



North Cadbury and Yarlington Neighbourhood Plan

Site Options and Assessment Supplementary Report

Final Report-AMENDED

North Cadbury and Yarlington Parish Council

August 2021

Quality information

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Revision History

Revision	Revision date	Details	Authorized	Name	Position
V1	24.02.21	Draft Report	UM	Una McGaughrin	Associate Director
V2	26.02.21	Draft Report following review by Neighbourhood Plan group (Richard Rundle)	UM	Una McGaughrin	Associate Director
V3	26.02.21	Draft Report following additional comments received from Neighbourhood Plan group (Richard Rundle)	UM	Una McGaughrin	Associate Director
V4	10.05.21	Final report following Locality review	UM	Una McGaughrin	Associate Director
V5	22.07.21	Final report for second Locality check	UM	Una McGaughrin	Associate Director
V6	05.08.21	Final report following second Locality review	UM	Una McGaughrin	Associate Director

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Disclaimer

This document is intended to aid the preparation of the Neighbourhood Development Plan (NP) and can be used to guide decision making, and, if the Qualifying Body (QB) chooses, as evidence to support draft Neighbourhood Plan policies. It is not a neighbourhood plan policy document. It is a 'snapshot' in time and may become superseded by more recent information. The QB is not bound to accept its conclusions. If landowners or any other party can demonstrate that any of the evidence presented herein is inaccurate or out of date, such evidence can be presented to the QB at the consultation stage. Where evidence is presented that conflicts with this report, the QB should seek advice from the Local Planning Authority in deciding how to take new information into account in the draft Neighbourhood Plan. An explanation and justification for all decision making should be documented and submitted with the draft Neighbourhood Plan, together with supporting evidence.

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 is being prepared in the context of the adopted South Somerset Local Plan (2015) and the emerging South Somerset Local Plan. The plan area was designated in July 2019. As part of the plan preparation, North Cadbury and Yarlington Parish Council is seeking to identify sites which are potentially suitable for development in order to guide new housing in the parish towards locations which will meet the housing needs identified for the parish and to ensure that any sustainable housing development is sensitive to the rural setting of the parish and does not erode the existing environment and character. This report is an addendum to the North Cadbury and Yarlington Site Options and Assessment Report (2020) which considers an additional nine sites that were submitted to the Call for Sites process after initial site assessment was complete. The previous site assessment reviewed 18 sites derived from the South Somerset HELAA and a neighbourhood plan Call for Sites undertaken in summer 2020.
- 1.2 The previous assessment concluded that four sites were suitable for allocation in the Neighbourhood Plan. A further seven sites were considered potentially suitable for allocation subject to the mitigation of identified constraints and to due consideration of Local Plan policy. The remaining seven sites were considered unsuitable for allocation in the Neighbourhood Plan.
- 1.3 Of the nine additional sites considered in this supplementary report, three sites are considered to be suitable for allocation for housing in the Neighbourhood Plan. A further four sites are considered potentially suitable for allocation for housing, subject to the mitigation of identified constraints and to due consideration of Local Plan policy. One site is considered unsuitable for allocation in the Neighbourhood Plan. One site has been considered for car parking, which is potentially suitable for this use but should be discussed with South Somerset Council to establish whether this use would be supported under Local Plan policy.
- 1.4 From the shortlist of suitable and potentially suitable sites identified in both reports, the Parish Council should engage with the community and landowners 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.

2. Introduction

Background

- 2.1 AECOM has been commissioned to undertake a second 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 January 2020 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 2.2 This site assessment follows a previous site assessment delivered by AECOM in autumn 2020. Since this first assessment, the NP Steering Group have run an Options Consultation and landowners have submitted nine additional sites for consideration for allocation in the NP. 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 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.

Methodology

- 2.5 The approach to the assessment of the nine additional sites is set out in the North Cadbury and Yarlington Site Options and Assessment report (2020). The assessment of the new sites has been consistent in approach with the first assessment and has included an additional site visit to survey the nine new sites.

Planning Policy Context

- 2.6 The Local Plan policy context has not changed since that report and has therefore been used to test the sites against in this additional assessment.
- 2.7 However, as part of ongoing consultation with South Somerset District Council on the suitability of the additional sites, the North Cadbury Neighbourhood Plan Group has requested a policy position from SSDC regarding the principle of development at North Town Farm.
- 2.8 This policy position is set out below and has informed the assessment of the sites considered in the North Town area. This policy position should also be used to inform the site selection process taking into account all sites assessed in the Parish, including sites considered in the main Site Assessment report.

SSDC Officer Policy Position¹

Physical Context

North Town Farm is located on Cary Road, to the north west of North Cadbury, separated by agricultural land. The distance from the edge of the consolidated settlement form to the farmstead is almost 600m along Cary Road. The nearest community service in the village

¹ Email from North Cadbury and Yarlington Neighbourhood Plan group to AECOM 24/02/21

centre would be the primary school which is a 900m walk along a single carriageway for the greater part without lighting or pavement. Therefore, it is considered likely that most journeys for every day necessities would be taken by car. North Town Farm is therefore visually and functionally separated from the main settlement of North Cadbury to a significant degree.

