

MAP NO	RECEIVED FROM	PROPOSAL	REASONS	FIELD OFFICER'S COMMENTS
3 vi	Mendip Society (Cont)	vi. To include Brean Foron, Steep Holme and Flat Holme.	Geographically and historically considered to be part of Mendip. They are also visible from S Wales and the Quantocks.	Not agreed. The Commission have agreed in the past not to include these since they are not physically part of the Mendip scenery.
4	Mr A G Witt (V/74)	To extend boundary to include Folly Fields and the larger area east of Wells towards Frome to include Maesbury and the Beacon.	From the Beacon stretches out a panorama from Old Sarum on the left across plains and marshes of Glastonbury to a view of the Severn on the right. Folly Fields should be preserved intact and unspoilt.	Not agreed, largely for the reasons set out in 1 above. Agreed that the views are extremely fine, but these alone are not a matter for aonb designation. I am unable to locate Folly Fields but feel that any one of the above remarks would lead me to suggest its exclusion. It is in an area possibly close to the Wells City boundary.
5	Miss B Witt (V/68)	To extend boundary towards Wells to include the Folly Fields and the Coombe (ie the same as 4 above).	This is a most beautiful part of really splendid countryside which gives pleasure to many.	Not agreed - see 4 above.
6	Wells Preservation and Amenity Society. (V/80)	a. To include all land to the east up to and including the village of Leigh-on-Mendip. b. Also to include land immediately above Ash Lane in Wells known as Folly Fields.	a. Find it difficult to understand why this lovely area was not included. b. Would be a pity if this beautiful part of the environs of Wells were to be lost.	Not agreed for reasons set out in 1 above. (See also 5 above).
7	Blagdon Parish Council (V/71)	To include the whole village of Blagdon.	To give all the land in the village equal status in connection with any planning matters.	Not agreed. The Commission decided on a previous occasion to exclude the new housing development which has rather spoil this village.

MAP NO	RECEIVED FROM	PROPOSAL	REASONS	FIELD OFFICER'S COMMENTS
11	Trustees of Waldegrave Estate (V/78)	To extend boundary east of Chewton Mendip.	The boundary divides Chewton Mendip for no good reason and the area suggested by them is just as suitable for inclusion within the proposed area as that already included. Present boundary excludes the important Beech Plantation at Nedge and Chew Down. (Representations seen to be very concerned with the inclusion of various residential areas).	Not agreed. To the east of this village one is distinctly on the Chewton plain - see 1 above. I feel that the present boundary is most satisfactory in this respect.
12	Exclusions. National Farmers Union. (V/69)	i. To exclude parishes of Compton Martin, West Hartree, East Hartree, parts of Chew Stoke and certain other adjoining areas. (If Chew Valley Lake has to be included they are prepared to accept a corridor of land adjoining the main part of the boundary to the Lake). ii. To exclude Cheddar strawberry growing area. iii. Ask for boundary to be reconsidered in the area of Axbridge RDC.	Parishes contain land which has considerable agricultural value but which is quite incompatible with most of the other land which it is proposed to designate. Intensive dairy farming is practised and considerable acreages of cereal are grown. It would be a tragedy if the growers found their activities inhibited by unreasonable planning requirements because of the designation.	The Commission agreed on a previous occasion to resist the request by the NUF to withdraw large areas around Chew Valley lake and the farming land to the south; the NFU are well aware of this and the position has been explained to their local representatives. The Commission have also previously agreed that there can be no going back on their decision to include the strawberry growing area around Cheddar. I do not know of any former request to withdraw from designation an area around Axbridge but this, again, would be quite out of the question. These are vital areas on the south scarp of Mendip.

1009. PROPOSED MENDIP HILLS A.O.N.B. CM/71/10-1009

The Commission noted that statutory public advertisement of their intention to designate the Mendip Hills area of outstanding natural beauty had now been completed. They received paper 71/186 summarising representations received as a result of public advertisement together with their officer's recommendations concerning suggested boundary changes.

