

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.

Rode (Primary Village)

Rode is a larger village in Mendip around five miles north-east of Frome and five miles south-west of Trowbridge. It is the easternmost settlement in Mendip lying within a mile of the Wiltshire border. It lies close to the junction of the main A36 (Bath – Salisbury) and the A361.

Planning for Rode...

- Rode is designated in the Local Plan Part I as a Primary Village, which means it has a wider selection of services than many smaller villages.
- Part I of the Local Plan indicates that the village is expected to deliver at least **65** new homes over the Local Plan period 2006-2029.
- To date, **74** houses have either been built or granted conditional planning permission. It is not therefore expected that the Local Plan Part II will seek to allocate any further housing sites in the village to 2029.
- 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.
- Landowners have requested that we consider **5** sites that they have put forward.

What you have already said about Rode...

Rode Parish Council has commenced preparation of a Neighbourhood Plan. At the time of writing no formal proposals had been published.

KEY FACTS

<i>Parish population:</i>	1,025
<i>Age profile:</i>	<i>Mendip average:</i>
19% 0-15 yrs	19%
8% 16-24 yrs	10%
22% 25-44 yrs	23%
43% 45-74 yrs	39%
8% 75+ yrs	9%

Approximate housing stock of village: **439**

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***
- ***Post office***
- ***Shop***
- ***Pub***
- ***Village hall***
- ***School***
- ***Church***

Is this still correct? Are there any that we have missed?

What does this mean for the village?

- ❖ We do not expect to make further allocations of land for housing development in Rode. 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.
- ❖ We could seek to allocate some land for local employment, although no site options have yet been put forward for this type of use.

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

RODEQ1: What makes Rode 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

RODEQ2: Although Rode has met and exceeded its minimum housing requirement as set out in the Local Plan Part I, are there any reasons why we should consider identifying further sites for housing in the Local Plan Part II?

RODEQ3: 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.

RODEQ4a: Are there any other potential development sites that we have not identified which you would like to draw our attention to?

RODEQ4b: 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

RODEQ5: 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?

RODEQ6: 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?

RODEQ7: 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

RODEQ8: Does the current Development Limit reflect the existing and likely future built up area(s) of the village?

RODEQ9: Do you feel the current Development Limit should be changed? If so where and why?

Infrastructure/Facilities

RODEQ10: 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

RODEQ11: 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?

RODEQ12: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

RODEQ13: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

Other Matters

RODEQ14: Are there any other planning issues in Rode that you feel should be addressed in the Local Plan Part II?

RODEQ15: Is any of the information presented incorrect or in need of updating (e.g. existing facilities and services)? If so, please specify?

Rode Appendix

Table A: Key designations and other relevant planning information

Constraint	Information	Implications for Local Plan Part II
Agricultural Land Classification	Rode is surrounded by agricultural land classed as Grade 3 which may include some in the 'best and most versatile' category.	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	There are several areas of archaeological importance in Rode and the majority of the village lies in 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	Rode has a Conservation Area covering two discrete 'Rode Village' and 'Frome Road' areas.	Any development within the Conservation Area will need to be sympathetic.
Flood Zones	There are no flood zones associated with the River Frome affecting the village.	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	Rode has around 60 listed buildings including six 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	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.	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 is one Open Area of Local Significance in Rode (off Rode Hill).	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.
Protected Recreation Areas	One area of open space is designated as a protected recreation space – the playing fields off Orneage Close.	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	None.	RIGS are locally designated areas of

Important Geological/ Geomorphological Sites (RIGS)		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 numerous rights of way within 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	Rode has good road accessibility being served by both the main A36 (Bath – Salisbury) and the A361.	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 skirts a very small part of the northern part of the village.	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 Features	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 numerous individually protected trees in Rode.	Any new development should take account of these areas and ensure that there is no negative impact upon them.

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	Options <u>IF</u> Development Needed
RODE003 Land at Clay Lane	5.96	Prominent greenfield site comprising two agricultural fields that form a link between the larger village settlement and the smaller clusters to the east. The site adjoins the Development Limit(s). Low density residential development and fields surround the site. Road access would be achieved to the south via Church Lane. The site promoter has indicated built development could come forward on the eastern side of the site with allotments, orchards and open space on the west.	<ul style="list-style-type: none"> • Right of Way cross the site in a north/south direction. • Two listed buildings adjoin the site to the east and west. • Area of High Archaeological Potential adjoins the site to the west. • Site lies close to, but not adjoining, Rode Conservation Area. • This land contributes to maintaining a rural setting to the discrete parts of the village. 	Potentially suitable for development subject to careful consideration of identified constraints.	Potentially
RODE013 Land adjacent to Church Lane	0.84	L shaped field currently used as a paddock adjoining the Development Limits of two discrete parts of the village. Low density residential development and fields surround the site. Access to the site would be	<ul style="list-style-type: none"> • Adjoins area of High Archaeological Potential. • Adjoins Rode Conservation Area. • Listed building adjoins site to the south. • Together with RODE014, the site represents an undeveloped gap 	Potentially suitable for development subject to careful consideration of identified constraints.	Potentially

		gained off Church Lane. The site also borders the A361 and is adjacent to RODE014.	separating the built up parts of the village.		
RODE014 Land adjacent to 41a Church Lane	0.38	The site is an irregular shaped paddock adjoining the Development Limits of two discrete parts of the village. Residential development abuts the eastern and western edges of the site whilst land to the north and south are open land - being promoted as RODE03 and RODE013 respectively. It is understood that the owners of RODE013 are willing to work with the owners of this site to bring a bigger scheme forward if necessary.	<ul style="list-style-type: none"> • Together with RODE013, the site represents an undeveloped gap separating the built up parts of the village. 	Whilst the site forms part of a green wedge which breaks up the built form of the village and maintains a rural feel to this area, the site is not protected or recognised in any way.	Potentially
RODE015 Land between Parsonage Farm and 6 Frome Road.	1.54	The site is an agricultural field separated from the built up areas of the village by the main A361. It is surrounded by low density residential development, a farm and fields.	<ul style="list-style-type: none"> • A right of way runs along the southern boundary. • The site is unbounded by any clear, defensible boundary to the east and to the south. 	Whilst the site is separated from the existing built up area of the village by the main A361, there are no constraints which would prevent the development of this site. It is therefore potentially suitable for development.	Potentially

RODE017 Land adjacent to The Mead	0.98	The site adjoins the existing Development Limit to the west of Rode. The site is generally flat and is bounded by a local access road (The Mead) and Merfield Lodge to the north-east, and a single carriageway road (Straight Lane) to the south-east. To its north-west and south-west boundaries are mature hedgerows giving way to open fields.	<ul style="list-style-type: none"> • Adjoins Rode Conservation Area. • Low voltage overhead power cables and telegraph lines cross the site. 	Potentially suitable for development subject to careful consideration of identified constraints.	Potentially
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*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
OALSRODE001	0.36	Green area in front of Langham House. Contains a number of mature trees and is bordered by a hedge.	Site lies within the Rode Conservation Area and the trees are identified as being of high landscape value in the Conservation Area Appraisal.