

North Cadbury and Yarlington Neighbourhood Plan

Site Options and Assessment Final Report

North Cadbury and Yarlington Parish Council

October 2020

Quality information

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Table of Contents

1. Executive Summary	5
2. Introduction.....	6
Background	6
3. Methodology	8
Task 1: Identify Sites to be included in the Assessment	8
Task 2: Gathering Information for Site Assessments	8
Task 3: Site Assessment	9
Task 4: Consolidation of Results	9
Task 5: Indicative Housing Capacity	9
4. Policy Context	10
Planning Policy.....	10
National Planning Policy Framework (2019).....	10
South Somerset Local Plan (2017)	12
South Somerset Local Plan Review.....	15
Evidence Base	16
North Cadbury Conservation Area Appraisal	16
South Somerset Landscape Assessment	17
5. Site Assessment.....	18
Identified sites	18
South Somerset HELAA (2018)	18
South Somerset HELAA review (2020).....	18
North Cadbury and Yarlington Neighbourhood Plan Call for Sites	19
Site assessment results	23
6. Conclusions	32
Next Steps.....	32
Viability	32
Appendix A Review of HELAA sites.....	34
Appendix B Individual Site Assessments	41

Figures

Figure 2.1: North Cadbury and Yarlington Neighbourhood Plan Area	6
Figure 4.1: North Cadbury and Yarlington Polices Map inset and key	14
Figure 4.2: Preferred Options Local Plan allocations in North Cadbury and Yarlington	16
Figure 4.3: North Cadbury Conservation Area map	17
Figure 5.1: HELAA sites in North Cadbury	19
Figure 5.2: Map of all sites included in assessment	21
Figure 5.3: North Cadbury inset map of sites	22
Figure 5.4: Map of site suitability RAG ratings	31

Tables

Table 3.1: AECOM Net Housing Density.....	9
Table 5.1: Summary of site assessment conclusions	24

Abbreviations used in the report

Abbreviation

Ha	Hectare
HELAA	Housing and Economic Land Availability Assessment
MHCLG	Ministry of Housing, Communities and Local Government
NCY	North Cadbury and Yarlington
NCYPC	North Cadbury and Yarlington Parish Council
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
PRoW	Public Rights of Way
QB	Qualifying Body
SSDC	South Somerset District Council
SSLP	South Somerset Local Plan
TPO	Tree Preservation Order

1. Executive Summary

- 1.1 The North Cadbury and Yarlington Neighbourhood Plan, which will cover the whole of both North Cadbury and Yarlington parishes which together share a Parish Council, is being prepared in the context of the adopted South Somerset Local Plan (2015) and the emerging South Somerset Local Plan. The parishes are located in the district of South Somerset, 10 miles NE of Yeovil, 4 miles west of Wincanton and 2 miles south of Castle Cary, the Neighbourhood Plan Area was designated in July 2019. North Cadbury and Yarlington Parish Council seeks to identify sites which are potentially suitable for allocation in the Neighbourhood Plan in order to guide development in the parish towards locations which will preserve and enhance the setting of all the villages and hamlets within the North Cadbury and Yarlington Neighbourhood Plan Area.
- 1.2 North Cadbury and Yarlington are rural parishes in the district of South Somerset and county of Somerset. They include several settlements including the villages of Galhampton, North Cadbury and Yarlington and hamlets of North Town and Woolston. As of the 2011 census the parishes had a combined population of 1,083. The area includes a wealth of heritage including two Conservation Areas, one in North Cadbury and one in Woolston, alongside many listed buildings. The landscape includes ancient orchards characteristic of this part of Somerset, alongside scenic views from the terrain of the East Somerset Hills.
- 1.3 The emerging South Somerset Local Plan designates North Cadbury as a 'Village'¹ with an indicative housing requirement of 60 dwellings. The other settlements in the parish are designated as 'Rural Settlements' where development will be limited but may come forward if it meets local plan criteria or is supported by a Neighbourhood Plan.
- 1.4 In order to assist the Parish Council in allocating land in the most sustainable and suitable locations, this report provides an assessment of potential development sites within the parish, taking into account strategic policies in the adopted and emerging Local Plans, as well as national planning criteria, to establish which, if any, of the sites are suitable for development.
- 1.5 Important to the background of this work is the 2018 South Somerset Housing and Economic Land Availability Assessment (HELAA), published in September 2018, which assessed a total of 3 sites in the parish. South Somerset District Council is undertaking a 2020 HELAA review, which considers 3 additional sites.
- 1.6 North Cadbury and Yarlington Parish Council issued a Call for Sites in summer 2020 which resulted in 19 sites being submitted for consideration for allocation in the NP, however, 1 site was subsequently withdrawn. 6 of these sites correspond to sites included in the 2018 HELAA or 2020 HELAA review. In total, after accounting for duplicates, 18 sites are considered in this report, 6 derived from the 2018 HELAA or 2020 HELAA review and 12 derived from the North Cadbury and Yarlington Call for Sites. The report concludes that 4 sites are suitable for allocation in the Neighbourhood Plan. A further 7 sites are potentially suitable for allocation, subject to the mitigation of identified constraints and to due consideration of Local Plan policy. The remaining 7 sites are considered unsuitable for allocation in the Neighbourhood Plan.
- 1.7 Our assessment shows that there is insufficient capacity on identified and available sites to meet the indicative housing requirement of 60 dwellings, with a projected shortfall of around 10 dwellings. We recommend that North Cadbury and Yarlington Parish Council discusses this with South Somerset District Council.
- 1.8 This assessment is the first step in the process of making site allocations. From the shortlist of suitable and potentially suitable sites identified in this report, the Parish Council should engage with South Somerset District Council and the community to select sites for allocation in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the needs of the plan area.

¹ To avoid confusion between the status of settlements, Local Plan settlement designations are capitalised and shown in inverted commas (e.g. 'Village' and 'Rural Settlement') throughout this report. Where lower case terms (e.g. village and hamlet) are used, these are generic terms which do not refer to Local Plan policy.

2. Introduction

Background

- 2.1 AECOM has been commissioned to undertake an independent site appraisal for the North Cadbury and Yarlington Neighbourhood Plan (NP) on behalf of North Cadbury and Yarlington Parish Council (NCYPC). The work undertaken was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) in June 2020 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 2.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 2.3 The neighbourhood plan, which will cover the whole of both parishes of North Cadbury and Yarlington (see **Figure 2.1**), is being prepared in the context of the South Somerset Local Plan (SSLP) and emerging SSLP review. Neighbourhood Plans are required to be in conformity with the strategic policies of adopted Local Plans and should also have regard to emerging Local Plans.
- 2.4 Neighbourhood Plans can add value to the Local Plan policies for the neighbourhood area by including policies and proposals to address local place-based issues. The intention, therefore, is for the Local Plans to provide a clear overall strategic direction for development whilst finer detail can be determined through the neighbourhood planning process where appropriate.
- 2.5 North Cadbury and Yarlington are rural parishes in the district of South Somerset and county of Somerset. They include several settlements including the villages of Galhampton, North Cadbury and Yarlington and hamlets of North Town and Woolston. As of the 2011 census the parishes had a combined population of 1,083. The area includes a wealth of heritage including two Conservation Areas, one in North Cadbury and one in Woolston, alongside many listed buildings. The landscape includes ancient orchards characteristic of this part of Somerset, alongside scenic views from the terrain of the East Somerset Hills.

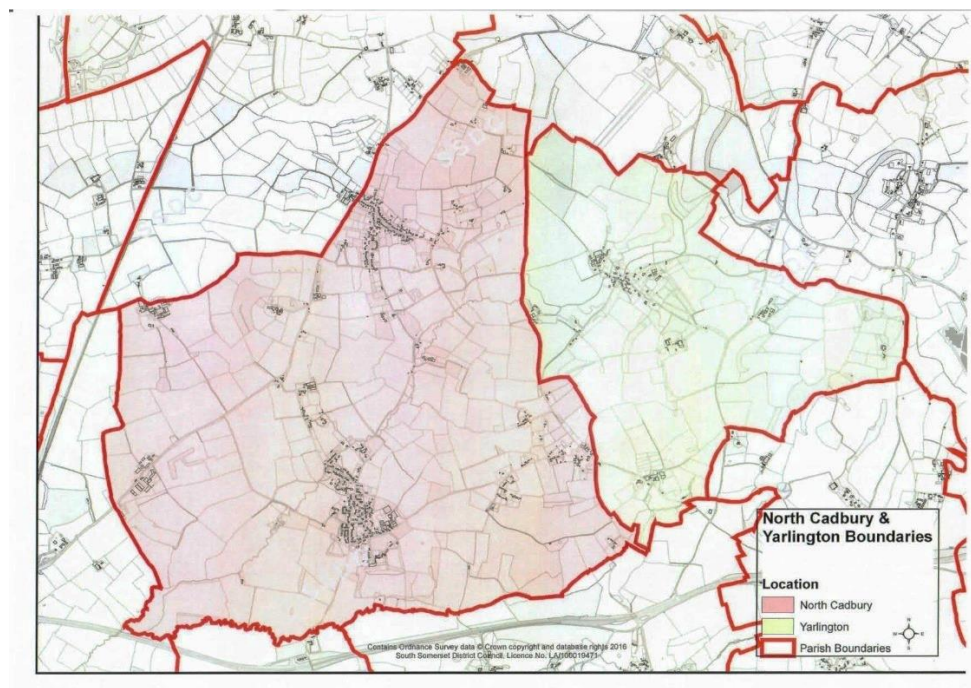


Figure 2.1: North Cadbury and Yarlington Neighbourhood Plan Area. Source: South Somerset District Council, 2019.

- 2.6 NCYPC intends to identify sites which may be able to deliver additional housing which meets local needs, as well as possible employment sites, and may consider allocating such sites in

the NP, particularly where development has the potential to contribute to and enhance local amenity and infrastructure provision.

- 2.7 The emerging South Somerset Local Plan designates North Cadbury as a 'Village' with an indicative housing requirement of 60 dwellings. Our assessment shows that there is insufficient capacity to meet this indicative housing requirement with a projected shortfall of around 10 dwellings. We recommend that North Cadbury and Yarlington Parish Council discusses this with South Somerset District Council. The other settlements in the parish are 'Rural Settlements' where development will be limited but may come forward if it meets local plan criteria and is supported by a Neighbourhood Plan.
- 2.8 The purpose of AECOM's site appraisal is to produce a clear assessment as to whether the identified sites are appropriate for allocation in the NP, in particular whether they comply with both the National Planning Policy Framework and the strategic policies of the adopted Development Plan; and from this group of sites, identify which are the best sites to meet the objectives of the NP. The report is intended to help the group to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.

3. Methodology

- 3.1 The approach to the site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)², Neighbourhood Planning (updated February 2018)³ and Locality's Neighbourhood Planning Site Assessment Toolkit⁴. These all encompass an approach to assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below

Task 1: Identify Sites to be included in the Assessment

- 3.2 The first task is to identify which sites should be considered as part of the assessment.
- 3.3 For the North Cadbury and Yarlington NP, this included sites identified in the Neighbourhood Plan Call for Sites consultation undertaken by North Cadbury and Yarlington Parish Council during 2020.
- 3.4 The most recent published Housing and Economic Land Availability Assessment (HELAA) for South Somerset from 2018 was reviewed to identify sites within the neighbourhood area. The HELAA is currently being updated by SSDC and the assessments have not yet been published as of August 2020. Therefore, the sites newly submitted to the 2020 HELAA have also been fully assessed using AECOM's site assessment pro-forma.
- 3.5 Sites identified through the Call for Sites consultation which had not already been assessed through the HELAA were appraised using AECOM's site assessment pro-forma.

Task 2: Gathering Information for Site Assessments

- 3.6 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)⁵ and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 3.7 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
- General information:
 - Site location and use; and
 - Site context and planning history.
 - Context:
 - Type of site (greenfield, brownfield etc.); and
 - Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;

² Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

³ Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

⁴ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

⁵ <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- Community facilities and services; and
- Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- Availability

Task 3: Site Assessment

3.8 The next task was to complete the site pro-formas. This was done through a combination of desk top assessment and site visits. The desk top assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/Streetview and MAGIC maps in order to judge whether a site is suitable for the use proposed. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.

Task 4: Consolidation of Results

- 3.9 Following a site visit, the desktop assessments were revisited to finalise the assessments and compare the sites to judge which were the most suitable to meet the housing requirement.
- 3.10 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable.

Task 5: Indicative Housing Capacity

- 3.11 If landowners/developers have put forward a housing figure, this has been used if appropriate. If a site has been granted planning permission but the site has not yet been started or completed, then this capacity figure has been used.
- 3.12 Where there are no estimated figures provided, the density assumption of 30 dwellings per hectare (dph) is used in accordance with the methodology of the 2020 South Somerset HELAA⁶ which applies a density assumption of 30 dwellings per hectare in 'Rural Settlements'. **Table 3.1** below sets out the AECOM method for calculating indicative housing capacities.
- 3.13 The indicative housing capacities have been calculated so that the sites can be compared on a consistent basis and because it is useful to have an idea of capacity when planning to meet an identified requirement. However, lower densities may be more appropriate on some sites, based on site-specific conditions and prevailing densities in the surrounding area.

Table 3.1: AECOM Net Housing Density

Area	Gross to net ratio standards	Net Housing Density
Up to 0.4 ha	90%	30
0.4 ha to 2 ha	80%	30
2 ha to 10 ha	75%	30
Over 10 ha	50%	30

⁶ Available at <https://www.southsomerset.gov.uk/media/3057/2020-helaa-methodology-final-draft.pdf>

4. Policy Context

- 4.1 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the adopted development plan, and it is recommended that consideration is given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 4.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies (adopted and emerging Local Plan policies) and relevant evidence base documents.
- 4.3 National policy is set out in the National Planning Policy Framework (2019)⁷ and is supported by Planning Practice Guidance⁸ (PPG). The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 4.4 The statutory local plan-making authority for North Cadbury and Yarlington is South Somerset District Council (SSDC), which adopted the South Somerset Local Plan (SSLP) in March 2015.
- 4.5 The key documents making up the adopted statutory development plan (South Somerset Local Plan) for North Cadbury and Yarlington are:
- South Somerset Local Plan (2015)⁹; and
 - Emerging South Somerset Local Plan Review (2019)¹⁰, Preferred Options.
- 4.6 The SSLP is currently under review. The Issues and Options consultation took place between October 2017 and January 2018 and the Preferred Options consultation took place between June and September 2019. SSDC is currently reviewing the comments received from the Preferred Options consultation and preparing further evidence to progress the plan to the next stage. The draft Local Plan is scheduled for pre-submission public consultation in early to mid-2021, with submission to the Secretary of State expected in late 2021.
- 4.7 The village of North Cadbury contains a Conservation Area which covers the historic village core. SSDC has prepared a Conservation Area Appraisal¹¹ which identifies heritage assets and provides guidance to shape future development in and around the Conservation Area. The hamlet of Woolston also contains a Conservation Area but there is not a supporting evidence base document in this case.
- 4.8 In addition, SSDC prepared a Landscape Assessment¹², dated to 1993. The Landscape Assessment sets out Visual Character Regions of South Somerset by landscape character. North Cadbury and Yarlington falls within Visual Character Region 6: Escarpments Ridges and Vales East of Yeovil. The relevant policies and findings of the above documents are highlighted below.

Planning Policy

National Planning Policy Framework (2019)

- 4.9 The policies of relevance to development in North Cadbury and Yarlington are set out below, but this report has regard to all other aspects of national planning policy where appropriate.

⁷ Available at www.gov.uk/guidance/national-planning-policy-framework

⁸ Available at www.gov.uk/government/collections/planning-practice-guidance

⁹ Available at <https://www.southsomerset.gov.uk/your-council/your-council-plan-and-strategies/planning-policy/local-plan/>

¹⁰ Available at <https://www.southsomerset.gov.uk/your-council/your-council-plan-and-strategies/planning-policy/local-plan-review-2016-2036/>

¹¹ Available at <https://www.southsomerset.gov.uk/media/2658/north-cadbury-conservation-area-appraisal.pdf>

¹² Available at https://www.southsomerset.gov.uk/media/1297/i-plan_pol-web-site-2018-planning-webpages-the-landscape-of-south-somerset.pdf

- 4.10 **Paragraph 77** sets out that, in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
- 4.11 **Paragraph 78** adds that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 4.12 **Paragraph 79** states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - The development would re-use redundant or disused buildings and enhance its immediate setting;
 - The development would involve the subdivision of an existing residential dwelling; or
 - The design is of exceptional quality, in that it:
 - Is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - Would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.
- 4.13 **Paragraph 84** requires that planning policies should recognise that rural sites to meet local business and community needs may have to be found adjacent to or beyond existing settlements. In these circumstances, development should be sensitive to its surroundings. The use of previously developed land and sites that are physically well-related to existing settlements should be encouraged where possible.
- 4.14 **Paragraph 149** requires that plans take a proactive approach to mitigating and adapting to climate change, and take into account the long-term implications for flood risk, biodiversity and landscapes.
- 4.15 **Paragraph 170** sets out that plans should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and sites of biodiversity in a manner commensurate with their statutory status. They should also recognise the intrinsic character and beauty of the countryside.
- 4.16 **Paragraph 171** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.
- 4.17 **Paragraph 174** requires that plans should identify, map and safeguard the hierarchy of designated sites of importance for biodiversity, promote the conservation, restoration and enhancement of habitats and ecological networks, and pursue measurable net gains for biodiversity.
- 4.18 **Paragraph 177** adds that the presumption in favour of sustainable development does not apply where a development is likely to have a significant effect on a habitats site, unless an appropriate assessment has concluded it will not adversely affect its integrity.
- 4.19 **Paragraph 185** states that plans should set out a strategy for the conservation and enjoyment of the historic environment and seek new development which makes a positive contribution to local character and distinctiveness.
- 4.20 **Paragraph 193** sets out that great weight should be given to the impact of a proposed development on any designated heritage assets.
- 4.21 **Paragraph 200** states that proposals in Conservation Areas should be encouraged where they enhance or better reveal their significance.

South Somerset Local Plan (2015)

- 4.22 The SSLP was adopted by SSDC in March 2015. It provides a vision for sustainable development across the district up to the year 2028. South Somerset is a predominantly rural area with a population of 168,345. The administrative centre and largest town of the district is Yeovil with other main settlements including Castle Cary, Chard, Crewkerne and Wincanton. 40% of the district's population resides in smaller settlements with populations under 2,500 including the villages of Galhampton, North Cadbury and Yarlington and hamlets of North Town and Woolston within the Neighbourhood Plan area. The plan encourages communities to prepare Neighbourhood Plans to support the strategic development needs set out in the plan and shape and direct these in the Neighbourhood Plan area. The plan focusses development in the district's centre of Yeovil, other market towns and rural centres. Beyond, other smaller settlements will be able to provide for their employment and affordable housing needs.
- 4.23 **Policy SS1: Settlement Strategy** identifies a settlement hierarchy which specifies specific settlements for growth. All other settlements in the district are designated as 'Rural Settlements', and therefore considered as part of the countryside. In 'Rural Settlements', there is a presumption against development unless key sustainability criteria can be met. These settlements will be considered to be within the open countryside for planning purposes. This approach does not preclude development where it enhances or maintains the vitality of rural communities.
- 4.24 The policy also sets out that 'Rural Settlements' cover a range of settlements that vary widely in size, role, function, local priorities and constraints. Therefore, the interpretation of Policy SS2 will depend on considering proposals at each individual settlement. In addition, there is an expectation that development proposals have either come from the local community or been tested and checked through local consultation and engagement.
- 4.25 **Policy SS2: Development in Rural Settlements** sets out that development will be strictly controlled and limited to that which provides employment opportunities appropriate to the scale of the settlement, creates or enhances community facilities and services or meets identified housing need, particularly for affordable housing. Development will be permitted where it is commensurate with the scale and character of the settlement, and increases the sustainability of the settlement in general. Proposals for housing development should only be permitted in 'Rural Settlements' that have access to two or more key services including: local convenience shop; post office; pub; children's play area / sports pitch; village hall / community centre; health centre; faith facility; and primary school.
- 4.26 In terms of the application of Policy SS2 for the purposes of this report, Galhampton, North Cadbury and Yarlington are the only three settlements in the Parish which have access to two or more of the key services and therefore would be suitable for housing development. The hamlet of North Town is within close proximity to the service array of North Cadbury and the assessment has therefore considered sites in North Town suitable for housing development. Sites beyond Galhampton, North Cadbury and North Town, and Yarlington, which includes all areas within the open countryside and the settlement of Woolston, have been deemed unsuitable for residential development. There is an exception applied to site NCY1 because national policy allows for the re-use of redundant agricultural buildings for residential use. The site would therefore realistically not be subject to the same application of Policy SS2.
- 4.27 The policy adds that 'Rural Settlements' are required to deliver 2,242 dwellings over the plan period and 1,181 jobs. North Cadbury and Yarlington does not have a specific housing or employment requirement.
- 4.28 **Policy SS3: Delivering New Employment Land** supports employment proposals to support the jobs target for 'Rural Settlements' through small-scale sustainable development which supports a prosperous rural economy.
- 4.29 **Policy SS5: Delivering New Housing Growth** makes provision for at least 15,950 dwellings in the plan period 2006 to 2028. Existing housing commitments as of April 2012 include 10,128 dwellings, leaving a residual requirement of 5,822 dwellings, of which 911 are to be accommodated in 'Rural Settlements'.