The Commission agreed to the making and submitting of the Mendip Hills Area of Outstanding Natural Beauty (Designation) Order, 1971, on the basis of the recommendations contained in paper 71/186.
(V/64)

1028. PROPOSED MENDIP HILLS AONB CM/71/11-1028
(Minute 1009)

The Chairman reported that after the November meeting he had agreed, on behalf of the Commission, to ~~accept~~ to the request from the Mendips Society, CPRE and Ramblers' Association for a site meeting to discuss suggested boundary alterations. The Deputy Chairman and Mr Johnson would accompany him.

(V/64)

596. Proposed Mendip Hills Area of Outstanding Natural Beauty
(Minute 534)

The Commission received paper A/1112 outlining representations made on the draft boundary and including the County Planning Committee's comments and decisions, together with comments by Mr. N. P. Allen on the N.F.U.'s objection. Mrs. Davies said that the N.F.U.'s objection was ill-founded and was characteristic of the Union's general lack of sympathy for the Commission's aims. Mr. Elwyn Jones pointed out that one purpose of designation was to provide a basis for stricter planning control, which was one of the things worrying farmers, and he thought it would be right frankly to acknowledge that purpose.

The Commission agreed, that before proceeding further towards designation the Chairman should discuss with N.F.U. representatives the implications of the proposed designation and try to allay their fears.
(AB/27)

534 54. Proposed Mendip Hills Area of Outstanding Natural Beauty

The Commission considered paper A/1096 being a summary of the suggestions received by Somerset County Council following preliminary consultations with the District Councils and other bodies concerned, together with comments by the Somerset County Planning Officer and the Commission's Field Adviser. The Commission noted the reservations expressed by the National Farmers' Union but agreed that these were irrelevant to designation of the area.

The Commission decided to endorse the recommendations of their Field Adviser, and to defer consideration of Section B of the paper until after the County Planning Committee had met on June 22.

(AB/27)

FOLIO 11

MINUTES OF THE 179TH MEETING OF THE COUNTRYSIDE COMMISSION HELD AT 10.30AM ON
THURSDAY 5 FEBRUARY AT THE MUNICIPAL OFFICES, CHELTENHAM

Present: Sir Derek Barber (Chairman)
Mr Robin Dower
Dr Bryn Green
Mr Antony Jarvis
Lady Kirk
Mr Gerard Morgan-Grenville
Mr John Parfitt
Mr John Quicke
Mrs Dorothea Raikes
Mr Mark Schreiber

Committee for Wales (in attendance for item M87/5 onwards)

Mrs G Davies
Dr N Evans
Mr T Jones
Mr K Mascetti
Mr R Powell
Cllr R Reed

Officers in Attendance:

Mr Adrian Phillips (Director)
Mr Michael Kirby (Assistant Director Regions)
Mr Roger Clarke (Assistant Director Policy)
Mr John Thomson (Principal Finance & Establishments Officer)
Mr Michael Burchell (Secretary & Programme Planning Officer)
Mr Martin Fitton (Principal Officer, Wales)
Mr Calvin Pugsley (Head of Communications Branch)
Miss Heather Danson (Secretariat)

MINUTES OF THE DECEMBER MEETING

The Commission approved the Minutes with the following amendments:-

M86/119 6th para delete "Mr Schreiber questioned.....the extent of RDAs"

replace with: "Mr Schreiber felt that this might lead to undesirable duplication if central government finance was involved. An extension of RDAs would be preferable. He had no objection however to local authorities using their own resources for this purpose."

5th para insert after "issues in its report"

"Mr Schreiber expressed the view that the approach to agricultural land had now come full circle. Previously, the concern had been to protect land for agriculture; more recently to protect land from agriculture; and now again to protect land for agriculture."

