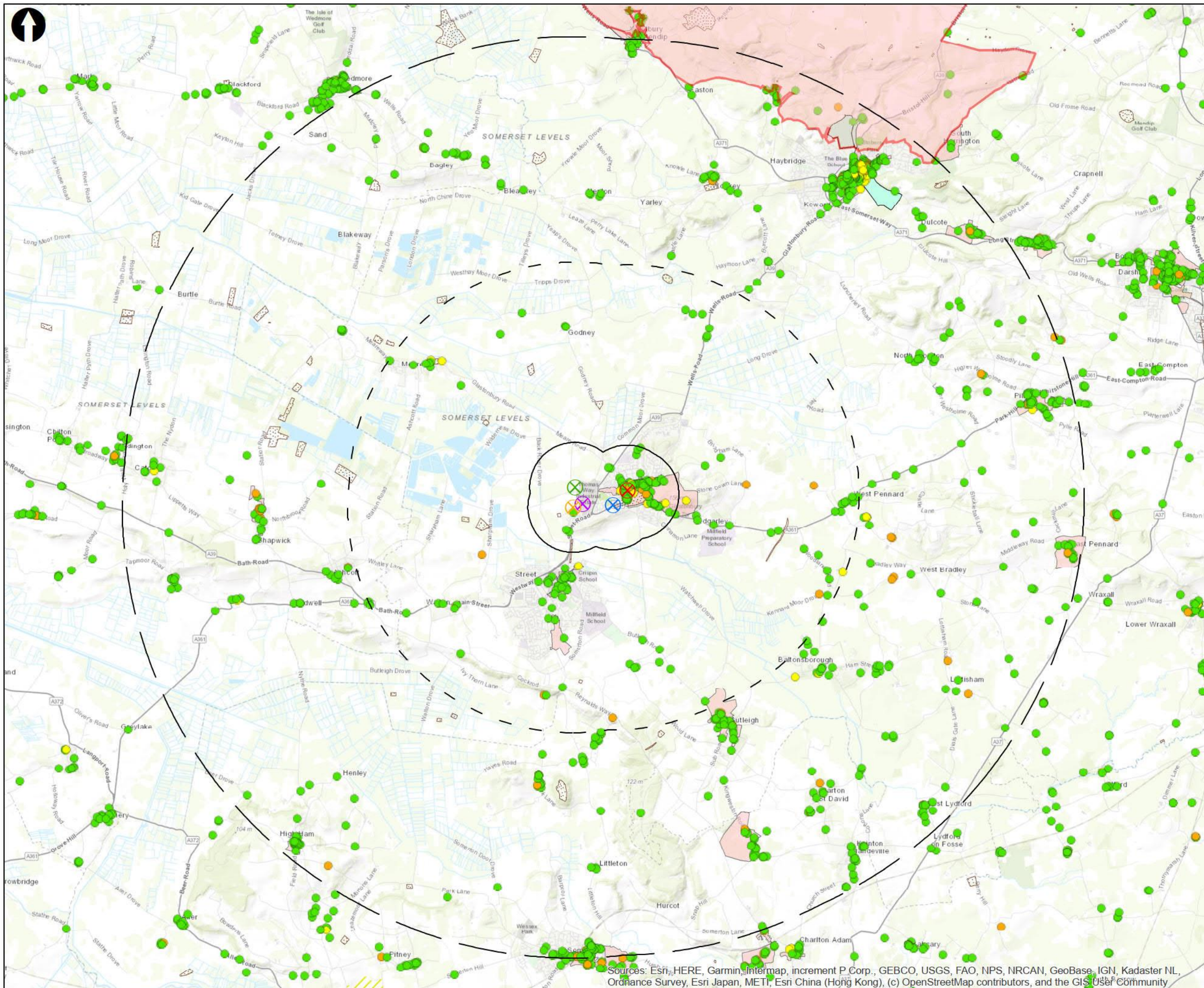
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Client  
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 Mendip District Council  
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**Title**  
 Glastonbury Towns Fund  
 Environmental Constraints Map  
 Ecology

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GIS Check	-	Approved	J Douglas-Greer
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**Key to Symbols**

