

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.

Ditcheat (Primary Village)

Ditcheat is a small village in Mendip approximately 7km south of Shepton Mallet and 4km north-west of Castle Cary. It is situated in the Brue Valley and has retained much of the character once typically found across the county, with small pockets of traditional orchards. The village is only served by minor roads so is not as well connected as other villages.

The age profile for the village shows that, in comparison with Mendip as a whole, there are fewer younger people and almost 10% more people within the 45-74yrs age bracket. A small number of people are in housing need and have placed their names on the Housing Register.

KEY FACTS

Parish population: 725

Age profile:		Mendip average:
16%	0-15 yrs	19%
9%	16-24 yrs	10%
20%	25-44 yrs	23%
48%	45-74 yrs	39%
7%	75+ yrs	9%

Approximate housing stock of village: 179

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

Planning for Ditcheat...

- Ditcheat is designated in the Local Plan Part I as a Primary Village.
- It is expected to deliver at least **25** new homes over the Local Plan period 2006-2029. This figure reflects the small size of the village.
- **19** homes 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.
- **6** 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 Ditcheat...

The community produced a Parish Plan in 2012 outlining what is important to residents in Ditcheat and how the village may change over the next few years. The Parish Plan highlighted a few planning issues that were considered to be important:

1. The traditional orchards in and around the village and the need to prioritise non-orchard land for future development.
2. A need for affordable housing as many younger people have to move out of the village.
3. Improvements to footpaths and cycle paths.

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?

- ❖ Land needs to be allocated to accommodate the remaining 19 houses still to be delivered.
- ❖ The importance of orchards to local people should be taken into account in drawing up the Local Plan Part II.
- ❖ Consideration could also be given to any other facilities/infrastructure needed in the village.

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

DITQ1: What makes Ditchheat 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

DITQ2: Are there any reasons why we should consider identifying further sites for housing than the 25 identified Local Plan Part II?

DITQ3: 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.

DITQ4a: Are there any other potential development sites that we have not identified which you would like to draw our attention to?

DITQ4b: 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

DITQ5: 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?

DITQ6: 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?

DITQ7: 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

DITQ8: Does the current Development Limit reflect the existing and likely future built up area(s) of the village?

DITQ9: Do you feel the current Development Limit should be changed? If so where and why?

Infrastructure/Facilities

DITQ10: 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

DITQ11: 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?

DITQ12: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

DITQ13: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

Other Matters

DITQ14: Are there any other planning issues in Ditchat that you feel should be addressed in the Local Plan Part II?

DITQ15: Is any of the information presented incorrect or in need of updating (e.g. existing facilities and services)? If so, please specify?

Ditcheat Appendix

Table A: Key designations and other relevant planning information

Constraint	Information	Implications for Local Plan Part II
Agricultural Land Classification	The whole village lies within 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	None.	Ancient woodlands are an irreplaceable natural habitat and development should avoid their unnecessary loss or deterioration.
Areas of High Archaeological Potential and Interest	The majority of the village is covered by an Area of High Archaeological Potential.	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	None.	Any development within the Conservation Area will need to be sympathetic.
Flood Zones	None.	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	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 number of listed buildings in the village: <ul style="list-style-type: none"> • 1 Grade I listed building • 2 Grade II* listed buildings • 17 Grade II listed buildings 	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	None.	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.	MCA's 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	Three areas are designated as OALS/LGS (see Table 3 for details). Two of these are also designated as Protected Recreation Areas.	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	Four areas of open space within and around the village are designated as protected recreation spaces.	These areas are protected from development under development policy 16 of the Local Plan Part I. Any development here will therefore 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)	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.
Rights of Way	There are a number of rights of way in 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.
Road Infrastructure	Served only by minor roads. Approx 1.4km to the A371 to the east and 2.7km to the A37 to the west.	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	A sewage treatment buffer zone lies to the south of the village within 500m.	Buffer Zones may constrain areas which are capable of being developed for housing in particular.
Sites of Special Scientific Interest	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.
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	None.	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 three Tree Preservation Areas that have protection for the trees within them:	Any new development should take account of these areas and ensure that there is no negative impact

