

Somerset Council

Mendip Local Plan Part II Limited Update

Sustainability Appraisal Appendix 2a:

SA Findings - Towns

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Frome

FRO005 - Land at Packsaddle, Frome (Former SCC land)

		Assessment	Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use N/A
SAO2	Maintain and enhance the distinctive character of settlements	positive	The Landscape Appraisal defines this area as the edge of the settlement, with glimpses of urban development, the STW and busy back lanes. Overall, this is not a sensitive area defining the character of the settlement. The site is relatively level and is bounded on 3 sides by development. It is well used locally for informal recreation. The site is not in a sensitive landscape character area. This is an area influenced by its location on the urban edge. It is bounded on 3 sides by development and there is potential to mitigate impacts on the character of the area.
SAO3	Protect and enhance the district landscapes	positive	The Landscape Appraisal defines this character area as lower quality landscape. It is defined by glimpses of urban development, the STW and busy lanes. It is a more intimate landscape with small fields and hedges and trees. The site is relatively level and bounded by development on 3 sides. It is well used locally for informal recreation. The character area is not an area of sensitive landscape. This is an area defined by its location on the urban edge and it is bounded on 3 sides by development. There is potential to mitigate landscape impacts.
SAO4	To avoid/reduce and manage flood risk	neutral	Flood Zone 1. Most of the site has a very low risk of surface water flooding. Development will need to ensure that flood risk and drainage has been considered as part of a masterplan and flood risk has been managed. The cumulative impact of FRO049 and FRO005 must be considered within any design. The topography of the sites will need to be considered within a drainage scheme to manage exceedance though the site and slow the flow where possible. Mitigation of risk from surface water will be required.
SAO5	To protect, maintain and enhance biodiversity	neutral	The site is in Band B of the bat SAC. It is not affected by Ecological network designations. Mitigation will be required for bat habitat.
SAO6	Maintain and Improve water quality	neutral	The site is not near a watercourse or water habitat. N/A
SAO7	promote sustainable construction and renewable energy	positive	Site is in an area with solar resource potential On site renewables will be required

		Assessment	Mitigation	
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	positive	This is an urban site surrounded by modern housing. There are no heritage assets nearby.	Good design will be required
SAO9	Encourage more sustainable travel patterns	positive	Out of 9 everyday facilities, 3 are within 10mins walk. A further 6 are within 20 mins walk.	N/A
SAO10	Maintain and enhance the vitality of town centres	neutral	The site is 20 mins walk away from the town centre. This will encourage some residents to use town centre facilities, but some will be discouraged by the walking time.	N/A
SAO11	Meeting housing needs in sustainable locations	strong negative	The site is proposed to provide around 75 homes, but viability issues have been raised with regard to provision of affordable housing.	Affordable housing is required to meet housing needs
SAO12	Promoting healthy and safe communities. Opportunities	negative	There is a play are 270m from the site and the site is of sufficient scale to provide open space on site to meet the needs of future residents. The site is currently used as informal open space and is designated as an Asset of Community Value.	Provide open space on site.
SAO13	Protecting and Improving access to community facilities	positive	The site is within easy walking distance of a convenience store and walking distance of a range of other facilities.	N/A

FRO012M - Land at Marston Gate, Marston Road, Frome

		Assessment	Mitigation	
SAO1	Promoting a strong, thriving, and diverse local economy	negative	Site is allocated as employment land by policy FR8. Development for residential will mean that potential for employment use is lost.	Mitigation would be difficult.
SAO2	Maintain and enhance the distinctive character of settlements	neutral	The Landscape Appraisal defines this area as the edge of the settlement, and it is defined by the built-up area. There is potential for long views from the edge of the settlement, but the area is dominated by the by-pass, power lines and railway. This site is adjacent to large retail buildings at the urban edge and does not benefit from notable long-range views	The site is not in a sensitive character area. Mitigation may be required to make the impact on settlement character acceptable.
SAO3	Protect and enhance the district landscapes	neutral	The Landscape Appraisal defines this area as lower quality landscape. The area is defined by its location between the urban edge and the by-pass. It is not tranquil but is relatively unspoilt despite the urban edge. There are long views in some places. This site is adjacent to large retail buildings at the urban edge and does not benefit from notable long-range views	Site is in an area defined by the built-up urban edge and the by-pass. This is not a sensitive landscape area. Mitigation may be required to make the landscape impacts acceptable.
SAO4	To avoid/reduce and manage flood risk	positive	Site is in flood zone 1 and there is a very low risk form surface water flooding. Surface water will require management.(see 2019/0885/ful)	Surface water will need to be managed.
SAO5	To protect, maintain and enhance biodiversity	neutral	Site is in Band B of a bat SAC and mitigation will be required. No other ecological network sites are close to the site.	Mitigation for loss of bat habitat will be required
SAO6	Maintain and Improve water quality	positive	There are no surface water flows on site or nearby wetland habitats	N/A
SAO7	promote sustainable construction and renewable energy	positive	Site is in an area of solar resource potential	On site renewables will be required
SAO8	Promote local distinctiveness, protect heritage and enhance townscape	neutral	The site is adjacent to large retail buildings at the urban edge and does not benefit from notable long-range views. It is not close to designated heritage assets. A well designed development will not have an adverse impact on townscape or local distinctiveness.	Good design will be required

		Assessment	Mitigation
SAO9	Encourage more sustainable travel patterns	negative Out of 9 everyday facilities, the site is within 10 minutes' walk of 4. 2 are between 10 and 20 minutes' walk and the remaining 3 are 20 minutes' walk or more away. Many residents will be discouraged from adopting sustainable travel patterns	N/A
SAO10	Maintain and enhance the vitality of town centres	negative The town centre is 20 minutes' walk away and residents will not be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	positive The site could provide 40 homes on the edge of a principle settlement.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	neutral The site is approaching 20 minutes' walk from the nearest open space at Victoria Park. It may be possible to provide for the open space needs of future residents on site.	On site open space would be required.
SAO13	Protecting and Improving access to community facilities	positive The site is a very short walk from a local supermarket and resident would be encouraged to use the local facility.	N/A

FRO061 - Land off Innox Hill, Frome

		Assessment	Mitigation
SAO1	Promoting a strong, thriving and diverse local economy	neutral	The site is not in employment use N/A
SAO2	Maintain and enhance the distinctive character of settlements	negative	The site is not in a sensitive landscape character area, but the prominent hillside has a role in defining the character of the settlement. This is an area influenced by its location on the urban edge, but it may be difficult to fully mitigate impacts on this prominent hillside site.
SAO3	Protect and enhance the district landscapes	negative	The character area is not an area of sensitive landscape, but the site occupies a prominent valley side location. This is an area defined by its location on the urban edge, but it may be difficult to fully mitigate impacts on this prominent hillside site.
SAO4	To avoid/reduce and manage flood risk	positive	Site is largely in flood zone 1, with very small areas in flood zone 3. Risk from surface water is low or very low Avoid development in areas of site in flood zone 3
SAO5	To protect, maintain and enhance biodiversity	neutral	Site is in band B for a bat SAC and adjoins a stepping stone for broadleaved woodland although it is separated by a road. Mitigation for bat habitat will be required
SAO6	Maintain and improve water quality	neutral	The north-eastern part of the site is close to a watercourse and mitigation would be needed to ensure that water quality is protected. Management of surface water to protect water quality would be required.
SAO7	promote sustainable construction and renewable energy	Strong negative	Site is not in an area of solar resource potential or unconstrained wind resource Mitigation would be difficult
SAO8	Promote local distinctiveness, protect heritage and enhance townscape	strong negative	The site is on prominent sloping land at the edge of the town and is close to the boundary of the Conservation Area. Development would be harmful to townscape. It would be difficult to mitigate impacts on local distinctiveness and townscape on this hillside site.

		Assessment	Mitigation	
SAO9	Encourage more sustainable travel patterns	negative	Out of 9 everyday facilities 8 are between 10 and 20 minutes' walk away. 1 is within a very short walking distance. Whilst some future residents may use sustainable travel options, many will be discouraged.	N/A
SAO10	Maintain and enhance the vitality of town centres	neutral	The site is 20 mins walk away from the town centre. This will encourage some residents to use town centre facilities, but some will be discouraged by the walking time.	N/A
SAO11	Meeting housing needs in sustainable locations	neutral	90 dwellings are proposed on the edge of a principle settlement. However, the site is BMV 3a.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is a short walk from an existing open space and is of sufficient size to provide open space to meet the needs of new residents.	Provide open space on the site.
SAO13	Protecting and Improving access to community facilities	negative	The site is at some distance from the nearest local facilities and is unlikely to add to their vitality	N/A

