

This 'Village' specific section forms part of a wide-ranging consultation on the Local Plan Part II. It is therefore strongly recommended that you first read the 'Mendip' section to gain a wider understanding of the issues and options relating to the district as a whole.

Croscombe (Primary Village)

Croscombe is small village of some 250 houses that lies in the valley of the River Sheppey. Its historic centre contains many buildings of great character, including the Church of St Mary the Virgin with its unusual spire. The steep sides of the valley lead to pasture and woodland, much of which is of great environmental significance.

The village is well-served by road, with the A371 running through the village between Wells and Shepton Mallet, although the road is quite narrow at this point.

The age profile of the village is in line with that of Mendip as a whole although there are a larger proportion of residents in the 45-75 year bracket and comparatively fewer young people. A significant proportion of workers are in professional and managerial jobs (36%).

There are currently no households in the village that are recorded as being in housing need.

Planning for Croscombe...

- Croscombe is designated in the Local Plan Part I as a Primary Village.
- It is expected to deliver at least **35** new homes over the Local Plan period 2006-2029, a level which takes into account its topographical constraints.
- **19** houses are still to be delivered.
- In villages with a residual housing amount of more than 15 houses it is anticipated that a site or sites will be allocated to accommodate this housing through the Local Plan Part II.
- **2** sites have been put forward by landowners for us to look at to see which may be the most suitable.

What you have said about Croscombe....

We know that local people have done a lot of work on Planning Croscombe and a Village Design Statement is in place. This outlines a number of key planning issues for the village including:

- Preserving the village's historic core and valley sides - both sides of the valley are home to a rich variety of flora and fauna.
- Important views- views from the surrounding hillsides over the village are considered to be some of the best in Mendip.
- Open spaces – a number of open spaces have been identified as important to villagers.

The Parish Council is also working on a Neighbourhood Plan and are looking at a number of additional issues in the village including housing (in particular over 60's provision and holiday accommodation), access, parking, drainage and lighting.

KEY FACTS

<i>Parish population:</i>	603
<i>Age profile:</i>	<i>Mendip</i>
<i>average</i>	
13% 0-15 yrs	19%
6% 16-24 yrs	10%
19% 25-44 yrs	23%
48% 45-74 yrs	39%
14% 75+ yrs	9%

Approximate housing stock of village:
247

Data sources:
ONS Census Statistics 2011
MDC Rural Settlement Role & Function Study
2012

Key Facilities

Our most recent records show the village has the following facilities:

- **Journey to work bus service**
- **Shop**
- **Pub**
- **Village hall**
- **School**
- **Church**

Is this still correct? Are there any that we have missed?

What does this mean for the village?

- ❖ Site(s) for the remaining houses will need to be identified and careful consideration given to the village's character and environmental considerations.
- ❖ Additional green spaces could be identified for protection.

Have your say...

The following appendix has information on the designations in and around the village as well as the sites that have been put forward for consideration by landowners. To ensure that the views of local communities and stakeholders are reflected in the Local Plan Part II we would welcome views on a number of issues. Please answer as many (or as few) of the following questions as you wish:

Local Distinctiveness and Character

CROSQ1: What makes Croscombe special? Are there any specific areas, features or characteristics that should be protected or improved? Are there any broad areas of the village where this should be preferred – or avoided? *Please answer in general terms – you can comment in detail on specific sites below.*

Housing

CROSQ2: Although it is acknowledged that Croscombe is topographically constrained, are there any reasons why we should consider identifying further sites for housing in than the 35 outlined in Local Plan Part I?

CROSQ3: Would you support / not support any of the sites put forward by landowners, which are set out in Table B. Why? Please include site reference(s) where applicable and have regard to the constraints outlined in Tables A and B in explaining your reasons.

CROSQ4a: Are there any other potential development sites we have not identified which you would like to draw our attention to?

CROSQ4b: What types of development would you like to see on any of the site(s) identified e.g. housing of a particular size or type, affordable housing, custom build or mixed use schemes?

Employment

CROSQ5: Are there any existing employment or commercial sites in or around the village that may be suitable for redevelopment? If so, where and for what type(s) of development?

CROSQ6: Are there any existing employment or commercial sites in or around the village that you feel should be retained in their current use if at all possible? If so where and why?

