

This 'Town' 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.

Shepton Mallet (Principal Settlement)

Shepton Mallet is located in the heart of Mendip district, with the Mendip Hills lying to the north and the River Sheppey running through the town. It sits on the A37 primary route with good links to the other Mendip towns as well as Bristol, Bath and Yeovil.

The town contains a fine parish church and a considerable number of historic and interesting sites. Shepton Mallet Prison for example was England's oldest prison still in use until its closure in March 2013.

It is the second smallest town in population terms but has the smallest town centre which although home to a number of successful independent businesses and retailers, would benefit from improvements to its physical appearance to encourage investment.

The town has the second largest concentration of employment land and premises in the district and regeneration proposals at the nearby Bath & West Showground include provision of a further 10 hectares of employment land. There are also a number of further potential redevelopment opportunities on brownfield sites.

Planning for Shepton Mallet....

- Shepton Mallet is designated as a principal settlement in the adopted Local Plan Part I, serving a market town role to its wider rural catchment area.
- To reflect the need for housing in Shepton Mallet, Land has already been allocated for housing to the south of the Town and a possible 'Future Growth Area' identified to the west of the allocated land.
- The Council is currently progressing a Local Development Order for the Bath and West Showground which seeks to promote a range of development.
- During the lifetime of the Local Plan the overarching aim is to realise Shepton Mallet's redevelopment potential to improve its image and its prosperity, working towards the following adopted vision:

Shepton Mallet "at a glance"

- ✓ Shepton has more than 10,000 residents and over 4,500 households.
- ✓ 62% of dwellings are owner occupied – lower than the Somerset average.
- ✓ 34% are privately or social rented – higher than the Somerset average.
- ✓ Around a third of households comprise single people.
- ✓ 16% of households do not have access to a car or van – the lowest in the district.
- ✓ House prices are high with the average semi-detached house costing £187,867 – the third most expensive town in the district.
- ✓ Mendip ranks in the least deprived half of local authorities in the country. However Shepton East ward lies just within the 20% most deprived areas.

Data sources: ONS Census Statistics 2011 & Rightmove market trend data June 2014

The Adopted Vision for Shepton Mallet...

By 2029 Shepton Mallet is a revitalised market town with a vibrant shopping area focused on meeting local needs. The northern end of the town centre is regenerated, lively and attractive, and redevelopment opportunities at Little Ostry, Commercial Road and at the Anglo Building have delivered space for business and services. Tourism activity has grown and has exploited the town's heritage and cultural draw, encouraging demand for visitor accommodation.

A southern extension to the town, providing homes, jobs, a primary school and substantial amounts of open space - including land to accommodate the annual Mid Somerset Show - has been created. The well-designed sustainably constructed homes meet the needs of local people and the workforce. The area has been integrated into the rest of the town with multifunctional green spaces, pedestrian and cycle links.

Employment space, provided as part of the development, provides opportunities for small business creation as well as more dedicated commercial areas on the fringes which take advantage of the road network.

Employment and trade has been stimulated by the release of new employment land on the fringes of the town as well as regeneration proposals at the Bath and West Showground. These ventures have attracted businesses offering higher skilled and higher paid work. The Bath and West Showground, adjacent to Shepton Mallet and lying in a central geographical position away from major centres, also provides leisure facilities and visitor accommodation serving the central and western parts of the district.

The wider network of cycleways and footpaths provide links from the site into the town encouraging healthier lifestyles and reducing reliance on the car.

Flooding is less of a threat to the town and to communities downstream along the River Sheppey, with storm-water capacity problems having been addressed and new development having incorporated Sustainable Urban Drainage Systems

Local Plan Part I Core Policy 9: Shepton Mallet Town Strategy

Community planning in Shepton Mallet....