- 'Land at Morlands'
- 'Land at Porchestall Drive'
- Glastonbury Community Sports and Leisure Hub
- Glastonbury Enterprise & Innovation Hub
- Glastonbury Abbey Piazza and St Dunstan's House Community and Wellbeing Centre
- Buffer\_1km
- Buffer\_5km
- Buffer\_10km
- Area of Outstanding Natural Beauty
- Grade I Listed Building
- Grade II\* Listed Building
- Grade II Listed Building
- Scheduled Monument
- Registered Park or Garden
- Battlefield
- Conservation Area (Indicative)

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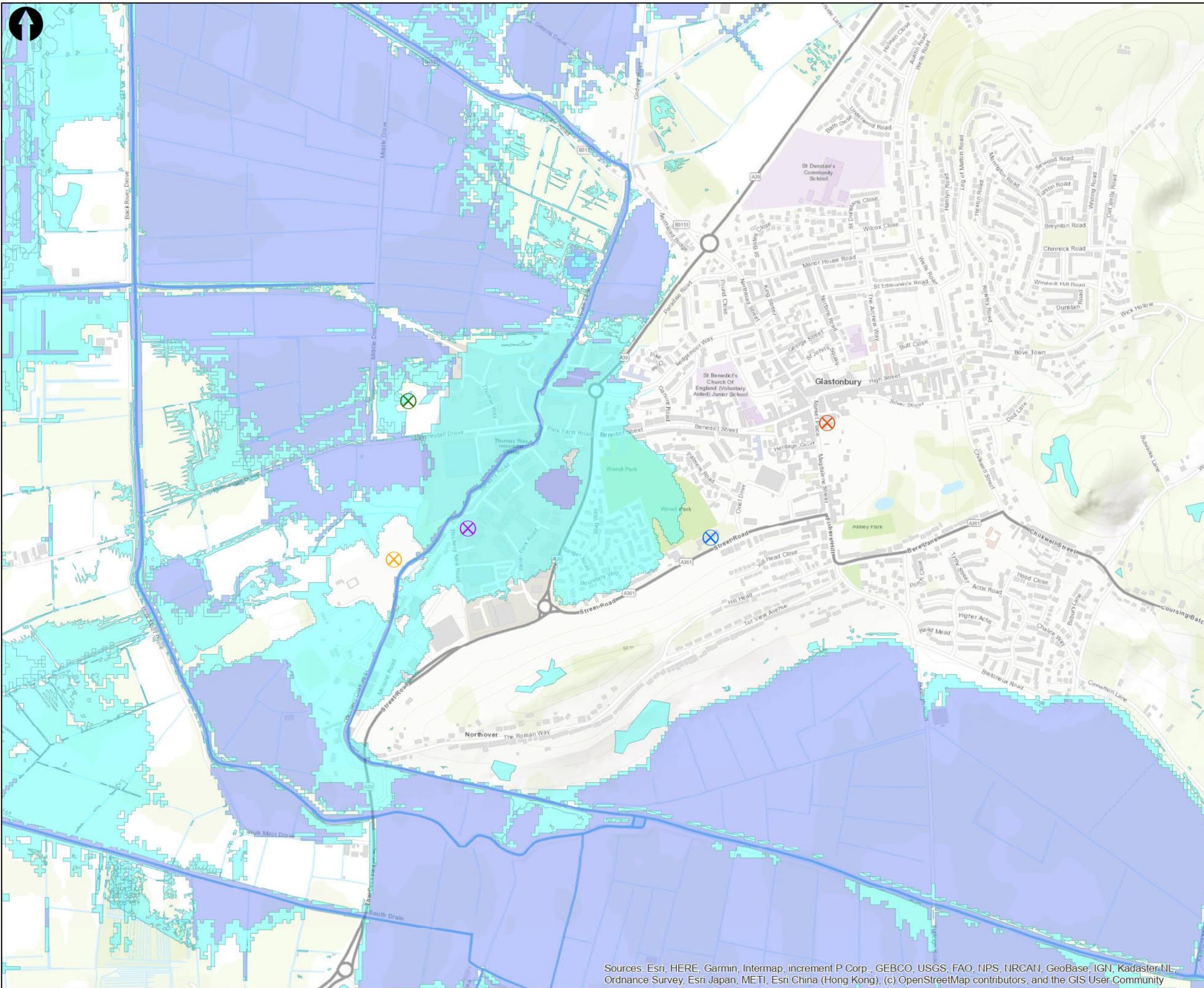