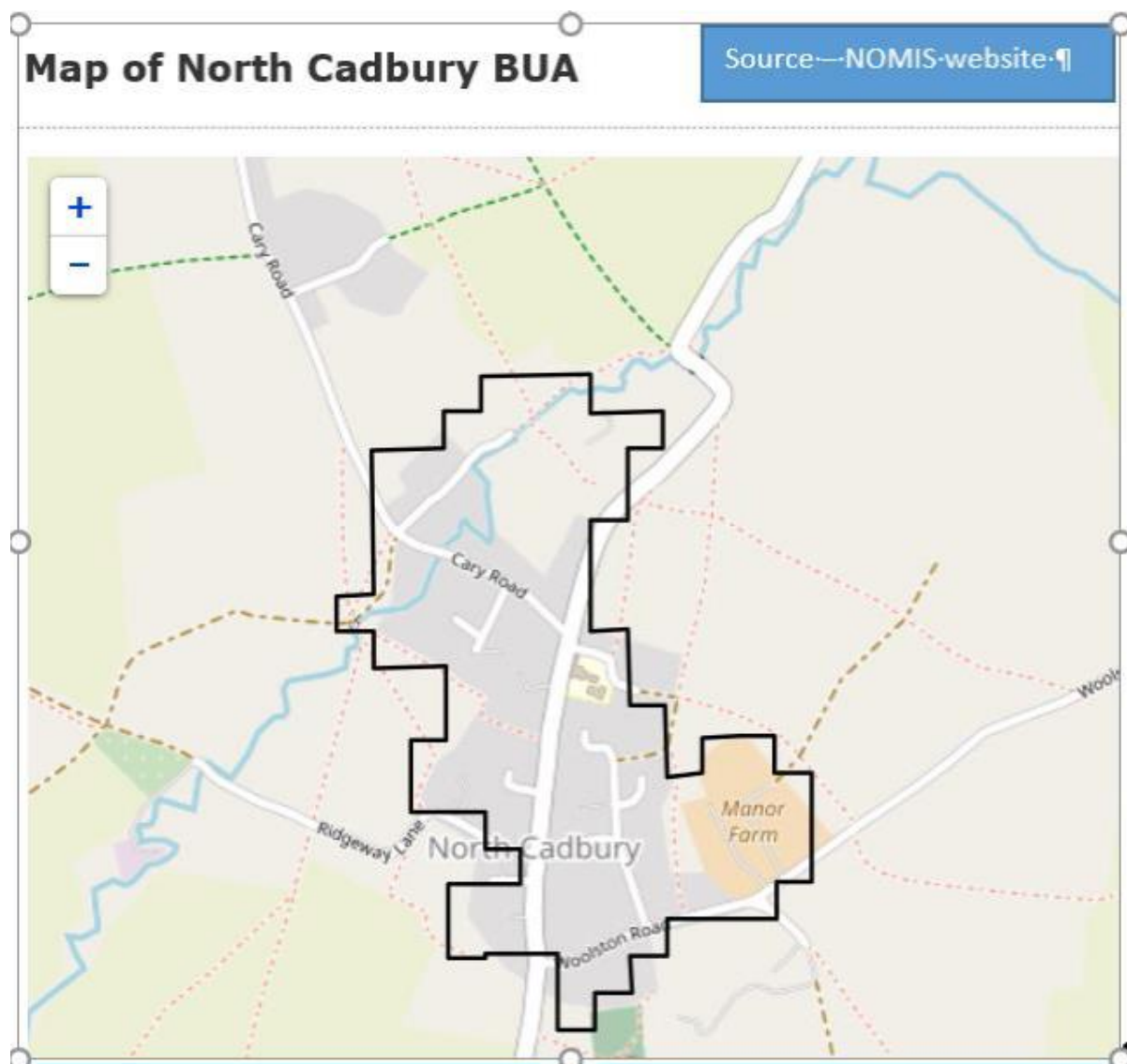
Policy Context

The South Somerset Local Plan (2006-2028) provides the development plan framework for the district. Policy SS1 Settlement Strategy states that Rural Settlements, such as North Cadbury, will be considered as part of the open countryside to which national countryside protection policies apply, subject to exceptions identified in Policy SS2 Rural Settlements. On this basis, there is a presumption against development unless key sustainability criteria can be met in Policy SS2 that enables sustainable development in Rural Settlements to ensure that they continue to thrive. The supporting text is clear that it is important to ensure that the occupiers of new homes in Rural Settlements are able to live as sustainably as possible by having easy access to basic facilities that provide for their day to day needs. Furthermore, the policy states that development will be permitted where it is commensurate with the scale and character of the settlement. North Town Farm is part of a farmstead grouping outside the built, nucleated settlement form of North Cadbury and is a feature of the open countryside character of North Cadbury's surroundings. Allocations for new development should therefore seek to sustain the settlement in a way where future occupiers are within a reasonable walking distance of key services and facilities.

Whilst it is acknowledged that Government ambition to increase housing delivery has enabled the conversion/replacement of agricultural buildings to provide new homes, such locations in the open countryside are not considered as general locations for housing growth. The NPPF is clear that rural housing should be located where it will enhance or maintain the vitality of rural communities. On this basis, North Town Farm is considered to be an unsustainable location and would therefore be contrary to the aims and provisions of the adopted Local Plan and the relevant aims and priorities of the National Planning Policy Framework 2019.

The built up area (BUA) of North Cadbury is defined by the Office for National Statistics as a new geography created as part of the 2011 Census, and is used to provide small area statistics relating to the census and population estimates for individual settlements. The BUAs are defined based on a bricks and mortar approach with a minimum area of 20 hectares. The boundaries represent the built environment and are based on 50m grids. Ordnance Survey were commissioned to produce the datasets which are based on National Land Use Database classifications, and provides a sensible basis for the built extent of North Cadbury (see Figure 2.2)

Figure 2-1: Map of North Cadbury BUAB (Source: South Somerset District Council)



3. Site Assessment

Identified sites

- 3.1 The sites to be considered through this site appraisal have been identified through the NCY Neighbourhood Plan Options Consultation (2020).

North Cadbury and Yarlington Neighbourhood Plan Options Consultation (2020)

- 3.2 North Cadbury and Yarlington Parish Council undertook an Options Consultation in autumn 2020 to consult the community on sites considered in the previous AECOM site assessment report. This resulted in landowners submitting nine additional sites for consideration for allocation in the NP.
- 3.3 Nine sites are considered in this report, all of which derived from the North Cadbury and Yarlington Neighbourhood Plan Options Consultation. These sites are shown in the map at **Figure 5-1**. The nine sites are distributed across North Cadbury and North Town, with two close to the village core, three in the Brookhampton area of North Cadbury and four in the hamlet of North Town. A full assessment was carried out for each site based on a mixture of desktop research and the site visit, and presented in the pro-formas at **Appendix A**.



Figure 5-1: Map of sites included in assessment.

Site assessment results

- 3.4 The assessment has identified eight sites which are suitable or potentially suitable for allocation. Of these eight sites, three brownfield sites in North Town are considered suitable for conversion of existing buildings or redevelopment of brownfield land. These sites could be allocated in the Neighbourhood Plan for development, or a policy could be included in the plan to guide development on sites with existing agricultural buildings or other brownfield sites outside of the main settlement. These sites are:

- NCY14 - Barns north of Higher North Town Lane, North Town, North Cadbury, Somerset BA22 7BX
 - NCY19 - Barn east of Cary Road, North Town, North Cadbury, Somerset, BA22 7BZ
 - NCY20 - Yard west of Cary Road, North Town, North Cadbury, Somerset, BA22 7BU
- 3.5 A further four sites are potentially suitable for allocation for housing, subject to constraints being addressed and to due consideration of Local Plan policy. The potentially suitable sites are:
- NCY15 - Land south of Higher North Town Lane, North Town, North Cadbury, Somerset, BA22 7BX
 - NCY17 - Land east of Cary Road, Brookhampton, North Cadbury, Somerset, BA22 7DA
 - NCY18 - Land west of Cary Road, Brookhampton, North Cadbury, Somerset, BA22 7DA
 - NCY22 - Land north of Mitchells Row, Brookhampton, North Cadbury, Somerset, BA22 7DA
- 3.6 A further site has been considered for car parking (NCY21 Land east of Chapel Lane, North Cadbury, Somerset, BA22 7DE). This site should be discussed with South Somerset Council to understand whether it would be acceptable for this use.
- 3.7 One site is considered unsuitable for allocation in the Neighbourhood Plan.
- 3.8 **Table 5-1** provides a summary of the findings of the site assessments. 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 5-2** provides a map of the RAG ratings for each site. **Appendix A** 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 ²	Proposed use	Summary of assessment	Assessment of suitability for allocation
NCY14	Barns north of Higher North Town Lane, North Cadbury, Somerset, BA22 7BX	0.15 (Google Earth)	Agricultural barns	3 dwellings proposed by landowner.	Housing	The site consists of 3 barns in North Town off Higher North Town Lane. The proposal is to convert the 3 barns into residential dwellings. The site has Medium Surface Water Flooding Risk, however, it is not anticipated that the change of use would contribute significantly to surface flood risk. The scheme should avoid impacting the significant / veteran trees adjacent to the site and it is also important to retain the vegetation screening to the south to avoid visual impacts on Grade II listed The Grange. The SSDC policy position states that the North Town Farm grouping is considered to be an unsustainable location for housing and therefore contrary to the aims and provisions of the adopted Local Plan and the aims of the National Planning Policy Framework. Therefore it would be reasonable not to select this site for allocation in the Neighbourhood Plan. However, given that it would be possible for housing to come forward on this site under current Permitted Development Rights, this site has been assessed as a suitable candidate for allocation.	Suitable for allocation
NCY15	Land south of Higher North Town Lane, North Cadbury, Somerset, BA22 7BX	0.05 (Google Earth)	Agricultural barns	1 dwelling proposed by landowner.	Housing	The site consists of a garage which is partly brownfield alongside a garden in North Town off Higher North Town Lane. Any scheme should avoid impacting the significant / veteran trees adjacent to the site. It would be particularly important to retain the band of trees and vegetation to the south of the site as this screens the site from the Grade II listed The Grange. The site is potentially suitable subject the design of the scheme and is in a location with low landscape and visual sensitivity. Replacement of the garage with a dwelling is likely to bring about a lower level of change to the area than the loss of part of the garden to a new dwelling. The SSDC policy position states that the North Town Farm grouping is considered to be an unsustainable location for housing and therefore contrary to the aims and provisions of the adopted Local Plan and the aims of the National Planning Policy Framework. Therefore it would be reasonable not to select this site for allocation in the Neighbourhood Plan. However, given that it would be possible for housing to come forward on this site under current Permitted Development Rights, this site has been assessed as a potentially suitable candidate for allocation.	Potentially suitable for allocation
NCY16	Land south of Manor Farm, North Cadbury, Somerset, BA22 7DW	1.01 (Google Earth)	Orchard	The landowner proposes 16 dwellings but the site is not considered suitable.	Housing	The site is a large orchard immediately to the south of Woolston Road opposite Manor Farm. The site is Grade 1 agricultural land and is defined as a 'Priority Habitat - Traditional Orchard' - a habitat of principal importance for the purpose of conserving biodiversity under the Natural Environment and Rural Communities Act (2006) Section 41. The orchard appears well maintained and managed although evidence has been provided to show the number of trees has declined significantly since 2001. The site has	Unsuitable for allocation

² Where 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.

Site Ref.	Location/ description	Site area (ha)	Current land use	Site Capacity ²	Proposed use	Summary of assessment	Assessment of suitability for allocation
						<p>high landscape and high visual sensitivity and is adjacent to and within the setting of the Conservation Area. The site is exposed to views from the Conservation Area to the west and south-west, including from Woolston Road and the heritage assets clustered around North Cadbury Court. Of particular note, the Grade I listed Church of St Michael is visible from the site. Development would also impact on an important view east along Woolston Road where it forms a rural orchard backdrop where the road curves from east to north east just west of Manor Farm. This view is noted in the Conservation Area Appraisal. The loss of this view would impact upon at least 7 Grade II listed buildings on Woolston Road to which the orchard provides visual context and setting. The orchard is also itself mentioned as one of several important orchards in the Conservation Area Appraisal. The loss of the Priority Habitat would also be contrary to the South Somerset Local Plan (see Policies EQ4 and EQ5) and national planning policy (see NPPF paras. 174 and 175). The site is not suitable for the proposed level of development because of the loss of a Priority Habitat and high landscape and visual impacts on the Conservation Area, important views and designated heritage assets including the Grade I listed Church of St Michael.</p> <p>The Steering Group may wish for a specialist to provide an opinion on the Priority Habitat status, and a landscape and visual impact assessment and/or heritage impact assessment. Any additional information could supersede the findings of this report.</p>	
NCY17	Land east of Cary Road, Brookhampton, North Cadbury, Somerset, BA22 7DA	0.36 (Google Earth)	Agriculture	Landowner has proposed 10 dwellings. This capacity may not be achievable given landscape and visual sensitivity.	Housing	<p>The site is part of a field east of Cary Road, immediately north of dwellings on Mitchells Row. Development would be supported by Policy SS2 and emerging Policy SS4 as the site is in proximity to North Cadbury's service array. The site is Grade 1 agricultural land and the site has medium landscape and medium visual sensitivity. The site is adjacent to the Conservation Area although well screened to the south by existing dwellings on the north side of Mitchells Row. Development would extend the village into the open countryside and would have a significant impact on views from the rear of dwellings on Mitchells Row. Hedgerows on Cary Road provide some screening of the site to the west. Development could contribute to greater coalescence between North Cadbury and North Town by reducing the countryside gap between the two settlements. The site has a number of significant issues but has not been ruled out as a potential option for allocation, possibly for a limited number of dwellings adjacent to Mitchells Row if these can be sensitively accommodated with buffering to screen development from the wider landscape.</p>	Potentially suitable for allocation
NCY18	Land west of Cary Road, Brookhampton, North Cadbury,	0.95 (Google Earth)	Agriculture	Landowner proposes 15 dwellings.	Housing	<p>The site is part of a large field west of Cary Road. The site is Grade 1 agricultural land; a PRoW crosses the site and the site has high landscape and high visual sensitivity. Development would have a significant impact on the amenity provided by PRoW WN 19/68 which crosses the site diagonally, and the impact on the PRoW would not be supported by Local Plan Policy EQ5 unless mitigated. The PRoW provides open views</p>	Potentially partly suitable for allocation