A Neighbourhood Plan is being prepared for Shepton Mallet. This is yet to go to a formal consultation stage but a list of issues that are important to the town have been pulled together as a result of numerous consultation exercises. Those issues which are planning related and were raised the most frequently include:

- The surrounding hills of the town and the views of and from these hills are important to the setting of the town and should be protected from development
- Cowl Street and the Hillmead area should be protected from poor quality infill development
- Improved provision of community facilities e.g. leisure facilities, cinema
- Provision of some community space or a dedicated community centre
- Redeveloped prison should have a community use
- Redevelopment of derelict sites/shops on Commercial Road
- Improve cycle routes both in the town and connecting to the Strawberry Line

Delivering the Vision for Shepton Mallet...

1. Housing

The adopted Local Plan Part I sets out the following policy for housing in Shepton Mallet:

- A minimum of 1,300 new homes will be delivered through:
 - Previously developed sites and other land within the Development Limits of the town.
 - A strategic site for around 500 homes adjacent to the western side of Cannards Grave Road. This site will provide mixed use development including substantial areas of open space (including retention of open land on the northern part of the site), drainage infrastructure, a new primary school, small business space and land to accommodate the annual Mid Somerset Show.

Current situation

- Since 2006, 621 homes have been completed in Shepton Mallet and 92 have planning permission.
- Together with the strategic site (500 homes), this totals 1213 homes meaning sites for a further 87 homes would be needed to meet the minimum requirement.
- The Council is currently seeking a Masterplan from the promoters of the strategic site including an “Enquiry by Design” process to involve communities and stakeholders.

What this means for Shepton Mallet in the Local Plan Part II:

- ❖ A minimum requirement of 87 homes remains in order for Shepton Mallet to meet the allocation of 1,300 homes. 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. Additionally, as explained in the [Mendip Section \(p16\)](#) there is a need for some further housing in the district as whole and we will be looking for sites across the district to accommodate this.
- ❖ We will be looking to develop suitable brownfield sites in the first instance. This could involve land around the town centre and the Prison site. The masterplanning process for the strategic site may indicate that a higher level of homes can be accommodated in this area.
- ❖ The Part 1 Plan identifies a Future Growth Area which is related to the strategic site. The need for this land will be considered through Local Plan Part II.
- ❖ Other greenfield sites may need to be considered depending on the capacity of brownfield sites and progress with masterplanning the strategic site. This could include sites in Table B and any further sites highlighted during this consultation.

2. Employment

The Local Plan Part I proposes an additional 14.4 hectares of additional employment land in Shepton Mallet over the plan period. This is to be delivered through:

- A 10 hectare greenfield site at the Bath and West Showground.
- Locations around the town centre or where there are opportunities for mixed use redevelopment.
- Development of flexible workspace at suitable locations on the fringes of the town and within the strategic site.

Current situation:

- There has been a limited gain in the stock of employment land since 2006.
- Recent development has included extensions for major local employers such as Framptons.
- Based on monitoring to March 2013 which takes into account completed, allocated and consented land, at least 2.1 hectares of additional employment land should be identified.
- The Council has completed its refurbished office space has provided at a Public Sector Hub which is now home a range of organisations including Shepton Town Council, Mendip District Council, Somerset County Council and Avon and Somerset Police.
- The Council is progressing a Local Development Order for the Bath and West Showground to attract new businesses and employers to the area.
- Additional employment land has been approved in locations in the vicinity of Shepton including Evercreech Junction.

What this means for Shepton Mallet in the Local Plan Part II:

- ❖ Land has been allocated at the Bath and West to provide greenfield development opportunities and to attract new employers to the area. However there may be a need for local sites in and around the town. No sites have currently been identified in the land availability assessment.
- ❖ The Council is keen to explore what types of employment sites and premises are needed in the town.
- ❖ There is a need to support mixed-use redevelopment in the town.

3. Town Centres

The adopted Local Plan Part I sets out the following policy for Shepton Mallet Town Centre:

- Regeneration of the town centre should deliver through mixed use development:
 - Up to 5,000sqm of additional non food retail floorspace with the clear priority on development which supports the renaissance of the town centre and reintegrates its activity with Townsend Retail Park.
 - Public realm improvements.
 - Around 5,500sqm of office/studio space to facilitate small business formation and growth.

