

## 11.10 Ditcheat

11.10.1 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.

### Site Allocations

11.10.2 Local Plan Part I designated Ditcheat as a Primary Village. It was expected to deliver 25 new homes, a figure which reflects the small size of the village. To date, there have been very low levels of incremental development, with only 6 houses completed or permitted between in years 2006-17. Given the low level of incremental development and residual requirement for 19 houses it is considered that an allocation(s) would be appropriate.

11.10.3 The residual requirement can be accommodated in two small pockets of development across the village to reflect the views of the Parish Council and other respondents and respect the rural context and character of the village. The residual requirement is therefore to be met in two sites.

- DIT008 Land adjacent to the eastern edge of Ditcheat to be allocated for residential development under Policy DT1
- DIT009 Land at Back Lane to be allocated for residential development under Policy DT2.

### Infrastructure

11.10.4 The village school is over capacity and a feasibility study would be needed to test whether additional demand could be accommodated. Financial contributions for education may be sought from proposed developments in this area.

### Windfall Development

11.10.5 Ditcheat continues to have an identified development limit. Therefore over the lifetime of the plan additional small scale development can potentially come forward within this boundary.

### Development Limit

11.10.6 No changes are proposed to the development limit.

### Local Green Spaces

11.10.7 Four areas are proposed to be designated as Local Green Spaces:

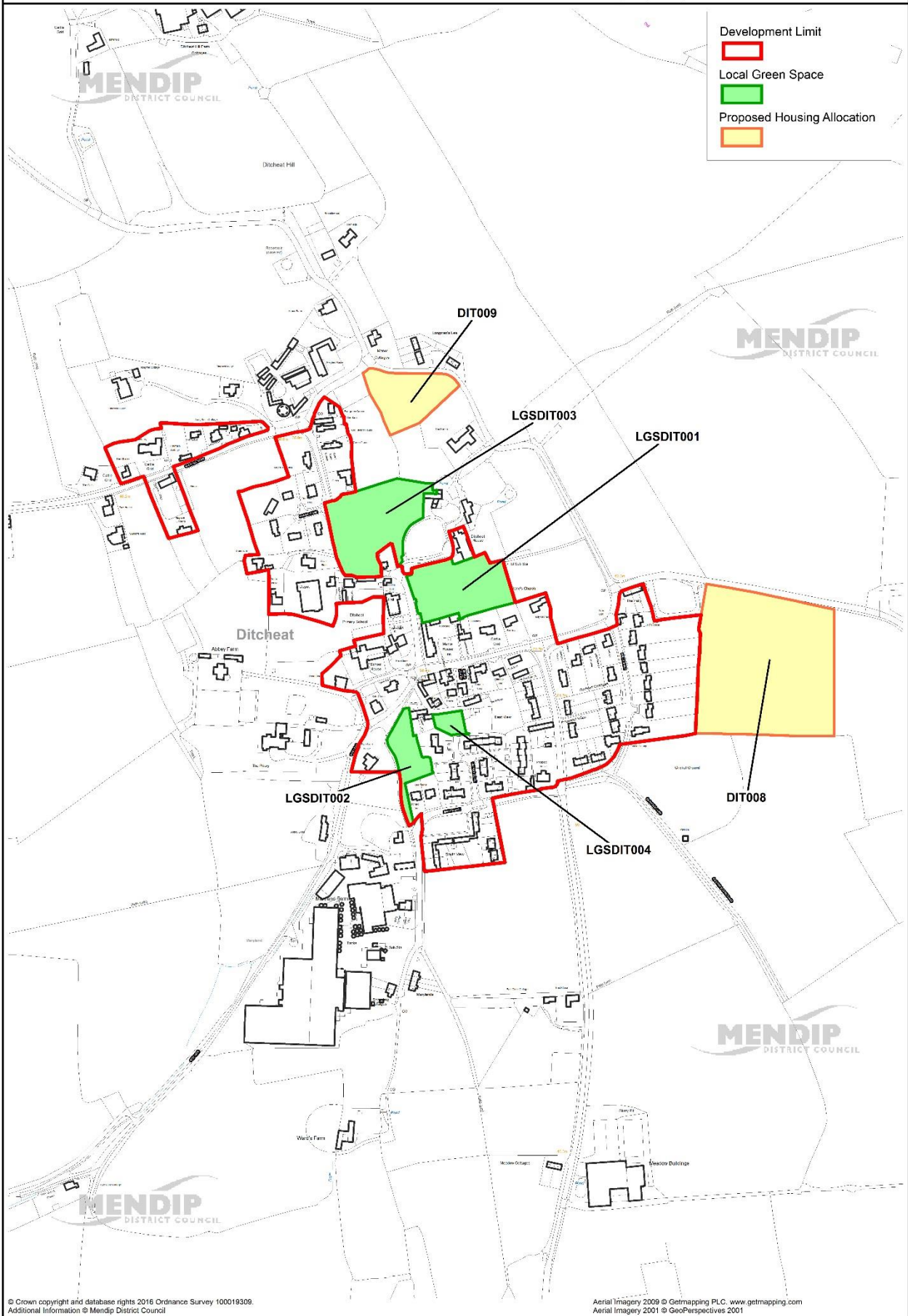
- **LGSDIT001 Church and Churchyard of St Mary Magdalene**
- **LGSDIT002 Playground and Playing Field**
- **LGSDIT003 Land at Ditcheat House**
- **LGSDIT004 Green at Lintern's Close**