Site Ref.	Location/ description	Site area (ha)	Current land use	Site Capacity ²	Proposed use	Summary of assessment	Assessment of suitability for allocation
	Somerset, BA22 7DA					across a broad area of open countryside. The site has medium landscape and visual sensitivity owing to its lack of screening and very open character. Development would introduce built form into an undeveloped area of open countryside west of Cary Road. Unlike the east side of Cary Road there is a consistent lack of any housing between the very far end near the junction with the A359 and the main part of Brookhampton. Development could contribute to greater coalescence between North Cadbury and North Town by reducing the countryside gap between the two settlements. However, it is possible that the southern part of the site could accommodate development where it would be likely to have reduced landscape and historic environment impacts adjacent to the existing built up area and setting of North Cadbury. This part of the site could potentially accommodate new housing and would therefore potentially be suitable for allocation. .	
NCY19	Barn east of Cary Road, North Town, North Cadbury, Somerset, BA22 7BZ	0.10 (Google Earth)	Agricultural barns	2 dwellings proposed by landowner.	Housing	The site contains a large barn east of Cary Road in North Town south of the junction with Lower North Town Lane. The site does not have pedestrian access and there are significant and veteran trees within south of the barn. The site is suitable and represents infill in a location with low sensitivity. It is likely that the barn could come forward for up to 2 dwellings as permitted development subject to the opinion of SSDC. The scheme should avoid impacts on the significant and veteran trees within the site boundary although barn conversion would be unlikely to affect these trees. The SSDC policy position states that the North Town Farm grouping is considered to be an unsustainable location for housing and therefore contrary to the aims and provisions of the adopted Local Plan and the aims of the National Planning Policy Framework. Therefore it would be reasonable not to select this site for allocation in the Neighbourhood Plan. However, given that it would be possible for housing to come forward on this site under current Permitted Development Rights, this site has been assessed as a suitable candidate for allocation.	Suitable for allocation
NCY20	Yard west of Cary Road, North Town, North Cadbury, Somerset, BA22 7BU	0.04 (Google Earth)	Car park	1 dwelling proposed by landowner.	Housing	The site is a yard between two properties west of Cary Road close to the junction of Cary Road and the A359. The site has some trees within, however, these are towards the rear. The site is suitable and represents infill in a location with low sensitivity. The site could accommodate 1 dwelling and this should avoid impacting the trees to the rear of the site. The SSDC policy position states that the North Town Farm grouping is considered to be an unsustainable location for housing and therefore contrary to the aims and provisions of the adopted Local Plan and the aims of the National Planning Policy Framework. Therefore it would be reasonable not to select this site for allocation in the Neighbourhood Plan. However, given that it would be possible for housing to come forward on this site under current Permitted Development Rights, this site has been assessed as a suitable candidate for allocation.	Suitable for allocation

Site Ref.	Location/ description	Site area (ha)	Current land use	Site Capacity ²	Proposed use	Summary of assessment	Assessment of suitability for allocation
NCY22	Land north of Mitchells Row, Brookhampton, North Cadbury, Somerset, BA22 7DA	0.50 (Google Earth)	Agriculture	Landowner has not proposed a capacity. Based on site area: 30 x 0.8 x 0.5 = 12 dwellings. This capacity may not be achievable due to landscape and visual sensitivity.	Housing	The site is part of a field north of Mitchells Row and is served by an access at the end of Mitchells Row. Development would be supported by Policy SS2 and emerging Policy SS4 as the site is in proximity to North Cadbury's service array. The site is Grade 1 agricultural land and the site has medium landscape and medium visual sensitivity. The site is adjacent to the Conservation Area and most of the site is well screened to the south by existing dwellings on the north side of Mitchells Row. However, a small part of the site is visible from within the Conservation Area and from Grade II listed Brook Cottage. Access would be provided via site NCY17 so may be subject to this site coming forward. Development would extend built form into the open countryside and would have a significant impact on views from the rear of dwellings on Mitchells Row. Development could contribute to greater coalescence between North Cadbury and North Town by reducing the countryside gap between the two settlements. The site has a number of significant issues but is potentially suitable for allocation, possibly for a limited number of dwellings adjacent to Mitchells Row if these can be sensitively accommodated with buffering to screen development from the wider landscape. The provision of access may depend on whether site NCY17 comes forward for development access would be via this field to the immediate west, as it has been noted by SSDC Highways ³ that access may not be possible from Mitchells Row.	Potentially suitable for allocation
NCY21	Land east of Chapel Lane, North Cadbury, Somerset, BA22 7DE	0.14 (Google Earth)	Agriculture	The site is not being promoted for housing. The site is being promoted for use as a school car park.	School car park	The site is the corner of a large field at the end of a track leading east from Chapel Lane. The site is Grade 1 agricultural land, vehicular access may be constrained by the width of the access route; there are significant / veteran trees adjacent to the site, including an area TPO and the site has medium landscape and medium visual sensitivity. The proposal is for a 12 space car park to serve the primary school. This use would introduce built form (presumably hardstanding and overhead lighting) into the open countryside. The site is potentially suitable subject to ensuring that the access can serve a car park with 12 spaces and can be modified without any impacts to trees adjacent to the site, particularly if they have a TPO. Policy TA6 in the Local Plan requires that parking provision in new development should be design-led and based upon site characteristics, location and accessibility. There would also be a requirement for evidence of the need for parking.	Potentially suitable for allocation

³ Email from North Cadbury and Yarlington Neighbourhood Plan group to AECOM 24/02/21



Figure 5-2: Map of all site suitability (RAG) ratings.