Current situation:

- A number of new independent enterprises including shops, cafes and a restaurant have opened in the town in recent months, but a number of empty units remain.
- The current owners of the Shepton Mallet Prison are consulting on development options for the site.

What this means for Shepton Mallet in the Local Plan Part II:

- ❖ Options to accommodate the additional non food retail floorspace will need to be considered.
- ❖ It is anticipated that the remainder of the objectives for the town centre, including renaissance of the central shopping areas and public realm improvements, will be delivered by a range of partners and projects independent of the Local Plan Part II.

4. Green Infrastructure

The adopted Local Plan Part I sets out the following policy for Green Infrastructure in Shepton Mallet:

- A Green Infrastructure Strategy for the town will:
 - Identify how around 6.5 hectares of new open space, will be secured from new development sites and other initiatives.
 - Identify priorities for expenditure of development contributions towards improvements to the extent and quality of public open spaces and accessible natural green spaces. This will include establishing new cycleways and footpaths linking parts of the town to key locations on its fringes including Cannards Grave and the Bath and West Showground, and assessing the potential for integrated Sustainable Urban Drainage Systems to further address risks arising from storm water runoff in the town and communities downstream.

What this means for Shepton Mallet in the Local Plan Part II:

- ❖ It is anticipated that a Green Infrastructure Strategy will be delivered in partnership with the Town Council, in separate exercise to the development of the Local Plan Part II.
- ❖ Individual Open Areas of Local Significance and/or Local Green Spaces however, will be reviewed in the Local Plan Part II and additional sites can also be put forward.
- ❖ Opportunities to incorporate Green Infrastructure into new development will also be a consideration in allocating sites.

5. Additional Matters

The adopted Local Plan Part I includes the following additional objectives for Shepton Mallet:

- The multi-user path from Shepton Mallet to Wells.
- A marketing and tourism strategy to showcase the town's historical and cultural attractions in a more coordinated and structured manner to draw people and spending into the town.
- Priorities for expenditure of development contributions towards infrastructure to support the growing population.

What this means for Shepton Mallet in the Local Plan Part II:

- ❖ It is envisaged that these objectives will be achieved through a range of projects and initiatives independent of the Local Plan Part II. These will be coordinated by a range of organisations and partners such as the Town Council, infrastructure providers and the District and County Councils.

Have your say...

The following appendix has information on the designations in and around the town 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:

Housing

- SHEPQ1: A need for a minimum of 1,300 houses has been identified in Shepton Mallet. However, are there any reasons why we should consider identifying providing additional housing in Shepton Mallet the Local Plan Part II?
- SHEPQ2: Which of the sites in Table B would you support / not support to accommodate housing and why? Please include site reference(s) where applicable and have regard to the constraints outlined in Tables A and B in explaining your reasons.
- SHEPQ3: Are there any other potential development sites (including brownfield) that we have not identified which you would like to draw our attention to?
- SHEPQ4: 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 and Retail

- SHEPQ5: Given the need outlined for approximately 2 hectares of additional employment space, which site(s) or area(s) in or around Shepton Mallet are most suitable for new employment development? Please state where and why.
- SHEPQ6: Is there a need for land for employment/commercial development allocations in addition to the need already identified? If so, what types and where could such development take place?
- SHEPQ7: Are there any existing employment or commercial sites in or around the town that are currently unsuitable and underused and may present an opportunity for redevelopment? If so where and why?
- SHEPQ8: Are there any existing employment or commercial sites in or around the town that you feel are important to retained in their current use if at all possible? If so where and why?
- SHEPQ9: Are there any site(s) or areas you feel are suitable to accommodate the additional non-retail development proposed for the town and would integrate well with the existing town centre? Please include site reference(s) where applicable and explain why.

Development Limit

SHEPQ10: Does the current Development Limit reflect the existing and likely future built up area(s) of Shepton Mallet?

SHEPQ11: Do you feel the current Development Limit should be changed? If so where and why?

Infrastructure/Facilities

SHEPQ12: Is there a need for further infrastructure or facilities in the town e.g. open space, footpaths or cycleways, meeting places, car parks? If so, please specify what and where.