# Proposed Housing Allocations, Local Green Spaces and Development Limit - Ditcheat



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Compiled by on 20 September 2017



## **DT1 Land adjacent to the eastern edge of Ditcheat (HELAA Site DIT008)**

### **Context**

The greenfield site is 2.49ha in size and currently in agricultural use. It lies to the very east of the village, with its western edge bordering existing development. A recreation area lies adjacent to the south west of the site.

### **Landscape & Ecology**

Desktop search shows Barn Owl (A) and Grass Snake (A) are recorded on the site. However, the site is an arable field of low biodiversity value.

### **Infrastructure**

The village school is close to capacity and financial contributions may be required to extend the school (where feasible) or funding for school transport.

### **Highways**

There is access onto the road linking the village with the A371. Access will need to meet highways standards on width and visibility. Footway connections into the village will also need to be considered.

### **Heritage**

Whilst the site does not lie within a Conservation Area or in the vicinity of any designated heritage assets, any development should respect the local context and be sensitive to the rural character of the village.

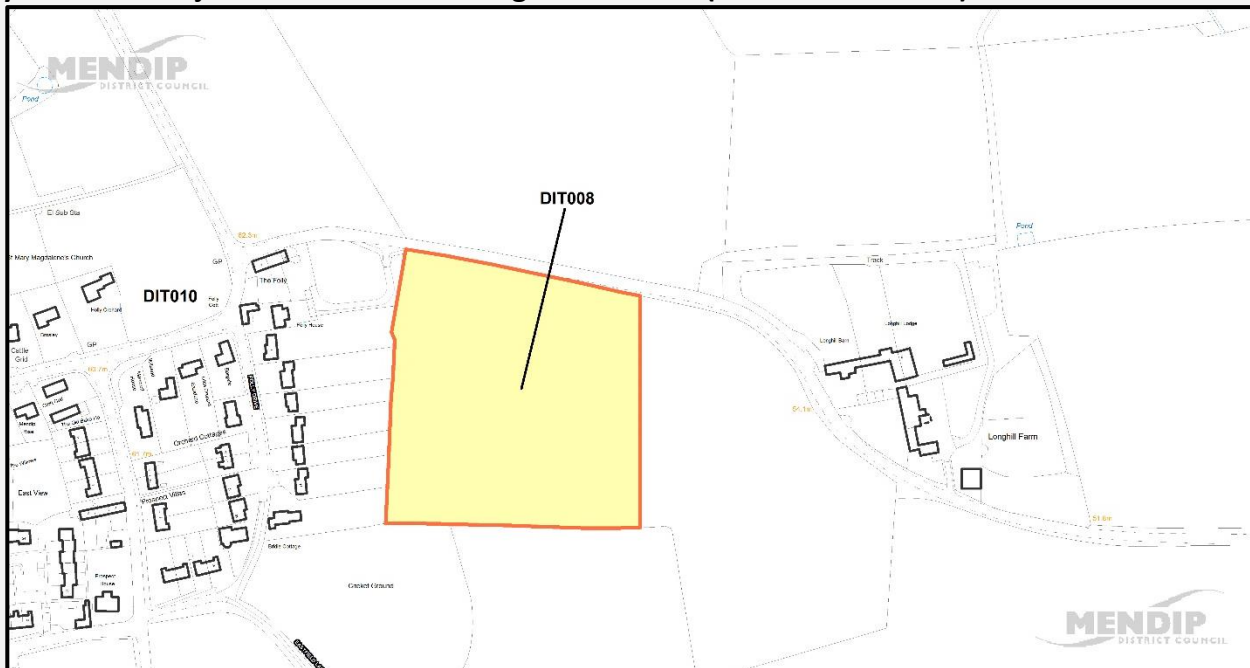
### **Flood Risk**

Whilst the site is not in an area of fluvial flood risk, development could have the potential to increase the risk of surface water flooding which is known to be an issue on the other side of the road to the north of the site.