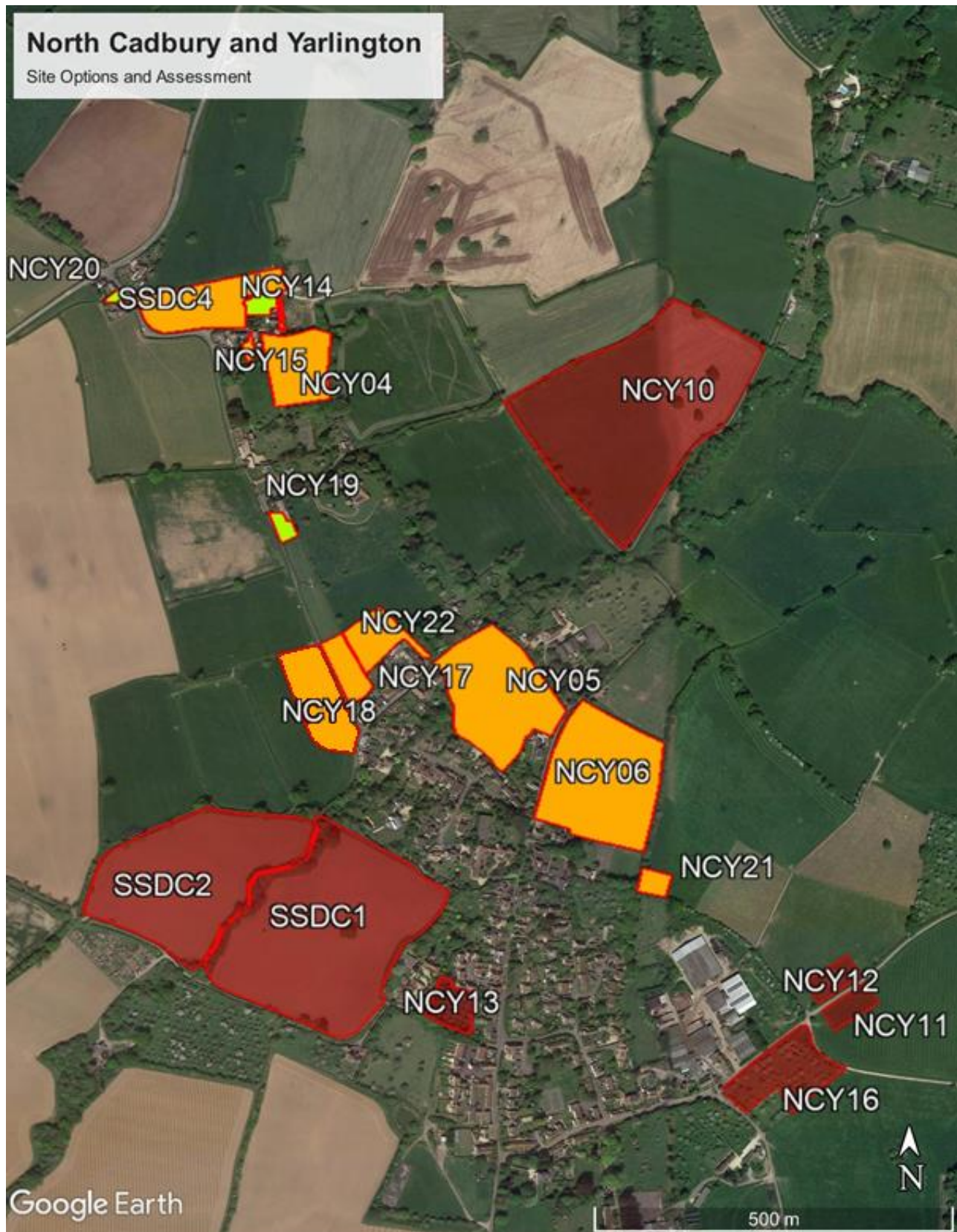


Figure 5-3: Map of site suitability (RAG) ratings, North Cadbury inset.

4. Conclusions

- 4.1 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. 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.
- 4.2 The assessment has identified eight sites which are suitable or potentially suitable for allocation. Of these eight sites, three brownfield sites in North Town are considered suitable for conversion of existing buildings or redevelopment of brownfield land. These sites could be allocated in the Neighbourhood Plan for development, or a policy could be included in the plan to guide development on sites with existing agricultural buildings or other brownfield sites outside of the main settlement. These sites are:
- NCY14 - Barns north of Higher North Town Lane, North Town, North Cadbury, Somerset BA22 7BX
 - NCY19 - Barn east of Cary Road, North Town, North Cadbury, Somerset, BA22 7BZ
 - NCY20 - Yard west of Cary Road, North Town, North Cadbury, Somerset, BA22 7BU
- 4.3 A further four sites are potentially suitable for allocation, subject to constraints being addressed and to due consideration of Local Plan policy. The potentially suitable sites are:
- NCY15 - Land south of Higher North Town Lane, North Town, North Cadbury, Somerset, BA22 7BX
 - NCY17 - Land east of Cary Road, Brookhampton, North Cadbury, Somerset, BA22 7DA
 - NCY18 - Land west of Cary Road, Brookhampton, North Cadbury, Somerset, BA22 7DA
 - NCY22 - Land north of Mitchells Row, Brookhampton, North Cadbury, Somerset, BA22 7DA
- 4.4 A further site has been considered for car parking (NCY21 Land east of Chapel Lane, North Cadbury, Somerset, BA22 7DE). This site should be discussed with South Somerset Council to understand whether it would be acceptable for this use.
- 4.5 Our assessment has found that there may be capacity to meet the housing requirement of 60 dwellings on the suitable and potentially suitable sites. However, many of the potentially suitable sites have significant constraints and may not necessarily come forward for development.
- 4.6 The assessment of the additional nine sites in North Cadbury and Yarlington found that, subject to evidence of the need for development, three sites are suitable for allocation in the Neighbourhood Plan. A further five sites are potentially suitable for allocation. One site was considered to be unsuitable for allocation on the grounds of availability, sustainability and/or potential adverse impacts on the landscape, heritage and the environment.

Next Steps

- 4.7 Site-specific recommendations on next steps are provided in **Appendix A** 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.
- 4.8 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

- 4.9 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

- 4.10 Seven of the nine sites considered in this assessment are suitable or potentially suitable for allocation for housing. Three of these sites have the potential to accommodate 10 or more dwellings and could be required to include a proportion of affordable housing depending on the thresholds for provision of affordable housing in your area⁴. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes⁵), 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.
- 4.11 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your Neighbourhood Planning officer) to understand the specific requirements for the sites proposed for allocation.



⁴ See NPPF para 62-64

⁵ The Government consulted on the First Homes Policy and a minimum of 25 per cent of all affordable housing units secured through developer contributions will need to be first homes. They intend to bring this forward via a Written Ministerial Statement in due course. You can find more information here: <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system/outcome/government-response-to-the-first-homes-proposals-in-changes-to-the-current-planning-system>

Appendix A: Individual Site Assessments

NCY14

1. Site Details	
Site Reference / Name	NCY14
Site Address / Location	Barns north of Higher North Town Lane, North Town, North Cadbury, Somerset, BA22 7BX
Gross Site Area (Hectares)	0.15
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural barns
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	3 dwellings proposed by landowner.
Site identification method / source	Call for Sites
Planning history	Different site but shared access route: 16/02410/FUL - Erection of 3 residential dwellings with associated parking and landscaping as well as the demolition of existing barns. Approved 06 Sep 2016; Different site but shared access route: 19/02235/OUT - Outline planning application with all matters reserved for 5 dwellings. Approved 15 Jan 2020.
Neighbouring uses	Agriculture to north and east, residential and barns to south and 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>Yes - Sparkford Wood SSSI Impact Risk Zone</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>No</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>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></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> 	<p>Medium Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3 but not in agricultural use</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 - Priority Species for Countryside Stewardship (CS) Targeting - Brown Hairstreak</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 - access via Higher North Town Lane.</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 via Higher North Town Lane and site connects to wider PRoW network (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, 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>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, adjacent</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes, adjacent</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

Unknown

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

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	400-1200m	>3900m	400-1200m	>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 - parts of the site are open and rural in nature. However the site is brownfield and is set back from the A359 and Cary Road with a good level of screening provided. No valued features identified.

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 provides some visual amenity (i.e. from PRow nearby). However site is brownfield, somewhat enclosed, and set back from Cary Road.

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 - site is within proximity of the Grade II listed The Grange but is screened by trees and buildings.

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, EQ3: Historic Environment, HG2: The Use of PDL for New Housing Development

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*

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? <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>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	N/A



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)	3 dwellings proposed by landowner.
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	Green: The site is suitable, available and achievable. Unknown
Summary of justification for rating	<p>The site consists of 3 barns in North Town off Higher North Town Lane. The proposal is to convert the 3 barns into residential dwellings. The site has Medium Surface Water Flooding Risk, however, it is not anticipated that the change of use would contribute significantly to surface flood risk. The scheme should avoid impacting the significant / veteran trees adjacent to the site and it is also important to retain the vegetation screening to the south to avoid visual impacts on Grade II listed The Grange. The SSDC policy position states that the North Town Farm grouping is considered to be an unsustainable location for housing and therefore contrary to the aims and provisions of the adopted Local Plan and the aims of the National Planning Policy Framework. Therefore it would be reasonable not to select this site for allocation in the Neighbourhood Plan. However, given that it would be possible for housing to come forward on this site under current Permitted Development Rights, this site has been assessed as a suitable candidate for allocation.</p>

NCY15

1. Site Details	
Site Reference / Name	NCY15
Site Address / Location	Land south of Higher North Town Lane, North Town, North Cadbury, Somerset, BA22 7BX
Gross Site Area (Hectares)	0.05
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Garage and garden
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	1 dwelling proposed by landowner.
Site identification method / source	Call for Sites
Planning history	N/A
Neighbouring uses	Residential to east, agricultural to south, 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 - Sparkford Wood SSSI Impact Risk 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 3a)?