MENDIPS AONB MINOR BOUNDARY REVIEW

87/12

1. The Mendips Area of Outstanding Natural Beauty was formally designated in 1972 and confirmed in the same year. The present boundary is anomalous in three respects and the local authorities have asked the Commission to make appropriate changes. The anomalies are:
 - i. on the edge of the designated area where, for convenience, the boundary follows roads, notably the A368 along much of the northern boundary and the A371 along much of the southern boundary. Many of the more important Mendip settlements lie along these roads and are divided by the AONB boundary;
 - ii. in the Winscombe and Shipham area where land of AONB quality was excluded from the designated area, as in the early 1970s Winscombe was considered to have potential for major growth to meet overall housing needs in Avon. Now a much smaller overall level of growth is anticipated and the approved Structure Plan for Avon has identified more appropriate locations for this growth;
 - iii. at Blagdon where a small area in the centre of the settlement was excluded from the statutory designation to allow for growth. This is inconsistent as many similar settlements were included wholly in the AONB.
2. Proposals have been put to the Commission by Avon and Somerset County Councils who have considered the boundary in detail in the context of the Mendip Hills Local Plan - a statutory plan for the designated area jointly prepared by the two Authorities to provide strategic planning and management guidance. In addition, boundary changes in the Wells area have been proposed by Mendip District Council in the context of the Wells Local Plan.
3. The proposals by the three local authorities have received wide publicity through the local plan process and the views of the public and interested organisations have been sought. It has been agreed with the local authorities that this consultation would meet the Commission's requirements for informal public consultation which is normally part of any boundary review exercise. The Department of the Environment Regional Office has also endorsed this procedure.

The Proposals

4. Maps at the scale of 1:25,000, with 1:10,000 inserts of the settlements, will be available at the Commission meeting. These will show the boundary of the present designated area and the changes suggested by Avon and Somerset County Councils in the Mendip Hills Local Plan and by Mendip District Council in the Wells Local Plan. The schedule attached to this paper sets out the views of the public and interested organisations on the proposals and an assessment by Commission officers with recommendations where appropriate. There were 84 respondents to the boundary review issue in the Mendip Hills Local Plan and 7 respondents to the boundary review issue in the Wells Local Plan.

- vi. Chewton Mendip The proposed change would exclude all of this delightful Mendip village. Officers recommend it remains in the AONB.
- vii. Wells The proposed change would bring into the designated area land on the lower scarp comprising mainly parkland. While abutting the built up area the land is of high visual quality and the proposed alteration is sensible. The proposal is supported by the Parish Council, the Mendip Society and two individuals. One letter of objection has been received from speculative developers over one small field. Officers endorse the change.
- viii. Wookey Hole The proposed change would exclude the upper part of the village and the commercial development of Wookey Hole. No specific representations were received. Officers endorse the change.
- iv. Westbury-Sub-Mendip The proposed changes involve excluding the development on the north side of the A371. This deletion follows from the policy to completely remove from the AONB villages on the boundary whose character does not justify the designation. Officers endorse this change. Also proposed is an addition at the foot of the scarp at the west end of the village between a minor road and the A371. This land is marred by nearby development and officers do not feel designation is justified. One representation was received (see Schedule - 12).
- x. Rodney Stoke The proposed exclusions are minor and involve drawing the boundary tightly around the back of the hereditaments at the foot of the scarp to exclude the whole of the village. One specific representation has been received arguing against deletion. Officers endorse the change.
- xi. Draycott The proposed additions are minor and involve drawing the boundary tightly around the hereditaments at the foot of the scarp. One specific representation was received seeking removal of land from the existing designated area for development purposes for which officers see no justification in landscape terms (see Schedule - 88).
- xii. Cheddar
- a. land adjoining Fairlands School The proposed addition is amply justified by the quality of the landscape. Officers endorse this change.

M87/15 iv. Mendips AONB Minor Boundary Review (CP 87/12)

MA

Mr Kirby advised the Commission of a minor change to the proposed Mendips AONB boundary taking out a small area of land south of the village of Winscombe which the local authority had allocated for housing.

M87/15 iv Mendips AONB Minor Boundary Review (CP 87/12)

MA

There are no further developments to report.

5. D. B. Hill	Boundary in Cheddar area	Objects to proposal to extend the AONB to include the Hamfield area on grounds that this land would be better utilised for development	The land at Hamfield is not of sufficient landscape quality to justify AONB designation
6. M. Earle & P.E. Earle	Boundary in Winscombe area	Supports proposed new boundary for the AONB in Winscombe area.	Support noted
7. Land and Properties (ECC) Ltd	Callow Rock Quarry	Wish to see the whole of Callow Rock Quarry removed from the AONB as its activities are inconsistent with designation	Callow Rocks Quarry lies well within the existing designated area and it is therefore impractical to exclude it
8. R. Lunnon	Boundary in Wells area	Suggests small further addition to AONB at Milton Lodge, Wells	Taken account of in the changes proposed in the Wells Local Plan. See Section 8 below
9. M. L. Sheldon	Boundary in Cheddar area	Strongly objects to inclusion of land in the AONB in the Hamfield area	See 5
10. H. G. Pether	Boundary in Cheddar area	Objects to inclusion of additional land in the AONB in the vicinity of Battscombe Quarry as land so affected by dust from the quarrying operation it might be far more sensible to develop it	See 5
11. A. R. Gould	Boundary in Cheddar area	Objects to inclusion of land in the AONB in the Hamfield area.	See 5
12. YHA (South West Regional Group)	General, and boundary at Westbury-sub-Mendip	Supports proposed amendments to the AONB boundaries, with the qualification that the proposal for Westbury-sub-Mendip appears likely to create further anomalies	Boundary proposed follows from policy decision to exclude whole of settlement

