

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.

# Evercreech

## (Primary Village)

Evercreech is a large village around 3 miles south of Shepton Mallet. It is closely related to the smaller settlement of Stoney Stratton to the east. Its population profile broadly mirrors the district average with a slightly higher proportion of residents aged 45+. There are a significant number of households registered as being in housing need. Milk processing is an important local employer.

### KEY FACTS

Parish population:	2,334
Age profile:	Mendip average:
16% 0-15 yrs	19%
8% 16-24 yrs	10%
21% 25-44 yrs	23%
43% 45-74 yrs	39%
13% 75+ yrs	9%

Approximate housing stock of village: 855

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

### Planning for Evercreech...

- Evercreech is designated in the Local Plan Part I as a Primary Village, which means it has a wider selection of services than many smaller villages.
- Part I of the Local Plan indicates that the village is expected to deliver at least **70** new homes over the Local Plan period 2006-2029.
- To date, **157** houses have either been built, approved or granted conditional planning permission. It is not expected that the Local Plan Part II will include any additional housing allocations in the village to 2029.
- However, we need to explore whether there are any reasons why additional housing should be planned e.g. to respond to a need identified by local people.
- Landowners have requested that we consider **7** sites that they have put forward.

### What you have already said about Evercreech...

There are currently no community led parish or village plans in Evercreech.

#### What does this mean for the village?

- ❖ We do not expect to make further allocations of land for housing development in Evercreech. However, we need to explore whether there are any reasons why further housing should be planned e.g. to respond to a need identified by local people.
- ❖ We could seek to allocate some land for local employment, although no site options have yet been put forward for this type of use.

#### Key Facilities

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

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

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

## 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**

EVEQ1: What makes Evercreech special? Are there any specific areas, features or characteristics that should be protected or improved? In the event that future development is needed, are there any broad areas of the village where this should be located / avoided? *Please answer in general terms – you can comment in detail on specific sites below.*

### **Housing**

EVEQ2: Although Evercreech has met and exceeded its minimum housing requirement as set out in the Local Plan Part I, are there any reasons why we should consider identifying further sites for housing in the Local Plan Part II?

EVEQ3: If a need for further development is identified, 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.

EVEQ4a: Are there any other potential development sites that we have not identified which you would like to draw our attention to?

EVEQ4b: If further development is needed, 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**

EVEQ5: 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?

EVEQ6: 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?

EVEQ7: 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**

EVEQ8: Does the current Development Limit reflect the existing and likely future built up area(s) of the village?

EVEQ9: Do you feel the current Development Limit should be changed? If so where and why?

## **Infrastructure/Facilities**

EVEQ10: Is there a need for further infrastructure or facilities in the village e.g. open or recreation space, meeting place, car park? If so, please specify what and where.

## **Open Areas of Local Significance/Local Green Spaces**

EVEQ11: 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?

EVEQ12: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

EVEQ13: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

## **Other Matters**

EVEQ14: Are there any other planning issues in Evercreech that you feel should be addressed in the Local Plan Part II?

EVEQ15: Is any of the information presented incorrect or in need of updating (e.g. existing facilities and services)? If so, please specify?