**Title**  
 Glastonbury Towns Fund  
 Environmental Constraints Map  
 Landscape

Designed	D Tetlow	Eng Check	-
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- Key to Symbols**
- 'Land at Morlands'
  - 'Land at Porchestall Drive'
  - Glastonbury Community Sports and Leisure Hub
  - Glastonbury Enterprise & Innovation Hub
  - Glastonbury Abbey Piazza and St Dunstan's House Community and Wellbeing Centre
  - Main River
  - Flood Zone 3
  - Flood Zone 2

**Notes**

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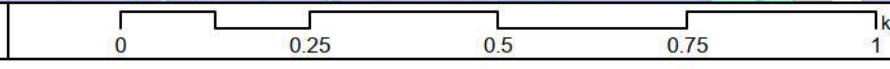


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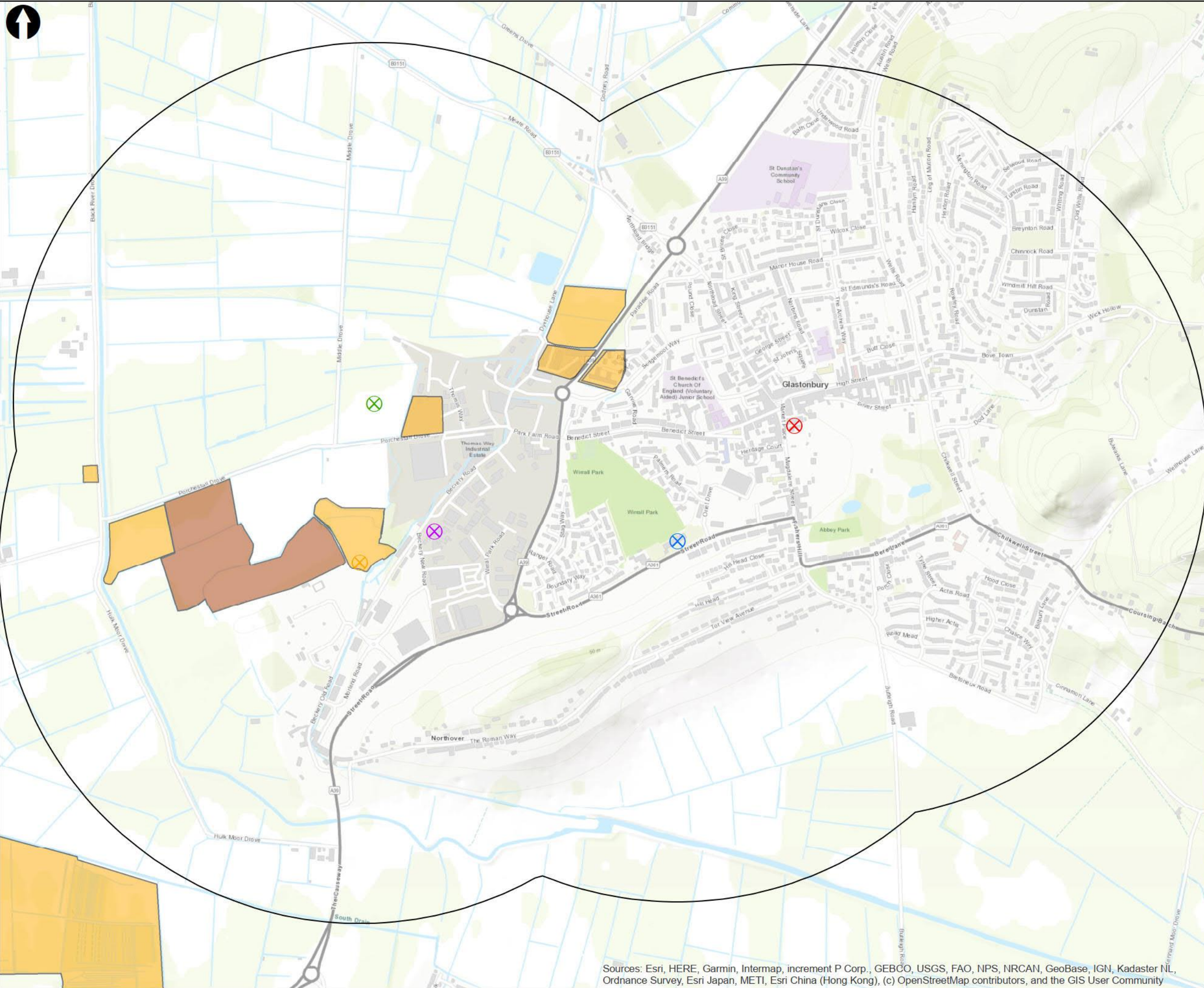
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Drawn	D Tetlow	Coordination	D Tetlow
GIS Check	-	Approved	J Douglas-Green