FRO049 - Land at Cuckoo Lane, Frome

		Assessment	Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use N/A
SAO2	Maintain and enhance the distinctive character of settlements	strong negative	The Landscape Appraisal defines this area as the edge of the settlement, with glimpses of urban development, the STW and busy back lanes. Overall, the character area is not a sensitive area defining the character of the settlement, but this site is on sloping land forming an escarpment which is prominent in views from open countryside to the north and west. The ridge line is important to the character of this part of the settlement and the countryside beyond The site is not in a sensitive landscape character area, but the site is on an escarpment which has a role in defining the character of the settlement. This is an area influenced by its location on the urban edge, but it may be difficult to fully mitigate impacts on this prominent hillside site.
SAO3	Protect and enhance the district landscapes	strong negative	The Landscape Appraisal defines this character area as lower quality landscape. It is defined by glimpses of urban development, the STW and busy lanes. It is a more intimate landscape with small fields and hedges and trees. This site is on sloping land forming an escarpment which is prominent from open countryside to the north and west. The ridge line forms a strong edge to the urban area. The character area is not an area of sensitive landscape, but the site is on an escarpment which is prominent from open countryside to the north and west. This is an area defined by its location on the urban edge, but it may be difficult to fully mitigate impacts on this prominent hillside site.
SAO4	To avoid/reduce and manage flood risk	negative	Part of the site is in Flood Zone 3 with major river and surface water flooding issues. Development will need to ensure that flood risk and drainage has been considered as part of a masterplan and flood risk has been managed. The cumulative impact of FRO049 and FRO005 must be considered within any design. The topography of the sites will need to be considered within a drainage scheme to manage exceedance though the site and slow the flow where possible. Mitigation would be required, to avoid flood risk from surface water discharge and avoid flood zone 3.
SAO5	To protect, maintain and enhance biodiversity	neutral	Site is in Band B of a bat SAC. It is adjacent to 2 stepping stone area for broadleaves woodland. There are protected and veteran trees on the site. Mitigation will be required for bat habitat. Trees will need to be protected in any development scheme.
SAO6	Maintain and Improve water quality	neutral	Site is not close to a watercourse of affected a wetland habitat. Surface water will need to be managed on site.

		Assessment	Mitigation	
SAO7	promote sustainable construction and renewable energy	Strong negative	The majority of the site is outside the area of solar resource potential. The site is outside the area of unconstrained wind resource	Mitigation would be difficult.
SAO8	Promote local distinctiveness, protect heritage and enhance townscape	strong negative	site is on sloping land forming an escarpment which is prominent in views from open countryside to the north and west. The ridge line is important to the character of this part of the settlement and the countryside beyond,	It would be difficult to mitigate impacts on this prominent site.
SAO9	Encourage more sustainable travel patterns	negative	Of 9 everyday facilities, 2 are a 10 minute walk away. 7 are between 10 and 20 minutes' walk of the closest part of the site. However, this is a large site, and many homes would be much further away.	N/A
SAO10	Maintain and enhance the vitality of town centres	negative	The nearest part of the site is 1.5km from the town centre. Much of the site will be beyond a 20 minutes' walk. This is unlikely to encourage use of town centre facilities for many residents.	N/A
SAO11	Meeting housing needs in sustainable locations	strong positive	The site would provide 6ha of developable land	N/A
SAO12	Promoting healthy and safe communities. Opportunities	Neutral	The site is a very short walk form an existing open space. However, the space has limited capacity. The site is large enough to provide new open space on site to meet the needs of new residents.	N/A
SAO13	Protecting and Improving access to community facilities	positive	The nearest part of the site is just over a 10 minute walk to the nearest convenience shop.	N/A

FRO212 - Land off Marston Lane, Frome

		Assessment	Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use N/A
SAO2	Maintain and enhance the distinctive character of settlements	negative	This character area is of the highest quality landscape with the escarpment forming a prominent feature allowing expansive views out of the area. The expansive outlook provides a dramatic change at the edge of the built-up area and has a significant impact on the character of the settlement. Development does not extend onto the slopes of the escarpment. The impact of this site is lessened by its location on relatively level land at the edge of the escarpment. The site is in an area of the highest quality landscape character and the escarpment is important in defining the character of the settlement. However, there is potential to mitigate the impact of development on this site which is on more level ground at the top of the escarpment.
SAO3	Protect and enhance the district landscapes	negative	This character area is of the highest quality landscape with the escarpment forming a prominent feature in views from open countryside to the west and allowing expansive views out of the area. The expansive outlook provides a dramatic change at the edge of the built-up area. The built-up area is not dominant, and its influence is restricted to the skyline. Development does not extend onto the slopes of the escarpment. The impact of this site is lessened by its location on relatively level land at the edge of the escarpment. The site is in an area of the highest quality landscape and the escarpment is prominent in views from the west. However, there is potential to mitigate the impact of development on this site which is on more level ground at the top of the escarpment.
SAO4	To avoid/reduce and manage flood risk	neutral	The site is in flood zone 1. There are some small areas of surface water risk. Surface water would need to be managed on site, and any cumulative impacts assessed.
SAO5	To protect, maintain and enhance biodiversity	neutral	The site is in band B of a bat SAC. Mitigation will be required for bat habitat.
SAO6	Maintain and Improve water quality	neutral	The site is not near a water course or wetland habitat. N/A

		Assessment	Mitigation	
SAO7	promote sustainable construction and renewable energy	positive	The site is in an area with solar resource potential	On site renewables will be required
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	negative	The escarpment has a significant impact on the character of the settlement. Development does not extend onto the slopes of the escarpment. The impact of this site is lessened by its location on relatively level land at the edge of the escarpment. There are no designated heritage assets close by	Good design will be required to enhance townscape.
SAO9	Encourage more sustainable travel patterns	negative	Out of 9 everyday facilities 3 are within 10 minutes walking distance. 4 are between 10 and 20 minutes' walking distance. 2 are 30 minutes or more away. Future residents will not be encouraged to adopt sustainable travel patterns	N/A
SAO10	Maintain and enhance the vitality of town centres	negative	The town centre is between 20 and 30 minutes' walking distance away and future residents will not be encourage to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	positive	The stie could deliver 25 dwelling on the edge of a principle settlement.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	neutral	The site is just over 10 minutes' walk away from public open space and is not large enough to provide substantial new open space.	Provide open space on site to meet future residents needs
SAO13	Protecting and Improving access to community facilities	positive	Site is less than 10 minutes' walk from a local convenience store. Future residents will be encouraged to use the local facility.	N/A

FRO214M - Rodden Manor Farm, Frome (site amended at REG18 - see addendum)

		Assessment	Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use N/A
SAO2	Maintain and enhance the distinctive character of settlements	strong negative	Site is within a character area dominated by the by-pass and other infrastructure. The area is contained, but busy, dominated by the road. The road generates significant noise, and the area is a hostile environment for walking and cycling. The site is on the unbuilt-upside of the by-pass and development would be isolated from the main part of the urban area. Impact on the character of the settlement is of concern in principle and there is little scope for mitigation.
SAO3	Protect and enhance the district landscapes	negative	Site is within a character area dominated by the by-pass and other infrastructure. The area is contained, but busy, dominated by the road. The road generates significant noise, and the area is a hostile environment for walking and cycling. This site is divided into 2 sections. The eastern section is separated from the road by a field. The western section is nestled in an area of lower ground between the main road and a junction. Whilst the site is dominated by urban features to the north and west, it borders open fields to the east. The site is on the unbuilt-upside of the by-pass. Whilst there is scope for mitigation of the landscape impact of a development, there is less scope to mitigate the impact of the dominant features of the character area on future occupiers.
SAO4	To avoid/reduce and manage flood risk	strong negative	Part of the site is in Flood Zone 3. There is a risk of river and surface water flooding on a major portion of the site. Surface water would need to be appropriately managed to prevent any increase in surface water flooding and provide a betterment. Development would need to avoid the areas in flood zone 3
SAO5	To protect, maintain and enhance biodiversity	strong negative	A major portion of the site is priority habitat for flood plain grazing marsh. There are also 2 stepping stone areas for broadleaved woodland. I would be difficult to mitigate the loss of a large area of priority habitat
SAO6	Maintain and Improve water quality	strong negative	A watercourse crosses the site, and a major part of the site is a flood plain priority habitat. There is potential to impact water quality. Surface water would need to be carefully managed on the site, and the flood zone avoided in any development proposal.

		Assessment	Mitigation	
SAO7	promote sustainable construction and renewable energy	neutral	Approximately half the site is in an area with potential solar resource.	On site renewables will be required.
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	strong negative	The site is on the unbuilt-upside of the by-pass and development would be isolated from the main part of the urban area. New townscape would be adversely affected by the adjacent road.	Impact on local distinctiveness is of concern in principle and there is little scope for mitigation.
SAO9	Encourage more sustainable travel patterns	strong negative	Out of 9 everyday facilities, 4 are within 10 minutes' walk. 3 are between 10 and 20 minutes' walk and 2 are between 20 and 30 minutes' walk. The road and railway also create a barrier, and future residents are unlikely to adopt sustainable means of travel.	It would be difficult to mitigate the impact of the barrier created by the road and railway.
SAO10	Maintain and enhance the vitality of town centres	strong negative	The town centre is between 20 and 30 minutes' walk away, and the road and railway create a barrier to movement. Future residents will not be encouraged to use facilities in the town centre.	N/A
SAO11	Meeting housing needs in sustainable locations	strong positive	The site would provide 105 homes adjacent to a principle settlement, to include custom and self-build homes	N/A
SAO12	Promoting healthy and safe communities. Opportunities	neutral	The site is less than 10 minutes' walk form an open space, but the road and railway create a hostile pedestrian environment. The site is of sufficient size to provide open space on site.	Provide open space to meet future residents needs on site.
SAO13	Protecting and Improving access to community facilities	negative	The site is less than 10 minutes' walk form a supermarket. However, the road and railway create a barrier. Future residents will not be encouraged to walk to the local facility.	N/A