- 4.30 **Policy EP4: Expansion of Existing Businesses in the Countryside** states that proposals for expansion will be permitted where of a scale appropriate in this location and there are no adverse impacts on the countryside.
- 4.31 **Policy EQ3: Historic Environment** sets out that heritage assets will be conserved and all new development proposals relating to the historic environment will be expected to safeguard or enhance the significance, character, setting and local distinctiveness of heritage assets.
- 4.32 **Policy EQ4: Biodiversity** adds that all proposals for development should protect the biodiversity value of land and minimise the fragmentation of habitats and promote ecological networks.
- 4.33 **Policy EQ5: Green Infrastructure** safeguards existing green infrastructure against any adverse impact of development proposals.
- 4.34 A Local Plan policies map inset for North Cadbury and Yarlington is shown in Figure 4.1

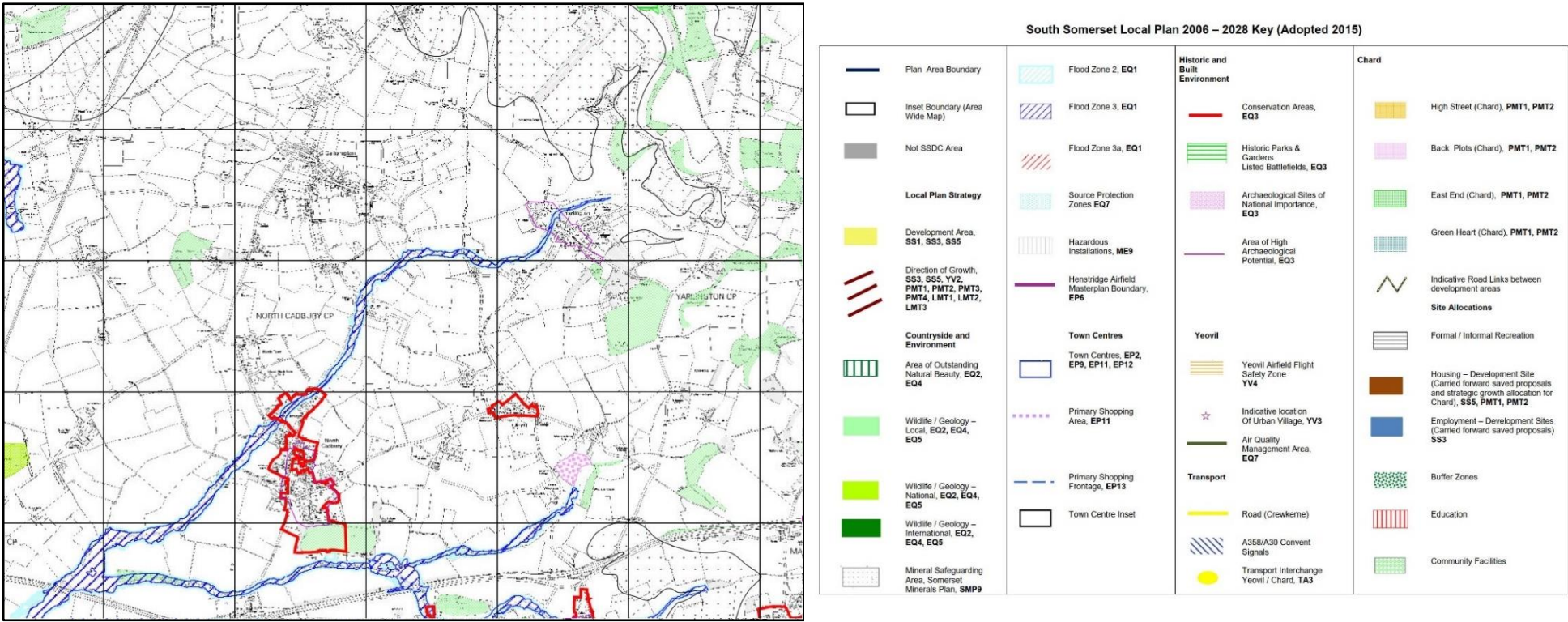


Figure 4.1: North Cadbury and Yarlington Polices Map inset and key. Source: South Somerset District Council.

South Somerset Local Plan Review (Preferred Options 2019)

- 4.35 The SSLP, which was adopted in March 2015, is currently under review and will be replaced by a new local plan covering a plan period from 2016 to 2036. The plan has undergone public consultation on Issues and Options (Regulation 18) between October 2017 and January 2018 and Preferred Options (Regulation 18) between June and September 2019. The latest published draft of the emerging SSLP dates is the Preferred Options document from 2019. SSDC is currently reviewing the comments from the last public consultation and preparing the evidence base to bring the emerging plan forward. SSDC intends to have a public consultation on the Publication Plan (Regulation 19) in early or mid-2021, and thereafter submit to the Secretary of State in late 2021. The emerging plan will then undergo Examination in Public.
- 4.36 **Policy SS1: Settlement Strategy** designates North Cadbury as a 'Village' where provision will be made for limited development to meet local need, support local services and economic activity appropriate to the scale of the settlement. Other settlements remain 'Rural Settlements' where development will be restricted, and development within or outside 'Rural Settlements' in the countryside where Policy SS4 does not apply will be limited to that for which a countryside location is essential or where it is in accordance with Policies EP4 and EP5.
- 4.37 **Policy SS2: Delivering New Housing Growth** sets out a housing requirement for at least 14,322 dwellings for the plan period 2016 to 2036. 'Villages' will be required to accommodate 1,314 dwellings. After accounting for completions and commitments up to March 2018, there is a residual requirement for 722 dwellings. There are 12 'Villages', and each is expected to accommodate 60 dwellings. Therefore, North Cadbury as a 'Village' has an indicative housing requirement of 60 dwellings. 'Rural Settlements' are required to accommodate 1,686 dwellings or a residual requirement of 876 dwellings. The only settlement which meets the criteria for Policy SS4 to qualify a 'Rural Settlement' for growth is Galhampton.
- 4.38 **Policy SS3: Delivering New Employment Land** requires the provision of 21.5 hectares of employment land in 'Rural Settlements'.
- 4.39 **Policy SS4: Development in Rural Settlements** sets out that development will only be supported where the 'Rural Settlement' contains at least 4 of the following 6 types of service: local convenience store / post office; primary school; health centre; pub; village hall and/or community centre or faith facility with a community meeting space and children's play area. Development must also be located within or adjacent to the existing built settlement, be commensurate with the scale and character of the settlement and provide two or more of: affordable housing, market housing, employment opportunities or new / enhanced community facilities and services. Of the settlements other than North Cadbury which is designated as a 'Village', only Galhampton meets the requirements of Policy SS4 as it has 4 of these 6 types of service (pub; village hall; faith facility and children's play area). Housing development in 'Rural Settlements' should be accommodated on sites no larger than one hectare in size. In addition, the cumulative impact of development in one 'Rural Settlement' should not result in development of an overall scale inconsistent with Policy SS1. Proposals should be consistent with relevant Neighbourhood Plans and follow robust community engagement and consultation.
- 4.40 **Policy RD1: Employment Development – Land East of Cadbury Business Park** allocates Land east of Cadbury Business Park for 0.8 hectares of employment land. This corresponds to site SSDC5 / E/NOCA/0002.
- 4.41 **Policy RD2: Employment Development – Land West of Cadbury Business Park** allocates Land west of Cadbury Business Park for 1.75 hectares of employment land. This corresponds to site SSDC6 / E/NOCA/0003.

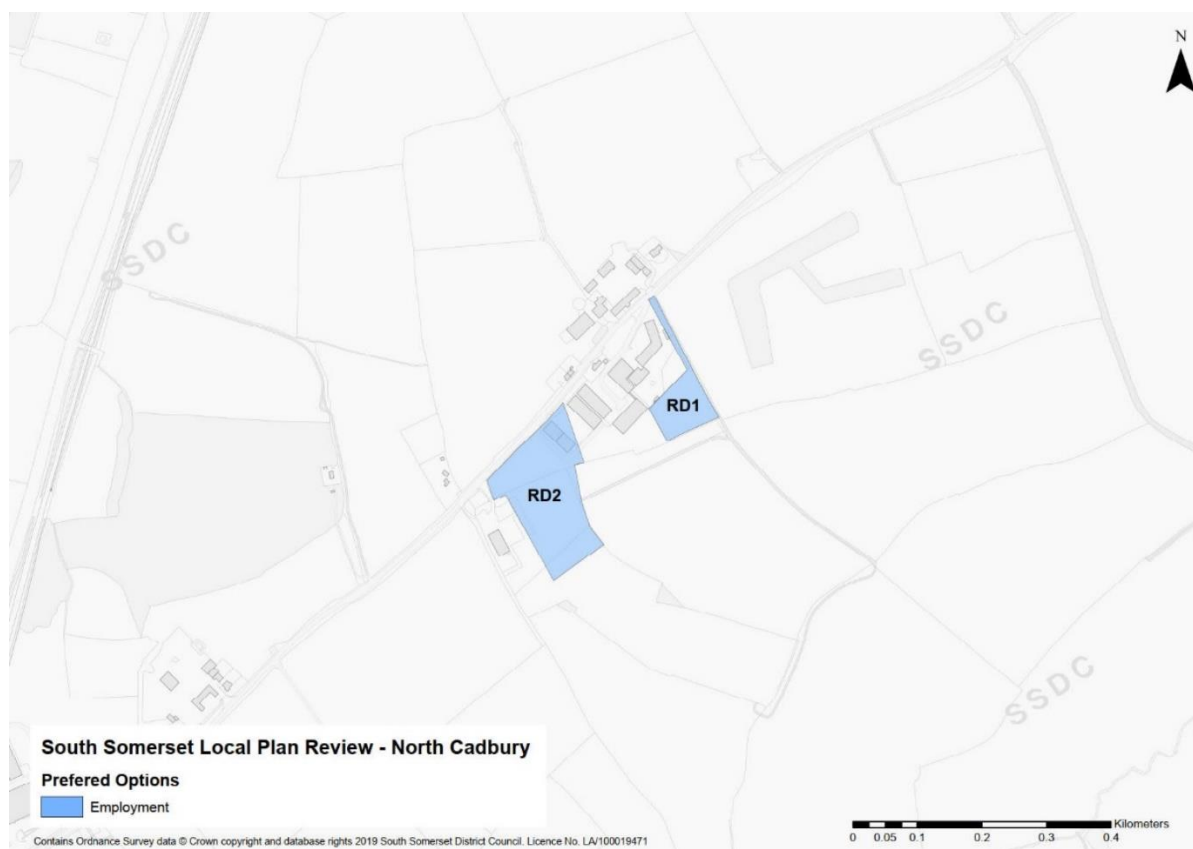


Figure 4.2: Preferred Options Local Plan allocations in North Cadbury and Yarlinton. Source: South Somerset District Council.

Evidence Base

North Cadbury Conservation Area Appraisal

- 4.42 The Conservation Area Appraisal report¹³ identifies the character and qualities of the North Cadbury Conservation Area (see **Figure 4.2**) and puts forward proposals for its management and enhancement. It sets out the key designated and non-designated heritage assets in the village's historic core, as well as important views, tree groups and focal buildings, and is a material consideration in the determination of planning applications. All proposals within the Conservation Area or its setting should refer to the document in full.
- 4.43 North Cadbury is a village lying at a point of landscape transition from the low-lying South Somerset central plain to the west towards the rising scarp of the East Somerset Hills. The village is surrounded in most part by mixed farmland, with fields demarcated by ancient enclosed hedgerows. The village has a number of small orchards, most notably on either side of Ridgeway Lane and south of Woolston Road. These historic orchards are a particularly strong landscape feature. The village was historically centred along Woolston Road and the High Street, and has since experienced modern infill development, with Brookhampton merging with the village although North Town remains a separate hamlet.
- 4.44 Views into the countryside are a particularly important feature of the Conservation Area, especially around Cadbury Court, a grand country house to the south of the village, along Cary Road and Woolston Road. This provides the village a distinctly rural feel and a connection to its historic past including its numerous ancient orchards. The Conservation Area Appraisal also provides detailed guidance on three character areas, Village Core and Court, Cary Road North and Brookhampton, in terms of their heritage assets, built forms and materials.

¹³ Available at <https://www.southsomerset.gov.uk/media/2658/north-cadbury-conservation-area-appraisal.pdf>

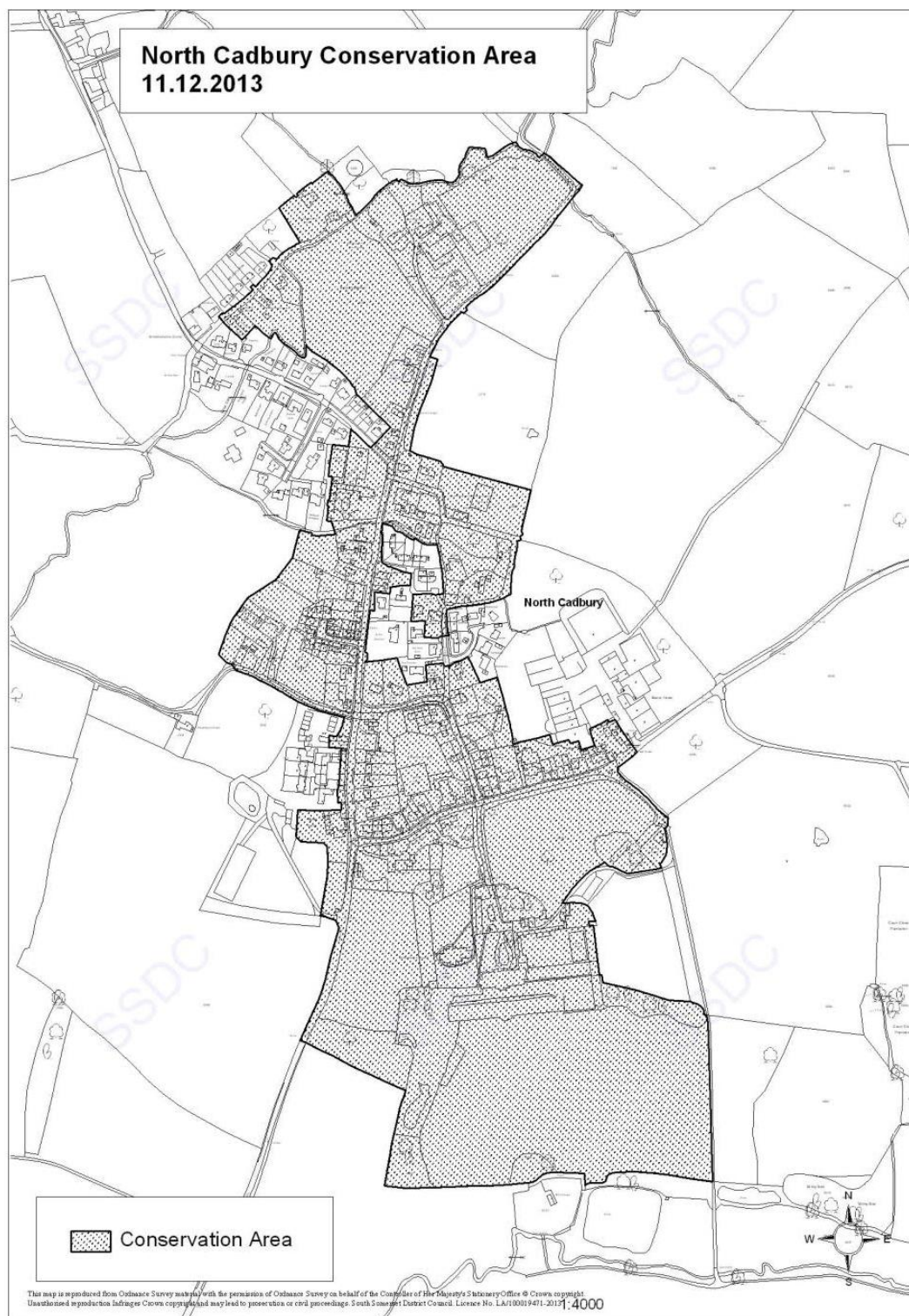


Figure 4.3: North Cadbury Conservation Area map. Source: South Somerset District Council.

South Somerset Landscape Assessment

- 4.45 SSDC has prepared a Landscape Assessment¹⁴ for the South Somerset area. This document dates from 1993 so it should be noted that the landscape may have evolved over this time. However, it still provides an important evidence base for assessing landscape character in South Somerset.
- 4.46 South Somerset's overarching landscape character is one of wide clay vales or rolling lowlands which are occasionally interrupted by outcrops of limestone. The limestone has been quarried for building stone, and is a significant feature of the built character of settlements in the area. The Landscape Assessment has split South Somerset into 7 distinct regions to describe the detailed landscape character of areas which share certain features. North Cadbury and Yarlington Parishes fall within Visual Character Region 6: Escarpments, Ridges and Vales East of Yeovil.
- 4.47 Visual Character Region 6 is characterised by varied terrain with scarp slopes. North Cadbury and Yarlington sees a transition from Lower Lias Clay Vales Rivers and Flood Plains in the west of the area, to Downland Coombes and Holloways in the east of the area.
- 4.48 The area is predominantly used for pastoral agricultural, with dairy herds on the clay vales and sheep grazing on the unimproved steeper slopes. There are significant areas of woodland on the steeper slopes mostly consisting of mixed broadleaf and conifer. The area includes a variety of important habitats including ancient woodlands and acidic and calcareous grasslands.
- 4.49 The most important elements in the landscape for conservation and management include the ancient woodlands, unimproved grassland and surviving historic landscapes reflecting ancient agriculture and medieval settlement patterns. The conservation of ancient coppiced woodlands, rural lanes and hedges is particularly imperative.

5. Site Assessment

Identified sites

- 5.1 The sites to be considered through this site appraisal have been identified through:
- South Somerset HELAA report (2018);
 - South Somerset HELAA review (2020); and
 - NCYPC's Call for Sites (2020).

South Somerset HELAA (2018)

- 5.2 The 2018 South Somerset HELAA was published in October 2018 to identify opportunities for housing and economic development on sites which are considered to be suitable, available and achievable/developable. It did not allocate sites for development. However, two of the respective sites (SSDC5 and SSDC6) have since been proposed allocations for employment use in the emerging Local Plan. The 2018 South Somerset HELAA¹⁵ assessed 3 separate sites within the NP area, illustrated in **Figure 5.1**.