	<ul style="list-style-type: none"> • Land to the north west of Manor Farm • Land to the south of Wraxall Road • Orchard to the south of Smith's Lane 	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	Potential Development Option?
DIT001a The Rectory, Wraxall Road	3.78	A large agricultural field lying outside of and detached from the Development Limits. Site surrounds an existing large dwelling house and sits within an open landscape setting on the western fringes of the village.	<ul style="list-style-type: none"> • Contains a number of stands of mature trees (not formally protected). • The site is prominent open land and affords views towards the wider open countryside. • Site is physically detached from the village. • No southern defensible boundary. 	Potentially suitable for development subject to careful consideration of identified constraints.	Yes
DIT001b Land adjacent to Park House, Wraxall Road	0.72	The site adjoins an area of defined Development Limit and is a rectangular area of managed orchard. Parallel plots either side of the site are mainly in use as domestic gardens associated with residential properties.	<ul style="list-style-type: none"> • This site is classified as Traditional Orchard Priority Habitat under the UK Biodiversity Action Plan. 	Site is unsuitable for development due to it being classified as being Traditional Orchard Priority Habitat under the UK BAP.	No
DIT001c Wraxall Road	1.00	An L-shaped managed orchard adjoining two separate areas of defined Development Limit. On the western boundary is a pair of tandem residential properties whilst land to	<ul style="list-style-type: none"> • This site is classified as Traditional Orchard Priority Habitat under the UK Biodiversity Action Plan. 	Site is unsuitable for development due to it being classified as being Traditional Orchard Priority Habitat under the UK BAP.	No

		the east is a cul-de-sac of residential properties.			
DIT008 Land adjacent to the eastern edge of Ditcheat	2.49	Site is greenfield, currently used as a paddock. It is located on the eastern edge of the village, adjoining the Development Limit. The southern boundary borders a protected recreation area. The western edge borders a row of residential gardens and to the east is open countryside.	<ul style="list-style-type: none"> The site is prominent open land and affords views towards the wider open countryside. No defensible eastern boundary. 	Potentially suitable for development subject to careful consideration of identified constraints.	Yes
DIT009 Land at Back Lane	0.50	Site is agricultural greenfield land located at the northern end of the village. It is outside the Development Limit, separated from it by a traditional orchard to the west.	<ul style="list-style-type: none"> Site lies within an Area of High Archaeological Interest and Potential. Refusal on appeal (2014/2264) for 3 dwellings notes impact of development on open spaces around the core of the village. 	Potentially suitable for development subject to careful consideration of impacts and identified constraints.	Yes
DIT010 Folly Orchard	0.81	The site is located on the corner of two roads which border its eastern and southern boundaries. It is an orchard which is used for grazing. The western boundary is adjacent to the churchyard of St Mary Magdalene's Church. It sits adjacent to the Development Limit but is well related to the rest of the settlement.	<ul style="list-style-type: none"> This site is classified as Traditional Orchard Priority Habitat under the UK Biodiversity Action Plan. The village churchyard is designated as an Open Area of Local Significance and is adjacent to the western boundary of the site. Area of High Archaeological Interest and Potential. 	<p>Site is unsuitable for development due to it being classified as being Traditional Orchard Priority Habitat under the UK BAP.</p> <p>Development of the site could also have a negative impact on the integrity of the Open Area of Visual Significance to the west.</p>	No

*Please note that this excludes sites which have already been given planning consent.

Table C: Local Green Spaces

Site Reference	Size of site (in ha)	Description	Notes
OALSDIT001	0.68	Church and Churchyard of St Mary Magdalene.	Church is Grade I Listed.
OALSDIT002	0.27	Playground and playing field.	Site covered by DP16: Protection of Formal and Informal Recreation Spaces.

Village Constraints and Considerations Key

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Fax: 01749 344000

Compiled by on 22 July 2015

	Coal Referral Area		County Wildlife Site		Special Area of Conservation
	District Boundary		Mineral Consultation Area		Special Landscape Feature
	Ancient Woodland		National Nature Reserve		TPO Tree
	Area of High Archaeological Potential		Protection of Formal and Informal Recreational Spaces		TPO Group
	Archaeological Interest		Quarries		Landfill Site
	Conservation Area		Geological Sites		Landfill Interest Zone
	Greenbelt		Rights of Way		Sewage Buffer Zones
	Historic Gardens		Ancient Monument		Flood Zone 2
	Listed Building		SSSI		Flood Zone 3
					Traditional Orchards