Yes / No / Unknown

Unknown - Grade 3 but not in agricultural use

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 - Priority Species for CS Targeting - Brown Hairstreak</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 - site can be accessed via Higher North Town Lane off Cary Road.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - PRow footpath WN 19/53 connects to Higher North Town Lane. 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>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, adjacent</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes, adjacent</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

Unknown

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

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	400-1200m	>3900m	400-1200m	>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 - site brownfield and small in size, with no valued features. Site screened by vegetation and adjacent to existing residential development. Site can accommodate change.

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 - site visually enclosed, brownfield and would not impact on any views.

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 - site is within proximity of the Grade II listed The Grange but appears screened from view by tall trees to the rear.

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, EQ3: Historic Environment, HG2: The Use of PDL for New Housing Development

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*

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? <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>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	N/A



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)	1 dwelling proposed by landowner.
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>	The site is potentially suitable, available and achievable Unknown
Summary of justification for rating	<p>The site consists of a garage which is partly brownfield alongside a garden in North Town off Higher North Town Lane. Any scheme should avoid impacting the significant / veteran trees adjacent to the site. It would be particularly important to retain the band of trees and vegetation to the south of the site as this screens the site from the Grade II listed The Grange. The site is potentially suitable subject the design of the scheme and is in a location with low landscape and visual sensitivity. Replacement of the garage with a dwelling is likely to bring about a lower level of change to the area than the loss of part of the garden to a new dwelling. The SSDC policy position states that the North Town Farm grouping is considered to be an unsustainable location for housing and therefore contrary to the aims and provisions of the adopted Local Plan and the aims of the National Planning Policy Framework. Therefore it would be reasonable not to select this site for allocation in the Neighbourhood Plan. However, given that it would be possible for housing to come forward on this site under current Permitted Development Rights, this site has been assessed as a potentially suitable candidate for allocation.</p>

NCY16

1. Site Details	
Site Reference / Name	NCY16
Site Address / Location	Land south of Manor Farm, North Cadbury, Somerset, BA22 7DW
Gross Site Area (Hectares)	1.01
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Orchard
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	The landowner proposes 16 dwellings but the site is not considered suitable.
Site identification method / source	Call for Sites
Planning history	Not within site boundary but adjacent: 90/01968/OUT - Agricultural workers dwelling and garage outline - Refused - 14 Mar 1990. 90/00127/4 - Allowed subject to conditions 26 Oct 1990. 93/01654/REM - Status Unknown. It is not known whether the permission has commenced or lapsed. There are no signs of works on site and it is still an undisturbed orchard.
Neighbouring uses	Barns to north-west, agricultural to east and south, orchard to south-west
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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 - Sparkford Wood SSSI Impact Risk 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 3a)?

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 - Priority Habitat Inventory - Traditional Orchards; National Habitat Network All Habitats Combined - Traditional orchard; National Habitat Network All Habitats Combined - Network Enhancement Zone 1</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>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 - access via Woolston Road - farm tracks extend along two site boundaries however these are likely to only currently support 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 two PRoW along site boundaries - connects to PRoW network on the otherside of Woolston Road (although notably distant from amenities).</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>Yes, within</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes, within</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown
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	400-1200m	>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 has highly exposed views from the south west due to its raised topography and open nature of the site at this location. The site forms part of the rural setting of Grade I Listed North Cadbury Court and the Church.. Site is in the rural setting of the village on the edge of existing development. Along Woolston Road, trees and hedgerows line the road frontage (and within gardens of properties adjacent) which reduce visual impact from that side of the site..

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 visually open in part, providing a unique and visually appealing orchard setting along the outskirts of the village. Long distance views are present given topography.

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 - the site is within the setting of Conservation Area to which it is adjacent. The Grade I listed Church of St Michael is visible from within the site as demonstrated in site visit photographs. The Grade I listed North Cadbury Court was not directly visible but the site remains within its setting and is exposed to views from the south west by raised topography. Development would be likely to substantially impact views east along Woolston Road. There are gaps in the trees at the point which the road curves such that the site provides a rural backdrop to this part of the Conservation Area. There are many listed buildings which could potentially be impacted including Grade II listed Manor Farmhouse, 2 Woolston Road, 3 Woolston Road and 4, 5 and 6 Woolston Road. The vista east along Woolston Road is specifically mentioned and displayed in the North Cadbury Conservation Area Appraisal on page 9.

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, EQ3: Historic Environment, EQ4: Biodiversity, EQ5: Green Infrastructure, EQ6: Woodland and Forests

Is the site:

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

Greenfield

2. Assessment of Suitability	
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>N/A - South Somerset Local Plan does not include defined settlement boundaries</p>
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>

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>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	N/A

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 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)	The landowner proposes 16 dwellings but the site is not considered suitable.
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 Yes - power lines cross the site.
Summary of justification for rating	<p>The site is a large orchard immediately to the south of Woolston Road opposite Manor Farm. The site is Grade 1 agricultural land and is defined as a 'Priority Habitat - Traditional Orchard' - a habitat of principal importance for the purpose of conserving biodiversity under the Natural Environment and Rural Communities Act (2006) Section 41. The orchard appears well maintained and managed although evidence has been provided to show the number of trees has declined significantly since 2001. The site has high landscape and high visual sensitivity and is adjacent to and within the setting of the Conservation Area. The site is exposed to views from the Conservation Area to the west and south-west, including from Woolston Road and the heritage assets clustered around North Cadbury Court. Of particular note, the Grade I listed Church of St Michael is visible from the site. Development would also impact on an important view east along Woolston Road where it forms a rural orchard backdrop where the road curves from east to north east just west of Manor Farm. This view is noted in the Conservation Area Appraisal. The loss of this view would impact upon at least 7 Grade II listed buildings on Woolston Road to which the orchard provides visual context and setting. The orchard is also itself mentioned as one of several important orchards in the Conservation Area Appraisal. The loss of the Priority Habitat would also be contrary to the South Somerset Local Plan (see Policies EQ4 and EQ5) and national planning policy (see NPPF paras. 174 and 175. The site is not suitable for the proposed level of development because of the loss of a Priority Habitat and high landscape and visual impacts on the Conservation Area, important views and designated heritage assets including the Grade I listed Church of St Michael.</p> <p>The Steering Group may wish for a specialist to provide an opinion on the Priority Habitat status, and a landscape and visual impact assessment and/or heritage impact assessment. Any additional information could supersede the findings of this report.</p>

NCY17

1. Site Details	
Site Reference / Name	NCY17
Site Address / Location	Land east of Cary Road, Brookhampton, North Cadbury, Somerset, BA22 7DA
Gross Site Area (Hectares)	0.36
SHLAA/SHLAA Reference (if applicable)	N/A
Existing land use	Agriculture
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/SHLAA)	Landowner has proposed 10 dwellings. This capacity may not be achievable given landscape and visual sensitivity.
Site identification method / source	Call for Sites
Planning history	N/A
Neighbouring uses	Agricultural to all sides except south which is residential



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 - Sparkford Wood SSSI Impact Risk 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 3a)?

