

SETTLEMENT: EVERCREECH										
Prefix	Rep No	ID	Issue Ref	Contact Name	Company / Organisation	Policy	Matter	Issue Summary	Changes sought to the Pre-Submission Plan	MDC Response
PSPT2	006	6094	1	Peter Green Haulage Ltd	N/A	LGSEVE003	Local Green Space	The site is used as a car park for employees of Peter Green Haulage and is not available as a green space.	delete LGS designation	The embankment is not used for parking, but is a steeply sloping feature adjacent to the car park. The embankment contributes to the beauty and tranquillity of the village and is a linear feature running almost the entire length of the village which contributes significantly to its character. No change to the plan.
PSPT2	007	6095	1	M Symes	N/A	LGSEVE003	Local Green Space	The area is not demonstrably special, and has been sold to adjoining residents who have taken the land into their private gardens.	delete LGS designation	The embankment contributes to the beauty and tranquillity of the village and is a linear feature running almost the entire length of the village which contributes significantly to its character. No change to the plan.
PSPT2	024	6106	1	Margaret Gore	N/A	LGSEVE003	Local Green Space	hope that no building will take place and the wildlife is thriving on this site.	None	Support is noted.
PSPT2	149	6200	1	Mary-Clare Rodwell	N/A	LGSEVE005	Local Green Space	The site is the top of a disused railway line and does not fulfil the criteria for designation	delete LGSEVE005	The embankment contributes to the beauty and tranquillity of the village and is a linear feature running almost the entire length of the village which contributes significantly to its character. No change to the plan.
PSPT2	198	1013	1	Lloyds Property south west ltd	N/A	LGSEVE003	Local Green Space	This land has always been commercial industrial land and forms part of Leighton Lane Industrial Estate. The land has potential for further development such as yard, storage or parking.	delete LGSEVE003	The embankment is not in commercial use, but is a steeply sloping feature adjacent to the Leighton Lane industrial estate as well as housing further north and east. The embankment contributes to the beauty and tranquillity of the village and is a linear feature running almost the entire length of the village which contributes significantly to its character. No change to the plan.
PSPT2	218	6242	1	D Galpin	N/A	LGSEVE003	Local Green Space	The land does not meet the criteria for designation as LGS	delete LGSEVE003	The embankment contributes to the beauty and tranquillity of the village and is a linear feature running almost the entire length of the village which contributes significantly to its character. No change to the plan.
PSPT2	275	1825	1	M Phillips	Evercreech Parish Council	employment policy	Greencore	Site should remain in employment use and be marketed according to the marketing SPD. PC wishes to be involved in any planning brief for the site.	recognise impact of the closure of Greencore on Evercreech.	Agreed - clarification in supporting text to confirm this position. Change proposed.
PSPT2	332	4073	1	Peter Bradshaw	MDC Cllr	employment policy	Greencore	Support housing policy as the number of homes already built vastly exceeds the part 1 requirement.	none	As above.
PSPT2	332	4073	2	Peter Bradshaw	MDC Cllr	employment policy	Greencore	retain Greencore site as employment land and apply marketing policy	identify Greencore as employment site	As above.

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PSPT2	332	4073	3	Peter Bradshaw	MDC Cllr	employment policy	Greencore	Involve the village in any discussions about the site.	identify greencore as employment site	As above.
PSPT2	332	4073	4	Peter Bradshaw	MDC Cllr	employment policy	Greencore	Look at opportunities to improve facilities in the village, such as new shops and new car park.	identify greencore as employment site	clarification in supporting text refers to development brief to include community facilities. No change to the plan.
PSPT2	390	6366	3	Bovis Homes Ltd	agent, Wallingham Planning	housing policy	housing allocation omission site	Land east of Prestleigh Road is a logical choice as additional allocations are needed in villages. See reps on recalculating housing numbers. The suitability of the site has already been accepted during a previous planning application made when MDC did not have a 5 year land supply 2013/2010.	allocate land east of Prestleigh Road for up to 45 houses.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth LPP2 sets out non-strategic policies to deliver the strategy. LPP2 has not identified a need to identify specific allocations of land in Evercreech to deliver the strategy set out in LPP1. No change to the plan.
PSPT2	543	6482	17	Liz Payne	CPRE	11.13.1	housing policy	Evercreech has suffered inappropriate levels of development and there is not requirement for allocations	none	Support is noted.

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PSPT2	636	6542	4	Greencore	Alun Evans,RPS	11.13	housing policy	Absence of allocations in Evercreech on the basis there is no residual requirement is an unsound approach and does not represent an analysis of the current housing need position. Policy should support residential development within the defined settlement boundary and on suitable brownfield sites.	Amend policy to support development within the settlement boundary and on suitable brownfield sites.	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth LPP2 sets out non-strategic policies to deliver the strategy. LPP2 has not identified a need to identify specific allocations of land in Evercreech to deliver the strategy set out in LPP1. The policy already supports development where appropriate within the defined development limits. No change to the plan.
PSPT2	636	6542	5	Greencore	Alun Evans,RPS	11.13	housing policy	The SHMA indicates an uplift in housing numbers to 420-491 pa. The government standardised methodology indicates additional need of 588 dwellings pa. There is a need for the Council to find more land for housing. The latest position has material weight in justifying an increase in housing output, and is a material difference to the emerging local plan. the plan is unsound as it places a punitive restriction on a sustainable site within the settlement.	Greencore site should be released from the restrictive employment designation and designated for housing or mixed use.	The Council disagrees that the standard methodology should form the basis for allocating sites in Local Plan Part 2. No change to the plan.
PSPT2	636	6542	6	Greencore	Alun Evans,RPS	11.13	settlement hierarchy	There are 4 other primary villages that have met their housing requirement, leaving 11 primary and 7 secondary villages to deliver 116 homes over the plan period. Where suitable land can't be identified within the limits of these villages the Greencore site could provide a viable alternative, to meet need across the District. other sites put forward in Evercreech are outside development limits and have constraints. Greencore is more suitable and is previously developed land. It is available and deliverable.	residential led mixed use development should be supported within the Evercreech development limit and on suitable brownfield land.	This is an established employment site subject to policies DP24 and draft policy DP25. The village section will be amended to clarify the steps by which alternative uses could come forward. It is not appropriate to allocate this site for housing without fully exploring the options to retain it fully or partly in employment use. Change proposed.