# Evercreech Appendix

**Table A: Key designations and other relevant planning information**

<b>Constraint</b>	<b>Information</b>	<b>Implications for Local Plan Part II</b>
<b>Agricultural Land Classification</b>	Evercreech is surrounded by varying qualities of agricultural land including some in the 'best and most versatile' category.	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.
<b>Ancient Woodland</b>	None.	Ancient woodlands are an irreplaceable natural habitat and development should avoid their unnecessary loss or deterioration.
<b>Areas of High Archaeological Potential and Interest</b>	Parts of Evercreech are designated as having archaeological interest and potential.	Any development within an area of known or potential archaeological interest will have to take into account this archaeological potential.
<b>Area of Outstanding Natural Beauty (AONB)</b>	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.
<b>Coal Consultation Zone</b>	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.
<b>Conservation Area</b>	Part of the village is a designated Conservation Area.	Any development within the Conservation Area will need to be sympathetic.
<b>Flood Zones</b>	Evercreech does not lie within a Flood Zone, the nearest being to the west of the village and around Stoney Stratton.	Development should generally be directed away from areas designated as at most risk from flooding (Zones and 2 and 3).
<b>Green Belt</b>	None.	Development in the Green Belt should be resisted in line with Chapter 9 of the NPPF.
<b>Groundwater Source Protection Zone</b>	None.	Particular care is needed in such areas to ensure development in such areas does not adversely affect the quality of groundwater.
<b>Historic Parks &amp; Gardens</b>	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.
<b>Landfill sites</b>	There are areas where previous tipping operations have taken place off Leighton Lane on the western side of the village.	Areas of land which are, or have been subject to landfill may be contaminated and/or lead to abnormal development costs.
<b>Listed Buildings</b>	There are numerous listed buildings in and around the village.	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.
<b>Local Wildlife Sites</b>	There are no Local Wildlife Sites designated in and around Evercreech.	Development should be directed away from these sites to ensure no negative impact upon the potential biodiversity there.
<b>Mendip Bat Consultation Zone</b>	None.	Any development within this area will need to take account of the potential for bats.
<b>Mineral Consultation Areas</b>	None.	MCA's identify where mineral reserves exist which potentially could be needed at some point in the future.
<b>National Nature Reserves (NNRs)</b>	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.
<b>Open Areas of Local Significance/Local Green Spaces</b>	There are five OALS/LGS areas designated in Evercreech (see Table 3 for details). One of these is also a Protected Recreation Area (see below).	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.
<b>Protected Recreation Areas</b>	Three areas of open space within and around the village are designated as protected recreation spaces. One of these is also an Open Area of Local Significance/Local Green Space (see above).	These areas are protected from development under development policy 16 of the Local Plan Part I. Any development here will therefore be resisted.
<b>Quarries – SMLP Quarries</b>	None.	The existence of a quarry site may constrain the development of nearby sites due to noise etc...
<b>Ramsar Sites</b>	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.

<b>Regionally Important Geological/ Geomorphological Sites (RIGS)</b>	None.	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.
<b>Rights of Way</b>	There are numerous public rights of way radiating from and around 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.
<b>Road Infrastructure</b>	Road infrastructure in Evercreech is relatively poor being served by minor roads. The village lies around 2 miles from the primary A37 route to the west.	The standard of local roads may dictate the scale of development a settlement can accommodate.
<b>Scheduled Ancient Monuments (SAMs)</b>	None.	Any development to the west of the village must ensure that the integrity of the SAMs is not damaged.
<b>Sewage Treatment Buffer Zones</b>	None.	Buffer Zones may constrain areas which are capable of being developed for housing in particular.
<b>Sites of Special Scientific Interest</b>	None.	Development should be directed away from these areas and from sites which may have a negative impact upon the integrity of these designated areas.
<b>Special Areas of Conservation (SAC)</b>	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.
<b>Special Landscape Features</b>	None.	Any new development should not have a negative impact upon the special landscape feature and should ideally be located away from it.
<b>Special Protection Areas (SPAs)</b>	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.
<b>Tree Preservation Orders - Areas and</b>	There are three TPO areas in Evercreech, and a large number of individually	Any new development should take account of these areas and ensure

