

Additional Comments received regarding the potential access proposal.

1 I have now read the handout. Highlighted in my copy in para 4.1 of the Fields In Trust document was the phrase “of the same or greater dimensions than the property”. What was missed and of significance is the phrase “equivalent or better quality than the property with equivalent or better facilities”. I believe this does not mean in an agricultural sense but “quality” and “facilities” in the eyes of the field and hall user community of parishioners. In this respect whatever land is found to replace land lost it will not better the “quality” and “facilities” which users now have. Ease of access, child safety of the site and loss of nearby parking slots are just three qualities I can quickly think of and there must be several others.

Maybe FIT should be approached sooner rather than later for their views.

2 We attended the meeting last Thursday evening and thank you for the opportunity to comment and hear other parishioners’ comments.

We understand that the meeting was also a way for the PC to gauge the general view on the access as presented by the proposer/developer and whether the PC should consider providing land to them to create that access. We agreed with the suggestion by a parishioner that the only true way of finding out whether parishioners agree with that or not would be to have some form of ballot, but came away not knowing if that is likely to happen.

Therefore, we felt it necessary to let you know that as regular users of Latches and Wesfield Lanes, we do not agree with the proposal.

Firstly, we know the traffic problems that already exist there. But these lanes are still part of the countryside adjoining the village. To add additional traffic to them as they are, from increased housing, would be horrendous. But equally, to widen or make them 2 way in the instance of Latches Lane, would urbanise a country lane and create even more problems.

Secondly, but more importantly we feel, the land for the Village Hall /Recreational field was provided for the benefit of the village and **morally, it should be retained for the village as set down by the various protective covenants** etc. that go with it. Not to create a roadway through and past our childrens’ play area bringing with it numerous health and safety aspects.

We therefore request the PC to look at these objections and not to enter into an agreement to allow access via the Hall/Recreation land , Latches and Westfield Lanes. If the proposer/developer comes back with another scheme, then again all aspects need to be considered, as and when.

3 NB A response was sent to the sender prior to the meeting.

I would like to submit the below question for consideration and discussion at the planned Extraordinary Meeting of the Parish Council, scheduled on 29th February, to discuss the proposal to develop land to the rear of the Memorial Hall, Draycott.

Will the Parish Council be requesting an archaeological survey of the entire site, prior to any planning application, and will this be a condition of consent to development of this site?

My reasoning for requesting this be done, and seeking assurance from the Parish Council that it will make this a condition of consent is as follows.

I would like to draw the committees attention to **Planning Policy Guidance 16: Archaeology and planning, issued by The Secretary of State**. This stipulates that where archaeological sites are known to exist/have the potential to exist, there is a presumption to preserve them. It also includes a duty to survey for potential archaeological sites where there is a known risk for them to exist, prior to planning applications being submitted.

The proposed development site (as shown by the plan published by the developer) includes an area to the rear of 'The Outback' and 'The Orchard', with known archaeology finds on the land, Historical Environment Record number 41608 <https://www.somersetheritage.org.uk/record/41608>. Adjacent to, but not included in the development plan, is land to the rear of 'Westholme', Historical Environment Record 41530 <https://www.somersetheritage.org.uk/record/41530> In addition to this, the hedge bordering the Memorial Hall driveway satisfies the criterion to be classed as an ancient hedgerow, beyond which are Medieval ridge and furrow fields, Historical Environment Record number 19199, also shown in the above links.

The duty to protect includes, but is not limited to, only those known archaeological finds but extends to land where there is a known risk of them to exist. Therefore I would like to draw your attention to the following: A local survey of the area by renowned archaeologist Mick Aston identified 'Worthyland' as the likely original site of Draycott, likely to have extended along Westfield Lane. Recently a rare and early Medieval Brooch, now in The County Museum and described as 'one of the most important single objects found in the county' was discovered on local farmland. We have the Saxon Palace in Cheddar, Roman artefacts and occupation, all the historical sites and artefacts between the development site and Nyland, together with known local occupation since Neolithic times.

I therefore submit there is more than enough evidence of many 100's of years of historical occupation of the area to warrant a request for an archaeological survey to be undertaken prior to planning, and ask that the Parish Council grant assurances that this will be done and published for the local community to read.

4 Dear Rodney Stoke PC, I just wanted to say thank you for facilitating the meeting last night. It was always going to be a difficult meeting but I think that you managed to let everyone have a say and we were all able to see the strength of feeling and listen to the various contributors and hear their points of view.