¹⁴ Available at https://www.southsomerset.gov.uk/media/1297/i-plan_pol-web-site-2018-planning-webpages-the-landscape-of-south-somerset.pdf

¹⁵ Available at https://www.southsomerset.gov.uk/media/1965/helaa_report_2018_final.pdf

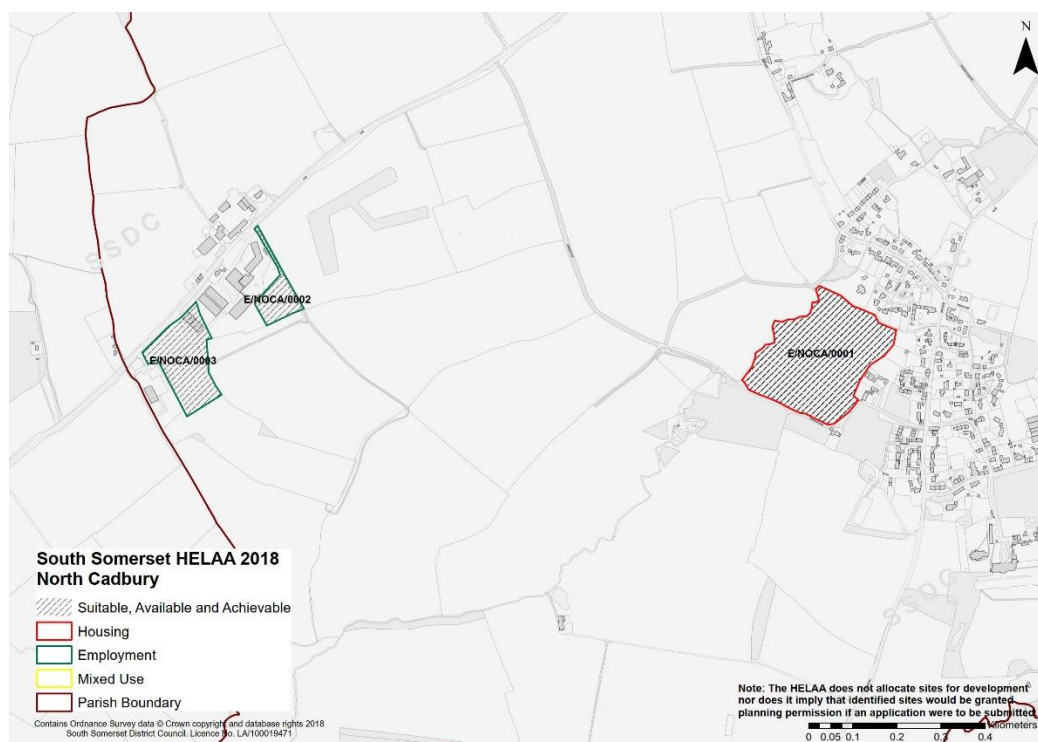


Figure 5.1: HELAA sites in North Cadbury. Source: South Somerset District Council.¹⁶

South Somerset HELAA review (2020)

- 5.3 SSDC is reviewing the HELAA as part of its preparation of the emerging SSLP. The HELAA will be part of the evidence base used to identify additional sites for housing or employment to meet the district's future requirements and inform the five-year supply of deliverable housing land. This call for sites was completed in March 2020.¹⁷ Although the HELAA methodology has been published,¹⁸ the assessments of individual sites have not yet been published. Therefore, the sites newly submitted to the 2020 HELAA which were not previously submitted to the 2018 HELAA have been assessed with full site pro-formas.
- 5.4 Three sites included in this assessment were newly submitted to the 2020 HELAA: SSDC2, SSDC3 and SSDC4. When the 2020 South Somerset HELAA has been published, the Neighbourhood Plan should consider its assessments to help inform any decisions made on these sites.

North Cadbury and Yarlington Neighbourhood Plan Call for Sites

- 5.5 North Cadbury and Yarlington Parish Council issued a Call for Sites in summer 2020 which resulted in 19 sites being submitted for consideration for allocation in the NP, although 1 site was later withdrawn. 6 of these sites correspond to sites included in the 2018 HELAA or 2020 HELAA review. 3 of these 6 sites have been assessed through the 2018 HELAA and will therefore be reviewed as HELAA sites, rather than as new Call for Sites submissions with full site pro-formas. These respective sites are:

- SSDC1 / E/NOCA/0001 – Land off Ridgeway Lane, North Cadbury
- SSDC5 / E/NOCA/0002 – Land east of North Cadbury Business Park
- SSDC6 / E/NOCA/0003 – Land west of North Cadbury Business Park

¹⁶ Available at <https://www.southsomerset.gov.uk/media/2207/east-maps.pdf>

¹⁷ <https://www.southsomerset.gov.uk/media/3058/advert-for-press-2020.pdf>

¹⁸ <https://www.southsomerset.gov.uk/media/3057/2020-helaa-methodology-final-draft.pdf>

- 5.6 The 3 sites included in the 2020 HELAA review have been reviewed with full site pro-formas as SSDC has not yet published their site assessments as of August 2020.
- 5.7 In total, 18 sites are considered in this report, 6 derived from the HELAA and 12 derived from the North Cadbury and Yarlington Call for Sites. These sites are shown in the map at **Figure 5.2**. The sites are spread across the Neighbourhood Plan Area with 2 in Galhampton, 8 in North Cadbury, 1 in Woolston and 7 beyond settlements in the countryside. For the 3 sites assessed through the 2018 HELAA, conclusions have been made based on the information provided in the HELAA, including a review of site details including potential capacity and what use the site is promoted for, site constraints, availability and achievability. The 2018 HELAA provides site suitability conclusions and reviews of these conclusions are presented in the HELAA review table at **Appendix A** alongside the full assessments by SSDC. For the sites which have come forward through the NP Call for Sites and the 2020 HELAA a full assessment was carried out, based on a mixture of desktop research and the site visit, and presented in the pro-formas at **Appendix B**.

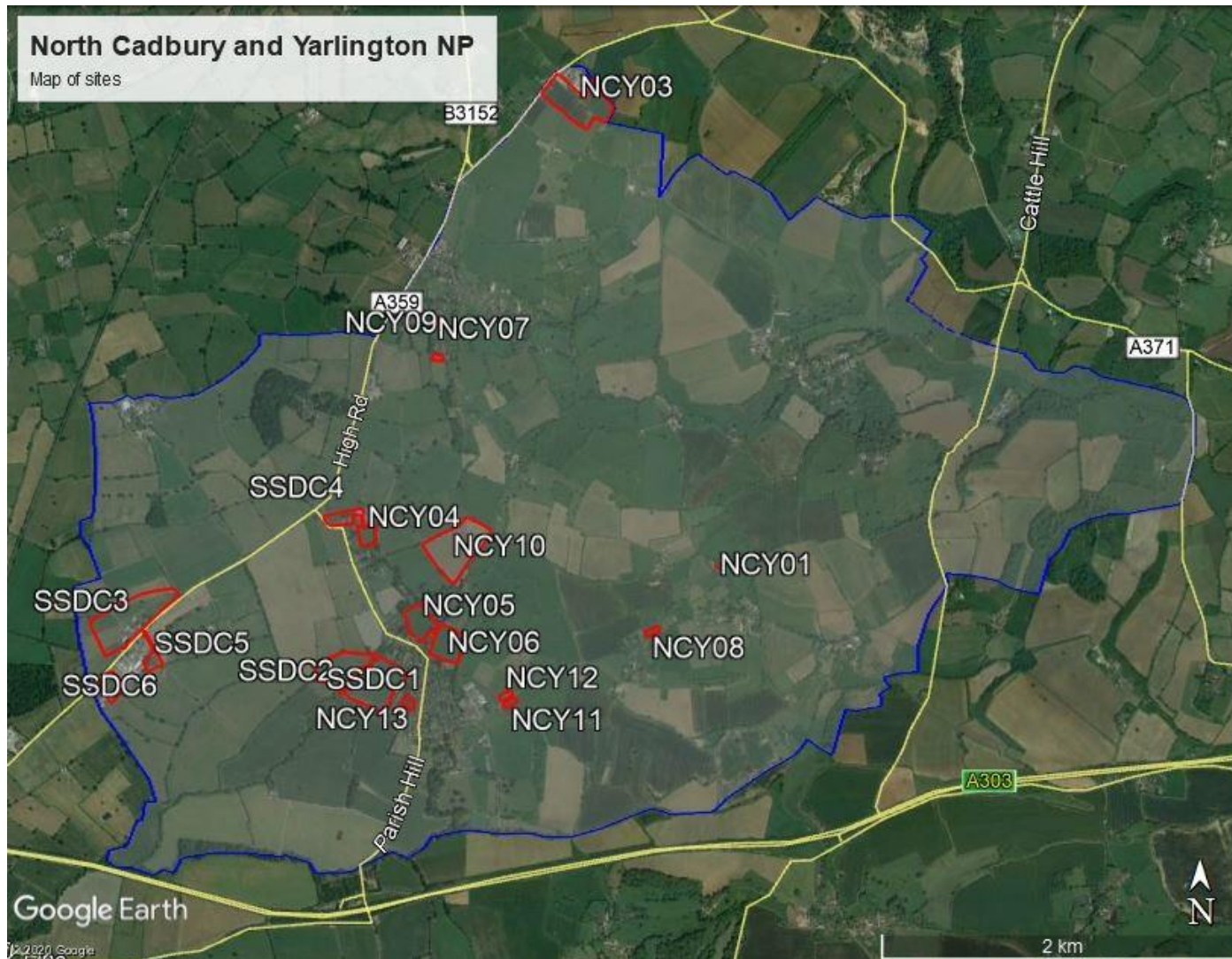


Figure 5.2: Map of all sites included in assessment. Source: Google Earth.

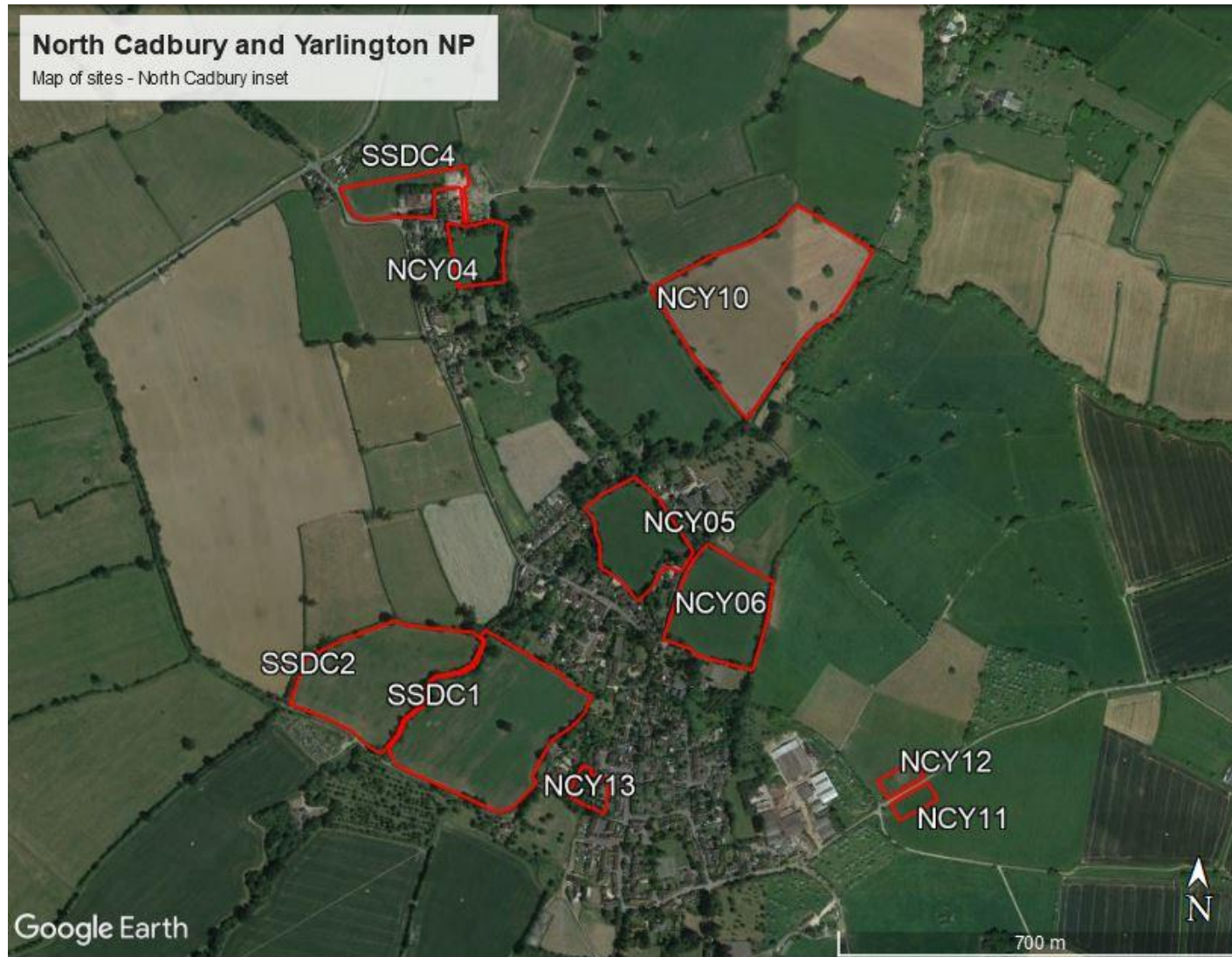


Figure 5.3: North Cadbury inset map of sites. Source: Google Earth.

Site assessment results

- 5.8 The assessment has identified 12 sites which are suitable or potentially suitable for allocation. Of these 12 sites, 4 sites are considered suitable for allocation in the Neighbourhood Plan. SSDC5 / E/NOCA/0002 and SSDC6 / E/NOCA/0003 are suitable for employment use only, whilst the remaining 2 sites are suitable for residential allocation:
- SSDC5 / E/NOCA/0002 – Land east of North Cadbury Business Park
 - SSDC6 / E/NOCA/0003 – Land west of North Cadbury Business Park
 - NCY01 – Agricultural barn off Stoke Lane, Woolston
 - NCY09 – Land to the west of March Lane, Galhampton
- 5.9 A further 7 sites are potentially suitable for allocation, subject to constraints being addressed and to due consideration of Local Plan policy. The potentially suitable sites are:
- SSDC3 – Land north of North Cadbury Business Park
 - SSDC4 – North Town Farm, North Town, North Cadbury
 - NCY03 – Land to south of Avalon Farm, Galhampton
 - NCY04 – Field adjacent to the Grange, North Town, North Cadbury
 - NCY05 – Field west of Sandbrook Lane, North Cadbury
 - NCY06 – Field east of Sandbrook Lane, North Cadbury
 - NCY07 – Land south of Hearn Lane, Galhampton
- 5.10 Of these 7 sites, 6 are only potentially suitable for partial allocation, meaning that development of the whole site would be inappropriate. These sites are SSDC3, SSDC4, NCY03, NCY04, NCY05 and NCY06. Further detail on the parts of each site considered potentially suitable or unsuitable for development can be found in **Table 5.1**.
- 5.11 2 of the 7 potentially suitable sites, SSDC3 and NCY03, are potentially suitable for employment use only, whilst the remaining 5 sites are potentially suitable for residential allocation.
- 5.12 The remaining 7 sites are considered unsuitable for allocation in the Neighbourhood Plan.
- 5.13 **Table 5.1** provides a summary of the findings of the assessment of all known potential development sites within the North Cadbury and Yarlington Neighbourhood Plan area. The final column in the table is a 'traffic light' rating for each site, indicating whether the site is appropriate for allocation. **Red** indicates the site is not appropriate for allocation through the Neighbourhood Plan and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site is less sustainable or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated. **Figure 5.4** provides a map of the RAG ratings for each site. **Appendix B** contains the detailed assessment of each site along with recommendations on next steps.

Table 5.1: Summary of site assessment conclusions

Site Ref.	Location/ description	Site area (ha)	Current land use	Site Capacity ¹⁹	Proposed use	Summary of assessment	Assessment of suitability for allocation
SSDC1 / E/NOCA/0001	Land off Ridgeway Lane, BA22 7DF, North Cadbury, Somerset	5.91	Agricultural land	N/A	Housing and recreation	The site is unsuitable for allocation because development on this site would result in adverse impacts on the open countryside and wider landscape. Development in this location would be out of scale in terms of Policy SS2, and would impact on green infrastructure in this location in contradiction of EQ5. The site has TPOs and public rights of ways both within the site and on its perimeter which offer long distance views into the open countryside and provide significant amenity value for residents in North Cadbury. Whilst the site is adjacent to the settlement of North Cadbury, it has a strongly rural character. Access is very constrained as Ridgeway Lane is a narrow, sunken and hollow lane which is not capable of supporting any additional development and does not have footpaths. The junction of Ridgeway Lane and Cary Road has poor visibility and would likely not be viable. The HELAA assessment concludes access may be possible from a recent development at Ridgeway, but this would require additional land outside of the site boundary. In our view, this access would not be acceptable because it would also cause serious impacts to the fabric of the North Cadbury Conservation Area, the sunken Ridgeway Lane and the Grade II listed Ridgeway Farmhouse. Power lines cross the site and part of the site adjacent to the River Cam is Flood Zone 3. Development at the site is likely to have significant adverse effects on the setting of the Grade II listed Ridgeway Farmhouse, an ancient orchard on Ridgeway Lane (Site NCY13) and the adjacent Conservation Area. There is potential for a badger sett in the vicinity but this would need to be confirmed by an ecology survey.	Unsuitable for allocation
SSDC2*	Land off Ridgeway Lane, BA22 7DF, North Cadbury, Somerset	4.1	Agricultural land	N/A	Housing and school	The site is unsuitable for allocation because residential development in this location would contradict adopted Local Plan Policy SS2 and EQ5, and emerging Local Plan policy SS1. With regard to Policy SS2, the site would be unsuitable because it would not be commensurate with the scale and character of the settlement of North Cadbury. In terms of Policy EQ5, development would impact on green infrastructure including two PRowWs on its perimeter. Emerging Policy SS1 proposes limited development in North Cadbury, and the site is both large and detached from the settlement. Access is not viable from Ridgeway Lane which is a narrow, sunken, hollow lane which would not be able to support additional capacity. In addition, development would have significant landscape and visual impacts on a broad area of open countryside. Development would impact on the setting of the North Cadbury Conservation Area. The site is Grade 3 agricultural land, has areas of Flood Zone 3 along the River Cam and there are significant trees on the site's perimeter.	Unsuitable for allocation

¹⁹ Where the site was assessed through the HELAA, or the site promoter has indicated the scale of proposed development, this capacity has been used where appropriate. Where this information has not been provided, the indicative capacity has been calculated according to AECOM's method. For sites considered unsuitable for residential development, no indicative capacity is provided.

* These sites have been submitted to the 2020 South Somerset HELAA. South Somerset District Council (SSDC) has not yet published its assessments from the 2020 HELAA. These sites have therefore been reviewed with AECOM pro-formas.