### **Policy DIT008: Development Requirements and Design Principles**

- 1. Up to 16 dwellings making provision for affordable housing in line with relevant policies.**
- 2. Inclusion of appropriate open space and landscaping to reflect the village context**
- 3. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this rural location and in particular the rural approach to the village.**
- 4. Building materials should reflect the local materials and style.**
- 5. The site should be designed to safeguard the amenity of neighbouring residential properties.**
- 6. Opportunities should be taken to maintain or enhance biodiversity**
- 7. Appropriate consideration of the archaeological potential of the site (which falls within an AHAP) will be needed.**
- 8. The site's impact on surface water flooding must be considered.**
- 9. The site must include safe highway and pedestrian access, including appropriate links to core facilities in the village.**
- 10. A financial contribution may be required to mitigate the demand on education capacity.**

## Policy DT1: Land adjacent to the Eastern Edge of Ditcheat (HELAA site DIT008)



## DT2: Land at Back Lane Ditcheat (HELAA site DIT009)

### Context

This greenfield site is 0.5ha in size and currently in agricultural use. It is located at the northern end of the village, opposite existing development on the northern side of Back Lane. Further development lies to the west of the site on Wraxall Road, separated from the site by a traditional orchard.

### Landscape & Ecology

The site lies in a predominantly rural context and development in this area of the village is largely sparse and scattered. It comprises improved grassland with a tree line/hedgerow along northern edge and hedgerow on western boundary. Desktop search shows search shows the site falls within a consideration zone for the Barn Owl (Ring A) and Grass Snake (Ring A). There is a nearby roost of brown long-eared and serotine bats to west. Lesser horseshoe bats are possibly present at low density and the sites links to bat commuting structure to the west and north of Ditcheat. The site also lies adjacent to a traditional orchard.

### Highways

There site has access onto Back Lane and will need to meet highways standards on width and visibility. Footway connections into the village will also need to be considered.

### Heritage

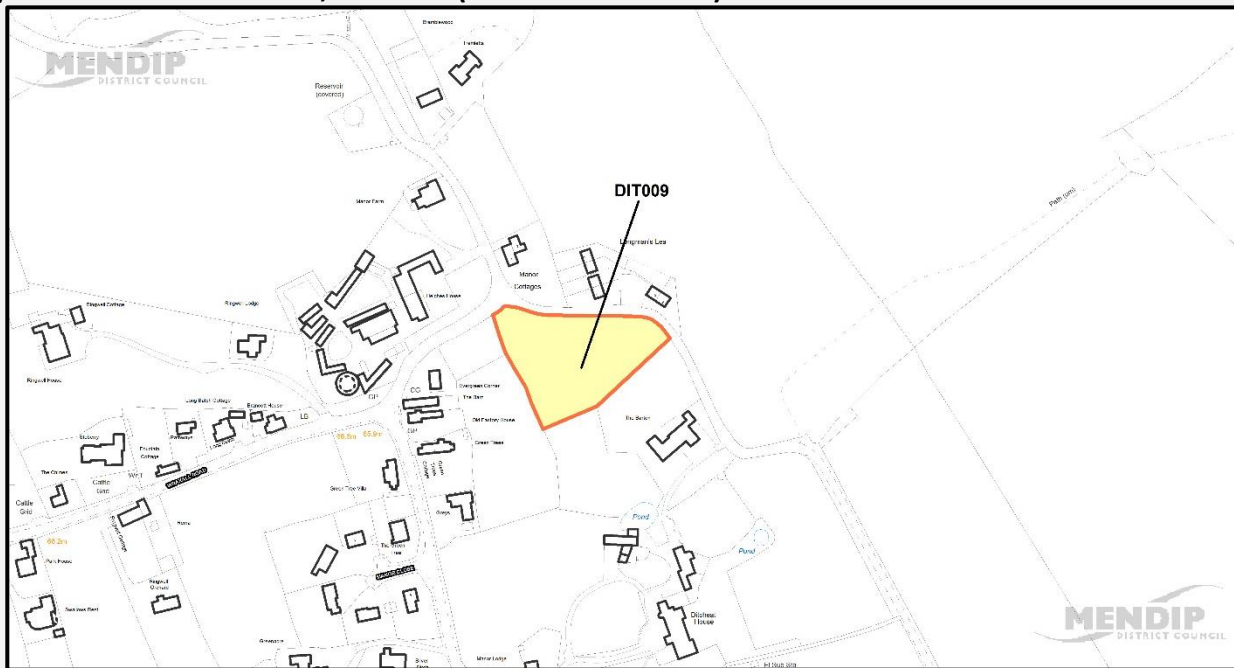
The site lie relatively close proximity to protected heritage assets, specifically the Grade II\* Ditcheat Manor (Formerly listed as Ditcheat House) and the Grade I listed Church of St Mary Magdalene.

### Policy DT2: Development Requirements and Design Principles DIT009

1. Up to 5 dwellings
2. Inclusion of appropriate open space and landscaping to reflect the village context and minimise any potential impact on the setting of heritage assets.

3. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development on this rural location and nearby heritage assets.
4. Building materials should reflect the local materials and style.
5. The site should be designed to safeguard the amenity of neighbouring residential properties.
6. Opportunities should be taken to maintain or enhance biodiversity, particularly in relation to the adjacent traditional orchard.
7. Appropriate consideration of the archaeological potential of the site (which falls within an AHAP) will be needed.
8. The site must include safe highway and pedestrian access, including appropriate links to core facilitates in the village.

**Policy DT2: Land at Back Lane, Ditcheat (HELAA Site DIT009)**



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