Scale at A3	Status	Rev	Security
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Drawing Number	100106109-MDD-00-EN-DR-003		

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- Key to Symbols**
- ⊗ 'Land at Morlands'
  - ⊗ 'Land at Porchestall Drive'
  - ⊗ Glastonbury Community Sports and Leisure Hub
  - ⊗ Glastonbury Enterprise & Innovation Hub
  - ⊗ Glastonbury Abbey Piazza and St Dunstan's House Community and Wellbeing Centre
  - Buffer 1km
  - Authorized landfill site
  - Historic landfill site

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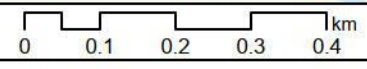
Client  
 Glastonbury Town Investment Plan  
 Mendip District Council  
 Council Offices, Cannards Grave Road  
 Shepton Mallet, Somerset, BA4 5BT

**Title**  
 Glastonbury Towns Fund  
 Environmental Constraints Map  
 Contaminated Land

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GIS Check	-	Approved	J Douglas-Greer

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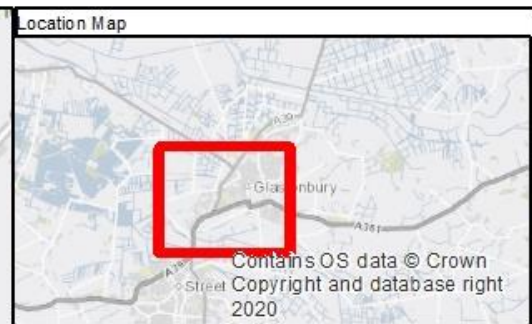
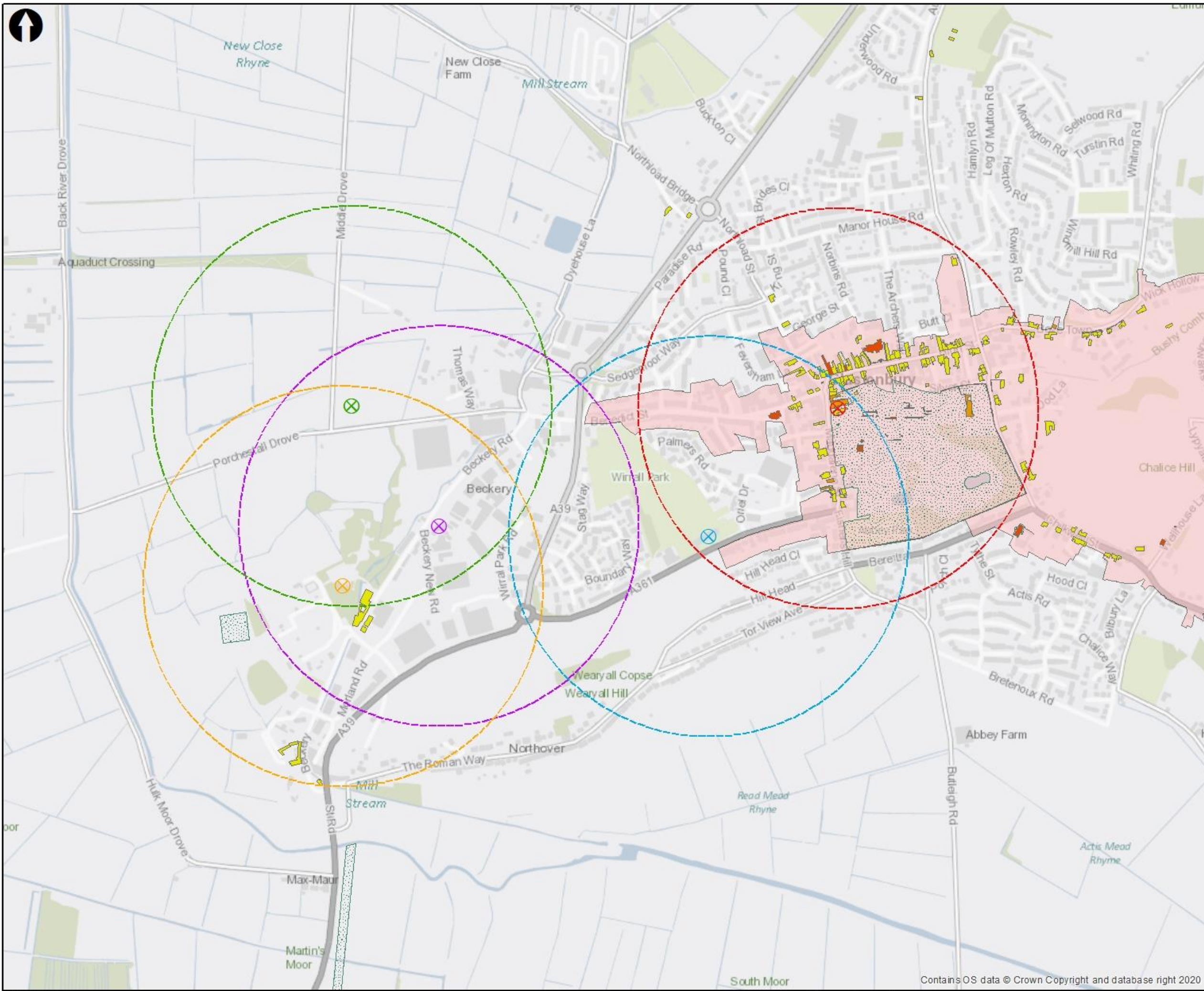