Site Ref.	Location/ description	Site area (ha)	Current land use	Site Capacity ¹⁹	Proposed use	Summary of assessment	Assessment of suitability for allocation
SSDC3*	Down Ash Farm, North Cadbury, Somerset	8.11	Agricultural land and barns	N/A	Housing and/or employment	The site is potentially suitable for partial allocation. The most appropriate part of the site for development is the area opposite North Cadbury Business Park adjacent to the A359 which is currently occupied by barns. This could potentially accommodate limited intensification for employment uses only. Allocation for employment uses would be supported by Local Plan Policy SS3 and EP4. Residential development would not be suitable in this location owing to its isolation from services in the countryside away from any settlement, contradicting adopted Policies SS1 and SS2 and emerging Policies SS1 and SS4. The barns on site may possibly come forward for residential conversion as Permitted Development, however, this would not be covered by a site allocation as with NCY1. In particular, the site contradicts adopted Policy SS2 as it is far from any services, isolated from an existing settlement and is not in a sustainable location for residential development. Development may trigger a requirement to consult Natural England owing to the proximity to the Sparkford Wood SSSI if it comprises livestock and poultry units at scale (see further detail in pro-forma. In addition, the site is Grade 1 agricultural land and there are scattered mature trees throughout the greenfield part of the site. There would also be landscape and visual impacts from developing the greenfield part of the site. The site is subject to a live planning application.	Potentially suitable for partial allocation for employment only
SSDC4*	North Town Farm, North Town, North Cadbury	1.23	Agricultural land	5	Housing	The site is potentially suitable for partial allocation. Part of the site could accommodate limited development, with an estimated capacity of 5 dwellings. A small development would be supported by Local Plan Policy SS2 because North Town is in proximity to the service array in North Cadbury, and a past permission for 19/02235/OUT also stated that the location met the requirements of Policy SS2. There are no pavements or street lighting on Cary Road, however, a network of Public Rights of Ways does provide limited pedestrian access to North Cadbury. However, a larger development would not be supported by Policy SS2, because North Town is a small hamlet for which large scale development would be unsuitable. Parts of the site have been deemed unsuitable for development because of constraints including: landscape and visual impacts as the site lacks screening from a broad area of open countryside to the north, access constraints on capacity on Higher North Town Lane, a PRoW crosses the site and there are scattered mature trees. Limited development in the SE portion of the site which contains some PDL could potentially be accommodated subject to the constraints on access on Higher North Town Lane being resolved.	Potentially suitable for partial allocation
SSDC5 / E/NOCA/0002	Land east of North Cadbury Business Park	0.79	Agricultural land	N/A	Employment	The site is suitable for allocation as the site coheres well with the existing employment uses at the North Cadbury Business Park. The site has urbanising influences and has limited sensitivity in the landscape. The site's allocation is supported by Local Plan Policies SS3 and EP4. The site is suitable in line with the criteria set out in Policy EP4 (expansion of existing rural business). Development may trigger a requirement to consult Natural England owing to the proximity to the Sparkford Wood SSSI if it comprises livestock and poultry units at scale (see further detail in pro-forma. There are TPOs adjacent to the site. The site is subject to a live planning application. If the emerging Local Plan is adopted with the allocation proposed	Suitable for allocation

Site Ref.	Location/ description	Site area (ha)	Current land use	Site Capacity ¹⁹	Proposed use	Summary of assessment	Assessment of suitability for allocation
						in the Preferred Options Local Plan, the Neighbourhood Plan should not duplicate the allocation.	
SSDC6 / E/NOCA/0003	Land west of North Cadbury Business Park	1.4	Agricultural land	N/A	Employment	The site is suitable for allocation as the site coheres well with the existing employment uses at the North Cadbury Business Park and has recent outline planning permission. The site has urbanising influences and has limited sensitivity in the landscape, as SSDC permission 19/00152/OUT has judged. The site's allocation is supported by Local Plan Policies SS3 and EP4. The site is suitable in line with the criteria set out in Policy EP4 (expansion of existing rural business). Development may trigger a requirement to consult Natural England owing to the proximity to the Sparkford Wood SSSI if it comprises livestock and poultry units at scale (see further detail in pro-forma). In addition, there are mature trees and TPOs on the northern site boundary and any development should seek to mitigate impacts on these important local features. If the emerging Local Plan is adopted with the allocation proposed in the Preferred Options Local Plan, the Neighbourhood Plan should not duplicate the allocation.	Suitable for allocation
NCY01	Agricultural barn off Stoke Lane, Woolston, Somerset BA22 7BP	0.01	Agricultural barn for livestock / storage	1	Housing	The site is suitable for allocation. The site is occupied by a modern agricultural barn and has been proposed for 1 dwelling. This could potentially come forward as permitted development without a need for allocation. The site is relatively isolated in the open countryside near Woolston, which is a hamlet with no services. However, the site is not realistically subject to the same application of Policy SS2 as other larger sites because development at the proposed capacity is commensurate with the scale of Woolston. The site is 0.01 ha in size and does not have notable constraints.	Suitable for allocation
NCY03	Land to south of Avalon Farm, Galhampton Hill, Small Way, Galhampton, Somerset, BA22 7AE	5.98	Agriculture	N/A	Employment	The site is potentially suitable for partial allocation. Development for employment uses would be supported by Local Plan Policies EP4 and EP5. The site consists of two fields in the north of the parish and the southern field is highly exposed to long distance views as it is on the slope of Galhampton Hill in the open countryside. The northern field is potentially suitable for allocation as an expansion of the neighbouring employment uses at Avalon Farm subject to screening, the highways impact and meeting the requirements of Local Plan policy EP5. In terms of constraints, the site is Grade 1 agricultural land and there are power lines crossing the site. Development may trigger a requirement to consult Natural England owing to the proximity to the Sparkford Wood SSSI if it comprises livestock and poultry units at scale (see further detail in pro-forma). The site is subject to a live planning application.	Potentially suitable for partial allocation
NCY04	Field adjacent to The Grange, Cary Road, North Town, North	0.94	Paddock	2	Housing	The site is potentially suitable for partial allocation on the western portion of the site. The eastern portion of the site has some surface water flooding risk. In addition, Higher North Town Lane would likely only support a limited capacity on the site. The site is located in North Town and meets the requirements of Policy SS2 and emerging Policy SS4 because it is within walking distance of the service array in North Cadbury. Cary Road lacks pavements and street lighting, however, a network of Public Rights of Ways does provide limited	Potentially suitable for partial allocation

Site Ref.	Location/ description	Site area (ha)	Current land use	Site Capacity ¹⁹	Proposed use	Summary of assessment	Assessment of suitability for allocation
	Cadbury, Somerset, BA22 7BY					pedestrian access to North Cadbury. The site is located in the hamlet of North Town, and is a field surrounded by thick vegetation including mature trees. The site is well screened from the wider landscape, however, a PRoW crosses the site. The field provides a rural backdrop for existing dwellings in North Town, including the Grade II listed property The Grange. Access may be a constraint as Higher North Town Lane already services several properties and a farm, meaning that only limited development would be suitable at this location. The site is potentially suitable if impacts on the PRoW, access and the heritage asset are mitigated. The eastern part of the site has some surface water flooding risk and therefore a limited number of dwellings should be located on the western part of the site adjacent to existing dwellings.	
NCY05	Field west of Sandbrook Lane, North Cadbury, Somerset, BA22 7DD	2.22	Agriculture	15	Housing	The site is potentially suitable for partial allocation. The site consists of a field surrounded by existing dwellings on most sides within the village of North Cadbury, and falls entirely within the North Cadbury Conservation Area. The site slopes downwards to the west and the lowest part of the site is at high flood risk. The western part of the site is therefore not suitable for development. However, the eastern part of the site could potentially accommodate development which would cohere with the existing linear development along Sandbrook Lane. Capacity is a constraint as Sandbrook Lane is narrow and services many properties in this part of North Cadbury, therefore the highways and junction capacity should be discussed with the relevant highways authority. On balance, this site is located well in relation to services and would represent logical infill in the settlement of North Cadbury. Development in this location would be supported by Policy SS2 and emerging Policy SS4 because it would represent proportionate growth and infill in North Cadbury in proximity to the village's service array. In terms of constraints, the site is Grade 1 agricultural land, there are mature trees and hedgerows alongside two PRoWs on the perimeter, and any development should mitigate impacts on the non-designated heritage asset Holly Tree Farmhouse.	Potentially suitable for partial allocation
NCY06	Field east of Sandbrook Lane, North Cadbury, Somerset BA22 7DQ	2.65	Agriculture	20	Housing	The site is potentially suitable for partial allocation. The site is located adjacent to the settlement of North Cadbury, to the east of Sandbrook Lane. The site's topography is a considerable constraint, as it slopes up relatively steeply to the east. The site is also crossed by a PRoW running north-south through the site. To avoid impacts on landscape and the PRoW, development should be located in the lowest part of the site along Sandbrook Lane. The western part of the site running parallel to Sandbrook Lane would be potentially suitable for allocation. Capacity is a constraint as Sandbrook Lane is narrow, and the possibility of building a new road is limited by the slope of the site, therefore the highways and junction capacity should be discussed with the relevant highways authority. It is likely that properties would need to be serviced directly from Sandbrook Lane. Development in this location would be supported by Policy SS2 and emerging Policy SS4 as it would represent proportionate growth in proximity to North Cadbury's services. In terms of other constraints, the site is Grade 1 agricultural land, there are mature trees and hedgerows on the perimeter, a PRoW crosses the site and power lines cross the site. A small part of the site falls within the North	Potentially suitable for partial allocation

Site Ref.	Location/ description	Site area (ha)	Current land use	Site Capacity ¹⁹	Proposed use	Summary of assessment	Assessment of suitability for allocation
						Cadbury Conservation Area and the Grade II listed The Laurels is adjacent although well screened from the site by existing vegetation. Any development should provide appropriate mitigation of potential impacts on both The Laurels and a nearby TPO in the garden of this property.	
NCY07	Land south of Hearn Lane, Galhampton, Somerset, BA22 7AU	0.19	Agriculture	5	Any uses	The site is potentially suitable for allocation. The site is located to the south of the village of Galhampton. An outline application for 2 dwellings was refused in 2017 on grounds of visual impact. It is possible that development can be accommodated on the site and avoid visual impacts with good design and screening. Development in this location would be supported by Policy SS2 and emerging Policy SS4 as it is in proximity to Galhampton's service array. It is relatively exposed to long distance views of the open countryside, as it is not screened to the south. However, the character of the immediate surroundings is predominantly residential as the site has dwellings to its north and east. The site would cohere well with the existing linear development adjacent along Hearn Lane and constitute a logical extension of the settlement. The key constraints include two TPOs and constraints on providing access. With mitigation of access constraints and the TPOs on the site's northern perimeter, this site is potentially suitable for development.	Potentially suitable for allocation
NCY08	Land adjoining Horseshoe Villas, Woolston Road, Woolston, Somerset, BA22 7BJ	0.26	Agriculture	N/A	Housing	The site is unsuitable for allocation. The site is a field on Woolston Road in the dispersed settlement of Woolston. Residential development in this location would contradict Policy SS2 and emerging Policy SS4 because Woolston does not have services and is relatively isolated in the countryside. While development would cohere relatively well with the existing linear development along Woolston Road, the site is isolated from services and does not have pedestrian access along the road. It is not a sustainable location for growth. The site has a PRoW on its west perimeter and there are mature trees and hedgerows on its perimeters, it is also Grade 1 agricultural land. In addition, Woolston Road is a narrow lane which would not be able to support additional capacity.	Unsuitable for allocation
NCY09	Land to the west of March Lane, Galhampton, Somerset, BA22 7AP	0.12	Barn / art studio	3	Housing	The site is suitable for allocation. The site is located in the heart of the village of Galhampton on Hearn Lane, and is in a residential area. The site is currently occupied by a barn / art studio and overgrown vegetation / scrub. This would be readily suitable for housing and would enhance this part of the village by filling in a gap in the linear development along Hearn Lane. Development would be supported by Policy SS2 and emerging Policy SS4 as the site is in proximity to the service array of Galhampton. Constraints include possible impacts on Grade II listed Agecroft and an adjacent PRoW.	Suitable for allocation
NCY10	Field northwest of Sandbrook Lane, North	6.81	Agriculture	N/A	Housing	The site is unsuitable for allocation. Development would contradict Policy SS1, Policy SS2, EQ5 and emerging Policy SS4 chiefly because it is in an isolated location in the countryside detached from any existing settlement. The site is a large agricultural field of Grade 1 quality. The site is detached from the settlement of North Cadbury and development would represent	Unsuitable for allocation

Site Ref.	Location/ description	Site area (ha)	Current land use	Site Capacity ¹⁹	Proposed use	Summary of assessment	Assessment of suitability for allocation
	Cadbury, Somerset, BA22 7DD					an illogical detached prolongment of the settlement into the open countryside. The site has 3 PRoWs on its perimeters and is poorly screened, so is open to broad views across the countryside. The site contains scattered mature trees and has further trees and hedgerows on its perimeters. In addition, Sandbrook Lane is a narrow rural lane and would not be able to support development at the scale proposed. The site is notably isolated and lacks urbanising influences, and is therefore not suitable for allocation.	
NCY11	Land to east of Woolston Road, Manor Farm, North Cadbury, Somerset, BA22 7DW	0.25	Agriculture	N/A	Housing	The site is unsuitable for allocation. Development would contradict NPPF para 79, 170 and 171, Policy SS1 and SS2 because this location falls outside and beyond the settlement of North Cadbury in the open countryside. The site is beyond a band of ancient orchards which surround North Cadbury to the east and is in the open countryside. The site does not have defensible boundaries except for a hedgerow with Woolston Road, and is exposed to long distance views across the open countryside. Development would have considerable landscape and visual impacts. The site lies on the border between an area of Grade 1 agricultural land and Grade 3 agricultural land, the Agricultural Land Classification map does not provide a level of detail allowing us to determine the grade on these precise parcels of land given they represent small fragments of larger fields and development may therefore cause the loss of the best and most versatile agricultural land. Development in this location would be detached from the settlement of North Cadbury and bring urbanising influences to a broad area of undeveloped open countryside. It would set a precedent for growth across a broad area which is currently undisturbed and open.	Unsuitable for allocation
NCY12	Land to west of Woolston Road, Manor Farm, North Cadbury, Somerset, BA22 7DW	0.25	Agriculture	N/A	Housing	The site is similar to NCY11 and unsuitable for allocation. Development would contradict NPPF para 79, 170 and 171 as well as Local Plan Policies SS1 and SS2 because this location falls outside and beyond the settlement of North Cadbury in the open countryside. The site is beyond a band of ancient orchards which surround North Cadbury to the east and is in the open countryside beyond. The site does not have defensible boundaries except for a hedgerow with Woolston Road, and is exposed to long distance views across the open countryside. Development would have considerable landscape and visual impacts. The site lies on the border between an area of Grade 1 agricultural land and Grade 3 agricultural land, the Agricultural Land Classification map does not provide a level of detail allowing us to determine the grade on these precise parcels of land given they represent small fragments of larger fields and development may therefore cause the loss of the best and most versatile agricultural land. Development in this location would be detached from the settlement of North Cadbury and bring urbanising influences to a broad area of undeveloped open countryside. It would set a precedent for growth across a broad area which is currently undisturbed and open.	Unsuitable for allocation

Site Ref.	Location/ description	Site area (ha)	Current land use	Site Capacity ¹⁹	Proposed use	Summary of assessment	Assessment of suitability for allocation
NCY13	Land north of Ridgeway Lane, North Cadbury, Somerset, BA22 7DF	0.34	Orchard	N/A	Housing and/or employment	The site is unsuitable for allocation. Development would contradict NPPF para 170, 171 and 177, and Local Plan Policies EQ4 and EQ5. The site contains a possibly ancient orchard, which is on the crest of a steep hill. This is a BAP Priority Habitat as a well preserved and venerable example of an orchard. The site has highly constrained access as it has steeply sloping sides, and Ridgeway Lane is a deeply sunken, hollow lane. Ridgeway Lane has a notably rural character as it leaves North Cadbury and has considerable scenic value. The site falls within the Conservation Area and additionally provides part of the setting for the Grade II listed Ridgeway Farmhouse. Development would not be possible on this site and would have adverse impact on the local habitats, heritage and landscape. The site is therefore not suitable for allocation.	Unsuitable for allocation

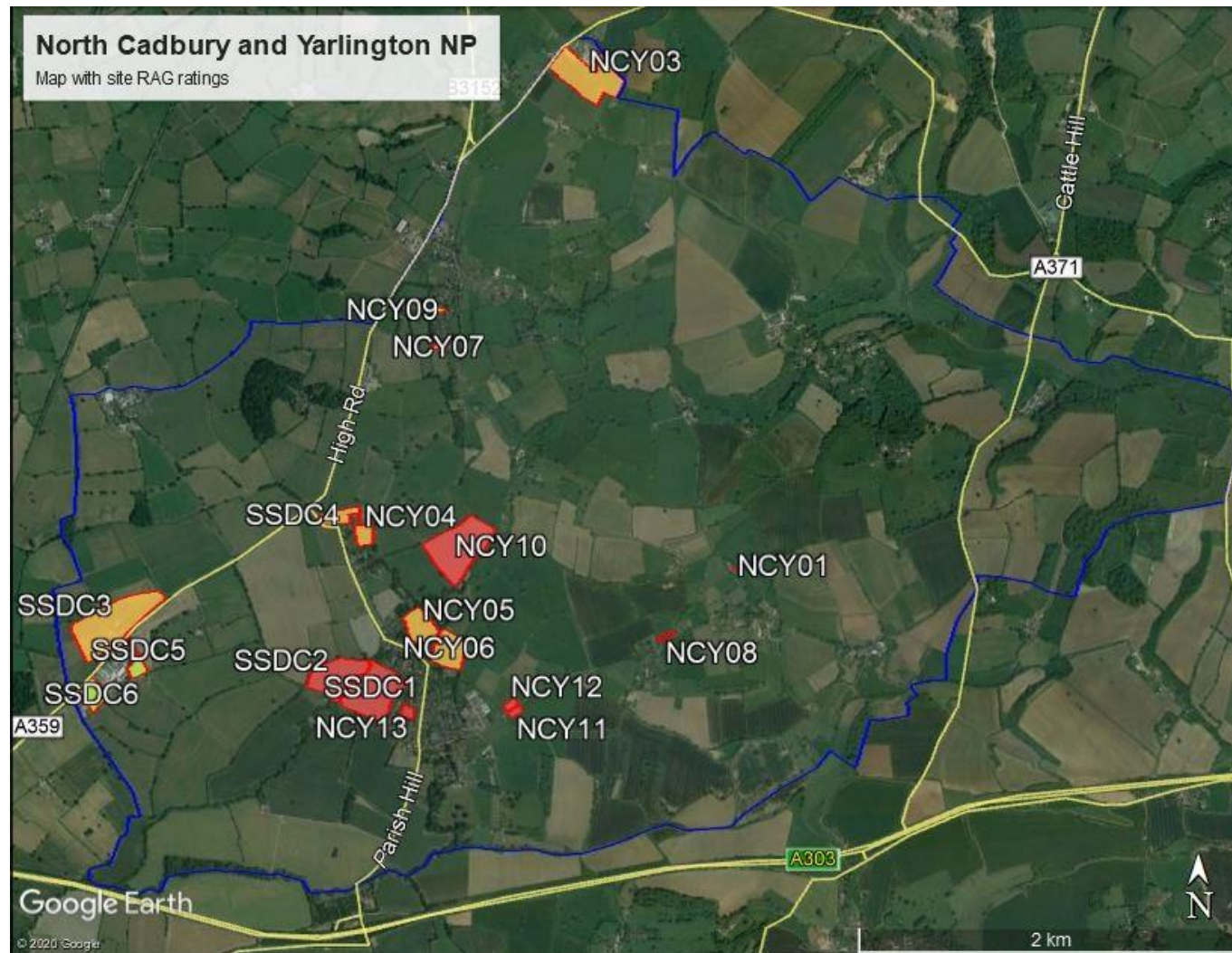


Figure 5.4: Map of site suitability RAG ratings. Source: Google Earth.

6. Conclusions

- 6.1 North Cadbury and Yarlington Parish Council is preparing a Neighbourhood Plan to shape the future growth of the area in the context of the adopted South Somerset Local Plan and the emerging South Somerset Local Plan review. North Cadbury has been designated as a 'Village' in the emerging local plan and given an indicative housing requirement of 60 dwellings. Our assessment shows that there is insufficient capacity to meet this indicative housing requirement with a projected shortfall of around 10 dwellings. We recommend that North Cadbury and Yarlington Parish Council discusses this with South Somerset District Council. The other settlements in the parish are designated as 'Rural Settlements' where growth will be limited but may come forward if it meets certain local plan criteria or is supported by the Neighbourhood Plan.
- 6.2 Following a call by SSDC for landowners to identify potential sites for future development for the 2020 HELAA, North Cadbury and Yarlington Parish Council conducted its own call for sites. This will allow the community to identify whether there are opportunities to guide future development to more sustainable locations within the parish which will preserve and enhance the setting of the parish of North Cadbury and Yarlington, including its respective settlements Galhampton, North Cadbury, North Town, Woolston and Yarlington, and meet the objectives of the Neighbourhood Plan.
- 6.3 The assessment of sites in North Cadbury and Yarlington found that, subject to evidence of the need for development, 2 sites are suitable for residential allocation in the Neighbourhood Plan and an additional 2 sites are suitable for allocation for employment use. A further 5 sites are potentially suitable for residential allocation either in their entirety or in part and an additional 2 sites are considered potentially suitable for partial allocation for employment use.
- 6.4 7 sites were found to be unsuitable for allocation on the grounds of availability, sustainability and/or potential adverse impacts on the landscape and the environment.
- 6.5 Our assessment shows that there is insufficient capacity on identified and available sites to meet the indicative housing requirement of 60 dwellings, with a projected shortfall of around 10 dwellings. We recommend that North Cadbury and Yarlington Parish Council discusses this with South Somerset District Council.

Next Steps

- 6.6 Site-specific recommendations on next steps are provided in **Appendix B** of this report. From the shortlist of suitable sites, the Parish Council should engage with SSDC and the community to select sites for allocation in the NP which best meet the objectives of the NP.
- 6.7 The site selection process should be based on the following:
- The findings of this site assessment;
 - Discussions with the planning authority;
 - The extent to which the sites support the vision and objectives for the NP;
 - Whether the number of homes to be allocated is proportionate in terms of need and is well-related to the existing settlement and infrastructure;
 - The potential for the sites to meet identified infrastructure needs of the community; and
 - Neighbourhood Plan conformity with strategic Local Plan policy.

Viability

- 6.8 The Parish Council should be able to demonstrate that the sites are viable for development, i.e. that they are financially profitable for the developer. It is recommended that the Parish Council discusses site viability with SSDC. It is suggested that any landowner or developer promoting a

site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.