FRO215 - Land North of Birchill Lane, Frome

		Assessment	Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use N/A
SAO2	Maintain and enhance the distinctive character of settlements	strong negative	The landscape appraisal identifies this area as defined by its location on the settlement edge although parts of the area are unspoilt despite this. The network of lanes contrasts strongly with the urban edge. The contrast between the built-up area and the open countryside is particularly strong at the site, which is sloping ground with long range views to the south and east. The site is important in defining the distinctive character of this part of Frome. The character area is not an area of sensitive landscape, but the site is on sloping ground with panoramic views to the south and east. It would be difficult to fully mitigate impacts on this prominent hillside site.
SAO3	Protect and enhance the district landscapes	strong negative	The Landscape Appraisal defines this area as lower quality landscape. The area is defined by its location between the urban edge and the by-pass. It is not tranquil but is relatively unspoilt despite the urban edge. There are long views and development is mostly bounded by natural features such as steep slopes. There are views out to the greensand ridge and upper Frome valley. This site is on sloping ground adjoining the built-up edge and has expansive long-range views. The character area is not an area of sensitive landscape, but the site is on sloping ground which is prominent from open countryside to the south and east. This is an area defined by its location on the urban edge, but it would be difficult to fully mitigate impacts on this prominent hillside site.
SAO4	To avoid/reduce and manage flood risk	negative	Site is in flood zone 1 but there is a surface water flow route across the site. This will require mitigation of surface water and must be considered within any design. This will need to be considered within the site and ensure that the site does not increase flood risk to the highway, and that no surface water flood risk is increased to the site. Management of surface water flows on the site will be required.
SAO5	To protect, maintain and enhance biodiversity	negative	Site is in band C of a bat SAC and bat replacement habitat will be required. The site also adjoins an area of flood plain grazing marsh priority habitat, and this should be protected in any design. Mitigation to replace bat habitat and protect priority habitat will be required.
SAO6	Maintain and Improve water quality	negative	The site adjoins an area of priority habitat. Mitigation will be required to ensure the quality of surface water flows affecting the priority habitat. Mitigation to ensure water quality will be required.

		Assessment	Mitigation	
SAO7	promote sustainable construction and renewable energy	neutral	Approximately half the site is in an area with potential solar resource	On site renewables will be required.
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	strong negative	The contrast between the built-up area and the open countryside is particularly strong at the site, which is sloping ground with long range views to the south and east. The site is important in defining the distinctive character of this part of Frome. development would not enhance townscape of protect local distinctiveness.	Mitigation would be difficult.
SAO9	Encourage more sustainable travel patterns	positive	Out of 9 everyday facilities, 6 are within 10 minutes' walk. 2 are between 20 and 30 minutes' walk and one is more than 30 minutes' walk. Development would be likely to encourage residents to adopt sustainable travel patterns	N/A
SAO10	Maintain and enhance the vitality of town centres	negative	The site is more than 20 minutes' walk to the town centre and in unlikely to encourage residents to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	positive	The site would provide for 120 homes on the edge of a principle settlement. However, the land is BMV 3a.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is less than 10 minutes' walk form an open space and is large enough o provide open space on site to meet the needs of future residents.	Provide open space on site to meet the needs of future residents.
SAO13	Protecting and Improving access to community facilities	positive	The site is less than 10 minutes' walk from a convenience store and would encourage residents to use the local facility	N/A

FRO218 - Land Off Adderwell, Frome

		Assessment	Mitigation	
SAO1	Promoting a strong, thriving, and diverse local economy	negative	The site is not currently in employment use but was allocated for employment use by policy DP27. It will be lost for employment use if developed for residential use.	Mitigation would be difficult
SAO2	Maintain and enhance the distinctive character of settlements	neutral	Site is within the built-up area, surrounded by housing. It was previously an employment site. There is no heritage designation nearby. Steps should be taken to ensure the design maintains and enhances the character of the locality.	There is potential to mitigate impact on the character of the settlement by ensuring good layout and design of any scheme.
SAO3	Protect and enhance the district landscapes	neutral	Site is within the urban area, no impact on the wider landscape.	N/A
SAO4	To avoid/reduce and manage flood risk	positive	Flood zone 1, very low risk from surface water	Surface water arising from the site will need to be managed.
SAO5	To protect, maintain and enhance biodiversity	neutral	SAC bat zone C. Adjacent to a broadleaved and yew woodland stepping stone.	Mitigation will be required
SAO6	Maintain and Improve water quality	neutral	The site is not in a flood zone or impacting water habitats. Careful management of surface water will prevent impacts on water quality.	Surface water arising from the site will need to be managed.
SAO7	promote sustainable construction and renewable energy	positive	The site is largely in an area with potential solar resource	On site renewables will be required.
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	positive	The site is not near any heritage assets and is within the built-up area. With good design the site will have limited impact on townscape and local distinctiveness.	Good design will be required
SAO9	Encourage more sustainable travel patterns	strong positive	Out of a list of 9 essential facilities, 6 may be accessed within a 10 min walk. 2 may be accessed within a 20 min walk and 1 is within a 30 min walk. The site has good potential for sustainable travel.	Limited potential for mitigation
SAO10	Maintain and enhance the vitality of town centres	positive	The site is within a 20 min walk of the town centre and has potential to make a small contribution to supporting its vitality	N/A

		Assessment		Mitigation
SAO11	Meeting housing needs in sustainable locations	strong positive	This is a brownfield site and will provide for a minimum of 25 new homes.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	strong positive	Site is within a short walk of existing open space	N/A
SAO13	Protecting and Improving access to community facilities	strong positive	Site has good access to a range of community facilities	N/A

FRO225a - Selwood Garden Village, Frome

		Assessment	Mitigation	
SAO1	Promoting a strong, thriving, and diverse local economy	positive	Site includes a proposal for 12ha of employment land.	N/A
SAO2	Maintain and enhance the distinctive character of settlements	uncertain	The landscape appraisal identifies this area as defined by its location on the settlement edge although parts of the area are unspoilt despite this. The network of lanes contrasts with the urban edge, but in this area the junction between countryside and urban is softened by scattered development at the urban edge. It is however a very large site and will have impacts on landscape character over a larger area than the character area. Careful assessment will be required over a wider area for this large site and impacts will be determined by the design and layout of any proposals.	Mitigation would be required.
SAO3	Protect and enhance the district landscapes	uncertain	The Landscape Appraisal defines this area as lower quality landscape. The area is defined by its location between the urban edge and the by-pass. It is not tranquil but is relatively unspoilt despite the urban edge. There are some long views and development is mostly bounded by natural features such as steep slopes. The site is located in one of the less prominent parts of the landscape character area. It is however a very large site and will have impacts on landscape character over a larger area than the character area. Careful assessment will be required over a wider area for this large site and impacts will be determined by the design and layout of any proposals.	Mitigation would be required.
SAO4	To avoid/reduce and manage flood risk	uncertain	There are surface water flows across this large site and a small part of the site is in flood zone 2/3. Further investigation is required	Surface water and potential for river flooding will require mitigation.

		Assessment	Mitigation
SAO5	To protect, maintain and enhance biodiversity	neutral The site is in bands b and c for a bat SAC. There are 3 small broadleaved woodland stepping stones adjacent to the site. A substantial area alongside the river to the south east of the site is priority habitat flood plain grazing marsh. There is a local wildlife site at Vinney Lane that could be impacted.	Mitigation would be required for replacement bat habitat and the wildlife site. The woodlands should be protected in any development scheme
SAO6	Maintain and Improve water quality	negative There are surface water flows across the site and a small area of flood zone 2/3. The site adjoins the river and the wetland habitat.	Mitigation will be required to protect water quality.
SAO7	promote sustainable construction and renewable energy	positive Around ¾ of th site has potential solar resource	On site renewables will be required.
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	uncertain This site is at the junction between countryside and urban area. The edge is softened by scattered development with a rural character. It is however a very large site and will have impacts on local character over a larger area. Careful master planning will be required, and impacts will be determined by the design and layout of any proposals	Good design will be required to create distinctive townscape.
SAO9	Encourage more sustainable travel patterns	uncertain Parts of the site are within 10 minutes' walk of 4 everyday facilities. A further 2 are between 10 and 20 minutes' walk away. 2 are between 20 and 30 minutes and 1 is more than 30minutes walk away. The existing profile of the site is unlikely to encourage many residents to adopt sustainable travel patterns. However, the site is large enough to provide a wide range of local facilities on-site.	Local facilities should be provided for on-site.
SAO10	Maintain and enhance the vitality of town centres	negative The site is more than 20 minutes' walk away from the town centre and is unlikely to encourage future residents to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	positive The site would provide 1700 homes adjacent to a principle settlement. However, the site includes land which is BMV 3a.	N/A

		Assessment	Mitigation
SAO12	Promoting healthy and safe communities. Opportunities	uncertain	The site is between 10 and 20 minutes' walk away from existing open space at Feltham Lane. However, the site is large enough to provide for residents open space needs on-site. The accessibility of on-site open space will depend on the design and layout of this large site.
SAO13	Protecting and Improving access to community facilities	uncertain	Parts of the site are within 10 minutes' walk of a local supermarket. However, the provision and accessibility of local facilities will depend on master planning for the site.