CROSQ7: Is there a need for any additional land for employment/commercial development? If so, what types and where could such development take place?

Development Limit

CROSQ8: Does the current Development Limit reflect the existing and likely future built up area(s) of the village?

CROSQ9: Do you feel the current Development Limit should be changed? If so where and why?

Infrastructure/Facilities

CROSQ10: Is there a need for further infrastructure or facilities in the village e.g. open or recreational space, a meeting place or car park? If so, please specify what and where.

Open Areas of Local Significance/Local Green Spaces

CROSQ11: Looking at the Open Areas of Local Significance/Local Green Space criteria (see Mendip Section Appendix 2), do you think all of the sites listed still warrant designation? If so, why are they special?

CROSQ12: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

CROSQ13: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

Other Matters

CROSQ14: Are there any other planning issues in Croscombe that you feel should be addressed in the Local Plan Part II?

CROSQ15: Is any of the information presented incorrect or in need of updating (e.g. existing facilities and services)? If so, please specify?

Croscombe Appendix

Table A: Key designations and other relevant planning information

Constraint	Information	Implications for Local Plan Part II
Agricultural Land Classification	Land surrounding the village is classified as Grade 3.	In choosing development sites, local planning authorities should seek to use areas of poorer quality agricultural land in preference to that of a higher quality. The grades of agricultural land range from best and most versatile to poor.
Ancient Woodland	There is an area of Ancient Woodland (Ham and Yew Tree Woods) to the east of the village, and another area to the south west.	Ancient woodlands are an irreplaceable natural habitat and development should avoid their unnecessary loss or deterioration.
Areas of High Archaeological Potential and Interest	The whole village lies within an AHAP. Land bordering the north of the village falls with an Area of Archaeological Interest.	Any development within an area of known or potential archaeological interest will have to take into account this archaeological potential.
Area of Outstanding Natural Beauty (AONB)	None.	Development within an AONB is more strictly controlled and must be designed in a way which will not negatively impact upon the characteristics of the AONB.
Coal Consultation Zone	None.	The Coal Authority will need to be consulted on potential sites to see whether there are any possible issues from old coal mining works.
Conservation Area	Large parts of the village fall within the Croscombe Conservation Area.	Any development within the Conservation Area will need to be sympathetic.
Flood Zones	A band of Flood Zone 2 and 3 runs through the centre of the village (along the River Sheppey).	Development should generally be directed away from areas designated as at most risk from flooding (Zones 2 and 3).
Green Belt	None.	Development in the Green Belt should be resisted in line with Chapter 9 of the NPPF.
Groundwater Source Protection Zone	None.	Particular care is needed in such areas to ensure development in such areas does not adversely affect the quality of groundwater.
Historic Parks & Gardens	None.	Recorded by English Heritage in recognition of their special historic significance. Any proposed development should be considered against whether it would be likely to

		impact on the special character of any Historic Park and Garden.
Landfill sites	None.	Areas of land which are, or have been subject to landfill may be contaminated and/or lead to abnormal development costs.
Listed Buildings	There are a large number of Listed Buildings in the village, mostly concentrated along Long Street, Church Street and Rocks Street.	Listed buildings are protected by national policy and development policy 3 of the Local Plan Part 1. Any development will need to ensure the integrity of these listed buildings.
Local Wildlife Sites	There are three Local Wildlife Sites around Croscombe: <ul style="list-style-type: none"> • Cliff Wood to the east • Ham Woods Field to the west • Paradise Hill to the south (adjacent to the disused quarry) 	Development should be directed away from these sites to ensure no negative impact upon the potential biodiversity there.
Mendip Bat Consultation Zone	None.	Any development within this area will need to take account of the potential for bats.
Mineral Consultation Areas	None.	MCAs identify where mineral reserves exist which potentially could be needed at some point in the future.
National Nature Reserves (NNRs)	None.	National Nature Reserves are statutorily protected for their ecological and biodiversity value. Development should be directed away from such sites to ensure any adverse impacts.
Open Areas of Local Significance/Local Green Spaces	There are five areas designated as OALS/LGS (see Table C for details).	These areas are protected from development under development policy 2 of the Local Plan Part I. However all of the areas designated as Local Green Spaces are being reviewed as part of the Local Plan Part II.
Protected Recreation Areas	There is one protected play area in the centre of the village.	These areas are protected from development under development policy 16 of the Local Plan Part I, therefore any development here will be resisted.
Quarries – SMLP Quarries	None.	The existence of a quarry site may constrain the development of nearby sites due to noise etc...
Ramsar Sites	None.	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the