Affordable Housing

- 6.9 7 of the 18 sites considered in this assessment are suitable or potentially suitable for allocation for housing or mixed-use development. 2 of these sites have the potential to accommodate 10 or more dwellings and would be required to include a proportion of affordable housing²⁰. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes²¹), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para. 64.
- 6.10 The Government is currently consulting on changes to the current planning system. As part of this they are considering increasing the site size threshold for which developers need to make contributions towards affordable housing from sites of 10 dwellings or more, to sites of 40 or 50 dwellings or more.²² None of the sites that are suitable or potentially suitable for residential or mixed-use allocation have the potential to accommodate 40 or more dwellings, and none have the potential to accommodate 50 or more.

²⁰ See NPPF para 62-64

²¹ The Government are currently consulting on the detail of the First Homes policy, however, it is expected that that a minimum of 25 per cent of all affordable housing units secured through developer contributions should be First Homes. You can find more information here: <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

²² The proposal to increase the threshold is subject to ongoing consultation, and it is understood that the uplift in the threshold would be temporary in nature. You can find more information here: <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

Appendix A Review of HELAA sites

This appendix summarises the findings of the 2018 South Somerset HELAA²³ and assesses whether the findings can reasonably be applied to this site assessment or whether different findings have been reached. It does not include the sites in the 2020 South Somerset HELAA because they do not yet have published findings. Instead, site proformas for SSDC2, SSDC3 and SSDC4 are set out in Appendix B. The full 2018 South Somerset HELAA tables for SSDC1, SSDC5 and SSDC6, which contain more detail on the constraints identified by SSDC, are set out below the table.

Site Ref.	Site size	Site capacity	HELAA summary What are the site constraints? Is the site available? What is the site promoted for?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Is the HELAA summary reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the summary change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
SSDC1 / E/NOCA/ 0001	5.91	N/A	<i>Suitable, available and achievable. Note: The (2018) HELAA does not allocate sites for development nor does it imply that identified sites would be granted</i>	<i>No</i>	<i>Site was reviewed through 2018 South Somerset HELAA. The site has been resubmitted to 2020 South Somerset HELAA and North Cadbury & Yarlington Call for Sites for</i>	<i>Yes</i>	<i>No – the site is not suitable for residential development owing to access constraints, landscape impacts and its impact on the character of the settlement of North Cadbury.</i>	<i>The site is unsuitable for allocation because development on this site would result in adverse impacts on the open countryside and wider landscape. Whilst the site is adjacent to the settlement of North Cadbury, it has a rural character. Access is constrained as Ridgeway Lane is a narrow, sunken hollow lane. The HELAA assessment concludes access may be possible from the Ridgeway development to the south-east of the site, but the</i>	<i>Policy SS2 requires that development in 'Rural Settlements' is commensurate with the scale and character of the settlement and increases the sustainability of the settlement. The site is large and would extend North Cadbury into a broad area of open countryside and involve</i>

²³ Available at https://www.southsomerset.gov.uk/media/1965/helaa_report_2018_final.pdf

			<p>planning permission if an application were to be submitted. HELAA constraints include Airfield Safeguarding Area, Flood Zone 3 and Conservation Area.</p>		<p>housing and recreation.</p>		<p>site's boundary does not reach this route and facilitating any access would have unavoidable and unacceptable heritage landscape impacts. The site is poorly screened from long distance views and is crossed by a PRow. It therefore has significant amenity value for walkers, with broad views across the open countryside. Street lighting would introduce urbanising qualities into a broad area of undisturbed countryside.</p>	<p>the loss of the best and most versatile agricultural land. The site has notable access constraints, including the narrowness of Ridgeway Lane and the difficulty in providing an alternative access elsewhere. Policy EQ5 safeguards green infrastructure and a PRow crosses the middle of the site. Policy EQ3 safeguards heritage assets, and development would impact Grade II listed Ridgeway Farmhouse and its association as a farmhouse with the open countryside is integral to its status as a Grade II listed building.</p>	
SSDC5 / E/NOCA/002	0.79	N/A	<p>Suitable, available and achievable. Note: The (2018) HELAA does not allocate sites for development nor does it imply that identified sites would be granted</p>	No	<p>The Preferred Options Local Plan has proposed this site for an employment allocation. Site has been submitted to North Cadbury & Yarlington Call for Sites for</p>	No	<p>Yes</p>	<p>The site is suitable for allocation as the site coheres well with the existing employment uses at the North Cadbury Business Park. The site has urbanising influences and has limited sensitivity in the landscape, The site's allocation is supported by Local Plan Policies SS3 and EP4. The site is suitable in line with the criteria set out in Policy EP4 (expansion of existing rural business). Development may trigger a requirement to consult</p>	N/A

			<i>planning permission if an application were to be submitted.</i>		<i>employment uses.</i>		<i>Natural England owing to the proximity to the Sparkford Wood SSSI if it comprises livestock and poultry units at scale (see further detail in pro-forma. There are TPOs adjacent to the site. The site is subject to a live planning application. If the emerging Local Plan is adopted with the allocation proposed in the Preferred Options Local Plan, the Neighbourhood Plan should not duplicate the allocation.</i>
SSDC6 / E/NOCA/003	1.4	N/A	<i>Suitable, available and achievable. Note: The (2018) HELAA does not allocate sites for development nor does it imply that identified sites would be granted planning permission if an application were to be submitted. HELAA constraints include Airfield Safeguarding Area, TPO trees and Potentially</i>	No	<i>The Preferred Options Local Plan has proposed this site for an employment allocation. Site has been submitted to North Cadbury & Yarlington Call for Sites for employment uses.</i>	Yes	<i>The site is suitable for allocation as the site coheres well with the existing employment uses at the North Cadbury Business Park and has recent outline planning permission. The site has urbanising influences and has limited sensitivity in the landscape, as SSDC permission 19/00152/OUT has judged. The site's allocation is supported by Local Plan Policies SS3 and EP4. The site is suitable in line with the criteria set out in Policy EP4 (expansion of existing rural business). Development may trigger a requirement to consult Natural England owing to the proximity to the Sparkford Wood SSSI if it comprises livestock and poultry units at scale (see further detail in pro-forma. In addition, there are mature trees and TPOs on the northern site boundary and any development should seek to</i>

*Contaminated
Land.*

*mitigate impacts on these important
local features. If the emerging Local
Plan is adopted with the allocation
proposed in the Preferred Options
Local Plan, the Neighbourhood
Plan should not duplicate the
allocation.*

South Somerset Housing and Employment Land Availability Assessment - Site Assessment Form

1. GENERAL SHLAA year **2018**

Site Ref No **E/NOCA/0001/** Entered **03/02/2016** ID **DC**

Parish **North Cadbury** Settlement **Rural Settlement**

Site Name **Land at Ridgeway Lane**

Street Address **Ridgeway Lane, North Cadbury** Postcode **BA22 7DF**

Easting **363210** Northing **127537**

Total Site Area (ha) **9.9** Current Use **Agricultural Land / countryside**

Brownfield/Greenfield **Greenfield** Bad neighbour? ☐

2. SITE CATEGORISATION

Within dev area/settlement **No** Edge of settlement **Yes** Edge of business park **No**

Countryside ☐ DOG **No** Allocation

Boundary Treatment **Trees and hedges**

Surrounding land uses **Countryside to the south and west. Residential to the north and east.**

3. DESIGNATIONS AND CONSTRAINTS

Site Topography **Flat**

Category 1:

SPA	No	Historic Park and Garden	No
SAC	No	Flood Zone 3	Yes
RAMSAR	No	Ancient Woodland	No
SSSI	No	Archaeological site of National Importance	No
AONB	No		

Category 2:

Derelict Land	No	Conservation Area	Yes
Car park	No	TPO trees	No
Gas pipe consultation zone	No	BMV Agricultural Land	No
Area of High Archaeological Potential	No	Adjoining LB / within curtilage of LB	No
Allotment	No	Landscape study	No
Airfield Safeguarding Area	Yes	County Geological Site	No
Mineral Safeguarding Area	No	Potentially Contaminated Land	No

4. PLANNING HISTORY

Site has Planning Permission? **No** Planning Application Number

Planning application site details

5. OWNERSHIP

Ownership **Private sector one owner**

Proposed Use **Housing, plots for self-build, Care home/older persons dwellings - number of dwgs not stated**

Housing ☒ Employment ☐ Mixed Use ☐ Gypsy / Traveller ☐

Ownership details e.g. unresolved multiple owners, ransom strips, tenancies or restrictive covenants **Agent has landowner support**

6. UTILITIES

Water **Unsu** Sewerage **Uns** Gas **Unsu**

Electricity **Unsu** Broadband **Uns**

7. INFRASTRUCTURE AND PROXIMITY TO SERVICES

Access details **Site has road frontage and existing vehicular access. No pavement. 2018 - Ridgeway Lane is sunken in parts, very narrow and is unsuitable for access to the site. Alternative access could be gained from a comparatively recent development at Ridgeway, but this would require additional land. Ridgeway lane could however then become a 'green lane'. Settlement well served with community facilities.**

Additional details e.g. BMV ALC grade, Landscape Appraisal category, any other constraints **Flood Zone 3 (Western edge along river). Monarchs Way footpath and other footpaths cross the site. Yeovilton Safeguarding Zone works over 91.4m in height**

Existing pedestrian access/footpaths to site **No**

Within 400m of bus stop **Yes**

Frequency of bus service **1 - 2 hourly**

Bus service information **SWC1/1A/1B**

Within 800m of railway station **No**

Within 800m walking distance of:

Convenience Shop **Yes** GP **No**

Primary School **Yes**

Within 30 minutes public transport to:

Hospital **No** Secondary School **No**

Areas of Employment **No**

8. DELIVERABILITY / DEVELOPABILITY/ VIABILITY

Is this site suitable? **Yes** Is this site available? **Yes**

Developable Area (ha) **2.36** Estimated Yield @ 30 dph **71**

Landowner Panel Yield (final) **71**

Yield - Housing

Site Area ED (ha)

Landowner ED (sqm) Panel ED (sq m)

Is the site deliverable?

Commence 0-5 years **No** Completions 0-5 years

Is the site developable?

Commence 6-10 year **Yes** Completions 6-10 years **71**

Commence 11 years plus **No** Completions 11+ years

Is this site achievable? **Yes**

Panel Comments

2016: Reduce developable area and yield by about a third as part of site is in Flood Zone 3.

2018 - Amended delivery to take account of Revised NPPF definition

South Somerset Housing and Employment Land Availability Assessment - Site Assessment Form

1. GENERAL SHLAA year 2018

Site Ref No: E/NOCA/0002/ Entered: 18/02/2016 ID: DC

Parish: North Cadbury Settlement: Rural Settlement

Site Name: Land to the east of Cadbury Business Park

Street Address: Postcode: BA22 7LH

Easting: 361939 Northing: 127703

Total Site Area (ha): 0.8 Current Use: Agricultural land

Brownfield/Greenfield: Greenfield Bad neighbour? ☐

2. SITE CATEGORISATION

Within dev area/settlement: ☐ Edge of settlement: ☐ Edge of business park: ☒ Yes

Countryside: ☒ DOG: No Allocation: ☐

Boundary Treatment: Trees, fencing

Surrounding land uses: Countryside and adjoining Cadbury Business Park

3. DESIGNATIONS AND CONSTRAINTS

Site Topography: Flat

Category 1:

SPA	No	Historic Park and Garden	No
SAC	No	Flood Zone 3	No
RAMSAR	No	Ancient Woodland	No
SSSI	No	Archaeological site of National Importance	No
AONB	No		

Category 2:

Derelict Land	No	Conservation Area	No
Car park	No	TPD trees	Yes
Gas pipe consultation zone	No	BMV Agricultural Land	No
Area of High Archaeological Potential	No	Adjoining LB / within curtilage of LB	No
Allotment	No	Landscape study	No
Airfield Safeguarding Area	Yes	County Geological Site	No
Mineral Safeguarding Area	No	Potentially Contaminated Land	Yes

4. PLANNING HISTORY

Site has Planning Permission? ☒ Yes Planning Application Number:

Planning application site details: Adjacent business park has a lengthy planning history of recent expansion - most recently 10/01476/OUT, 12/03116/573, 14/02326/FUL, 15/03245/FUL, 15/04303/OUT

5. OWNERSHIP

Ownership: Multiple private sector

Proposed Use: Economic development - potential for approx 2500 sq m of floor space for 8 uses; and other potential sui generis employment uses.

6. UTILITIES

Water: ☐ Sewerage: ☐ Gas: ☐

Electricity: ☐ Broadband: ☐

7. INFRASTRUCTURE AND PROXIMITY TO SERVICES

Access details: Location has a good access to the strategic road network (approx 0.9 miles to A303 and adjacent A359). Bus and cycle access is not good and there is no pavement. The site has good access - use existing access from A359. Electricity, water and drainage have been recently upgraded so sufficient to support further development. Site is considered capable of being accessed in an environmentally sensitive way. Site lacks employee facilities/services.

8. DELIVERABILITY / DEVELOPABILITY / VIABILITY

Is this site suitable? ☒ Yes Is this site available? ☒ Yes

Developable Area Housing (ha): Estimated Yield @ 30 dph:

Landowner Yield - Housing: Panel Yield (final):

Site Area ED (ha): 0.8

Landowner ED (sqm): 2,500 Panel ED (sq m): 2,500

Is the site deliverable? ☐ No

Commence: 0-5 years ☐ Completions: 0-5 years ☐

Is the site developable? ☐ No

Commence: 6-10 year ☒ Yes Completions: 6-10 years ☐

Commence: 11 years plus ☐ No Completions: 11+ years ☐

Is this site achievable? ☒ Yes

Panel Comments

LPR OMISSION SITE

2016: Popular business park with good links. Caters for a different market than the market towns.

Additional details e.g. BMV ALC grade, Landscape Appraisal category, any other constraints

Ancient Woodland 500m buffer, Potentially contaminated land, Rights of Way, Yeovilton Airfield Safeguarding Zone- work exceeding 91.4m in height, Adjoining Cadbury Business Park, ALC - Grade 3, Flood Zone 1

Existing pedestrian access/footpaths to site ☐ No

Within 400m of bus stop: ☐ No

Frequency of bus service:

Bus service information:

Within 800m of railway station: ☐ No

Within 800m walking distance of:

Convenience Shop: ☐ No GP: ☐ No

Primary School: ☐ No

Within 30 minutes public transport to:

Hospital: ☒ Yes Secondary School: ☒ Yes

Areas of Employment: ☒ Yes

South Somerset Housing and Employment Land Availability Assessment - Site Assessment Form

1. GENERAL SHLAA year **2018**

Site Ref No **E/NOCA/0003/** Entered **18/02/2016** ID **DC**

Parish **North Cadbury** Settlement **Rural Settlement**

Site Name **Land west of Cadbury Business Park**

Street Address **Land to the west of Cadbury Business Park, Galhampton** Postcode **BA22 7LH**

Easting **361738** Northing **127437**

Total Site Area (ha) **1.75** Current Use **Agricultural land**

Brownfield/Greenfield **Greenfield** Bad neighbour? ☐

2. SITE CATEGORISATION

Within dev area/settlement **No** Edge of settlement **No** Edge of business park **Yes**

Countryside ☒ DOG **No** Allocation

Boundary Treatment **Trees and hedges**

Surrounding land uses **Adjoining established Cadbury Business Park and near to Sycamore Engineering. Wider area is countryside. No anticipated local amenity issues.**

3. DESIGNATIONS AND CONSTRAINTS

Site Topography **Flat**

Category 1:

SPA	No	Historic Park and Garden	No
SAC	No	Flood Zone 3	No
RAMSAR	No	Ancient Woodland	No
SSSI	No	Archaeological site of National Importance	No
AONB	No		

Category 2:

Derelict Land	No	Conservation Area	No
Car park	No	TPO trees	Yes
Gas pipe consultation zone	No	BMV Agricultural Land	No
Area of High Archaeological Potential	No	Adjoining LB / within curtilage of LB	No
Allotment	No	Landscape study	No
Airfield Safeguarding Area	Yes	County Geological Site	No
Mineral Safeguarding Area	No	Potentially Contaminated Land	Yes

4. PLANNING HISTORY

Site has Planning Permission? **No** Planning Application Number

Planning application site details **Adjacent to Cadbury Business Park which has a lengthy planning history of recent expansion.**

5. OWNERSHIP

Ownership **Private sector one owner**

Proposed Use **Agent suggests site suitable for economic development with potential scope for approx 5000 sq m of floor space for B uses. Other potential sui generis employment uses.**

Housing ☐ Employment ☒ Mixed Use ☐ Gypsy / Traveller ☐

Ownership details e.g. unresolved multiple owners, ransom strips, tenancies or restrictive covenants **Agent has landowner support.**

6. UTILITIES

Water **Yes** Sewerage **Yes** Gas **Yes**

Electricity **Yes** Broadband **Yes**

7. INFRASTRUCTURE AND PROXIMITY TO SERVICES

Access details **Location has a good access to the strategic road network (0.9 miles to A303 and adjacent A359). Bus and cycle access is not good and there is no pavement. The site has good access, the new junction from the A359 (constructed to deliver approved Plots E and F of business park) allows ample scope to serve an extension. Electricity, water and drainage have been recently upgraded so sufficient to support further development. Site is considered capable of being accessed in an environmentally sensitive way. Site lacks employee facilities/services.**

Additional details e.g. BMV ALC grade, Landscape Appraisal category, any other constraints **Ancient Woodland 500m buffer. Yeovilton Airfield Safeguarding Zone- consultation required for buildings exceeding 91.4m. ALC Grade 3 Flood Zone 1**

Existing pedestrian access/footpaths to site **No**

Within 400m of bus stop **No**

Frequency of bus service

Bus service information

Within 800m of railway station **No**

Within 800m walking distance of:

Convenience Shop **No** GP **No**

Primary School **No**

Within 30 minutes public transport to:

Hospital **Yes** Secondary School **Yes**

Areas of Employment **Yes**

8. DELIVERABILITY / DEVELOPABILITY/ VIABILITY

Is this site suitable? **Yes** Is this site available? **Yes**

Developable Area Housing (ha) Estimated Yield @ 30 dph

Landowner Yield - Housing **5,000 sq m** Panel Yield (final)

Site Area ED (ha) **1.75**

Landowner ED (sqm) **5,000** Panel ED (sq m) **5,000**

Is the site deliverable?

Commence 0-5 years **No** Completions 0-5 years

Is the site developable?

Commence 6-10 year **Yes** Completions 6-10 years

Commence 11 years plus **No** Completions 11+ years

Is this site achievable? **Yes**

Panel Comments

LPR OMISSION SITE



Commercially attractive location. 2016 Panel: A popular business park with good links. Caters for a different market to the market towns. July 16 Panel: Growth area - fully let estate and demand for land/units in this location, very commercially attractive.

Good geographic location. Provides a product not available in Castle Cary or Wincanton.

Developable Area Calculation - National figure 40% (1 ha = 4,000 sq m). Study of North Cadbury Business Park recent permissions = 31% (1 ha = 3,100 sq m approx).

Appendix B Individual Site Assessments

SSDC2

1. Site Details	
Site Reference / Name	SSDC2
Site Address / Location	Land off Ridgeway Lane, BA22 7DF, North Cadbury, Somerset
Gross Site Area (Hectares)	4.10
SHLAA/SHELAA Reference (if applicable)	SSDC2
Existing land use	Agricultural land
Land use being considered	Housing and school
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	HELAA
Planning history	N/A
Neighbouring uses	Agricultural on all sides
 	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - falls within the SSSI Impact Risk Zone for Sparkfood Wood SSSI. However, the proposed use / development would not trigger the requirement to consult with Natural England. Site falls within Nitrate Vulnerable Zone.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: Low Risk
- Flood Zone 2: Medium Risk
- Flood Zone 3 (less or more vulnerable site use): Medium Risk
- Flood Zone 3 (highly vulnerable site use): High Risk

Medium Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk
- >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk

Medium Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3)?