Open Areas of Local Significance/Local Green Spaces

SHEPQ13: 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?

SHEPQ14: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

SHEPQ15: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

Other Matters

SHEPQ16: Are there any other planning issues in Shepton Mallet that you feel should be addressed in the Local Plan Part II?

SHEPQ17: Is any of the information presented incorrect or in need of updating? If so, please specify.

Shepton Mallet Appendix

Table A: Key designations and other relevant planning information

Constraint	Information	Implications for Local Plan Part II
Agricultural Land Classification	<ul style="list-style-type: none"> The majority of the land to the south of the town is considered to be classified as Grade 3b. Land adjacent to the east of the town is classified as Grade 4. Land to the north is characterised by relatively small areas classified as Grade 3a, 3b, 4 and 5. 	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	Ham/Yewtree Woods lies approximately 500m to the north west of the town.	Ancient woodlands are an irreplaceable natural habitat and development should avoid their unnecessary loss or deterioration.
Areas of High Archaeological Potential and Interest	<p>There are three separate Areas of High Archaeological Potential with one large area covering the east of the town.</p> <p>There are further, smaller areas of High Archaeological Interest.</p>	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 Referral 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	Much of the northern half of the town is covered by the Shepton Mallet Conservation Area. The Shepton Mallet Conservation Area Appraisal can be found here .	Any development within the Conservation Area will need to be sympathetic.
Flood Zones	<p>An area of Flood Zone 3 lies along the extent of the River Sheppey.</p> <p>A second area of Flood Zone 3 runs from the A361 down to the lake in Collet Park.</p>	Development should generally be directed away from areas designated as at most risk from flooding (Zones and 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	<p>One small area of Zone 1 lies adjacent to the settlement boundary to the north east of the town.</p> <p>A large area of Zone 1 lies within 300m to</p>	Particular care is needed in such areas to ensure development in such areas does not adversely affect the quality of groundwater.

	the north east of the town.	
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	<ul style="list-style-type: none"> • One area lies within the development limits to the east of the A37. • Two areas lie to the south of the town at Cannards Grave • Four areas lie within 750m to the west of the town • One area lies within 750m to the north of the town. 	Areas of land which are, or have been subject to landfill may be contaminated and/or lead to abnormal development costs.
Listed Buildings	189 listed buildings in the town: <ul style="list-style-type: none"> • 1 Grade I • 8 Grade II* • 180 Grade II 	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	Two LWS lie in close proximity to the town: <ol style="list-style-type: none"> 1. Ham Fields (9.67 ha) – Unimproved calcareous grassland 2. Pond south of Shepton Mallet (0.06 ha) – pond with legally protected species <p>One LWS lies within 500m to the north west of the town:</p> <ol style="list-style-type: none"> 1. Titwell Wood (3.75 ha) semi-natural broadleaved woodland 	Development should be directed away from these sites to ensure no negative impact upon the potential biodiversity there.
Mendip Bat Consultation Zone	An area of Bat Consultation Zone lies within 250m to the east of the town.	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 16 areas designated as OALS/LGS (see Table 3 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. More details can be found below.
Protected Recreation Areas	Nine areas of open space within Shepton Mallet are designated as protected recreation spaces.	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)	Three RIGS within the town: 1. Shepton Mallet Railway Cutting 2. Bowlish Roadside Cutting 3. Town Lane Quarry	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 many ROW in and around the town.	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 town sits on the A37 primary route with good links to the other Mendip towns as well as Bristol, Bath and Yeovil.	The standard of local roads may dictate the scale of development a settlement can accommodate.
Scheduled Ancient Monuments (SAMs)	Two SAMs within the town: 1. The Market Cross in the marketplace 2. An extensive area to the south east of the town - an area of the Romano-British linear village at Fosse Lane	Any development to the west of the village must ensure that the integrity of the SAMs is not damaged.
Sewage Treatment Buffer Zones	A sewage treatment buffer zone lies adjacent to the town to the north west.	Buffer Zones may constrain areas which are capable of being developed for housing in particular.
Sites of Special Scientific Interest	One SSSI lies within 100m of the most northerly tip of the town's development limit: 1. Viaduct Quarry	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	Barren Down SLF lies adjacent to the northern boundary of the town.	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.
Tree Preservation Orders - Areas and Trees	There are a significant number of TPOs and TPO Areas across the town.	Any new development should take account of these areas and ensure that there is no negative impact upon them.