FRO227 - Land At North Parade Car Park, Frome

		Assessment		Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not employment land	N/A
SAO2	Maintain and enhance the distinctive character of settlements	neutral	Site is within the built-up area, surrounded by housing. It is currently a long stay car park. There are heritage designations nearby, Northhill House, adjacent, is listed and the site is within the Conservation Area. Steps should be taken to ensure the design protects the heritage assets and maintains and enhances the character of the locality.	There is potential to mitigate impact on the character of the settlement by ensuring good layout and design of any scheme.
SAO3	Protect and enhance the district landscapes	Positive	Site is within the urban area, no impact on the wider landscape.	N/A
SAO4	To avoid/reduce and manage flood risk	Positive	Flood zone 1, very low risk from surface water.	Surface water arising from the site will need to be managed.
SAO5	To protect, maintain and enhance biodiversity	negative	Within band c of a bat SAC. A small area of the site is within a broadleaved woodland stepping stone. The site is surrounded on all 4 sides by the stepping stone.	Mitigation may be required for bat habitat. The proposal has potential to reduce the size of the woodland habitat and regard should be had to the stepping stone in any proposals.
SAO6	Maintain and Improve water quality	neutral	The site is not in a flood zone or impacting water habitats. Careful management of surface water will prevent impacts on water quality.	Surface water arising from the site will need to be managed.
SAO7	promote sustainable construction and renewable energy	Strong negative	The site is not in an area with potential solar resource or unconstrained wind resource.	Mitigation would be difficult.
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	neutral	Site is currently a long stay car park which does not contribute to townscape. There are heritage designations nearby, Northhill House, adjacent, is listed and the site is within the Conservation Area. Steps should be taken to ensure the design protects the heritage assets and townscape.	There is potential to mitigate impact on the character of the settlement by ensuring good layout and design of any scheme.
SAO9	Encourage more sustainable travel patterns	strong positive	Out of 9 everyday facilities, all are within a 10 minute walk. The site is well located to encourage sustainable travel.	N/A

		Assessment	Mitigation
SAO10	Maintain and enhance the vitality of town centres	strong positive The site is only 360m from the town centre and is well placed to encourage residents to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	strong positive This is a brownfield site and is proposed to accommodate 18 low carbon affordable homes.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	strong positive The site is within easy walking distance of public open space.	N/A
SAO13	Protecting and Improving access to community facilities	strong positive The site has good access to a range of facilities	N/A

FRO229 - The Ring Of Bells, 75 Broadway, Frome

		Assessment	Mitigation	
SAO1	Promoting a strong, thriving, and diverse local economy	negative	Site was previously a pub, providing employment. Employment use will be lost if re-developed for residential.	Mitigation would be difficult.
SAO2	Maintain and enhance the distinctive character of settlements	Positive	Site is within the built-up area, surrounded by housing. It was last used as a pub but is currently unoccupied. The site is within the Conservation Area. Steps should be taken to ensure the design protects the heritage assets and maintains and enhances the character of the locality.	There is potential to mitigate impact on the character of the settlement by ensuring good layout and design of any scheme.
SAO3	Protect and enhance the district landscapes	neutral	Site is within the urban area, no impact on the wider landscape.	N/A
SAO4	To avoid/reduce and manage flood risk	neutral	There is an area of low-risk surface water flooding to the west.	Surface water will need to be managed.
SAO5	To protect, maintain and enhance biodiversity	neutral	Site is in band B of a bat SAC.	Mitigation for loss of bat habitat will be required.
SAO6	Maintain and Improve water quality	neutral	The site is not near a water course or wetland habitat.	N/A
SAO7	promote sustainable construction and renewable energy	Strong negative	Most of the site is outside the area of potential solar resource and outside the area of unconstrained wind resource.	Mitigation would be difficult
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	positive	The site is within the Conservation Area. Steps should be taken to ensure the design protects the heritage assets and maintains and enhances townscape and heritage. The site is currently unused and there is potential to improve townscape by its re-use.	Good design will be required.
SAO9	Encourage more sustainable travel patterns	strong positive	Out of 9 everyday facilities, 6 are within a 10 minute walk, 2 are within a 20 minute walk and 1 is less than 30 minutes' walk. Development would be likely to encourage sustainable patterns of travel	N/A

		Assessment	Mitigation
SAO10	Maintain and enhance the vitality of town centres	positive The site is within 20 minutes' walk of town centre facilities and residents would be encouraged to use the town centre.	N/A
SAO11	Meeting housing needs in sustainable locations	positive The site could provide 6 homes within a principle settlement	N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive The site is 5 minutes' walk away form an open space	N/A
SAO13	Protecting and Improving access to community facilities	positive The site is a short walk from convenience shopping at Badcox and residents would be encouraged to use the local facility.	N/A

FRO230 - Vallis House, 57 Vallis Road, Frome

		Assessment	Mitigation	
SAO1	Promoting a strong, thriving, and diverse local economy	strong negative	Site was previously offices. Residential use will reduce commercial space available.	Mitigation would be difficult
SAO2	Maintain and enhance the distinctive character of settlements	positive	Site is within the built-up area, surrounded by housing. It was last used as offices but is currently being converted to housing. The site is outside but adjacent to the Conservation Area and close to a number of listed buildings. Steps should be taken to ensure the design protects the heritage assets and maintains and enhances the character of the locality.	There is potential to mitigate impact on the character of the settlement by ensuring good layout and design of any scheme.
SAO3	Protect and enhance the district landscapes	neutral	Site is within the urban area, no impact on the wider landscape.	N/A
SAO4	To avoid/reduce and manage flood risk	neutral	Site is in flood zone 1 and there is very low risk from surface water.	Surface water generated on site should be managed.
SAO5	To protect, maintain and enhance biodiversity	neutral	Site is in band B of a bat SAC	Mitigation for bat habitat may be required.
SAO6	Maintain and Improve water quality	neutral	There are no watercourses or wetland habitats nearby	N/A
SAO7	promote sustainable construction and renewable energy	Strong negative	Most of the site is outside the area of potential solar resource and outside the area of unconstrained wind resource.	Mitigation would be difficult
SAO8	Promote local distinctiveness, protect heritage and enhance townscape	positive	The site is outside but adjacent to the Conservation Area and close to a number of listed buildings. Steps should be taken to ensure the design protects the heritage assets and maintains and enhances the character of the locality.	There is potential to mitigate impact on the character of the settlement by ensuring good layout and design of any scheme.
SAO9	Encourage more sustainable travel patterns	strong positive	Out of 6 everyday facilities, the site is less than 10 minutes' walk from 6. 2 are between 10 and 20 minutes and 1 is less than 30 minutes' walk away. Development would be likely to encourage sustainable travel patterns	N/A

		Assessment	Mitigation
SAO10	Maintain and enhance the vitality of town centres	positive	The site is less than 20 minutes' walk from the town centre and would be likely to encourage residents to use town centre facilities N/A
SAO11	Meeting housing needs in sustainable locations	strong positive	The site will provide 31 homes within a principle settlement N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is less than 10 minutes' walk from an open space N/A
SAO13	Protecting and Improving access to community facilities	positive	The site is close to convenience shopping at Badcox and will encourage use of the local centre. N/A

FRO233 - Land to the East of Oldford Hill, Frome

		Assessment	Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use N/A
SAO2	Maintain and enhance the distinctive character of settlements	strong negative	The Landscape Appraisal defines this area as the edge of the settlement, with glimpses of urban development and busy back lanes. Overall, the character area is not a sensitive area defining the character of the settlement, but this site is on sloping land forming an escarpment which is prominent in views from open countryside to the north. Whilst the ridge line less pronounced on the northern edge of the town it is important to the character of this part of the settlement and the countryside beyond. The site is not in a sensitive landscape character area, but the site is on an escarpment which has a role in defining the character of the settlement. This is an area influenced by its location on the urban edge, but it may be difficult to fully mitigate impacts on this hillside site.
SAO3	Protect and enhance the district landscapes	strong negative	The Landscape Appraisal defines this character area as lower quality landscape. It is defined by glimpses of urban development and busy lanes. It is a more intimate landscape with small fields and hedges and trees. This site is on sloping land forming part of an escarpment which is prominent from open countryside to the north. Whilst the ridge line is less pronounced on the northern edge of the town it forms a strong edge to the urban area. The character area is not an area of sensitive landscape, but the site is on an escarpment which is prominent from open countryside to the north. This is an area defined by its location on the urban edge, but it may be difficult to fully mitigate impacts on this prominent hillside site.
SAO4	To avoid/reduce and manage flood risk	negative	Site is in Flood Zone 1. There is a risk of surface water flooding due to the existing watercourse. Mitigation including a variety of multifunctional SuDS features would be required within the site. The topography of the sites will need to be considered within the drainage scheme to manage exceedance though the site and slow the flow where possible. Mitigation to manage surface water would be required.
SAO5	To protect, maintain and enhance biodiversity	negative	Site is in band C of a bat SAC. There are 2 stepping stones for broadleaved woodland on the site. Whilst there cover a small are of the overall site, they would need to be protected in any scheme. Mitigation will be required for bat habitat. The woodland stepping stones must be protected in any development scheme.