Yes / No / Unknown

Yes - Grade 3

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes - Woodland Priority Habitat Network of Lower Spatial Priority - National Habitat Network Enhancement Zone 1 - Farm Wildlife Package Area</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<h3>Physical Constraints</h3>	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - existing access via Ridgeway Lane. However, Ridgeway Lane is very narrow and highly constrained by thick vegetation and at times steep slopes where it is a hollow, sunken lane. The vehicular access is not suitable to support development.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - access from bridleway WN 19/106 and byway WN 19/105.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - however, is only cycle access via Ridgeway Lane.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No - however, bridleway WN 19/106 and byway WN 19/105 run along perimeter of site to north and south</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes, adjacent - some significant trees on perimeter hedgerows..</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes, adjacent - some veteran trees on perimeter hedgerows.</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No - unlikely given site's use as an agricultural field

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Unknown

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

Yes - development of the site would impact on PRoWs bridleway WN 19/106 and byway WN 19/105 and the scenic, rural views they provide across the landscape.

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	400-800m	>1200m	400-1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

High sensitivity - the site is large and detached from the settlement of North Cadbury, and is visible from a broad area of scenic open countryside. PRoWs on the site's perimeter offer walkers scenic views. Development at this location would have an adverse impact on the landscape. Site provides views across a broad area characteristic of the Lower Lias Clay Vales Rivers and Flood Plains. The site is adjacent to the River Cam which is a scenic river reflecting the transition from scarp slopes to the east towards the lowland plains to the west.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

High sensitivity - the site is not well visually screened and gaps offer views into the open countryside. In addition, the site has significant visual amenity for walkers using the PRowWs on its boundaries. Development would significantly impact the scenic quality of the River Cam's course and surrounding lowlands.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Some impact, and/or mitigation possible. Impacts on the setting of the North Cadbury Conservation Area.

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

Policy SS2: Development in Rural Settlements, EQ5: Green Infrastructure

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Outside and not connected to the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

N/A - South Somerset Local Plan does not include defined settlement boundaries

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

Yes

3. Assessment of Availability

Is the site available for development?

Yes / No / Unknown

Yes

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

Yes / No / Unknown

No

Is there a known time frame for availability?

Available now / 0-5 years / 6-10 years / 11-15 years

0-5 years

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes / No / Unknown

Unknown

5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	N/A
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Red: The site is not currently suitable, available and achievable Unknown
Summary of justification for rating	<p>The site is unsuitable for allocation because residential development in this location would contradict adopted Local Plan Policy SS2 and EQ5, and emerging Local Plan policy SS1. With regard to Policy SS2, the site would be unsuitable because it would not be commensurate with the scale and character of the settlement of North Cadbury. In terms of Policy EQ5, development would impact on green infrastructure including two PRoWs on its perimeter. Emerging Policy SS1 proposes limited development in North Cadbury, and the site is both large and detached from the settlement. Access is not viable from Ridgeway Lane which is a narrow, sunken, hollow lane which would not be able to support additional capacity. In addition, development would have significant landscape and visual impacts on a broad area of open countryside. Development would impact on the setting of the North Cadbury Conservation Area. The site is Grade 3 agricultural land, has areas of Flood Zone 3 along the River Cam and there are significant trees on the site's perimeter.</p>

SSDC3

1. Site Details	
Site Reference / Name	SSDC3
Site Address / Location	Down Ash Farm, North Cadbury, Somerset
Gross Site Area (Hectares)	8.11
SHLAA/SHELAA Reference (if applicable)	SSDC3
Existing land use	Agricultural land and barns
Land use being considered	Housing and/or employment
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	HELAA
Planning history	N/A
Neighbouring uses	Agricultural to north, east and west, commercial uses to south



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - falls within the SSSI Impact Risk Zone for Sparkfood Wood SSSI. The proposed use / development may trigger the requirement to consult with Natural England if it comprises any agricultural / industrial or commercial development which could cause air pollution and any combustion, waste or composting processes.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3)?

Yes / No / Unknown

Yes - Grade 1 but partly occupied by PDL

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes - Woodland Priority Habitat Network of Lower Spatial Priority - National Habitat Network Enhancement Zone 1 - Farm Wildlife Package Area</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - existing access from the A359, which would be capable of supporting intensification.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No - no footpaths along A359. Site is isolated from services.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - however, is only cycle access via the A359.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes, within - some mature scattered trees.</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes, within - some mature scattered trees.</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown - is a possibility as part of site is used for agricultural storage
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity - parts of the site have medium landscape sensitivity, as the site encompasses a broad area of open countryside to the north of the A359. Development in this location would impact on the integrity of the countryside in this area. However, limited development on the PDL portion of the site would have low landscape impacts as there are already urbanising influences from North Cadbury Business Park and existing PDL alongside the A359. In addition, there would be potential impact on the setting of Sparkford Wood which is a SSSI and important landscape feature.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Medium sensitivity - parts of the site have medium visual sensitivity towards the open countryside as the site stretches away from the A359. The portion of the site adjacent to the A359 where there is some PDL has a low visual quality, and is heavily visually impacted by existing commercial uses. Any visual impacts on Sparkford Wood should be avoided as the South Somerset Landscape Assessment emphasises the importance of ancient woodlands and their visual preservation.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

Policy SS2: Development in Rural Settlements, Policy SS3: Delivering New Employment Land, EP4: Expansion of Existing Businesses in the Countryside, EP5: Farm Diversification

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

A mix of greenfield and previously developed land

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent and connected to /
Outside and not connected to*

Outside and not connected to the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent and connected to /
Outside and not connected to*

N/A - South Somerset Local Plan does not include defined settlement boundaries

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability

Is the site available for development?

Yes / No / Unknown

Yes

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

Yes / No / Unknown

No

Is there a known time frame for availability?

Available now / 0-5 years / 6-10 years / 11-15 years

0-5 years

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes / No / Unknown

Yes - the site may require demolition as contains existing structures.

5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	N/A
Other key information	N/A
<p>Overall rating (<i>Red/Amber/Green</i>)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p><i>Yes / No</i></p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>Yes - the site may require demolition as contains existing structures.</p>
Summary of justification for rating	<p>The site is potentially suitable for partial allocation. The most appropriate part of the site for development is the area opposite North Cadbury Business Park adjacent to the A359 which is currently occupied by barns. This could potentially accommodate limited intensification for employment uses only. Allocation for employment uses would be supported by Local Plan Policy SS3 and EP4. Residential development would not be suitable in this location owing to its isolation from services in the countryside away from any settlement, contradicting adopted Policies SS1 and SS2 and emerging Policies SS1 and SS4. The barns on site may possibly come forward for residential conversion as Permitted Development, however, this would not be covered by a site allocation as with NCY1. In particular, the site contradicts adopted Policy SS2 as it is far from any services, isolated from an existing settlement and is not in a sustainable location for residential development. Development may trigger a requirement to consult Natural England owing to the proximity to the Sparkford Wood SSSI if it comprises livestock and poultry units at scale (see further detail in pro-forma. In addition, the site is Grade 1 agricultural land and there are scattered mature trees throughout the greenfield part of the site. There would also be landscape and visual impacts from developing the greenfield part of the site. The site is subject to a live planning application.</p>

SSDC4

1. Site Details	
Site Reference / Name	SSDC4
Site Address / Location	North Town Farm, North Town, North Cadbury
Gross Site Area (Hectares)	1.23
SHLAA/SHLAA Reference (if applicable)	SSDC4
Existing land use	Agricultural land
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	5
Site identification method / source	HELAA
Planning history	19/02235/OUT - Outline planning application with all matters reserved for the erection of 5 dwellings. Permitted with conditions 15 Jan 2020. (Immediately east of the site with shared access) 16/02410/FUL - Erection of 3 residential dwellings with associated parking and landscaping as well as the demolition of existing barns. Permitted with conditions 6 Sep 2016.
Neighbouring uses	Agricultural to north, east and west, residential to south



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - falls within the SSSI Impact Risk Zone for Sparkfood Wood SSSI. However, the proposed use / development would not trigger the requirement to consult with Natural England. Site falls within Nitrate Vulnerable Zone.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3)?

Yes / No / Unknown

Yes - Grade 3 occupied by PDL

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes - Woodland Priority Habitat Network of Lower Spatial Priority - National Habitat Network Enhancement Zone 1 - Farm Wildlife Package Area</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<h3>Physical Constraints</h3>	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - existing access via Higher North Town Lane. The lane already services properties and would only be capable of providing access for a limited number of additional dwellings.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - access from footpath WN 19/48.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - however, is only cycle access via Higher North Town Lane.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>Yes - PRoW footpath WN 19/48 crosses the site from north to south.</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes, within - some mature scattered trees.</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes, within - some mature scattered trees.</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

Unknown - is a possibility as part of site is used for agricultural storage

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Unknown

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

Yes - development of the site would impact on PRow WN 19/48, however, development in a sensitive location could avoid impacts on the PRow.

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	400-1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity - parts of the site are open to long distance views from the open countryside and development would potentially impact on views from the A359 and Cary Road of open countryside. However, the SE portion of the site is influenced by the hamlet of North Town and could potentially accommodate limited development sensitive to the wider landscape.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Medium sensitivity - the site provides some visual amenity because a PRow crosses the site running north-south. Development would not be suitable beyond the SE portion of the site because of the visual impacts it would have on open countryside. The site has no defensible boundaries on its north perimeter.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Some impact, and/or mitigation possible – potential impact on the setting of Grade II listed The Grange.

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

Policy SS2: Development in Rural Settlements, EQ5: Green Infrastructure

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

A mix of greenfield and previously developed land

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

N/A - South Somerset Local Plan does not include defined settlement boundaries

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

Yes

3. Assessment of Availability

Is the site available for development?

Yes / No / Unknown

Yes

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

Yes / No / Unknown

No

Is there a known time frame for availability?

Available now / 0-5 years / 6-10 years / 11-15 years

0-5 years

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes / No / Unknown



Yes - the site may require demolition as contains existing structures.

5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	5
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	N/A
Other key information	N/A
<p>Overall rating (<i>Red/Amber/Green</i>)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p><i>Yes / No</i></p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>Yes - the site may require demolition as contains existing structures.</p>
Summary of justification for rating	<p>The site is potentially suitable for partial allocation. Part of the site could accommodate limited development, with an estimated capacity of 5 dwellings. A small development would be supported by Local Plan Policy SS2 because North Town is in proximity to the service array in North Cadbury, and a past permission for 19/02235/OUT also stated that the location met the requirements of Policy SS2. There are no pavements or street lighting on Cary Road, however, a network of Public Rights of Ways does provide limited pedestrian access to North Cadbury. However, a larger development would not be supported by Policy SS2, because North Town is a small hamlet for which large scale development would be unsuitable. Parts of the site have been deemed unsuitable for development because of constraints including: landscape and visual impacts as the site lacks screening from a broad area of open countryside to the north, access constraints on capacity on Higher North Town Lane, a PRoW crosses the site and there are scattered mature trees. Limited development in the SE portion of the site which contains some PDL could potentially be accommodated subject to the constraints on access on Higher North Town Lane being resolved.</p>

NCY01

1. Site Details	
Site Reference / Name	NCY01
Site Address / Location	Agricultural barn off Stoke Lane, Woolston, Somerset BA22 7BP
Gross Site Area (Hectares)	0.01
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural barn for livestock / storage
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	1
Site identification method / source	Call for Sites
Planning history	15/04416/FUL - The erection of a mono pitch building for the storage of hay / straw and forestry implements. Permitted with conditions 13 Nov 2015.
Neighbouring uses	Agricultural on all sides

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - falls within the SSSI Impact Risk Zone for Sparkfood Wood SSSI. However, the proposed use / development would not trigger the requirement to consult with Natural England. Site falls within Nitrate Vulnerable Zone.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3)?

Yes / No / Unknown

Yes - Grade 3 occupied by a barn

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes - Woodland Priority Habitat Network of Lower Spatial Priority - National Habitat Network Enhancement Zone 1 - Farm Wildlife Package Area</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - existing access via track leading off Stoke Lane. The track would only be suitable to serve one replacement dwelling due to its limited capacity. The track is narrow and has poor visibility at junction with Stoke Lane.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No - no footpaths along Stoke Lane. Site is isolated from services.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - however, is only cycle access via Stoke Lane and the track leading to the site.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown - is a possibility as site is used for agricultural storage
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity - the site is currently occupied by a contemporary agricultural building. The site is highly rural, however, a replacement dwelling would be suitable on the previously developed land. The site is well screened by thick hedgerows and trees, and there would be a low impact on the wider landscape.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Low sensitivity - the site is well visually enclosed and is not easily visible from the wider landscape. The site is not itself of high visual quality and a replacement dwelling on the previously developed land would not detract from the rural quality of this location.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

Policy SS2: Development in Rural Settlements, HG2: The Use of PDL for New Housing Development, HG8: Replacement Dwellings in the Countryside

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Previously developed land

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Outside and not connected to the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

N/A - South Somerset Local Plan does not include defined settlement boundaries

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability

Is the site available for development?

Yes / No / Unknown

Yes

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

Yes / No / Unknown

No

Is there a known time frame for availability?

Available now / 0-5 years / 6-10 years / 11-15 years

0-5 years

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes / No / Unknown

Yes - the site may require demolition as contains an existing barn structure.

5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	1
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	N/A
Other key information	N/A
<p>Overall rating (<i>Red/Amber/Green</i>)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p><i>Yes / No</i></p>	<p>Green: The site is suitable, available and achievable</p> <p>Yes - the site may require demolition as contains an existing barn structure.</p>
Summary of justification for rating	<p>The site is suitable for allocation. The site is occupied by a modern agricultural barn and has been proposed for 1 dwelling. This could potentially come forward as permitted development without a need for allocation. The site is relatively isolated in the open countryside near Woolston, which is a hamlet with no services. However, the site is not realistically subject to the same application of Policy SS2 as other larger sites because development at the proposed capacity is commensurate with the scale of Woolston. The site is 0.01 ha in size and does not have notable constraints.</p>

NCY03

1. Site Details	
Site Reference / Name	NCY03
Site Address / Location	Land to south of Avalon Farm, Galhampton Hill, Small Way, Galhampton, Somerset, BA22 7AE
Gross Site Area (Hectares)	5.98
SHLAA/SHLAA Reference (if applicable)	N/A
Existing land use	Agriculture
Land use being considered	Employment
Development Capacity (Proposed by Landowner or SHLAA/SHLAA)	N/A
Site identification method / source	Call for Sites

1. Site Details

Planning history

20/01724/FUL - Erection of livestock building and associated landscape works. Awaiting decision.

20/01537/FUL - The erection of new butchery / charcuterie and food storage / delivery buildings (Use Classes B2 / B8), erection of new warehouse / office building (Use Classes B8 / B1) and associated access and landscape works. Awaiting decision.

19/01904/FUL - The erection of estate storage building (including 150kW roof PV panels) on existing storage yard, new greenhouse, extensions to existing agricultural greenhouses, erection of hydroponic growing building, livestock building, and associated landscape works. Permitted with conditions 22 Oct 2019.

16/04165/FUL - Change of use of existing industrial building (B2) to storage and distribution (B8) and associated external works, demolition of existing industrial building (B2) and erection of new building for general storage (B8), use of yard for general estate storage, construction of a wood chip store with PV panels at roof level, erection of three agricultural greenhouses and one polytunnel, and replacement of front boundary fence with stone wall. Permitted with conditions 29 Nov 2016.

Neighbouring uses

Farm buildings to north, agricultural to east, south and west, residential to northwest

1. Site Details



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - falls within the SSSI Impact Risk Zone for Sparkfood Wood SSSI. The proposed use / development may trigger the requirement to consult with Natural England if it comprises livestock and poultry units with floorspace > 500m², slurry lagoons >750m² and manure stores >3500t. Site falls within Nitrate Vulnerable Zone.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

2. Assessment of Suitability	
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> Flood Zone 1: <i>Low Risk</i> Flood Zone 2: <i>Medium Risk</i> Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	Low Risk
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3)?</p> <p><i>Yes / No / Unknown</i></p>	Yes - Grade 1
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> UK BAP Priority Habitat; a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	Yes - Woodland Priority Habitat Network of Lower Spatial Priority - Farm Wildlife Package Area
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Gently sloping or uneven
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes - the site can be accessed via a private track leading from Galhampton Hill (A359). This track currently services existing light industrial and agricultural uses at Avalon Farm. Upgrade to this access could likely be achievable as widening is possible. Alternatively, another new access could be provided further south on Galhampton Hill. Capacity is of limited concern as the A359 is an arterial route and upgrades to access would be possible. The road is at national speed limit but the proposed uses are not residential.

2. Assessment of Suitability

Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i>	No - no footpaths along Galhampton Hill. Site is isolated from services.
Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i>	Yes - however, cycle access would be via road, along Galhampton Hill (A359).
Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i>	No
Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i>	No
Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	No
Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	No
Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No - unlikely given site's use as an agricultural field
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Yes - electricity pylons cross the east portion of the site.
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	1600m-3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

High sensitivity - the site has a prominent hillside location. Galhampton Hill slopes northeastwards and the site is visible from a broad area of open countryside to the south-west. Development in this exposed location would be inappropriate owing to the impacts on a large area of open countryside. As a scarp slope, development should avoid creating a visual barrier in the landscape, and preferably located above the slope so that the hillside is left undeveloped.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

High sensitivity - the site visually frames a large area of open countryside as an exposed hillside on Galhampton Hill. There would be adverse visual impacts from development at this location. Development should be sensitively located away from the scarp slope to avoid creating a visual barrier in the landscape.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

2. Assessment of Suitability

Are there any other relevant planning policies relating to the site?	Policy SS2: Development in Rural Settlements, EP4: Expansion of Existing Businesses in the Countryside, EP5: Farm Diversification
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent and connected to / Outside and not connected to</i>	Outside and not connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent and connected to / Outside and not connected to</i>	N/A - South Somerset Local Plan does not include defined settlement boundaries
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	No

3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	0-5 years

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Yes - power lines cross the eastern part of the site.
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5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	N/A
Other key information	N/A
<p>Overall rating (<i>Red/Amber/Green</i>)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p><i>Yes / No</i></p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>Yes - power lines cross the eastern part of the site.</p>
Summary of justification for rating	<p>The site is potentially suitable for partial allocation. Development for employment uses would be supported by Local Plan Policies EP4 and EP5. The site consists of two fields in the north of the parish and the southern field is highly exposed to long distance views as it is on the slope of Galhampton Hill in the open countryside. The northern field is potentially suitable for allocation as an expansion of the neighbouring employment uses at Avalon Farm subject to screening, the highways impact and meeting the requirements of Local Plan policy EP5. In terms of constraints, the site is Grade 1 agricultural land and there are power lines crossing the site. Development may trigger a requirement to consult Natural England owing to the proximity to the Sparkford Wood SSSI if it comprises livestock and poultry units at scale (see further detail in pro-forma). The site is subject to a live planning application.</p>

NCY04

1. Site Details	
Site Reference / Name	NCY04
Site Address / Location	Field adjacent to The Grange, Cary Road, North Town, North Cadbury, Somerset, BA22 7BY
Gross Site Area (Hectares)	0.94
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Paddock
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	2
Site identification method / source	Call for Sites
Planning history	N/A
Neighbouring uses	Residential and agricultural to north, agricultural to east, gardens to south, residential, gardens and paddock to west



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - falls within the SSSI Impact Risk Zone for Sparkfood Wood SSSI. However, the proposed use / development would not trigger the requirement to consult with Natural England.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: Low Risk
- Flood Zone 2: Medium Risk
- Flood Zone 3 (less or more vulnerable site use): Medium Risk
- Flood Zone 3 (highly vulnerable site use): High Risk

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk
- >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk

Medium Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3)?

Yes / No / Unknown

Yes - Grade 3

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes - Woodland Priority Habitat Network of Lower Spatial Priority - Priority Species for CS Targeting - Brown Hairstreak - Farm Wildlife Package Area</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<h3>Physical Constraints</h3>	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No - the site's northern perimeter can be accessed via a narrow single carriageway Higher North Town Lane off Cary Road. The T-junction is on a blind corner with limited visibility on a road which does not have speed limit signs. This access is not suitable to support further dwellings owing to the poor safety of the junction and limited capacity of the narrow lane which does not have passing places. The lane already services 3 properties and North Town Farm. A gated track leads into the site, but would require upgrade and removal of hedgerows to accommodate vehicles other than farm machinery.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - pedestrian access via PRow footpath WN 19/53 which crosses the site diagonally from NW to SE. This footpath connects to a wider network providing access to North Cadbury. However, the site is some distance from services, and there are no footpaths along Cary Road.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - however, cycle access would be via road along Cary Road and Higher North Town Lane.</p>
<p>Are there any Public Rights of Way (PRow) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>Yes - PRow footpath WN 19/53 crosses the site from Higher North Town Lane south-east then crossing a stream to the east of the site.</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Yes, adjacent - the site is bordered by mature trees and hedgerows which contain significant trees.
Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Yes, adjacent - particularly the vegetation to the north and east perimeter of the sites contain veteran trees.
Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No - unlikely given site's use as a paddock.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	Yes - development of the site would result in the loss of amenity provided by scenic footpath WN 19/53, and loss of the rural character associated with this walking route.