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>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Gently sloping or uneven
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Access via Cary Road / Mitchells Row
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes PRow/ Bridleway along Mitchells Row
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - Bridleway along Mitchells Row
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	No
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

Unknown

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

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)	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.

Medium - development would extend existing built form along Mitchells Row into the open countryside - site sloping and open in nature, development would impact on long distance views from properties along Mitchells Row. Site screened in part along Cary Road.

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 - significant impact on views from existing residential development on Mitchells Row given topography.

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, EQ3: Historic Environment

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 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 - however, it would somewhat reduce the gap between North Cadbury and North Town.

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? <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>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	N/A



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)	Landowner has proposed 10 dwellings. This capacity may not be achievable given landscape and visual sensitivity.
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	The site is potentially suitable, available and achievable Unknown
Summary of justification for rating	<p>The site is part of a field east of Cary Road, immediately north of dwellings on Mitchells Row. Development would be supported by Policy SS2 and emerging Policy SS4 as the site is in proximity to North Cadbury's service array. The site is Grade 1 agricultural land and the site has medium landscape and medium visual sensitivity. The site is adjacent to the Conservation Area although well screened to the south by existing dwellings on the north side of Mitchells Row. Development would extend the village into the open countryside and would have a significant impact on views from the rear of dwellings on Mitchells Row. Hedgerows on Cary Road provide some screening of the site to the west. Development could contribute to greater coalescence between North Cadbury and North Town by reducing the countryside gap between the two settlements. The site has a number of significant issues but has not been ruled out as a potential option for allocation, possibly for a limited number of dwellings adjacent to Mitchells Row if these can be sensitively accommodated with buffering to screen development from the wider landscape.</p>

NCY18

1. Site Details	
Site Reference / Name	NCY18
Site Address / Location	Land west of Cary Road, Brookhampton, North Cadbury, Somerset, BA22 7DA
Gross Site Area (Hectares)	0.95
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agriculture
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Landowner proposes 15 dwellings.
Site identification method / source	Call for Sites
Planning history	N/A
Neighbouring uses	Agricultural to all sides except south-east which is residential
 	

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 - Sparkford Wood SSSI Impact Risk 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 3a)?

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><i>Yes / No / Unknown</i></p>	No
<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>	Access via Cary Road - track / bridleway adjacent to Mitchells Row provides access to existing properties along site boundary. Note that track unlikely to support further significant vehicular use.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes PRow/ Bridleway along site boundary extending east and west from Cary Road.
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes PRow/ Bridleway along site boundary extending east and west from Cary Road.
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	Yes - PRow WN 19/68 crosses the site.
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	No
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

Unknown

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

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)	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.

Medium - the site is rural and open in nature. The north western corner of the site is more sensitive in landscape terms given the slope of the site from north to south and the presence of Cary Road to the east of the site. The southern and eastern parts of the site sit more closely within the context of the existing village setting. With less visibility to the wider landscape, these parts of the site have lower landscape sensitivity.

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 - site visually open, rural in nature. Development would impact on views from PRow.

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, EQ3: Historic Environment, 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*

Adjacent to and connected to the 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 - however, it would somewhat reduce the gap between North Cadbury and North Town.

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? <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>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	N/A

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)	Landowner proposes 15 dwellings.
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, and available. Unknown
Summary of justification for rating	<p>The site is part of a large field west of Cary Road. The site is Grade 1 agricultural land; a PRoW crosses the site and the site has high landscape and high visual sensitivity. Development would have a significant impact on the amenity provided by PRoW WN 19/68 which crosses the site diagonally, and the impact on the PRoW would not be supported by Local Plan Policy EQ5 unless mitigated. The PRoW provides open views across a broad area of open countryside. The site has medium landscape and visual sensitivity owing to its lack of screening and very open character. Development would introduce built form into an undisturbed area of open countryside west of Cary Road. Unlike the east side of Cary Road there is a consistent lack of any housing between the very far end near the junction with the A359 and the main part of Brookhampton. Development could contribute to greater coalescence between North Cadbury and North Town by reducing the countryside gap between the two settlements. However, it is possible that the southern part of the site could accommodate development where it would be likely to have reduced landscape and historic environment impacts adjacent to the existing built up area and setting of North Cadbury. This part of the site could potentially be suitable for allocation.</p>

NCY19

1. Site Details	
Site Reference / Name	NCY19
Site Address / Location	Barn east of Cary Road, North Town, North Cadbury, Somerset, BA22 7BZ
Gross Site Area (Hectares)	0.10
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural barns
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	2 dwellings proposed by landowner.
Site identification method / source	Call for Sites
Planning history	N/A
Neighbouring uses	Agricultural to all sides except north which is residential

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>Yes - Sparkford Wood SSSI Impact Risk Zone</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>No</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>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></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> 	<p>Medium Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - Grade 1 but not in agricultural use</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 - Priority Species for CS Targeting - Brown Hairstreak</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>Access via Cary Road</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No - access would be via Cary 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>Yes, within</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes, within</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

Unknown

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

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)	400-1200m	>800m	>1200m	400-1200m	>3900m	400-1200m	>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 - site brownfield - barn refurbishment.

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 - site brownfield - barn refurbishment.