		Assessment	Mitigation	
SAO6	Maintain and Improve water quality	negative	A small watercourse crosses the site and there would be a need to protect water quality in the stream.	Mitigation required to protect water quality in the water course.
SAO7	promote sustainable construction and renewable energy	neutral	Approximately half the site has potential solar resource.	On site renewables will be required.
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	strong negative	this site is on sloping land forming an escarpment which is prominent in views from open countryside to the north. Whilst the ridge line less pronounced on the northern edge of the town it is important to the character of this part of the settlement and the countryside beyond. The site is no close to any designated heritage assets.	Mitigation would be difficult on this prominent hillside site.
SAO9	Encourage mpresustainable travel patterns	strong negative	Of 9 everyday facilities only the bus stops are within 10 minutes walking time. 5 facilities are between 10 and 20 minutes away and 3 are between 20 and 30 mintues' away, including the nearest primary school. Future residents would not be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	strong negative	The nearest part of the site is 1.8km from the town centre and most future residents would not be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	strong positive	The site is adjacent to a principle settlement and could provide around 420 dwellings.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	neutral	The site is at some distance form the nearest open space but is of sufficient scale to provide open space to meet the needs of future residents on site.	Provide open space to meet residents needs on site.
SAO13	Protecting and Improving access to community facilities	negative	The nearest convenience shop is 1.5km away. Residents would not be encouraged to support the local facility.	N/A

FRO240 - Land West of Marston Lane, Frome

		Assessment	Mitigation	
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use.	N/A
SAO2	Maintain and enhance the distinctive character of settlements	strong negative	This character area is of the highest quality landscape with the escarpment forming a prominent feature allowing expansive views out of the area. The expansive outlook provides a dramatic change at the edge of the built-up area and has a significant impact on the character of the settlement. Development does not extend onto the slopes of the escarpment.	The site is in an area of the highest quality landscape character and the escarpment is important in defining the character of the settlement. There is little potential to mitigate impacts of development on this steeply sloping site.
SAO3	Protect and enhance the district landscapes	strong negative	This character area is of the highest quality landscape with the escarpment forming a prominent feature in views from open countryside to the west and allowing expansive views out of the area. The expansive outlook provides a dramatic change at the edge of the built-up area. The built-up area is not dominant, and it's influence is restricted to the skyline. Development does not extend onto the slopes of the escarpment.	The site is in an area of the highest quality landscape and the escarpment is prominent in views from the west. There is little potential to mitigate impacts of development on this steeply sloping site.
SAO4	To avoid/reduce and manage flood risk	positive	Site is in Flood zone 1. Surface water would need to be managed on site.	Mitigation of surface water flows generated on site would be required.
SAO5	To protect, maintain and enhance biodiversity	neutral	Site is in band c of a bat SAC.	Mitigation will be required for loss of bat habitat.
SAO6	Maintain and Improve water quality	neutral	The site is not near a watercourse or wetland habitat.	Mitigation of surface water flows generated on site would be required.
SAO7	Promote sustainable construction and renewable energy	Strong negative	The majority of the site does not have potential solar resource or unconstrained wind resource.	Mitigation would be difficult

		Assessment	Mitigation	
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	strong negative	The escarpment has a significant impact on the character of the settlement. Development does not currently extend onto the slopes of the escarpment and to extend onto the slopes would harm local distinctiveness.	Mitigation would be difficult on this prominent and steeply sloping site.
SAO9	Encourage more sustainable travel patterns	strong negative	Of 9 everyday facilities, 4 are within 10 minutes walking distance, 1 is between 10 and 20 minutes' walk, 3 are between 20 and 30 minutes and 1 is more than 30 minutes' walk. The site would not encourage future residents to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	negative	The town centre is nearly 20 minutes' walk away and would not encourage future residents to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	strong positive	The site would provide for 150 homes on the edge of a principle settlement	N/A
SAO12	Promoting healthy and safe communities. Opportunities	neutral	The site is more than 10 minutes' walk from an open space. It is of sufficient size to provide open space on site.	Provide for the open space needs of future residents on site.
SAO13	Protecting and Improving access to community facilities	positive	The site is a short walk from a local supermarket and would encourage future residents to use the local facility.	N/A

FRO242 - Land to NE and S. of Berkley Roundabout, Frome

		Assessment	Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use N/A
SAO2	Maintain and enhance the distinctive character of settlements	strongly negative	Site is within a character area dominated by the by-pass and other infrastructure. The area is busy, dominated by the road. The road generates significant noise, and the area is a hostile environment for walking and cycling. The site is on the unbuilt-upside of the by-pass and development would be isolated from the main part of the urban area. Impact on the character of the settlement is of concern in principle and there is little scope for mitigation.
SAO3	Protect and enhance the district landscapes	negative	Site is within a character area dominated by the by-pass and other infrastructure. The area is busy, dominated by the road. The road generates significant noise, and the area is a hostile environment for walking and cycling. The landscape is mainly level with an open aspect. This site is divided into 3 sections by busy roads. Whilst the site is dominated by urban features to the south and west, it borders scattered rural settlement and open fields to the east and north. The site is on the unbuilt-upside of the by-pass. Scope for mitigation of the landscape impact of a development is limited by the open aspect of the site. The impact of the dominant features of the character area on future occupiers would also require mitigation.
SAO4	To avoid/reduce and manage floodrisk	negative	Site is in flood zone 1, but there is a large surface water flow route through the site. This will require modelling and the design of residential dwelling location may need to be altered depending on the management of surface water. This will need to be considered within the site and ensure that the site does not increase flood risk to the highway, and that no surface water flood risk is increased to the site. Mitigation of surface water flows will be required.
SAO5	To protect, maintain and enhance biodiversity	neutral	Site is on band C of a bat SAC. Site is close to an area of priority habitat and a broadleaved woodland stepping stone. However, this is on the other side of a main road, which presents a significant barrier. Mitigation for loss of bat habitat will be required
SAO6	Maintain and Improve water quality	neutral	Site is not near a water course or wetland habitat. N/A

		Assessment	Mitigation	
SAO7	promote sustainable construction and renewable energy	positive	The majority of the site has potential solar resource.	On site renewables will be required
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	strong negative	The site is on the unbuilt-upside of the by-pass and development would be isolated from the main part of the urban area.	Impact of extending development beyond the by-pass could not be mitigated.
SAO9	Encourage more sustainable travel patterns	strong negative	Of 9 everyday facilities 3 are available in easy walking distance, at Commerce Park. The remaining 6 are 20 minutes or more away. There are significant barriers and a hostile environment for walking and cycling.	Mitigation may be possible to provide safe access to facilities at Commerce Park.
SAO10	Maintain and enhance the vitality of town centres	strong negative	Site is at some distance from the town centre and there are significant barriers to sustainable travel. Residents would not be encouraged to access town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	strong positive	Site could provide for 420 dwellings.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	neutral	Site is at some distance from existing open space but is of sufficient scale to provide onsite open space to meet the needs of future residents.	Provide open space on site.
SAO13	Protecting and Improving access to community facilities	neutral	The site is close to a convenience shop at Commerce Park, but there are barriers to access. Provision of a safe pedestrian access could encourage future residents to support the shop.	Mitigation required to provide safe access to local facilities.

FRO243 - Land East of Vallis Road, Frome

		Assessment	Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use N/A
SAO2	Maintain and enhance the distinctive character of settlements	strong negative	This character area is of the highest quality landscape including an escarpment which forms a prominent feature in views from open countryside and allowing expansive views out of the area. The expansive outlook provides a dramatic change at the edge of the built-up area and has a significant impact on the character of the settlement. Development does not extend beyond the hillcrest. The site is important to the character of this edge of Frome. The site is in an area of the highest quality landscape character and the escarpment is important in defining the character of the settlement. There is little potential to mitigate impacts of development on this hill crest site.
SAO3	Protect and enhance the district landscapes	strong negative	This character area is of the highest quality landscape including an escarpment which forms a prominent feature in views from open countryside and allowing expansive views out of the area. The expansive outlook provides a dramatic change at the edge of the built-up area. The built-up area is not dominant, and its influence is restricted to the skyline. This escarpment is less sharp than further south, but the site is prominent none-the-less. The site is in an area of the highest quality landscape and the site is prominent in views from the open countryside. There is little potential to mitigate impacts of development on this hill crest site.
SAO4	To avoid/reduce and manage flood risk	negative	Site is in flood zone 1, and largely has a very low risk of surface water flooding. There are areas of low, medium, and high risk on the site There is a surface water flow route to the south and centre of the site. This will need to be considered within the site and ensure that the site does not increase flood risk to the highway, and that no surface water flood risk is increased to the site. A suitable discharge location will need to be provided and the applicant should also refer to Local Design Standards Mitigation would be required for areas at higher risk of surface water flooding and surface water would need to be managed on the site.
SAO5	To protect, maintain and enhance biodiversity	neutral	The site is in band C of a bat SAC. There is a stepping stone for broadleaves woodland adjacent to the site at Wallington Way. Mitigation would be required for bat habitat.
SAO6	Maintain and Improve water quality	neutral	The site is not close to a watercourse or affecting a wetland habitat. N/A

