

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.

Draycott (Primary Village)

Draycott is located on the A371, 3kms from Cheddar and on the administrative boundary with Sedgemoor District. The village lies on the southern edge of the Mendip Hills AONB.

Draycott is a compact village with development constrained by the Mendip Hills to the north and floodplain in the Cheddar valley to the south. Local employment is limited but the village has good access to Cheddar. The village has a long association with strawberry production.

Planning for Draycott...

- Draycott is designated as a Primary Village.
- The village is expected to deliver at least **65** new homes over the Local Plan period 2006-2029.
- **28** new homes have been built or permitted leaving **37** homes to meet the planned requirement.
- 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 level of housing through the Local Plan Part II.
- **1** site has been promoted to date for future development.

What you have already said about Draycott...

Draycott forms part of Rodney Stoke Parish. There is no Community or Parish Plan. The issues and options consultation will be an opportunity to identify the main planning issues in the village.

Draycott is a pinch point on the A371 as the main road narrows through the village and access from adjoining residential roads is difficult.

KEY FACTS

Parish population (Rodney Stoke)	1,326
Age profile:	Mendip average:
19% 0-15 yrs	19%
8% 16-24 yrs	10%
18% 25-44 yrs	23%
41% 45-74 yrs	39%
13% 75+ yrs	9%
Approximate housing stock of village:	429
Data sources:	
ONS Census Statistics 2011	
MDC Rural Settlement Role & Function Study 2012	

Key Facilities

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

- **Journey to work bus service**
- **Pub**
- **Shop/Post Office**
- **School**
- **Village hall**
- **Recreation ground, Church**
- **Church.**
- Is this still correct? Are there any that we have missed?

What does this mean for the village?

- ❖ The Part II plan will need to identify sites for an additional 37 homes.
- ❖ 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 by landowners for consideration. 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:

Local Distinctiveness and Character

DRAYQ1: Thinking generally about the village, what makes Draycott special? Are there any specific areas, features or characteristics that should be protected or improved? Is there a specific area around the village which are preferred – or avoided? *Please answer in general terms – you can comment in detail on specific sites below.*

Housing

DRAYQ2: Are there any reasons why we should consider identifying sites for in addition to the Local Plan requirement of 65 homes set out in the Local Plan Part II?

DRAYQ3: Which of the sites in Table B would you support / not support 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.

DRAYQ4a: Are there any other potential development sites we have not identified which you would like to draw our attention to?

DRAYQ4b: 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

DRAYQ5: 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?

DRAYQ6: 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?

DRAYQ7: 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

DRAYQ8: Does the current Development Limit reflect the existing and likely future built up area(s) of the village?

DRAYQ9: Do you feel the current Development Limit should be changed? If so where and why?

Infrastructure/Facilities

DRAYQ10: Is there a need for further infrastructure or facilities in the village e.g. open space, meeting place, car park? If so, please specify what and where.

Open Areas of Local Significance/Local Green Spaces

DRAYQ11: Looking at the Open Areas of Local Significance/Local Green Space (see Mendip Section Appendix 2), do you think all of the sites listed still warrant designation? If so, why are they special?

DRAYQ12: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

DRAYQ13: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

Other Matters

DRAYQ14: Are there any other planning issues in your village that you feel should be addressed in the Local Plan Part II?

DRAYQ15: Is any of the information presented incorrect or in need of updating (e.g. existing facilities and services)? If so, please specify?

Draycott Appendix

Table A: Key designations and other relevant planning information

Constraint	Information	Implications for Local Plan Part II
Agricultural Land Classification	The land immediately adjacent to the settlement is 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 core of the village centred on The Street is identified as an area of 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	Flood zone south of the built-up area of the village on the Somerset levels.	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	The Mendip hills and areas of the village north of the A371 fall with a protection zone 1 . The main part of the village is also a sensitive area for sub-ground works.	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	Infill associated with the former railway line and at Hardmead Lane.	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 limited number of listed buildings in the village including the Church of St Peter.	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	There are a number of sites within the AONB to the north of the village.	Development should be directed away from these sites to ensure no negative impact upon the potential biodiversity there.
Mendip Bat Consultation Zone	The Bat Zone covers land to the north of the A371 and west of the village around Moor Meads farm.	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)	Rodney Stoke NNR lies approx 1.5kms northeast of the village.	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 two local greenspaces – see table C. All of the areas designated as Local Green Spaces are being reviewed as part of the Local Plan Part II.	These areas are protected from development under development policy 2 of the Local Plan Part I.
Protected Recreation Areas	Covers the recreation ground west of the village / The western side of the ground and village hall falls within Sedgemoor District.	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.
Sites of geological Interest	Draycott Sleights – in the AONB north of Draycott.	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.
Public Rights of Way	In comparison to other villages, formal rights of way are limited. The Local Plan identifies the former railway line to the south of the village as a route to encourage walking and cycling.	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.
Highways access	The A371 between Cheddar and Wells passes through the north of the village DRAY there are issues with access and congestion where this road narrows.	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	None.	Buffer Zones may constrain areas which are capable of being developed for housing in particular.
Sites of Special Scientific Interest	Extensive areas On the Mendip escarpment to the north of the village are SSSIs.	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)	Parts of the Rodney Stoke National Nature Reserve have SAC status.	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	Limited number of TPOs in the village.	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*

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	Key site characteristics	Constraints and Considerations	Initial Assessment	Potential Development Option
DRAY004a Westland House, Westfield Lane	0.65	A residential property and narrow field which extends north to include bungalows on Cross Farm Road. The main backland area includes a number of small domestic outbuildings with a more open grassed area to the north. Access assumed to be from Westland Lane. A farm access from Baggs Lane would not be suitable.	<ul style="list-style-type: none"> • Impact of development on setting/views towards AONB. • Adjoining land parcels would be needed to make an effective development. 	Potentially suitable but would realistically need to be considered as part of a larger scheme involving adjacent land.	Yes
<p>One further site in Draycott was identified in the 2013 Land Availability Assessment but has not been confirmed as available in the most recent call for sites:</p> <ul style="list-style-type: none"> • DRAY004 - Land at Little Paddock, Westfield Lane. 					

*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
OALSDRAY001	0.7	Churchyard of St Peter's Church and adjacent field.	Not covered by any other designations.