Table B: Sites put forward by Landowners for Consideration

This table shows land promoted or urban development opportunities in addition to the development allocations identified in Local Plan Part and sites with planning permission. It excludes sites with 5 units or less or proposals being actively progressed via planning applications.

PLEASE NOTE: The sites listed below are NOT proposals for development put forward by the Council. They are simply a range of options that to consider and others may also be put forward.

Site Reference Number	Size of site (ha)	Key site characteristics	Constraints and Considerations	Initial Assessment	Potential Development Option?
Sites within the current Development Limit					
SHEP111 Shepton Mallet Prison	1.23	Former historic prison and associated buildings.	<ul style="list-style-type: none"> Listed Building Constrained access 	Potentially suitable for redevelopment although consideration will need to be given to the site's access as well as respecting the building's historic character.	Yes
SHEP014 Land at Commercial Road and Little Ostry	1.21	Town centre car park, former registry office building, police station buildings and guest house lying adjacent to the town centre. The land and buildings on the northern portion of the site are poorly utilised and there is a lot of underutilised land.	<ul style="list-style-type: none"> Site lies partly within the Shepton Mallet Conservation Area Within town centre boundary Site currently provides car parking. Site is in multiple ownerships which may make it difficult to develop comprehensively 	This site presents an opportunity for development although careful consideration of the most appropriate mix of uses will be needed, as well as the impact on the town's Conservation Area.	Yes
SHEP037 Land at Tadley Acres (former School)	1.48	Open space located within the Tadley Acres residential development on the southern side of the town. The site is surrounded by modern	<ul style="list-style-type: none"> Area of high archaeological potential. Support for this land to be remain undeveloped 	Potentially suitable for development although availability of the site will depend on community	Yes

site),		housing development.	and retained for community open space use.	consultation.	
Sites outside the current Development Limit (including Future Growth Area)					
SHEP013 Land at Old Wells Road, Shepton Mallet	6.96	Open fields in agricultural use on the western edge of the town, adjoining existing development to the north. Immediately to the east of the site are the West Shepton Playing Fields (a major open space) and Recreation Area.	<ul style="list-style-type: none"> • Adjacent to the football club. • Suitability of the local highway network, • Newts on adjacent ponds. • Surface and foul water drainage capacity • Potential Landscape impact • Access onto Old Wells Road is approx 1 km from the town centre and would need to be upgraded. 	Potentially suitable for development although the impact on the landscape will need careful consideration as well as access to the site.	Yes
SHEP092 Land North of Ridge Lane, Shepton Mallet	19.49	Open fields lying to the south of Middleton Lane and west of Compton Road on the southern side of Shepton Mallet. The area is not a complete block of land given that long tongues of land are in other ownerships.	<ul style="list-style-type: none"> • Identified as Future Growth Area in the Local Plan • Flood risks may arise from this site without attention to surface water treatment 	Site has been subject to consultation and consideration during the Local Plan Part I process and has been designated as a Future Growth Area.	Yes
SHEP105 Land off Westway Lane	0.78	Open field with access to Westway Lane.	<ul style="list-style-type: none"> • No significant constraints identified at this stage 	No significant constraints identified. Potentially suitable for development.	Yes
SHEP106 Land North of Old Wells	5.7	Extensive area of agricultural land in enclosed field lying immediately to the west of the town. The	<ul style="list-style-type: none"> • Potential landscape Impact and Impact on rural setting of the 	Potentially suitable for development although the impact on the	Yes