## **C. Heritage**

**C.1 Designated heritage assets**

**C.2 Non-designated heritage assets**





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Key to Symbols

### Legend

**Project Sites**

**Site**

- Land at Morlands'
- Land at Porchestall Drive'
- Glastonbury Community Sports and Leisure Hub
- Glastonbury Enterprise & Innovation Hub
- St Dunstan's House Community and Wellbeing Centre

**500m Study Area**

**Site**

- Land at Morlands'
- Land at Porchestall Drive'
- Glastonbury Community Sports and Leisure Hub
- Glastonbury Enterprise & Innovation Hub
- St Dunstan's House Community and Wellbeing Centre

**Designated Heritage Assets**

- Scheduled Monument
- Grade I listed
- Grade II\* listed
- Grade II listed
- Conservation Areas

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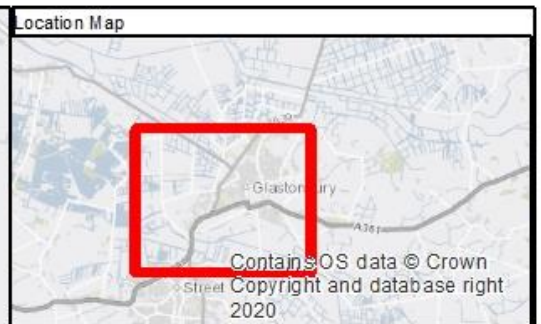
Title:  
 Glastonbury Town Funds  
 Designated Heritage Assets

Designed	L Gray	Eng Check	-
Drawn	L Gray	Coordination	D Tetlow
GIS Check	-	Approved	K Luker
Scale at A3	Status	Rev	Security
1:9,000	PRE	P1	STD

Drawing Number  
 100106109-MMD-00-HE-DR-002







**Key to Symbols**

**Legend**

**Project Sites**

**Site**

- Land at Morlands'
- Land at Porchestall Drive'
- Glastonbury Community Sports and Leisure Hub
- Glastonbury Enterprise & Innovation Hub
- St Dunstan's House Community and Wellbeing Centre

**1km Study Area**

**Site**

- Land at Morlands'
- Land at Porchestall Drive'
- Glastonbury Community Sports and Leisure Hub
- Glastonbury Enterprise & Innovation Hub
- St Dunstan's House Community and Wellbeing Centre

**Historic Environment Record Polygons**

- AR
- EV

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 Mendip District Council  
 Council Offices, Carr  
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 Shepton Mallet,  
 Somerset, BA4 5BT

**Title**

Glastonbury Town Funds  
 Non-Designated Heritage Assets

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Drawn	L Gray	Coordination	D Tetlow
GIS Check	-	Approved	K Luker

Scale at A3	Status	Rev	Security
1:12,000	PRE	P1	STD
Drawing Number			
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