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

**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	Option <u>IF</u> Development is Needed
EVE007 Swanlea, Enfield Road	0.02	Subdivision of large existing residential plot.	<ul style="list-style-type: none"> <li>• None.</li> </ul>	The site has a lapsed planning permission for a bungalow and is potentially suitable.	Potentially
EVE009 Brook House Farm	7.32	Large field for grazing to the south-west of Evercreech. The eastern edge of the site adjoins development at Beech Way/Kiln Drive and at the northern extent there is adjacent employment development at Leighton Lane.	<ul style="list-style-type: none"> <li>• Western boundary is located within Flood Zone 3b.</li> <li>• The site includes a Regionally Important Geological Site to the north.</li> <li>• Contains former quarry and landfill site.</li> <li>• Two Rights of Way cross the site.</li> <li>• Mature hedgerow divides the northern section of the site from the remainder.</li> </ul>	Potentially suitable for development subject to careful consideration of identified constraints.	Potentially

<b>EVE022</b> Church Farm	1.08	Farm complex on the south eastern edge of the settlement adjoining the Development Limit. Consists of a number of portal frame buildings with two open areas of grassland on the eastern and western sides. Site abuts low/medium density development of a local character to the north. Access appears to be proposed via Church Lane.	<ul style="list-style-type: none"> <li>• Conservation Area.</li> </ul>	Potentially suitable for development subject to careful consideration of identified constraints.	Potentially
<b>EVE028</b> The Close, Prestleigh Road	0.23	Long narrow site on the north west edge of the village comprising a dwelling, associated outbuildings and garden. The dwelling is within the Development Limit but the majority of the site to the east lies outside of it.	<ul style="list-style-type: none"> <li>• No significant constraints.</li> </ul>	Subject to a planning application covering part of EVE002, this site could conceivably be developed as part of a more comprehensive development involving land to the north and is potentially suitable.	Potentially
<b>EVE029</b> Land to the east of Prestleigh Road	3.34	Large site to the north of the village adjoining the Development Limit. Site subject to a withdrawn appeal for 45 dwellings.	<ul style="list-style-type: none"> <li>• No significant constraints.</li> </ul>	The site is free from constraints and is potentially suitable.	Potentially

<b>EVE031</b> Shapway Lane	1.30	The site is a prominent greenfield site, currently in agricultural use adjoining both the Development Limit and Conservation Area on the eastern fringes of Evercreech. The site is open and level and would be accessed by a narrow lane lacking in footways.	<ul style="list-style-type: none"> <li>• Main assumed access road (Shapway Lane) lacks footways. Pedestrian access could potentially be achieved via the adjoining Shapway Road estate, subject to land ownership.</li> <li>• A restrictive covenant prevents the development of greater than three dwellings on a portion of the site fronting the highway, amounting to around 2/5 of the total site area.</li> <li>• Adjoins a Conservation Area.</li> </ul>	Potentially suitable for development subject to careful consideration of identified constraints.	Potentially
<b>EVE032</b> The Grove, Prestleigh Road	0.4	Single dwelling (cleared) and builders store. Site surrounded by EVE029.	<ul style="list-style-type: none"> <li>• No significant constraints.</li> </ul>	The site is free from constraints and is potentially suitable.	Potentially

\*Please note that this excludes sites which have already been given planning consent or approved in principle. This includes land at Maesdown Road (EVE002) where 30 dwellings have been approved in principle.

**Table C: Local Green Spaces**

Site Reference	Size of site (in ha)	Description	Notes
OALSEVE001	2.8	Field adjacent to primary school.	Incorrectly mapped as an OALS/DP2 in previous Local Plan. OALS should be deleted.
OALSEVE002	1.41	Playing field with play area.	Site covered by DP16: Protection of Formal and Informal Recreation Spaces.
OALSEVE003	1.53	Former railway line, northern part lined by trees. Some of the site is incorporated into private gardens.	Not covered by any other designations.
OALSEVE004	0.09	The Millennium Garden. Contains a paved walkway, pond, planting and seating.	Site lies within the Evercreech Conservation Area.
OALSEVE005	0.28	Site comprises three large garden areas of houses. Wall runs along northern boundary.	Site lies within the Evercreech Conservation Area. Much of the site is not visible from the street.
OALSEVE006	0.38	Former railway line. Includes a number of private gardens.	Not covered by any other designations.