20. Cheddar Parish Council	Boundary in Cheddar area	Does not support boundary amendments. Wishes to see present boundaries retained.	Noted. Boundary now amended to exclude development at foot of gorge in accordance with policy not to split settlements. For the Hamfield area see 5
21. Mrs. E. Franklin	General	Comments on the need to consider new building in the villages before coming to a final view on whether to totally include or exclude them	Noted
22. Mendip Society (see also 86)	General	Fully support the proposed amendments	Support noted
23. Mendip District Council	General	Supports the suggested alterations to the AONB	Support noted
24. Housebuilders Federation	General	Agrees that some minor changes are desirable but cannot agree to extensive alterations in that the effect of these, taken together with the village fences as shown, would virtually prevent any additional housing provision except for already identified sites.	Housing allocations are set out in approved Structure and Local Plans in Avon and Somerset. The boundaries proposed are consistent with these allocations
25. Sedgemoor District Council	Boundary in Cheddar area	Objects to proposed addition to the AONB to the north of Silver Street	This refers to Hamfield. See 5
26. Hoddell Pritchard (second submission)	Boundary in Winscombe area	Unrealistic to assume that development pressures will not arise in respect of land between the existing built up area of Winscombe and the proposed bypass. Suggests that the AONB boundary be drawn to coincide with the line of the bypass	Noted. If the bypass is constructed it may be appropriate to consider the boundary again

43. Mrs. V. Stores

44. Ms. G. Binmay

45. F. A., D. H. & D. Edwards

46. J. Griffin

47. J. L. Thomas

48. W. P. & J. M. Davies

49. D. Lindley

50. Ms. B. Pask

51. A. Baker

52. J. Pearce

53. Mr. & Mrs. D.P. Taylor

54. Mrs. L. E. Williams

55. D. Griffiths

56. Ms. P. Crain

57. Miss M. S. Tracey

58. Signature unclear

59. S. R. Parker

As 27

As 27

As 27

76. Signature unclear

77. Ms. J. W. Cureton

78. Mr. & Mrs. R. C. Fendick

79. Mrs. P. H. Keen

80. Mr. & Mrs. J. S. Robson

81. Ms. M. Hawkins

82. P. A. & P. Tyler

83. Dr. B. M. Mackey

As 27

As 27

As 27

Support noted

Support proposal to extend AONB in the Winscombe area but suggests minor amendment to avoid bisecting property.

Support noted

Support for all the boundary amendment proposals

Support noted

Support extension to AONB proposed within Wells Local Plan

Support noted

Supports extension to AONB proposed within Wells Local Plan

84. R. K. Sadler General

B. Wells Local Plan Draft Written Statement

85. St. Cuthbert Out Parish Council
(see also 13) Boundary in Wells area

86. Mendip Society
(see also 22) Boundary in Wells area

90. Mr. & Mrs.
P. U. Eaves

Boundary at Rodney
Stoke

Objects to removal of land from
the AONB at Rodney Stoke near
Chapel Cottage

Rodney Stoke is a village
split by the existing
boundary. Exclusion of land
east of the A371 would be
consistent with the proposed
treatment of other villages
along this boundary

91. A. B. Horlock

Boundary at Wells

Supports AONB extension proposed
within Wells Local Plan at Wells,
but also wishes to see included
part of the land to the north east
of the Ash Lane/Milton Lane crossing

Support noted.