Constraints and Considerations: Ditcheat

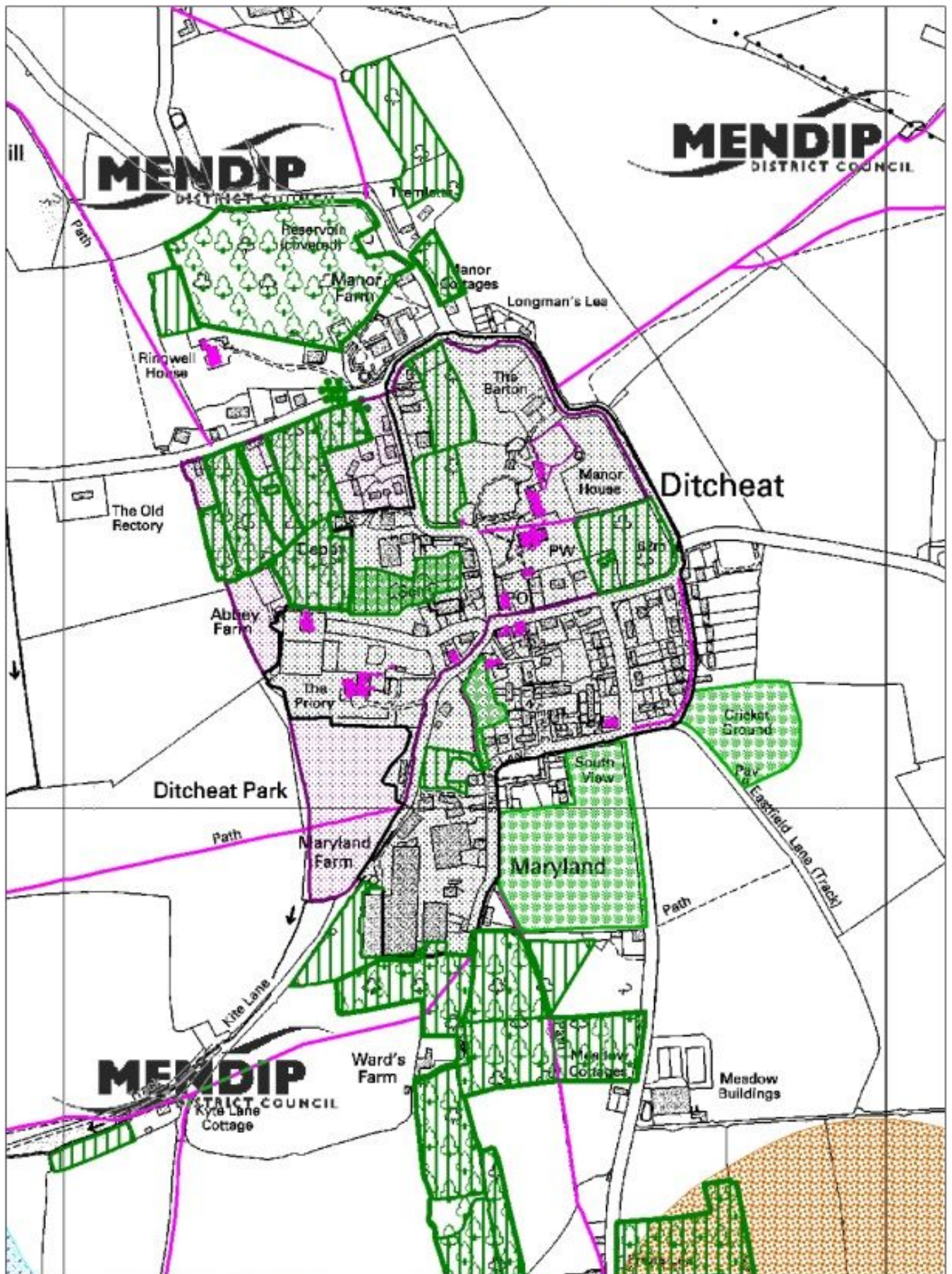
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Scale 1:6500

Notes:

Compiled by on 23 July 2015



Boundaries of existing Development Limits, Open Areas of Local Significance and Development Site Options - Key



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Compiled by on 25 August 2015

-  HELAA - A: Potentially suitable within development limits
-  HELAA - B: Potentially suitable outside development limits
-  HELAA - C: Potentially suitable Employment Land
-  HELAA - D: Excluded or not suitable
-  Development Limit
-  Existing Strategic Housing Allocation
(See Local Plan Part I)
-  Future Growth Area for Housing
(See Local Plan Part I)
-  Committed Employment Site
(See Local Plan Part I)
-  Future Growth Area for Employment
(See Local Plan Part I)
-  Green Gap
-  Town Centre Development Areas
-  Open Areas of Local Significance

Boundaries of existing Development Limits, Open Areas of Local Significance and Development Site Options - Ditcheat