Road		land is predominantly flat but slopes to the north. Access onto Old Wells Road is about 1 km from the town centre and would need to be upgraded.	town. <ul style="list-style-type: none"> • Sewage cordon area • Surface water and foul drainage capacity 	landscape will need careful consideration as well as access to the site.	
Excluded or Not Suitable					
SHEP056 Land to North and South of Ivey House Farm, Kilver Street	18.6	An extensive area of agricultural land east of the A39 and north of Shepton Mallet.	<ul style="list-style-type: none"> • Significant landscape impact 	This land is excluded as the general location is not considered to be well-related to the town. Any extensive development would have a significant impact on the setting of Shepton Mallet.	No
SHEP107 Land between Wells Road and Finch Close,	1.32	Steeply sloping land in the Sheppey Valley south of the A371, Mixture of wood and scrubland.	<ul style="list-style-type: none"> • Site lies on the edge of and partly within the Shepton Mallet Conservation Area • Potential landscape impact • Public rights of way to north of site • Topography – the site is steeply sloping • Part of the site lies within a river buffer zone • Access could be difficult 	The site is excluded due to its contribution to the Conservation Area which follows the river valley and a number of significant constraints.	No
SHEP108 Pike Hill, Bowlish, Shepton Mallet	0.21	Sloping land adjacent to the A371 with mature trees and field boundaries.	<ul style="list-style-type: none"> • Part of the site lies within a river buffer zone • Identified as a positive open space in the 	Not considered suitable for development due to its impact on surrounding countryside and Conservation	No

			Shepton Mallet Conservation Area Appraisal.	Area.	
			<ul style="list-style-type: none"> Potential Landscape impact 		

Table C: Local Green Spaces

Site Reference	Size of site (in ha)	Description	Notes
OALSSHEP001	0.8	Private gardens and woodland. The River Sheppey runs along the south of the area adjacent to the road.	Southern Half lies within the Shepton Mallet Conservation Area. The whole area is completely screened by trees.
OALSSHEP002	1.5	Steep sloping wooded area.	The southern section lies within the Shepton Mallet Conservation Area.
OALSSHEP003	0.92	Steep sloping Long thin area predominantly covered with overgrown brambles/trees/shrubs. Small areas of grass on the southern and northern tips.	The north-eastern part of the site lies within the Shepton Mallet Conservation Area. Contains some trees with Tree Protection Orders.
OALSSHEP004	0.54	Wooded area on steep slope. Footpath on northern edge of site.	Not covered by any other designations.
OALSSHEP005	2.86	Cemetery containing two Grade II listed chapels.	Site lies within the Shepton Mallet Conservation Area.
OALSSHEP006	0.19	Private gardens.	Site lies within the Shepton Mallet Conservation Area.
OALSSHEP007	1.75	Green area with trees adjacent to Whitstone school.	Site lies within the Shepton Mallet Conservation Area.
OALSSHEP008	9.27	Collet Park.	Site lies within the Shepton Mallet Conservation Area and part of the site is covered by DP16 protection of formal and informal recreation spaces.
OALSSHEP009	1	Kilver Court Gardens.	Not covered by any other designations.
OALSSHEP010	0.18	Site on the other side of the viaduct, part of the Kilver Court Gardens.	Not covered by any other designations.
OALSSHEP011	0.52	End of the viaduct, generally	No public access to the viaduct, route no longer to be safeguarded in Local Plan.

		wooded/overgrown.	
OALSSHEP012	1.29	Pond and grassed area with lots of mature trees. Part of the Charlton Estate - a number of renovated historical buildings including an old brewery which are now used as business premises. This area provides the setting for the Old Brewery, mill buildings etc...	Site contains a Grade II listed stable.
OALSSHEP013	1.66	Grounds of care home; grass area lined with a number of trees.	Site lies within the Shepton Mallet Conservation Area. Not visible from the road.
OALSSHEP014	0.03	Small grassed area between houses and road.	Not covered by any other designations.
OALSSHEP015	0.02	Small grassed area between houses and road.	Not covered by any other designations.
OALSSHEP016	0.44	Play area.	Not covered by any other designations.