The small area of land
referred to is already
developed, and on the
boundary of the proposed
extension, and is therefore
better excluded

FOLIO 12

Countryside COMMISSION

MINUTES OF THE 183RD MEETING OF THE COUNTRYSIDE COMMISSION HELD AT 10.30AM ON THURSDAY 1 OCTOBER 1987, AT JOHN DOWER HOUSE, CHELTENHAM

Present: Sir Derek Barber (Chairman)

Mr Robin Dower

Mr John Evans

Professor Bryn Green

Mr Antony Jarvis

Mr John Parfitt

Mr John Quicke

Mr Mark Schreiber

Earl of Swinton

Mrs Rachel Thomas

Officers in attendance:

Mr Adrian Phillips (Director)

Mr Roger Clarke (Assistant-Director, Policy)

Mr Michael Kirby (Assistant Director, Regions)

Mr Michael Burchell (Secretary & Programme Planning Officer)

Mr John Thomson (Principal Finance & Establishments Officer)

Mr Calvin Pugsley (Head of Communications Branch)

Miss Heather Danson (Secretariat)

The Chairman welcomed the Mrs Rachel Thomas who was attending her first meeting as a newly-appointed Commissioner. He also welcomed Mrs Cynthia Stephens from the Personnel Unit, Miss Linda Lines, the Commission's auditor, Mr David Brooke from the Conservation Branch and Miss Stella Breeze from the Birmingham Office to the meeting as observers.

Apologies were received from Mr Meuric Rees, who was unable to attend the meeting.

MINUTES OF THE JUNE MEETING

The Commission approved the minutes with the following amendments:

M87/19 3rd paragraph last sentence:

Insert: before the words " ..Commissioners had.." "at the informal meeting,"

M87/58 1st paragraph last sentence:

Delete: the word "finding"

M87/62 1st paragraph first sentence:

Delete: the word "as"
Replace with "on"

MATTERS ARISING

M86/101 Undergrounding Electricity Lines

The Chairman informed Commissioners that he had written to Lord Montague and had received a favourable response. Mr Clarke and

MENDIP HILLS AONB MINOR BOUNDARY REVIEW
FORMAL CONSULTATION ON PROPOSED BOUNDARY CHANGES

1. At its February meeting, the Commission considered proposals for boundary changes to the Mendip Hills AONB. It considered proposals in the light of changes recommended in the Mendip Hills draft local plan and in the Wells draft local plan; in the light of the views of the District Councils, Parish Councils, interested organisations and individuals on the changes recommended in the draft local plans; and in the light of an appraisal by Commission staff.
2. The Commission endorsed the recommendations of officers and agreed to proceed with the formal stages of the review.
3. As required under Section 87(2) of the National Parks and Access to the Countryside Act 1949, the six local authorities affected by the proposed Variation Order have been formally consulted.
4. At the time of drafting this paper three of the Committees had yet to consider the matter. In these cases this report sets out the officer recommendations and the Committees' decisions will be reported to the Commission at its meeting.

Response to Formal Consultation

*	Avon County Council	)
*	Somerset County Council	) Support the Commission's
*	Wansdyke District Council	) proposals without
*	Sedgemoor District Council	) modification
	Woodspring District Council	Supports the proposed amendments to the boundary at Bleadon, Banwell, Churchill and Blagdon. Objects to the proposed "drawing in" of the AONB boundary at Winscombe
	Mendip District Council	Supports the Commission's proposals. However, officers of the local authority have since suggested three very minor changes in the area of Underwood Quarry, Wells, as illustrated on the attached map

* Committee recommendation

to stabilise, quite apart from the environmental reason, nor should it continue to meet the bulk of development pressure in the area because it is the larger village. The cumulative effect of the objection sites would completely swamp the existing village resulting in it almost doubling its size while the scale of the largest objection site is, on its own, completely out of character. There are also particular landscape reasons why each of the three other sites are unsuitable as well as the additional danger that the smaller sites ie The Lynch and Mooseheart, if allowed, would put pressure on the release of similar peripheral sites which could then have a cumulative effect on the landscape. It should be noted that the Avon Structure Plan does not expect a substantial contribution to the housing needs of the County to be made by the villages and its alteration, although not relevant to this Inquiry, reinforces this policy."