		Assessment	Mitigation
SAO7	promote sustainable construction and renewable energy	neutral	Less than half the site has potential solar resource. On site renewables will be required.
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	strong negative	The expansive outlook provides a dramatic change at the edge of the built-up area and has a significant impact on the character of the settlement. Currently development does not extend beyond the hillcrest. The site is important to the character of this edge of Frome. There are no designated heritage assets nearby. N/A
SAO9	Encourage more sustainable travel patterns	positive	Out of 9 everyday facilities 4 are within a 10 minute walk. A further 4 are between and 10 and 20 minute walk. The GP surgery is at some distance. Further residents would be encouraged to use sustainable means of travel. N/A
SAO10	Maintain and enhance the vitality of town centres	negative	The town centre is a 20 minute walk from the nearest edge of the site. This would not encourage residents to use facilities in the town centre N/A
SAO11	Meeting housing needs in sustainable locations	positive	The site could provide for 100 homes by 2029. However, part of the land is BMV grade 2. N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is a very short walk from an existing open space and is large enough to provide additional open space to meet the needs of future residents. Provide open space on site to meet future residents needs
SAO13	Protecting and Improving access to community facilities	positive	The site is between 10 and 20 minutes' walk from a convenience shop. Some residents would be encouraged to use the local facility. N/A

FRO244 - Land off Styles Lane, Frome

SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use.	N/A
SAO2	Maintain and enhance the distinctive character of settlements	neutral	The landscape appraisal identifies this area as defined by its location on the settlement edge. The network of fields contrasts with the urban edge. The site is surrounded by development on 3 sides and forms a green wedge into the town. It is however dominated by power lines and the substation.	The site is not in a sensitive character area. Whilst there is scope for mitigation of the impact of a development on settlement character, there is less scope to mitigate the impact of the dominant features of the site on future occupiers.
SAO3	Protect and enhance the district landscapes	positive	The Landscape Appraisal defines this area as lower quality landscape. The area is defined by its location on the settlement edge. It is not tranquil and is surrounded by development on 3 sides. It is dominated by power lines and the substation.	Site is in an area defined by the built-up urban edge and electricity infrastructure. This is not a sensitive landscape area. Mitigation may be required to make the landscape impacts acceptable. However, there is less scope to mitigate the impact of the dominant features of the site on future occupiers.
SAO4	To avoid/reduce and manage flood risk	strong negative	The site is mainly in flood zone 1 but a watercourse runs through the site. There is a high surface water flood risk around the watercourse and to the north of the site by the railway. There will also be a need to ensure that development does not increase flood risk to the highway.	Mitigation of flood risk from surface water will be required.
SAO5	To protect, maintain and enhance biodiversity	strong negative	Site is a home habitat, network area and stepping stone for priority grassland habitat. It is in band C of a bat SAC.	Mitigation of the impact on priority habitat would be difficult. Mitigation of loss of bat habitat would be required.
SAO6	Maintain and Improve water quality	negative	The site has a watercourse running through it and there is potential for impacts on water quality.	Mitigation of impacts on surface water would be required.
SAO7	promote sustainable construction and renewable energy	positive	Around $\frac{3}{4}$ of the site has potential solar resource.	On site renewables will be required.

SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	strong negative	The site is surrounded by development on 3 sides and forms a green wedge into the town. It is however dominated by power lines and the substation. Its development would not result in an attractive townscape.	Impact of the power lines and substation on future townscape would be difficult to mitigate.
SAO9	Encourage more sustainable travel patterns	positive	Out of 9 everyday facilities, the site is within 10 minutes walking distance of 5. A further 4 facilities are between 10 and 20 minutes' walk. The site would encourage sustainable travel patterns.	N/a
SAO10	Maintain and enhance the vitality of town centres	positive	The site is less than a 20 minute walk from the town centre and future residents would be encouraged to use town centre facilities.	N/a
SAO11	Meeting housing needs in sustainable locations	strong positive	The site could provide for 160 dwellings adjacent to a principle settlement.	N/a
SAO12	Promoting healthy and safe communities. Opportunities	strong positive	The site is 300m from an open space at Rodden Meadows and is of sufficient size to provide open space on site.	Provide open space on site
SAO13	Protecting and Improving access to community facilities	positive	The site is less than 10 minutes' walk from a supermarket and residents will be encouraged to use this local facility.	N/a

FRO245 - Land at Claybatch Farm, Frome

		Assessment	Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use N/A
SAO2	Maintain and enhance the distinctive character of settlements	negative	The landscape appraisal identifies this area as defined by its location on the settlement edge although parts of the area are unspoilt despite this. The network of lanes contrasts with the urban edge, but in this area the junction between countryside and urban is softened by scattered development at the urban edge. The site is largely detached from the settlement edge and would depend on adjoining sites put forward elsewhere. In the absence of adjoining development, the site would form an isolated ribbon of development extending into open countryside. Mitigation would be difficult.
SAO3	Protect and enhance the district landscapes	negative	The Landscape Appraisal defines this area as lower quality landscape. The area is defined by its location between the urban edge and the by-pass. It is not tranquil but is relatively unspoilt despite the urban edge. There are some long views and development is mostly bounded by natural features such as steep slopes. In the absence of adjoining development, the site would form an isolated ribbon of development extending into open countryside. Mitigation would be difficult in the absence of adjoining sites.
SAO4	To avoid/reduce and manage flood risk	negative	Site is in flood zone 1. However, there are areas of medium and high risk of surface water flooding on the southwestern part of the site. A surface water flow crosses the site and will need mitigation to ensure it does not cause flooding to the site or the highway or off site. Mitigation would be required to manage surface water on the site.
SAO5	To protect, maintain and enhance biodiversity	neutral	Site is in band c of a bat SAC. There is a flood plain marsh grazing priority habitat nearby to the southeast of the site. ecological network sites nearby. Mitigation for loss of bat habitat would be required. Regard should be had to the priority habitat.

		Assessment	Mitigation	
SAO6	Maintain and Improve water quality	negative	Surface water flows would need to be managed on the site and the site is close to a flood plain grazing marsh priority habitat. Measure would be required to protect water quality on surface water.	Mitigation to protect water quality would be required.
SAO7	promote sustainable construction and renewable energy	neutral	Approximately half the site has potential solar resource	On site renewables would be required.
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	negative	The site is largely detached from the settlement edge and would depend on adjoining sites put forward elsewhere. In the absence of adjoining development, the site would form an isolated ribbon of development extending into open countryside. It would not protect local distinctiveness or enhance townscape.	Mitigation would be difficult
SAO9	Encourage more sustainable travel patterns	strong negative	Site is within 10 minutes' walk of 2 everyday facilities. A further 4 are between 10 and 20 minutes' walk away and 2 are between 20 and 30 minutes. The GP surgery is more than 30 minutes' walk away. Development would not encourage sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	negative	The site is more than 20 minutes' walk away from the site and would not encourage residents to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	strong positive	The site would provide for around 60 homes on the edge of a principle settlement.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is a short walk of less than 10 minutes from an open space at Feltham.	N/A
SAO13	Protecting and Improving access to community facilities	positive	Site is just over 10 minutes' walk from a convenience shop and would encourage resident to use the local facility.	N/A

Glastonbury

GLAS031 - Land nr W. End of Roman Way, Glastonbury

		Assessment	Mitigation	
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use.	N/A
SAO2	Maintain and enhance the distinctive character of settlements	negative	The site is within character area F3, South Moor and Kennard Moor, but is immediately adjacent to character area E4, Isle of Avalon. Wearyall Hill rises from the lower moorland with a contrast between the undeveloped moorland and development on the lower slopes. This site occupies a prominent position on the lower slopes. The site is within the Wearyall Hill Special Landscape Feature.	The site is in an area of prominent hillside important to the character of the settlement. It may be difficult to fully mitigate the impacts of development.
SAO3	Protect and enhance the district landscapes	negative	The site is within character area F3, South Moor and Kennard Moor, but is immediately adjacent to character area E4, Isle of Avalon. South Moor is an area of moorland alongside the River Brue, separated from the wider levels by the high ground of Wearyall Hill. The area is flat, rising only at the edge, notably forming the lower slopes of Wearyall Hill. Character area E4 includes the higher slopes of Wearyall Hill and notes that development is prominent in views from the landscape below. This site is on the lower slope of the hill, rising above the lower moorland and is prominent in views from the south. The site is within the Wearyall Hill designated Special Landscape Feature.	The site is in an area of lower value landscape and has development on 3 sides. However, it is a part of a prominent hillside, and it may be difficult to fully mitigate the impacts of development.
SAO4	To avoid/reduce and manage floodrisk	positive	Site is in flood zone 1 and has very low risk from surface water.	Surface water will need to be managed on site.
SAO5	To protect, maintain and enhance biodiversity	negative	Site is within the phosphates neutrality area. There are no ecological network habitats on the site. The site is close to an extensive area of flood plain grazing marsh priority habitat to the south of the site.	Mitigation of phosphates will be required.
SAO6	Maintain and Improve water quality	negative	Mitigation of phosphates will be required to protect the water environment. Surface water should be managed on site to ensure that the flood plain grazing marsh habitat is not affected.	Mitigation of phosphates will be required. Mitigation of surface water to protect the nearby priority habitat may be required.