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	400-1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	Low sensitivity - the site is very well screened from the wider landscape by thick hedgerows and mature trees.
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2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Medium sensitivity - the site is visually screened from the wider countryside, but does provide a visual backdrop for a rural part of North Down, including the Grade II listed The Grange property, which has gardens backing onto the site. In addition, a PRow crosses this site, and development would visually impact on the footpath.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Some impact, and/or mitigation possible

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Some impact, and/or mitigation possible

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

Policy SS2: Development in Rural Settlements, EQ3: Historic Environment, EQ5: Green Infrastructure, EQ6: Woodland and Forests

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

N/A - South Somerset Local Plan does not include defined settlement boundaries

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

Yes

3. Assessment of Availability

Is the site available for development?

Yes / No / Unknown

Yes

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

Yes / No / Unknown

Yes - Higher North Town Lane has limited capacity and already services a number of properties and a farm. It is likely development could not be accommodated owing to capacity constraints and the impact on farm operations.

Is there a known time frame for availability?

Available now / 0-5 years / 6-10 years / 11-15 years

0-5 years

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes / No / Unknown

Unknown

5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	22
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	N/A
Other key information	N/A
Overall rating (<i>Red/Amber/Green</i>) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	Red: The site is not currently suitable, available and achievable Unknown
Summary of justification for rating	<p>The site is potentially suitable for partial allocation on the western portion of the site. The eastern portion of the site has some surface water flooding risk. In addition, Higher North Town Lane would likely only support a limited capacity on the site. The site is located in North Town and meets the requirements of Policy SS2 and emerging Policy SS4 because it is within walking distance of the service array in North Cadbury. Cary Road lacks pavements and street lighting, however, a network of Public Rights of Ways does provide limited pedestrian access to North Cadbury. The site is located in the hamlet of North Town, and is a field surrounded by thick vegetation including mature trees. The site is well screened from the wider landscape, however, a PRoW crosses the site. The field provides a rural backdrop for existing dwellings in North Town, including the Grade II listed property The Grange. Access may be a constraint as Higher North Town Lane already services several properties and a farm, meaning that only limited development would be suitable at this location. The site is potentially suitable if impacts on the PRoW, access and the heritage asset are mitigated. The eastern part of the site has some surface water flooding risk and therefore a limited number of dwellings should be located on the western part of the site adjacent to existing dwellings.</p>

NCY05

1. Site Details	
Site Reference / Name	NCY05
Site Address / Location	Field west of Sandbrook Lane, North Cadbury, Somerset, BA22 7DD
Gross Site Area (Hectares)	2.22
SHLAA/SHLAA Reference (if applicable)	N/A
Existing land use	Agriculture
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/SHLAA)	15
Site identification method / source	Call for Sites
Planning history	N/A
Neighbouring uses	Residential, gardens and woodland to north and east, residential and agricultural to east, residential to west



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - falls within the SSSI Impact Risk Zone for Sparkfood Wood SSSI. However, the proposed use / development would not trigger the requirement to consult with Natural England.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

Medium Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Medium Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3)?

Yes / No / Unknown

Yes - Grade 1

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes - Woodland Priority Habitat Network of Lower Spatial Priority - National Habitat Network Enhancement Zone 1 - Farm Wildlife Package Area</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<h3>Physical Constraints</h3>	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Steeply sloping</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No - the field is in agricultural use and only has a gate suitable for farm machinery from Sandbrook Lane. There is limited potential for a northern access point at Mitchells Row which is narrow and already services several properties. The part of lane which continues along the north perimeter of the site is gated. It is thickly vegetated in this part and upgrades would likely not be viable. Sandbrook Lane provides better access potential to the eastern corner of the site, however it would likely only support limited development as the road is narrow and single carriageway. Access may require hedgerow removal.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - existing pedestrian access via PRow footpaths WN 19/58, which runs along the northern perimeter of the site, and WN 19/57A which runs along eastern perimeter of the site. There are no footpaths on Sandbrook Lane or Mitchells Row, however. The site is in close proximity to services in North Cadbury.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - however, cycle access would be via road along Sandbrook Lane or Mitchells Row.</p>
<p>Are there any Public Rights of Way (PRow) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No - however, PRow footpath WN 19/58 runs along the north perimeter of the site, and PRow footpath WN 19/57A runs along the east perimeter of the site.</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent - the site is bordered by mature trees and hedgerows, these contain significant trees especially towards the west and north perimeter of the site.</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent - particularly the vegetation to the north and west perimeter contains a number of veteran trees.</p>
<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	<p>No - unlikely given site's use as an agricultural field</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - development would need to mitigate the impact on the PRowWs on the north and east perimeter of the site. However, this may be possible owing to the thick vegetation bordering the site.</p>

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	400-800m	>1200m	<400m	>3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Low sensitivity - the site slopes away from Sandbrook Lane and is well screened by hedgerows and thick vegetation.</p>
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2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Low sensitivity - the site is well screened from the wider countryside by vegetation and does not support any long distance views in or out of the village of North Cadbury. The site is surrounded by residential uses on most of its perimeter and therefore does not have an especially rural quality.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Some impact, and/or mitigation possible - - the site falls within the North Cadbury Conservation Area. Development would potentially impact on the setting of Grade II listed Brookhampton House.

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Some impact, and/or mitigation possible - - development may impact on non-designated heritage assets in the Conservation Area including Holly Tree Farmhouse which positively contributes to the Conservation Area..

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

Policy SS2: Development in Rural Settlements, EQ3: Historic Environment, EQ5: Green Infrastructure, EQ6: Woodland and Forests

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

N/A - South Somerset Local Plan does not include defined settlement boundaries

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

Yes

3. Assessment of Availability

Is the site available for development?

Yes / No / Unknown

Yes

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

Yes / No / Unknown

No

Is there a known time frame for availability?

Available now / 0-5 years / 6-10 years / 11-15 years

0-5 years

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?



Yes / No / Unknown

Unknown

5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	49
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	N/A
Other key information	N/A
Overall rating (<i>Red/Amber/Green</i>) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	Amber: The site is potentially suitable, available and achievable Unknown
Summary of justification for rating	<p>The site is potentially suitable for partial allocation. The site consists of a field surrounded by existing dwellings on most sides within the village of North Cadbury, and falls entirely within the North Cadbury Conservation Area. The site slopes downwards to the west and the lowest part of the site is at high flood risk. The western part of the site is therefore not suitable for development. However, the eastern part of the site could potentially accommodate development which would cohere with the existing linear development along Sandbrook Lane. Capacity is a constraint as Sandbrook Lane is narrow and services many properties in this part of North Cadbury, therefore the highways and junction capacity should be discussed with the relevant highways authority. On balance, this site is located well in relation to services and would represent logical infill in the settlement of North Cadbury.</p> <p>Development in this location would be supported by Policy SS2 and emerging Policy SS4 because it would represent proportionate growth and infill in North Cadbury in proximity to the village's service array. In terms of constraints, the site is Grade 1 agricultural land, there are mature trees and hedgerows alongside two PRoWs on the perimeter, and any development should mitigate impacts on the non-designated heritage asset Holly Tree Farmhouse.</p>

NCY06

1. Site Details	
Site Reference / Name	NCY06
Site Address / Location	Field east of Sandbrook Lane, North Cadbury, Somerset BA22 7DQ
Gross Site Area (Hectares)	2.65
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agriculture
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	20
Site identification method / source	Call for Sites
Planning history	N/A
Neighbouring uses	Agricultural to north and east, residential and gardens to south, residential and agricultural to west
 	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - falls within the SSSI Impact Risk Zone for Sparkfood Wood SSSI. However, the proposed use / development would not trigger the requirement to consult with Natural England.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3)?

Yes / No / Unknown

Yes - Grade 1

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes - Woodland Priority Habitat Network of Lower Spatial Priority - National Habitat Network Enhancement Zone 1 - Farm Wildlife Package Area</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<h3>Physical Constraints</h3>	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Steeply sloping</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No - the field is in agricultural use and only has a gate suitable for farm machinery from Sandbrook Lane. The site slopes up steeply from Sandbrook Lane so dwellings should be serviced directly from Sandbrook Lane. A new access road would likely not be viable owing to the steep gradient and visibility issues at a T-junction. Sandbrook Lane is a narrow single carriageway lane so would only support limited development on the parcel of land parallel which it can directly service. Access may require hedgerow removal.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - existing pedestrian access via PRow footpaths WN 19/63, which runs north-south through the site, and WN 19/66 which runs along eastern perimeter of the site. There are no footpaths on Sandbrook Lane, however. The site is in close proximity to services in North Cadbury.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - however, cycle access would be via road along Sandbrook Lane.</p>
<p>Are there any Public Rights of Way (PRow) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>Yes - PRow footpath WN 19/63 crosses the site from north to south and offers a rural walking route leaving North Cadbury. PRow WN 19/66 also runs along the east perimeter.</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Yes, adjacent - there are some significant trees on the site's southern perimeter.
Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Yes, adjacent - there are potentially veteran trees on the site's southern perimeter.
Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No - unlikely given site's use as an agricultural field
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Yes - electricity pylons run along the southern edge of the site.
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	Yes - development would need to mitigate the impact on PRow footpath WN 19/63. This provides significant amenity value. The site is on a slope extending upwards to the east. Development elevated above the footpath would cause an unacceptable impact on PRow footpath WN 19/63. If development was only to the west of WN 19/63, WN 19/66 at the east perimeter would be largely unaffected.

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	400-800m	>1200m	<400m	>3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity - the site slopes upwards relatively steeply from Sandbrook Lane, and therefore does provide limited views to the west. However, the site is screened from the broader landscape by hedgerows and trees. The site's openness provides a rural setting for this part of the village.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

High sensitivity - the site is crossed by a PRoW and its eastern perimeter also has a PRoW. In order to mitigate the adverse visual impacts on these footpaths, development would only be appropriate parallel to Sandbrook Lane at the lowest part of the site. In this location, development would be more screened from view from the public footpaths and cohere with the existing residential areas along Sandbrook Lane.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation

Some impact, and/or mitigation possible - a small part of the site falls within the North Cadbury Conservation Area, and in addition, Grade II listed The Laurels is adjacent but well screened from site.

Would the development of the site cause harm to a non-designated heritage asset or its setting?

Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation

Some impact, and/or mitigation possible - development may impact on non-designated heritage assets in the Conservation Area.

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

2. Assessment of Suitability

Are there any other relevant planning policies relating to the site?	Policy SS2: Development in Rural Settlements, EQ3: Historic Environment, EQ5: Green Infrastructure, EQ6: Woodland and Forests
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent and connected to / Outside and not connected to</i>	N/A - South Somerset Local Plan does not include defined settlement boundaries
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	Yes

3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	0-5 years

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Yes - power lines cross the southern part of the site.
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5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	59
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	N/A
Other key information	N/A
<p>Overall rating (<i>Red/Amber/Green</i>)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p><i>Yes / No</i></p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>Yes - power lines cross the southern part of the site.</p>
Summary of justification for rating	<p>The site is potentially suitable for partial allocation. The site is located adjacent to the settlement of North Cadbury, to the east of Sandbrook Lane. The site's topography is a considerable constraint, as it slopes up relatively steeply to the east. The site is also crossed by a PRoW running north-south through the site. To avoid impacts on landscape and the PRoW, development should be located in the lowest part of the site along Sandbrook Lane. The western part of the site running parallel to Sandbrook Lane would be potentially suitable for allocation. Capacity is a constraint as Sandbrook Lane is narrow, and the possibility of building a new road is limited by the slope of the site, therefore the highways and junctions capacity should be discussed with the relevant highways authority. It is likely that properties would need to be serviced directly from Sandbrook Lane.</p> <p>Development in this location would be supported by Policy SS2 and emerging Policy SS4 as it would represent proportionate growth in proximity to North Cadbury's services. In terms of other constraints, the site is Grade 1 agricultural land, there are mature trees and hedgerows on the perimeter, a PRoW crosses the site and power lines cross the site. A small part of the site falls within the North Cadbury Conservation Area and the Grade II listed The Laurels is adjacent although well screened from the site by existing vegetation. Any development should provide appropriate mitigation of any potential impacts on both The Laurels and a nearby TPO in the garden of this property.</p>

NCY07

1. Site Details	
Site Reference / Name	NCY07
Site Address / Location	Land south of Hearn Lane, Galhampton, Somerset, BA22 7AU
Gross Site Area (Hectares)	0.19
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agriculture
Land use being considered	Any uses
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	5
Site identification method / source	Call for Sites
Planning history	17/03064/OUT - Outline application for erection of two dwellings. Refused 05 Sep 2017.
Neighbouring uses	Residential to north and east, agricultural to south and west



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - falls within the SSSI Impact Risk Zone for Sparkfood Wood SSSI. The proposed use / development may trigger the requirement to consult with Natural England if it comprises livestock and poultry units with floorspace > 500m², slurry lagoons >750m² and manure stores >3500t

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: Low Risk
- Flood Zone 2: Medium Risk
- Flood Zone 3 (less or more vulnerable site use): Medium Risk
- Flood Zone 3 (highly vulnerable site use): High Risk

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk
- >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk

Low Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3)?

Yes / No / Unknown

Yes - Grade 1

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes - Woodland Priority Habitat Network of Lower Spatial Priority</p> <ul style="list-style-type: none"> - National Habitat Network Enhancement Zone 1 - Priority Species for CS Targeting - Brown Hairstreak - Farm Wildlife Package Area
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No - the field is in agricultural use and only has a gate suitable for farm machinery from Hearn Lane. An access could potentially be provided in the north-west corner of the site away from the T-junction between Hearn Lane and March Lane. Hearn Lane has a 30mph speed limit so can safely accommodate the T-junction as long as an adequate visibility splay is provided. Access may require hedgerow and tree removal.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No - no footpaths on Hearn Lane. However, there is a footpath along March Lane and it would be possible to accommodate a pedestrian crossing and new footpath into the site across Hearn Lane to enable pedestrian mobility into Galhampton. The site is in relative proximity to services in Galhampton. Connection to footpath WN 19/24 would also be possible.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - however, cycle access would be via road along Hearn Lane.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No - however, access should consider footpath WN 19/24 which ends on the opposite side of the road from the NW corner of the site. Pedestrian access should be incorporated.</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>Yes</p>

2. Assessment of Suitability

Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Yes, adjacent - there are some two significant trees with TPOs on the north perimeter of the site. This would lead to constraints on providing access. Access may be viable at the extreme north-west corner of the site to avoid impact on TPOs.
Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Yes, adjacent - there are two significant trees with TPOs on the north perimeter of the site. This would lead to constraints on providing access. Access may be viable at the extreme north-west corner of the site to avoid impact on TPOs.
Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No - unlikely given site's use as an agricultural field
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	Yes - development would need to mitigate the impact on PRow footpath WN 19/63. This provides significant amenity value. The site is on a slope extending upwards to the east. Development elevated above the footpath would cause an unacceptable impact on the PRow.

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity - the site is exposed to the south and supports long distance views into the open countryside. However, the character of the immediate surroundings is residential rather than rural, as there are properties opposite to the north and to the east. With buffering to the south, and preservation of the two TPOs on the northern perimeter of the site, landscape impacts can be mitigated.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Medium sensitivity - the site 's visual quality is mainly derived from two mature trees on the northern perimeter of the site. Access may possibly be provided at the extreme north-west corner of the site to avoid impacting the TPOs, or alternatively arrangements made with the landowner of the adjacent field to the west in order to provide a viable access. Loss of the TPOs would represent an unacceptable visual impact on this location. There are views into the open countryside, however, the immediate surroundings are residential in character.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

2. Assessment of Suitability

Are there any other relevant planning policies relating to the site?	Policy SS2: Development in Rural Settlements, EQ5: Green Infrastructure, EQ6: Woodland and Forests
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent and connected to / Outside and not connected to</i>	N/A - South Somerset Local Plan does not include defined settlement boundaries
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	No

3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	0-5 years

4. Assessment of Viability

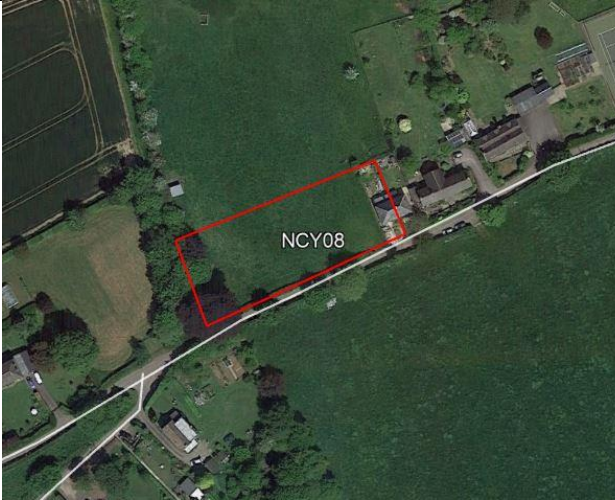

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
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5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	5
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	N/A
Other key information	N/A
Overall rating (<i>Red/Amber/Green</i>) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	Amber: The site is potentially suitable, available and achievable Unknown
Summary of justification for rating	<p>The site is potentially suitable for allocation. The site is located to the south of the village of Galhampton. An outline application for 2 dwellings was refused in 2017 on grounds of visual impact. It is possible that development can be accommodated on the site and avoid visual impacts with good design and screening. Development in this location would be supported by Policy SS2 and emerging Policy SS4 as it is in proximity to Galhampton's service array. It is relatively exposed to long distance views of the open countryside, as it is not screened to the south. However, the character of the immediate surroundings is predominantly residential as the site has dwellings to its north and east. The site would cohere well with the existing linear development adjacent along Hearn Lane and constitute a logical extension of the settlement. The key constraints include two TPOs and constraints on providing access. With mitigation of access constraints and the TPOs on the site's northern perimeter, this site is potentially suitable for development.</p>

NCY08

1. Site Details	
Site Reference / Name	NCY08
Site Address / Location	Land adjoining Horseshoe Villas, Woolston Road, Woolston, Somerset, BA22 7BJ
Gross Site Area (Hectares)	0.26
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agriculture
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	Call for Sites
Planning history	N/A
Neighbouring uses	Agricultural to north , residential to east, agricultural to south, gardens to west

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - falls within the SSSI Impact Risk Zone for Sparkfood Wood SSSI. However, the proposed use / development would not trigger the requirement to consult with Natural England.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3)?

Yes / No / Unknown

Yes - Grade 1

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes - Woodland Priority Habitat Network of Lower Spatial Priority - Farm Wildlife Package Area</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<h3>Physical Constraints</h3>	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No - there is not currently existing vehicular access. The site is adjacent to Woolston Road, a new access would be viable as it is in a relatively residential area with 30mph speed limits. However, access would require the removal of hedgerows.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - footpath WN 19/85 runs along the west perimeter of the site. However, there are no footpaths on Woolston Road. The site is isolated from services.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - however, cycle access would be via road along Woolston Road.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No - however, PRoW footpath WN 19/85 runs along the west perimeter of the site.</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes, adjacent - there are some significant trees to the west perimeter of the site.</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes, adjacent - there are some veteran trees to the west perimeter of the site.</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No - unlikely given site's use as an agricultural field

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Unknown

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

Yes - development would need to mitigate the impact on PRow footpath WN 19/85 which runs along the west perimeter of the site.

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	>800m	>1200m	>1200m	>3900m	400-800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity - the site is in a relatively isolated and rural location in the dispersed settlement of Woolston. The site is relatively well screened from the wider landscape, however.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Low sensitivity - the site would visually cohere with the existing linear development in this part of the dispersed settlement of Woolston.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

Policy SS2: Development in Rural Settlements, EQ5: Green Infrastructure, EQ6: Woodland and Forests

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

N/A - South Somerset Local Plan does not include defined settlement boundaries

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

Yes

3. Assessment of Availability

Is the site available for development?

Yes / No / Unknown

Yes

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

Yes / No / Unknown

No

Is there a known time frame for availability?