9. In his concluding remarks he said:

"20.5 The residential and transport aspects were the most contentious and I have taken the view that the Local Plan has adhered to the Operational Structure Plan Policies with regard to targets and distribution of housing..... The first Alteration to the Structure Plan was not a topic for debate at the Inquiry but it is of interest to note that it is not proposed to increase the contribution to the distribution of housing need required from the rural parts of the County....."

20.6 I have also taken into account the significance of the designation of the Area of Natural Beauty to the Local Plan and my recommendations are heavily biased towards ensuring that it is kept intact and that the transition from countryside to built-up area is one of harmony rather than intrusion....."

Mendip DC Response

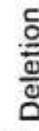
10. The proposals of Mendips District Council officers over the boundary in the Underwood Quarry area have been considered on site and are regarded as sensible.

Recommendations

Winscombe area

11. At the informal consultation stage, the Commission's proposals in the Winscombe area received wide support. Only Woodspring District Council and development interests were in opposition. In the view of officers, the case for not "drawing in" the boundary at Winscombe has not been made. Accordingly, the Commission is recommended not to amend the boundary, which was the subject of formal consultation with the local authorities.

Wells



FOLIO 13

Countryside COMMISSION

MINUTES OF THE 187TH MEETING OF THE COUNTRYSIDE COMMISSION HELD AT 10.30AM ON THURSDAY 2 JUNE 1988, AT JOHN DOWER HOUSE, CHELTENHAM.

Present: Sir Derek Barber (Chairman)
Mr Robin Dower
Mr John Evans
Professor Bryn Green
Mrs Merylyn Hedger
Mr Antony Jarvis
Mr John Parfitt
Mr John Quicke
Mr Mark Schreiber
Earl of Swinton
Mrs Rachel Thomas

Officers in attendance:

Mr Adrian Phillips (Director)
Mr Roger Clarke (Assistant Director, Policy)
Mr Michael Kirby (Assistant Director, Regions)
Mr Michael Burchell (Secretary & Programme Planning Officer)
Mr John Thomson (Principal Finance & Establishments Officer)
Mr Martin Fitton (Chief Officer, Wales)
Mr Calvin Pugsley (Head of Communications Branch)
Miss Heather Danson (Secretariat)

Apologies were received from Mr Meuric Rees who was unable to attend the meeting.

MINUTES OF THE APRIL MEETING

The Commission approved the tabled amendment to the April minutes.

The minutes were signed as a true record.

The Chairman welcomed the following members of staff to the meeting as observers:

Mr Iwan Huws - Assistant Countryside Officer, Office for Wales
Miss Jane Coulson - Executive Officer, Yorkshire and Humberside Region
Mr Bernard Cleary - an Australian visitor working with the Conservation Branch.

The Chairman informed the Commission that Mr Francis Ritchie, a former member of the National Parks Commission, was seriously ill. The Commission asked the Chairman to write to Mr Ritchie conveying their concern at this news.

The Chairman pointed out that the Action Folder paper on City Forests would be taken at the August Commission meeting.

**MENDIP HILLS AONB - MINOR BOUNDARY REVIEW
RESULTS OF FORMAL CONSULTATION**

Introduction

1. At its meeting in October 1987 the Commission decided to proceed with the public advertisement stage of formal consultation on the Mendip Hills AONB Minor Review (CP 87/70). This followed consideration of the formal response of the local authorities.
2. As required under Section 87(2) of the National Parks and Access to the Countryside Act '949 notices were placed in the London Gazette on 1 February 1988 and in several local weekly and daily priced newspapers during the following week. Copies of the proposed Order, the map referred to therein and an explanatory statement were placed on public display between 1 February and 21 March at the Commission's offices in Bristol and Cheltenham, and in the Chief Executives' offices of Somerset and Avon County Councils, as well as those of the affected District Councils. The notices indicated that representations were to be received in Bristol by 21 March 1988. This map and notices will be displayed at the meeting, together with the file of representations.
3. The purpose of this paper is:
 - a. to review the representations received;
 - b. on the basis of the review to recommend no change to the Order agreed at the Commission's meeting in November 1987;
 - c. to recommend that the Chairman and the Director are authorised to sign and seal the Variation Order for submission to the Secretary of State.