		integrity of the Ramsar site.
Regionally Important Geological/ Geomorphological Sites (RIGS)	One site (Croscombe Cutting) lies to the east of the village.	RIGS are locally designated areas of importance for geology or geomorphology. Any new development would need to be assessed against whether there would be likely to be any adverse effects on such areas.
Rights of Way	There are a number of Rights of Way running within and out of the village.	Routes over which the public enjoy a legal right to access by foot and sometimes other means. All public rights of way would need to be incorporated into, or reasonably diverted around, new development.
Road Infrastructure	The A371 runs through the village, although the road is quite narrow here.	The standard of local roads may dictate the scale of development a settlement can accommodate.
Scheduled Ancient Monuments (SAMs)	None.	Any development to the west of the village must ensure that the integrity of the SAMs is not damaged.
Sewage Treatment Buffer Zones	Sewage Treatment Buffer Zones lie to both the east and west of the village.	Buffer Zones may constrain areas which are capable of being developed for housing in particular.
Sites of Special Scientific Interest	The Friar's Oven site (rare grassland) lies approx 1km south of the village.	Development should be directed away from these areas and from sites which may have a negative impact upon the integrity of these designated areas.
Special Areas of Conservation (SAC)	None.	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the integrity of the Special Area of Conservation.
Special Landscape Feature	There large SLF of Worminster Down/Launcherley Hill lies approx 700m to the south of the village.	Any new development should not have a negative impact upon the special landscape feature and should ideally be located away from it.
Special Protection Areas (SPAs)	None.	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the integrity of the Special Protection Area.
Traditional Orchards	There are three traditional orchards identified in and around the village.	Traditional Orchards are an important rural feature and habitat and development should avoid their unnecessary loss or deterioration.
Tree Preservation Orders - Areas and	There are a couple of TPOs in the east of the village.	Any new development should take account of these areas and ensure

Trees	that there is no negative impact upon them.
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Table B: Sites put forward by Landowners for Consideration*

PLEASE NOTE: The sites listed below are NOT proposals for development put forward by the Council. They are simply a range of options that we need to consider should any additional development be needed.

Ref and Location	Area (ha)	Key Site Characteristics	Constraints and Considerations	Initial Assessment	Potential Development Option?
CROS008 Land north of Fayreway	1.5	Large field to north of residential properties on Fayreway - site promoted through planning application 2014/1106.	<ul style="list-style-type: none"> Area of High Archaeological Potential. Rights of way to north of site. Impact on setting of village. 	Potentially suitable for development although further investigation will be needed into the constraints, landscaping and appropriate scale.	Yes
CROS014 Land off Coombeside, Long Street	0.15	Garden and barn – adjacent to site for outline approval for 10 dwellings.	<ul style="list-style-type: none"> Flood Zone 3. Impact on the Crocombe Conservation Area and Listed Buildings. 	Potentially suitable for development although further investigation will be needed into the constraints outlined.	Yes

*Please note this excludes sites which have already been given planning consent including land at Long Street

Table C: Local Green Spaces

Site Reference	Size of site (in ha)	Description	Notes
OALSCROS001	0.07	Allotments.	Site covered by DP16 Protection of formal and informal recreation spaces. Borders the Crocombe Conservation Area.
OALSCROS002	0.4	Churchyard of St Mary's Church.	Site lies within the Crocombe Conservation Area.
OALSCROS003	0.17	Griffin's Green: grassed area with trees, seating, notice board and flagpole.	Site lies within the Crocombe Conservation Area.
OALSCROS004	0.09	Area alongside the River Sheppey in the centre of the village.	Site lies within the Crocombe Conservation Area.
OALSCROS005	0.02	Weir and small area alongside the River Sheppey in the centre of the village. Contains a large willow tree.	Site lies within the Crocombe Conservation Area.