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

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*

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? <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>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	N/A

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
--	---------

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)	2 dwellings proposed by landowner.
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 <i>suitable and available</i> The site is <i>potentially suitable, and available</i> . The site is <i>not currently suitable, and available</i> . Are there any known viability issues? <i>Yes / No</i>	Green: The site is suitable, available and achievable. Unknown
Summary of justification for rating	<p>The site contains a large barn east of Cary Road in North Town south of the junction with Lower North Town Lane. The site does not have pedestrian access and there are significant and veteran trees within south of the barn. The site is suitable and represents infill in a location with low sensitivity. It is likely that the barn could come forward for up to 2 dwellings as permitted development subject to the opinion of SSDC. The scheme should avoid impacts on the significant and veteran trees within the site boundary although barn conversion would be unlikely to affect these trees. The SSDC policy position states that the North Town Farm grouping is considered to be an unsustainable location for housing and therefore contrary to the aims and provisions of the adopted Local Plan and the aims of the National Planning Policy Framework. Therefore it would be reasonable not to select this site for allocation in the Neighbourhood Plan. However, given that it would be possible for housing to come forward on this site under current Permitted Development Rights, this site has been assessed as a suitable candidate for allocation.</p>

NCY20

1. Site Details	
Site Reference / Name	NCY20
Site Address / Location	Yard west of Cary Road, North Town, North Cadbury, Somerset, BA22 7BU
Gross Site Area (Hectares)	0.04
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Car park
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	1 dwelling proposed by landowner.
Site identification method / source	Call for Sites
Planning history	N/A
Neighbouring uses	Residential on all sides
 	

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>Yes - Sparkford Wood SSSI Impact Risk Zone</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>No</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>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></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> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3 but not in agricultural use</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>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Access via Cary Road
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	No - PRoW close by - across A359 High Road
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	No - access would be via Cary Road
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Yes, within
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Yes, within

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

Unknown

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

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	400-1200m	>3900m	400-1200m	>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 - site brownfield redevelopment.

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 - site brownfield redevelopment.

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

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*

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? <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>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	N/A

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)	1 dwelling proposed by landowner.
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	<p>The site is a yard between two properties west of Cary Road close to the junction of Cary Road and the A359. The site has some trees within, however, these are towards the rear. The site is suitable and represents infill in a location with low sensitivity. The site could accommodate 1 dwelling and this should avoid impacting the trees to the rear of the site. The SSDC policy position states that the North Town Farm grouping is considered to be an unsustainable location for housing and therefore contrary to the aims and provisions of the adopted Local Plan and the aims of the National Planning Policy Framework. Therefore it would be reasonable not to select this site for allocation in the Neighbourhood Plan. However, given that it would be possible for housing to come forward on this site under current Permitted Development Rights, this site has been assessed as a suitable candidate for allocation.</p>

1. Site Details

Site Reference / Name	NCY22
Site Address / Location	Land north of Mitchells Row, Brookhampton, North Cadbury, Somerset, BA22 7DA
Gross Site Area (Hectares)	0.50
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agriculture
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Landowner has not proposed a capacity. Based on site area: $30 \times 0.8 \times 0.5 = 12$ dwellings. This capacity may not be achievable due to landscape and visual sensitivity.
Site identification method / source	Call for Sites
Planning history	N/A
Neighbouring uses	Agricultural to all sides except south which is residential



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 - Sparkford Wood SSSI Impact Risk 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 3a)?

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>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Gently sloping or uneven
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Access from Mitchells Row alongside garages of existing properties - within red line boundary of site, however, access is not likely to support residential development and access may be required through Site NCY17 and this site may therefore be dependent on Site NCY17 coming forward.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes PRow/ Bridleway along Mitchells Row
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - Bridleway along Mitchells Row
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Yes, adjacent
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Yes, adjacent

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

Unknown

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

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)	400-1200m	>800m	>1200m	400-1200m	>3900m	400-1200m	>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 - development would extend existing built form along Mitchells Row into the open countryside. Site sloping and open in nature, development would impact on long distance views from properties along Mitchells Row and Cary Road given topography.

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 - site sloping and open in nature, development would impact on long distance views from properties along Mitchells Row and Cary Road given topography.

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 - site entrance visible from Grade II listed Brook Cottage.

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, EQ3: Historic Environment, 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*

Adjacent to and connected to the 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 - however, it would somewhat reduce the gap between North Cadbury and North Town.

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? <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>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	N/A



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)	Landowner has not proposed a capacity. Based on site area: 30 x 0.8 x 0.5 = 12 dwellings. This capacity may not be achievable due to landscape and visual sensitivity.
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>	The site is potentially suitable, available and achievable Unknown
Summary of justification for rating	<p>The site is part of a field north of Mitchells Row and is served by an access at the end of Mitchells Row. Development would be supported by Policy SS2 and emerging Policy SS4 as the site is in proximity to North Cadbury's service array. The site is Grade 1 agricultural land and the site has medium landscape and medium visual sensitivity. The site is adjacent to the Conservation Area and most of the site is well screened to the south by existing dwellings on the north side of Mitchells Row. However, a small part of the site is visible from within the Conservation Area and from Grade II listed Brook Cottage. Access would be provided via site NCY17 so may be subject to this site coming forward. Development would extend built form into the open countryside and would have a significant impact on views from the rear of dwellings on Mitchells Row. Development could contribute to greater coalescence between North Cadbury and North Town by reducing the countryside gap between the two settlements. The site has a number of significant issues but is potentially suitable for allocation, possibly for a limited number of dwellings adjacent to Mitchells Row if these can be sensitively accommodated with buffering to screen development from the wider landscape. The provision of access may depend on whether site NCY17 comes forward for development access would be via this field to the immediate west, as it has been noted by SSDC Highways that access may not be possible from Mitchells Row.</p>

1. Site Details	
Site Reference / Name	NCY21
Site Address / Location	Land east of Chapel Lane, North Cadbury, Somerset, BA22 7DE
Gross Site Area (Hectares)	0.14
SHLAA/SHLAA Reference (if applicable)	N/A
Existing land use	Agriculture
Land use being considered	School car park
Development Capacity (Proposed by Landowner or SHLAA/SHLAA)	The site is not being promoted for housing. The site is being promoted for use as a school car park.
Site identification method / source	Call for Sites
Planning history	N/A
Neighbouring uses	School to west, agricultural to east and south, garden to south-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 - Sparkford Wood SSSI Impact Risk 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 3a)?

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>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Access would be via Chapel Rd and supplementary track/ PRow leading to site. Track unlikely to support high volume of vehicular use.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - PRow and Bridleway adjacent to site
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - PRow and Bridleway adjacent to site
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Yes, adjacent
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Yes, adjacent

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

Unknown

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

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)	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.

Medium - site has long distance views and extends into open countryside to the north and east. However site well screened from residential development along Chapel 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.*

Medium - site holds long distance views however is well screened from existing development along Chapel 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*

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

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 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? <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>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	N/A

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)	The site is not being promoted for housing. The site is being promoted for use as a school car park.
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>	The site is potentially suitable, available and achievable Unknown
Summary of justification for rating	<p>The site is the corner of a large field at the end of a track leading east from Chapel Lane. The site is Grade 1 agricultural land, vehicular access may be constrained by the width of the access route; there are significant / veteran trees adjacent to the site, including an area TPO and the site has medium landscape and medium visual sensitivity. The proposal is for a 12 space car park to serve the primary school. This use would introduce built form (presumably hardstanding and overhead lighting) into the open countryside. The site is potentially suitable subject to ensuring that the access can serve a car park with 12 spaces and can be modified without any impacts to trees adjacent to the site, particularly if they have a TPO. Policy TA6 in the Local Plan requires that parking provision in new development should be design-led and based upon site characteristics, location and accessibility. There would also be a requirement for evidence of the need for parking.</p>