The Response to the Statutory Advertisement

4. Thirteen representations were received, mainly from interested individuals, but also from organisations in the Winscombe area. Woodspring District Council restated their support for the changes at Bleadon, Banwell, Churchill and Blagdon, but have also restated their objection at Winscombe to the 'drawing-in' of the boundary to coincide with the agreed development control limits to the village. One new objection has been received from a landowner at Winscombe. Eleven representations support specific or general boundary changes, three of these contain objections to specific changes along the southern boundary, or suggest that more land shall be included. The representations are summarised at Annex 1. One further objection 'regrets the changes' but without giving grounds.

Assessment

5. The Commission will recall that it has the support of Avon and Somerset County Councils, and all District Councils on all proposed alterations, except at Winscombe. The earlier informal consultation exercise, through the medium of consultation on the Mendip Hills Local Plan produced a wide measure of support, especially from the general public and local

Conclusion

10. No new factors of substance have emerged during the formal consultation exercise, which require a change from the boundary proposed by the Commission. These proposed boundary changes have received a wide measure of support, and follow the Commission's policies for reviewing AONB boundaries. They are supported by the local authorities, except at Winscombe where Woodspring District Council maintain their objection but where the proposed boundary is supported by the local community.

Recommendation

11. In the light of the representations received and officers' assessment of them, the Commission is recommended to make no changes to the Variation Order considered at its meeting in November 1987.

12. The Commission is further recommended to authorise the Director and Chairman to sign and seal the Variation Order for submission to the Secretary of State.

13. In coming to his decision on whether or not to confirm the Order, with or without modification, the Secretary of State will have copies of all the outstanding objections.

M88/48

MENDIPS AONB BOUNDARY REVIEW (CP 88/39) (Mr R Woolmore in attendance)

The Commission endorsed the recommendations in the paper and the Chairman and the Director signed the Variation Order for submission to the Secretary of State.

7. The Mendip Society (CPRE Affiliated)	Boundaries at Blagdon, Shipham, Winscombe and Wells	Fully support proposed changes in these areas, any developments at Winscombe would have a deleterious effect on the AONB. Echo support given by the Inspector after the Mendip Hills Local Plan Inquiry.	Support noted
8. P. Winton	General	Pleased to see planned extension of boundary.	Support noted
9. Winscombe Community Association	Boundaries at Winscombe	Fully support extension to the village fence	Support noted
10. A W & G R Davies	Boundaries at Winscombe, Shipham and Wells. Land at Radcliffe St, Cheddar (the large extension SE of Cheddar)	Support the extension in these areas	Support noted
11. Woodspring District Council (restatement)	Bleadon, Banwell, Churchill and Blagdon	Support minor amendments to ensure villages fences coincide, and to ensure consistency at Blagdon	Support noted
12. Objection to the deletion of areas currently designated			
13. Mrs G Hamilton	Exclusion of Bleadon village, "and Bleadon area"	Already too much intrusive housing at Bleadon	New boundary follows the Commission's established policy of excluding boundary villages unless they make a substantial contribution. Bleadon not considered so, therefore boundary line removed from centre of main street. Land west of Bleadon not of AONB quality.

Boundary at Rodney Stoke and Westbury sub Mendip	Not supported, cannot see why these areas excluded and land at Winscombe, Blagdon and Shipham are to be included.	These two villages lie on the boundary, but do not add sufficient to the character of the AONB to justify their continued inclusion, hence the boundary is redrawn at the back of the hereditaments. By the same process the new boundary at Winscombe is brought up to the hereditaments. Blagdon and Shipham are within the AONB, not on its boundary, so different criteria apply.
P & M Earle	View changes with regret no grounds given	Objection noted, but without grounds no action can be considered.

Objections to the exclusion of areas not previously included.

A W & G R Davies	Land at Ham Fields, Cheddar	Horticultural land providing an important setting to the AONB, which will come under increasing pressure for development.	Whilst the latter may be true, the area is not of AONB quality.
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Objection to the inclusion of areas for the first time.

Woodspring District Council (restatement)	Boundary at Winscombe	Objects to the proposed "drawing in" of the AONB boundary at Winscombe to the village fence.	Woodspring have restated their objection when consulted formally under S87(2). This objection was fully examined in CP 87/70 and the Commission agreed in November 1988 to proceed with drawing in the boundary. No new factors have emerged, but representations from the public give further support to the Commission's proposals.
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