Available now / 0-5 years / 6-10 years / 11-15 years

0-5 years

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes / No / Unknown

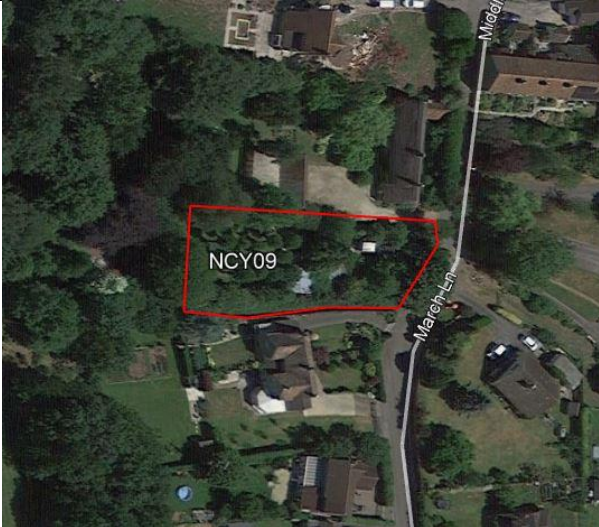

Unknown

5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	7
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	N/A
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Red: The site is not currently suitable, available and achievable Unknown
Summary of justification for rating	The site is unsuitable for allocation. The site is a field on Woolston Road in the dispersed settlement of Woolston. Residential development in this location would contradict Policy SS2 and emerging Policy SS4 because Woolston does not have services and is relatively isolated in the countryside. While development would cohere relatively well with the existing linear development along Woolston Road, the site is isolated from services and does not have pedestrian access along the road. It is not a sustainable location for growth.. The site has a PRow on its west perimeter and there are mature trees and hedgerows on its perimeters, it is also Grade 1 agricultural land. In addition, Woolston Road is a narrow lane which would not be able to support additional capacity

NCY09

1. Site Details	
Site Reference / Name	NCY09
Site Address / Location	Land to the west of March Lane, Galhampton, Somerset, BA22 7AP
Gross Site Area (Hectares)	0.12
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Barn / art studio
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	3
Site identification method / source	Call for Sites
Planning history	N/A
Neighbouring uses	Residential and gardens to north, east and south, woodland to west

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - falls within the SSSI Impact Risk Zone for Sparkfood Wood SSSI. However, the proposed use / development would not trigger the requirement to consult with Natural England.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3)?

Yes / No / Unknown

Yes - Grade 3 but occupied by a barn / art studio

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes - Woodland Priority Habitat Network of High Spatial Priority - Woodland Improvement Area of High Spatial Priority - National Habitat Network Enhancement Zone 1 - Priority Species for CS Targeting - Brown Hairstreak - Farm Wildlife Package Area</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<h3>Physical Constraints</h3>	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No - however, access could be accommodated at this site as it is on a residential road in the village of Galhampton with 30mph speed limits.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - there are sections of March Lane with footpaths and the road has verges suitable for pedestrian use in sections without kerbed pavements. Footpath WN 19/25 runs along the southern perimeter of the site. The site is in close proximity to services in Galhampton.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - however, cycle access would be via road along March Lane.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No - however, PRoW footpath WN 19/25 runs along the south perimeter of the site.</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes, within - the site contains a number of significant trees, particularly towards its western rear.</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes, within - the site may contain veteran trees, particularly towards its western rear.</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No - unlikely given site's use as a barn /art studio with garden.

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Unknown

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

Yes - development would need to mitigate the impact on PProW footpath WN 19/25 which runs along the south perimeter of the site.

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity - the site is surrounded by dwellings in Galhampton and has no intervisibility with the wider landscape.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Low sensitivity - the site is of poor visual quality at present and would benefit from redevelopment to infill a gap in the linear development along Hearn Lane within the settlement of Galhampton.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Some impact, and/or mitigation possible – may potentially impact on Grade II listed Agecroft.

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Some impact, and/or mitigation possible

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

Policy SS2: Development in Rural Settlements, EQ3: Historic Environment, EQ5: Green Infrastructure, EQ6: Woodland and Forests

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

A mix of greenfield and previously developed land

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Within the existing built up area (infill)

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

N/A - South Somerset Local Plan does not include defined settlement boundaries

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability

Is the site available for development?

Yes / No / Unknown

Yes

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

Yes / No / Unknown

No

Is there a known time frame for availability?

Available now / 0-5 years / 6-10 years / 11-15 years

0-5 years

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes / No / Unknown



Unknown

5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	3
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	N/A
Other key information	N/A
Overall rating (<i>Red/Amber/Green</i>) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	Green: The site is suitable, available and achievable Unknown
Summary of justification for rating	The site is suitable for allocation. The site is located in the heart of the village of Galhampton on Hearn Lane, and is in a residential area. The site is currently occupied by a barn / art studio and overgrown vegetation / scrub. This would be readily suitable for housing and would enhance this part of the village by filling in a gap in the linear development along Hearn Lane. Development would be supported by Policy SS2 and emerging Policy SS4 as the site is in proximity to the service array of Galhampton. Constraints include possible impacts on Grade II listed Agecroft and an adjacent PRow.

NCY10

1. Site Details	
Site Reference / Name	NCY10
Site Address / Location	Field northwest of Sandbrook Lane, North Cadbury, Somerset, BA22 7DD
Gross Site Area (Hectares)	6.81
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agriculture
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	Call for Sites
Planning history	N/A
Neighbouring uses	Agricultural on all sides

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - falls within the SSSI Impact Risk Zone for Sparkfood Wood SSSI. However, the proposed use / development would not trigger the requirement to consult with Natural England.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3)?

Yes / No / Unknown

Yes - Grade 1

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes - Woodland Priority Habitat Network of Lower Spatial Priority - National Habitat Network Enhancement Zone 1 - Farm Wildlife Package Area</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<h3>Physical Constraints</h3>	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No - no existing vehicular access to the agricultural site. Access would require removal of hedgerows. Cary Road is at national speed limit and this would require lowering to 30mph. The lane is narrow and constrained, and would not be able to support further dwellings in this isolated location.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - the site can be accessed via footpaths WN 19/54, WN 19/61 and bridleway WN 19/103. The site is isolated from services.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - however, cycle access would be via road along Cary Road.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No - however, PRoW footpath WN 19/54 runs along north-west perimeter of site, in addition, footpath WN 19/61 runs along south-east perimeter. Bridleway WN 19/103 runs along SW perimeter.</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes, within - the site contains scattered significant trees, and the north-west and south-west perimeter hedgerows also contain significant trees.</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes, within - the site may contain mature trees, both scattered throughout and also on perimeter hedgerows.</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No - unlikely given site's use as an agricultural field

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Unknown

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

Yes - development would negatively impact on a broad area of open countryside and three PRowWs which effectively seal the site on all sides.

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	400-800m	>1200m	<400m	>3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

High sensitivity - the site is large, open and supports long views towards higher ground to the east, and has a strongly rural, remote character. There are no urbanising influences in this area. Development would be inappropriate in this highly sensitive location.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

High sensitivity - the site contributes to the rural visual qualities of the open countryside, and 3 PRoWs are adjacent to the site. Development would result in unacceptable visual impacts in this remote location.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

Policy SS2: Development in Rural Settlements, EQ5: Green Infrastructure, EQ6: Woodland and Forests

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Outside and not connected to the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

N/A - South Somerset Local Plan does not include defined settlement boundaries

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

Yes

3. Assessment of Availability

Is the site available for development?

Yes / No / Unknown

Yes

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

Yes / No / Unknown

No

Is there a known time frame for availability?

Available now / 0-5 years / 6-10 years / 11-15 years

11-15 years

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes / No / Unknown

Unknown

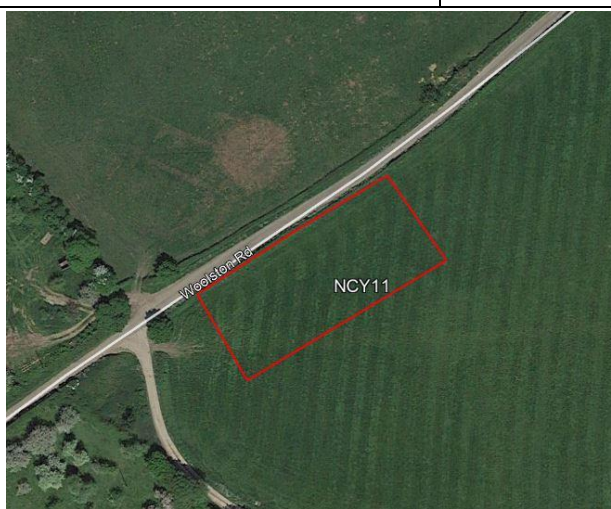
5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	153
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	N/A
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available . The site is not currently suitable, and available . Are there any known viability issues? Yes / No	Red: The site is not currently suitable, available and achievable Unknown
Summary of justification for rating	<p>The site is unsuitable for allocation. Development would contradict Policy SS1, Policy SS2, EQ5 and emerging Policy SS4 chiefly because it is in an isolated location in the countryside detached from any existing settlement. The site is a large agricultural field of Grade 1 quality. The site is detached from the settlement of North Cadbury and development would represent an illogical detached prolongment of the settlement into the open countryside. The site has 3 PRoWs on its perimeters and is poorly screened, so is open to broad views across the countryside. The site contains scattered mature trees and has further trees and hedgerows on its perimeters. In addition, Sandbrook Lane is a narrow rural lane and would not be able to support development at the scale proposed. The site is notably isolated and lacks urbanising influences, and is therefore not suitable for allocation.</p>

NCY11

1. Site Details

Site Reference / Name	NCY11
Site Address / Location	Land to east of Woolston Road, Manor Farm, North Cadbury, Somerset, BA22 7DW
Gross Site Area (Hectares)	0.25
SHLAA/SHLAA Reference (if applicable)	N/A
Existing land use	Agriculture
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/SHLAA)	N/A
Site identification method / source	Call for Sites
Planning history	N/A
Neighbouring uses	Agricultural to north, east and south, farm buildings to west



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - falls within the SSSI Impact Risk Zone for Sparkfood Wood SSSI. However, the proposed use / development would not trigger the requirement to consult with Natural England.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: Low Risk
- Flood Zone 2: Medium Risk
- Flood Zone 3 (less or more vulnerable site use): Medium Risk
- Flood Zone 3 (highly vulnerable site use): High Risk

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk
- >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk

Low Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3)?

Yes / No / Unknown

Yes - Grade 1 / Grade 3

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes - Woodland Priority Habitat Network of Lower Spatial Priority</p> <ul style="list-style-type: none"> - National Habitat Network Enhancement Zone 1 - Farm Wildlife Package Area - Environmental Stewardship Agreement
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No - no existing vehicular access from Woolston Road and would require removal of hedgerows. Access could be provided if speed limits were reduced.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No - no footpaths on Woolston Road. Site is relatively isolated from services in North Cadbury.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - however, cycle access would be via road along Woolston Road.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No - unlikely given site's use as an agricultural field
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	400-1200m	>3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

High sensitivity - both sites NCY11 and NYC12 are isolated from the main settlement of North Cadbury. Although they have hedgerows which provide some screening with Woolston Lane, they are otherwise exposed with no natural boundaries on other sides. Development would result in adverse impacts on a broad area of open countryside and represent an illogical visual intrusion on the landscape.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

High sensitivity - both sites NYC11 and NYC12 are exposed to views across a broad area of flat open countryside on Woolston Lane outside of North Cadbury.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

Policy SS2: Development in Rural Settlements, EQ5: Green Infrastructure, EQ6: Woodland and Forests

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Outside and not connected to the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

N/A - South Somerset Local Plan does not include defined settlement boundaries

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability

Is the site available for development?

Yes / No / Unknown

Yes

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

Yes / No / Unknown

No

Is there a known time frame for availability?

Available now / 0-5 years / 6-10 years / 11-15 years

0-5 years

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes / No / Unknown

Unknown

5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	6
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	N/A
Other key information	N/A
Overall rating (<i>Red/Amber/Green</i>) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	Red: The site is not currently suitable, available and achievable Unknown
Summary of justification for rating	<p>The site is unsuitable for allocation. Development would contradict NPPF para 79, 170 and 171, Policy SS1 and SS2 because this location falls outside and beyond the settlement of North Cadbury in the open countryside. The site is beyond a band of ancient orchards which surround North Cadbury to the east and is in the open countryside. The site does not have defensible boundaries except for a hedgerow with Woolston Road, and is exposed to long distance views across the open countryside. Development would have considerable landscape and visual impacts. The site lies on the border between an area of Grade 1 agricultural land and Grade 3 agricultural land, the Agricultural Land Classification map does not provide a level of detail allowing us to determine the grade on these precise parcels of land given they represent small fragments of larger fields and development may therefore cause the loss of the best and most versatile agricultural land. Development in this location would be detached from the settlement of North Cadbury and bring urbanising influences to a broad area of undeveloped open countryside. It would set a precedent for growth across a broad area which is currently undisturbed and open.</p>

NCY12

1. Site Details	
Site Reference / Name	NCY12
Site Address / Location	Land to west of Woolston Road, Manor Farm, North Cadbury, Somerset, BA22 7DW
Gross Site Area (Hectares)	0.25
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agriculture
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	Call for Sites
Planning history	N/A
Neighbouring uses	Agricultural to north, east and south, farm buildings to west



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - falls within the SSSI Impact Risk Zone for Sparkfood Wood SSSI. However, the proposed use / development would not trigger the requirement to consult with Natural England.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low Risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3)?

Yes / No / Unknown

Yes - Grade 1 / Grade 3

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes - Woodland Priority Habitat Network of Lower Spatial Priority</p> <ul style="list-style-type: none"> - National Habitat Network Enhancement Zone 1 - Farm Wildlife Package Area - Environmental Stewardship Agreement
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No - no existing vehicular access from Woolston Road and would require removal of hedgerows. Access could be provided if speed limits were reduced.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No - no footpaths on Woolston Road. Site is relatively isolated from services in North Cadbury.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - however, cycle access would be via road along Woolston Road.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No - unlikely given site's use as an agricultural field
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	400-1200m	>3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

High sensitivity - both sites NCY11 and NYC12 are isolated from the main settlement of North Cadbury. Although they have hedgerows which provide some screening with Woolston Lane, they are otherwise exposed with no natural boundaries on other sides. Development would result in adverse impacts on a broad area of open countryside and represent an illogical visual intrusion on the landscape.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

High sensitivity - both sites NYC11 and NYC12 are exposed to views across a broad area of flat open countryside on Woolston Lane outside of North Cadbury.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

Policy SS2: Development in Rural Settlements, EQ5: Green Infrastructure, EQ6: Woodland and Forests

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Outside and not connected to the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

N/A - South Somerset Local Plan does not include defined settlement boundaries

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability

Is the site available for development?

Yes / No / Unknown

Yes

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

Yes / No / Unknown

No

Is there a known time frame for availability?

Available now / 0-5 years / 6-10 years / 11-15 years

0-5 years

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes / No / Unknown



Unknown

5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	6
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	N/A
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available . The site is not currently suitable, and available . Are there any known viability issues? Yes / No	Red: The site is not currently suitable, available and achievable Unknown
Summary of justification for rating	<p>The site is similar to NCY11 and unsuitable for allocation. Development would contradict NPPF para 79, 170 and 171 as well as Local Plan Policies SS1 and SS2 because this location falls outside and beyond the settlement of North Cadbury in the open countryside. The site is beyond a band of ancient orchards which surround North Cadbury to the east and is in the open countryside beyond. The site does not have defensible boundaries except for a hedgerow with Woolston Road, and is exposed to long distance views across the open countryside. Development would have considerable landscape and visual impacts. The site lies on the border between an area of Grade 1 agricultural land and Grade 3 agricultural land, the Agricultural Land Classification map does not provide a level of detail allowing us to determine the grade on these precise parcels of land given they represent small fragments of larger fields and development may therefore cause the loss of the best and most versatile agricultural land. Development in this location would be detached from the settlement of North Cadbury and bring urbanising influences to a broad area of undeveloped open countryside. It would set a precedent for growth across a broad area which is currently undisturbed and open.</p>

NCY13

1. Site Details	
Site Reference / Name	NCY13
Site Address / Location	Land north of Ridgeway Lane, North Cadbury, Somerset, BA22 7DF
Gross Site Area (Hectares)	0.34
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Orchard
Land use being considered	Housing and/or employment
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	Call for Sites
Planning history	N/A
Neighbouring uses	Residential to north and east, residential and paddock to south, residential to west

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Yes - falls within the SSSI Impact Risk Zone for Sparkfood Wood SSSI. The proposed use / development may trigger the requirement to consult with Natural England if it comprises any industrial / agricultural development that could cause air pollution (including livestock and poultry units with floorspace > 500m2, slurry lagoons >200m2 and manure stores >250t)</i></p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p><i>No</i></p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p><i>Low Risk</i></p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p><i>Low Risk</i></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3)?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - Grade 3</i></p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes - Woodland Priority Habitat Network of Lower Spatial Priority - BAP Priority Habitat - Traditional Orchards - National Habitat Network Enhancement Zone 1 - Farm Wildlife Package Area</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<h3>Physical Constraints</h3>	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Steeply sloping</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No - the site has a track for farm machinery which steeply ascends a sharp slope up from Ridgeway Lane. The site does not have viable options for vehicular access. Ridgeway Lane is markedly sunken and narrow, in a hollow of dense egetation. The site has steep slopes and is on the crest of a hill. Currently used as an orchard, the site has a rural, scenic quality which would not accommodate vehicular access. There would be unacceptable damage to Ridgeway Lane's qualities as a sunken hollow lane.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No - no footpaths on Ridgeway Lane. Site is in close proximity to services in North Cadbury.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - however, cycle access would be via road along Ridgeway Lane.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes, within - the site contains an ancient orchard and the site perimeters have significant trees.</p>

2. Assessment of Suitability

Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Yes, within - the site contains an ancient orchard and the site perimeters may contain veteran trees.
Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No - unlikely given site's use as an orchard
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	Yes - this orchard has a scenic quality and can be viewed from Ridgeway Lane. Development would irrevocably damage the sunken lane of Ridgeway Lane which has a uniquely rural quality. Development would result in an unacceptable loss of amenity value.

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m	>3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

High sensitivity - the site contains a possibly ancient orchard which is highly exposed to views from the south-west as the site is on the crest of a steep hill. The site provides part of the landscape setting for the Grade II listed Ridgeway Farmhouse. Development would also have unacceptable impacts on the sunken, hollow lane of Ridgeway Lane.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

High sensitivity - the site provides a unique and visually appealing setting leaving North Cadbury along Ridgeway Lane. The site contains an orchard which contributes to North Cadbury's rural qualities and is a reminder of its agricultural past. The site is on a highly exposed crest of a hill and provides a visual setting for the Grade II listed Ridgeway Farmhouse. In addition, Ridgeway Lane has a unique visual appearance as a sunken, hollow lane with a strongly rural atmosphere.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Directly impact and/or mitigation not possible – development would impact on the North Cadbury Conservation Area and Grade II listed Ridgeway Farmhouse.

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Directly impact and/or mitigation not possible – potential impact on non-designated heritage assets in the Conservation Area.

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

Policy SS2: Development in Rural Settlements, EQ3: Historic Environment, EQ5: Green Infrastructure, EQ6: Woodland and Forests

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

N/A - South Somerset Local Plan does not include defined settlement boundaries

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability

Is the site available for development?

Yes / No / Unknown

Yes

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

Yes / No / Unknown

No

Is there a known time frame for availability?

Available now / 0-5 years / 6-10 years / 11-15 years

0-5 years

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes / No / Unknown

Unknown

5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	9
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	N/A
Other key information	N/A
Overall rating (<i>Red/Amber/Green</i>) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	Red: The site is not currently suitable, available and achievable Unknown
Summary of justification for rating	<p>The site is unsuitable for allocation. Development would contradict NPPF para 170, 171 and 177, and Local Plan Policies EQ4 and EQ5. The site contains a possibly ancient orchard, which is on the crest of a steep hill. This is a BAP Priority Habitat as a well preserved and venerable example of an orchard. The site has highly constrained access as it has steeply sloping sides, and Ridgeway Lane is a deeply sunken, hollow lane. Ridgeway Lane has a notably rural character as it leaves North Cadbury and has considerable scenic value. The site falls within the Conservation Area and additionally provides part of the setting for the Grade II listed Ridgeway Farmhouse. Development would not be possible on this site and would have adverse impact on the local habitats, heritage and landscape. The site is therefore not suitable for allocation.</p>