		Assessment	Mitigation
SAO7	promote sustainable construction and renewable energy	Strong negative	The site is not in an area with potential solar resource or unconstrained wind resource. Mitigation would be difficult
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	negative	This site occupies a prominent position on the lower slopes of Wearyall Hill and is within the Special Landscape Feature. Development will impact local distinctiveness and townscape. However, it is surrounded on 3 sides by development, and it may be possible to mitigate impacts. Mitigation of impact on local distinctiveness may be possible.
SAO9	Encourage more sustainable travel patterns	negative	Out of 9 everyday facilities 5 are within 10 minutes' walk and 4 are between 20 and 30 minutes away. Whilst there is a cluster of local facilities, these are not in a pedestrian friendly environment and some key facilities are more than 20 minutes' walk away. Residents are unlikely to be encouraged to adopt sustainable travel patterns. N/A
SAO10	Maintain and enhance the vitality of town centres	negative	The town centre is more than 20 minutes' walk away and residents will not be encouraged to use town centre facilities. N/A
SAO11	Meeting housing needs in sustainable locations	positive	The site will provide 8 homes on the edge of a principle settlement. N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is less than 10 minutes' walk from an open space N/A
SAO13	Protecting and Improving access to community facilities	neutral	The site is less than 10 minutes' walk from a local supermarket, but in a pedestrian unfriendly environment. Residents will most likely use the local facility but may not adopt sustainable travel modes. N/A

GLAS084a - Land and Buildings at Northload Bridge, Glastonbury

		Assessment	Mitigation	
SAO1	Promoting a strong, thriving, and diverse local economy	negative	The is a group of barns on the site, but these are in poor condition.	Potential for employment generation in the barns will be lost.
SAO2	Maintain and enhance the distinctive character of settlements	negative	The site is within the E4 Isle of Avalon, character area, which is defined as an area of very high landscape value. The area is defined by an "island" of higher ground rising up out of the surrounding levels. Modern housing extends out from the historic core to the north and west but is largely contained by the by-pass. The Tor is enhanced by countryside on the gently lower slopes and the surrounding moorland landscape. The lower land is important to the character of the settlement and its distinct "island" character.	The site is at an important junction in landscape types and the lower lying land is important to the "island" character of the town. The site is outside the by-pass, which largely contains residential development in this area. It may be difficult to fully mitigate the impacts of development.
SAO3	Protect and enhance the district landscapes	negative	The site is within the E4 Isle of Avalon, character area, which is defined as an area of very high landscape value. The area is defined by an "island" of higher ground rising up out of the surrounding levels. The adjoining Queen's Sedge Moor character area is defined by open low-lying land, with a grid of drainage ditches. This area feels remote, and the by-pass largely contains development in this area. The site is on lower lying land, extending out towards the moorland landscape character areas. This junction between landscape types is important to the landscape character of the area, with the historic settled area rising up out of the unsettled moors.	The site is at an important junction in landscape types and the lower lying land is important to the "island" character of the town. It may be difficult to fully mitigate the impacts of development.
SAO4	To avoid/reduce and manage flood risk	negative	The site is in flood zone 1. However, surface water infiltration may not be possible, and a pumped drainage system will not be acceptable.	Mitigation for surface water would be required
SAO5	To protect, maintain and enhance biodiversity	negative	Site is within the phosphates neutrality area. There are no ecological network habitats on the site. The site is close to an extensive area of flood plain grazing marsh priority habitat to the north and west of the site. There are also a number of protected and veteran trees.	Mitigation of phosphates will be required. Protected trees should be retained and appropriately managed.

		Assessment	Mitigation	
SAO6	Maintain and Improve water quality	negative	Mitigation of phosphates will be required to protect the water environment. Surface water should be managed on site to ensure that the flood plain grazing marsh habitat is not affected.	Mitigation of phosphates will be required. Mitigation of surface water to protect the nearby priority habitat may be required.
SAO7	promote sustainable construction and renewable energy	positive	Site is in an area with potential solar resource	On site renewables will be required.
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	negative	This lower land is important to the character of the settlement and its distinct "island" character. The site is rural in character, sitting amongst a scatter of development on the moorland. Development would harm local distinctiveness. The site also adjoins and AHAP.	mitigation of impact on local distinctiveness would be difficult in this rural location.
SAO9	Encourage more sustainable travel patterns	negative	Out of 9 everyday facilities 6 are within 10 minutes' walk and 3 are between 10 and 20 minutes away. Whilst there is a cluster of local facilities, these are not in a pedestrian friendly environment as the site is on the far side of the by-pass, which forms a barrier to pedestrian movement. Residents are unlikely to be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	negative	The town centre is less than 20 minutes' walk away but the by-pass forms a barrier to movement. Residents will not be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	positive	The site will provide 27 homes on the edge of a principle settlement.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	negative	The site is less than 10 minutes' walk from an open space, but this is on the other side of the by-pass, which forms a barrier to movement.	N/A
SAO13	Protecting and Improving access to community facilities	neutral	The site is less than 10 minutes' walk from a local convenience shop, but the by-pass forms a barrier to movement, Residents will most likely use the local facility, but may not adopt sustainable travel modes.	N/A

GLAS116 - Land at Pear Tree Farm, Glastonbury

		Assessment	Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use N/A
SAO2	Maintain and enhance the distinctive character of settlements	strong negative	There is some housing development north of the Tor, but generally the built-up area adjoining the Tor is well contained. In most instances there is a gentle transition between the town edge and open countryside. The hill and Tor provide a dramatic landscape feature as a backdrop to the town. This site extends development on the lower slopes and part of the site is within the Special Landscape Feature. The site has potential to impact the special qualities of the settlement. The site extends development on the slopes surrounding the Tor. The slopes are important as part of the landscape backdrop to the settlement, and it will be difficult to fully mitigate the impact of development.
SAO3	Protect and enhance the district landscapes	strong negative	The Isle of Avalon character is defined in the landscape character assessment as being of the very high landscape value. The character includes the town, the Tor and the immediately surrounding moorland. The Tor is more than a single conical hill and the slopes start on the northern side of the hill close to the A39 by-pass and rises in a series of small plateaus and high spots. Tor Hill rises steeply out of the lower section of hill. There is some housing development north of the Tor, but generally the built-up area adjoining the Tor is well contained. In most instances there is a gentle transition between the town edge and open countryside. The hill and Tor provide a dramatic landscape feature as a backdrop to the town. This site extends development on the lower slopes and part of the site is within the Special Landscape Feature. The site has potential to impact the special qualities of the landscape in this locality. The site extends development on the slopes surrounding the Tor. The slopes are important as part of the landscape backdrop to the settlement, and it will be difficult to fully mitigate the impact of development.
SAO4	To avoid/reduce and manage floodrisk	negative	Site is in flood zone 1. There is a high risk of surface water flooding on the eastern side of the site. Mitigation will be required for surface water flows on the eastern part of the site.

		Assessment	Mitigation	
SAO5	To protect, maintain and enhance biodiversity	negative	Site is within the phosphates neutrality area. There are no ecological network habitats on the site.	Mitigation of phosphates will be required.
SAO6	Maintain and Improve water quality	negative	Mitigation of phosphates will be required to protect the water environment. Surface water should be managed on site to ensure water quality is maintained.	Mitigation of phosphates will be required. Mitigation of surface water to protect water quality will be required.
SAO7	promote sustainable construction and renewable energy	positive	Site is in an area with potential solar resource.	On site renewables will be required.
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	strong negative	This site extends development on the lower slopes of the Tor and part of the site is within the Special Landscape Feature. The site has potential to impact local distinctiveness in an area of scattered rural development.	Mitigation will be difficult on this sloping site.
SAO9	Encourage more sustainable travel patterns	positive	Out of 9 everyday facilities 4 are within 10 minutes' walk and 5 are between 10 and 20 minutes away. Residents are likely to be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	positive	The town centre is less than 20 minutes' walk away and residents will be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	positive	The site will provide 30-35 homes on the edge of a principle settlement.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is less than 10 minutes' walk from an open space	N/A
SAO13	Protecting and Improving access to community facilities	positive	The site is less than 10 minutes' walk from a local convenience store. Residents will be encouraged to use the local facility,	N/A

GLAS122 - Land At Norbins Road Car Park, Glastonbury

		Assessment	Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use N/A
SAO2	Maintain and enhance the distinctive character of settlements	positive	Site is within the built-up area, surrounded by housing. It is currently in use as a car park. There is no heritage designation nearby. Steps should be taken to ensure the design maintains and enhances the character of the locality. There is potential to mitigate impact on the character of the settlement by ensuring good layout and design of any scheme.
SAO3	Protect and enhance the district landscapes	positive	Site is within the urban area, no impact on the wider landscape. N/A
SAO4	To avoid/reduce and manage flood risk	positive	Site is in flood zone 1. Surface water will need to be managed within the site.
SAO5	To protect, maintain and enhance biodiversity	negative	Site is within the phosphates neutrality area. There are no ecological network habitats on the site. Mitigation of phosphates will be required.
SAO6	Maintain and Improve water quality	negative	Mitigation of phosphates will be required to protect the water environment. Mitigation of phosphates will be required.
SAO7	promote sustainable construction and renewable energy	positive	Site is in an area with potential solar resource On site renewables will be required.
SAO8	Promote local distinctiveness, protect heritage and enhance townscape	positive	Site is within the built-up area, surrounded by housing. It is currently in use as a car park. There is no heritage designation nearby. Steps should be taken to ensure the design maintains and enhances the character of the locality. Good design will be required
SAO9	Encourage more sustainable travel patterns	positive	Out of 9 everyday facilities all are within 10 minutes' walk. Residents are likely to be encouraged to adopt sustainable travel patterns. N/A
SAO10	Maintain and enhance the vitality of town centres	positive	The town centre is less than 10 minutes' walk away and residents will be encouraged to use town centre facilities. N/A

		Assessment	Mitigation
SAO11	Meeting housing needs in sustainable locations	strong positive	The site will provide 6 affordable homes within a principle settlement. N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is less than 10 minutes' walk from an open space N/A
SAO13	Protecting and Improving access to community facilities	positive	The site is less than 10 minutes' walk from a local convenience store. Residents will be encouraged to use the local facility, N/A

GLAS124 - Land at Common Moor Drove, Glastonbury

		Assessment	Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use N/A
SAO2	Maintain and enhance the distinctive character of settlements	negative	The site is within the E4 Isle of Avalon, character area, which is defined as an area of very high landscape value. The character area is defined by an "island" of higher ground rising up out of the surrounding levels. Modern housing extends out from the historic core to the north and west but is largely contained by the by-pass. The lower land is important to the character of the settlement and its distinct "island" character. The site is at an important junction in landscape types and the lower lying land is important to the "island" character of the town. Mitigation will be required.
SAO3	Protect and enhance the district landscapes	negative	The site is within the E4 Isle of Avalon, character area, which is defined as an area of very high landscape value. The area is defined by an "island" of higher ground rising up out of the surrounding levels. The nearby moorland is characterised by open low-lying land, with a grid of drainage ditches. This area feels remote, and the by-pass largely contains development in this area. The site lies at the edge of the higher land at a junction between landscape types and is important to the landscape character of the area, with the historic settled area rising up out of the unsettled moors. The site is at an important junction in landscape types and the lower lying land is important to the "island" character of the town. Mitigation will be required.
SAO4	To avoid/reduce and manage flood risk	negative	Site is mainly in flood zone 1, but with a small area in flood zone 3. Surface water flooding is present on the site. Mitigation would be required for surface water flows on the site.
SAO5	To protect, maintain and enhance biodiversity	negative	Site is within the phosphates neutrality area. There are no ecological network habitats on the site. However, there are areas of flood plain grazing marsh priority habitat on 3 sides of the site. Mitigation of phosphates will be required.
SAO6	Maintain and Improve water quality	negative	Mitigation of phosphates will be required to protect the water environment. Surface water should be managed on site to ensure water quality is maintained and the priority habitat is not harmed. Mitigation of phosphates will be required. Mitigation of surface water to protect water quality will be required.

		Assessment	Mitigation
SAO7	promote sustainable construction and renewable energy	positive	Site is in an area with potential solar resource. On site renewables will be required.
SAO8	Promote local distinctiveness, protect heritage and enhance townscape	negative	This lower land is important to the character of the settlement and its distinct "island" character. The site is rural in character, sitting amongst a scatter of development on the moorland. Development would harm local distinctiveness It may be difficult to fully mitigate the impacts of development.
SAO9	Encourage more sustainable travel patterns	positive	Out of 9 everyday facilities 6 are within 10 minutes' walk and 3 are between 10 and 20 minutes away. Whilst there is a cluster of local facilities, these are not in a pedestrian friendly environment as the site is on the far side of the by-pass, which forms a barrier to pedestrian movement. Residents are unlikely to be encouraged to adopt sustainable travel patterns. N/A
SAO10	Maintain and enhance the vitality of town centres	neutral	The town centre is less than 20 minutes' walk away but the by-pass forms a barrier to movement that will discourage some residents who would otherwise use town centre facilities. N/A
SAO11	Meeting housing needs in sustainable locations	strong positive	The site will provide 90 homes on the edge of a principle settlement. N/A
SAO12	Promoting healthy and safe communities. Opportunities	neutral	The site is less than 10 minutes' walk from an open space, but this is on the other side of the by-pass, which forms a barrier to movement. N/A
SAO13	Protecting and Improving access to community facilities	neutral	The site is just over 10 minutes' walk from a local convenience shop, but the by-pass forms a barrier to movement, Residents will most likely use the local facility, but may not adopt sustainable travel modes. N/A

NRAD001M - Land at White Post, Midsomer Norton

		Assessment	Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use N/A
SAO2	Maintain and enhance the distinctive character of settlements	positive	The landscape study notes that on the edge of Westfield and Midsomer Norton the landscape is quite open, providing limited interest. There is a distinct urban edge in the vicinity of the site with modern development adjoining large open fields. Impact on the character of the settlement will be limited. There is potential to mitigate development impacts.
SAO3	Protect and enhance the district landscapes	positive	The landscape character area is defined by gently rolling countryside with larger fields and an open aspect in the vicinity of the site. The Character Area as a whole is defined as having very high landscape value, but the landscape study notes that on the edge of Westfield and Midsomer Norton the landscape is quite open, providing limited interest. Potential for mitigation of development impacts.
SAO4	To avoid/reduce and manage flood risk	positive	Site is in flood zone 1 and an FRA has been carried out to demonstrate there are no adverse impacts on flooding. Infiltration is not suitable for surface water management and a drainage strategy will be required. Potential for mitigation of development impacts.
SAO5	To protect, maintain and enhance biodiversity	positive	There are no designated wildlife assets on the site and no ecological network sites. Biodiversity net gain will be required.
SAO6	Maintain and Improve water quality	positive	There are no nearby water courses or wetland habitats. N/A
SAO7	promote sustainable construction and renewable energy	positive	The site is in an area with potential solar resource. On site renewables will be required.

		Assessment	Mitigation	
SAO8	Promote local distinctiveness, protect heritage and enhance townscape	positive	There is a distinct urban edge in the vicinity of the site with modern development adjoining large open fields. There are no designated heritage assets nearby. There is potential of some archaeological interest as the site is alongside the Fosseway. Impact on local distinctiveness and heritage will be limited.	Potential for mitigation of development impacts and investigation of any archaeological interest.
SAO9	Encourage more sustainable travel patterns	positive	Out of 9 everyday facilities, 5 are within 10 minutes walking distance, 3 are between 10 and 20 minutes' walk and 1 is between 20 and 30 minutes' walk. However, those facilities are in BANES and there may be barriers to access for some facilities. If residents are able to access the nearest facilities, they are likely to be encouraged to adopt sustainable travel patterns.	Mitigation may be required to achieve access to the nearest facilities for some types of facility.
SAO10	Maintain and enhance the vitality of town centres	positive	The site is within 20 minutes' walk of the town centre and residents are likely to be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	negative	The site is not adjacent to any settlement identified for growth in the spatial strategy, but it is on the edge of a settlement in BANES offering a wide variety of facilities and services. The site is able to accommodate up to 270 homes.	Mitigation will be required to ensure access to facilities located within BANES
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is less than 10 minutes' walk from an existing open space and is large enough to provide for the open space needs of resident on site.	Provide open space on site.
SAO13	Protecting and Improving access to community facilities	positive	Site is within 10 minutes' walk of a local food shop and future residents will be encouraged to use the local facility.	N/A

NRAD003 - Land at Underhill Lane, Remitted site MN2, Mid Somer Norton

		Assessment	Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use N/A
SAO2	Maintain and enhance the distinctive character of settlements	positive	The site is located in a shallow valley around the Wellow Brook and is immediately adjacent to the built-up area of Midsomer Norton. This is an area of small fields with hedges and trees, adjoining quite dense post war development. Any impact on the character of the settlement will be localised. There is potential to mitigate any local impact on settlement character.
SAO3	Protect and enhance the district landscapes	positive	The site is in the North and East Mendip Farmlands character area, which is defined as being of lower landscape value. Much of the area is an open plateau, but the site is located in a shallow valley around the Wellow Brook and is immediately adjacent to the built-up area of Midsomer Norton. This is an area of small fields with hedges and trees. The site does not benefit from the extensive views characteristic of other parts of the character area. Any impact on the landscape is likely to be localised. There is potential to mitigate any local landscape impact.
SAO4	To avoid/reduce and manage flood risk	positive	Site is in Flood Zone 1 and there is very low risk of surface water flooding. Management of surface water will be required
SAO5	To protect, maintain and enhance biodiversity	negative	Three are areas of priority habitat and stepping stones for broadleaved woodland to the north, south and west of the site. Underhill Woods is a Local Wildlife site. Mitigation will be required to protect ecological networks and priority habitats adjacent to the site as well as Biodiversity Net Gain.
SAO6	Maintain and Improve water quality	negative	Water quality in the adjoining watercourse should be protected. Mitigation will be required to ensure water quality is not compromised in the adjoining water course.
SAO7	Promote sustainable construction and renewable energy	positive	Around half of the site is in an area with potential solar resource On site renewables will be required.

		Assessment	Mitigation	
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	positive	This is an area of small fields with hedges and trees, adjoining quite dense post war development. Whilst there will be an urbanising effect on the site, the impact on local distinctiveness and townscape will be localised. There are no designated heritage assets in the vicinity.	There is potential to mitigate impact on local distinctiveness and townscape.
SAO9	Encourage more sustainable travel patterns	positive	Out of 9 everyday facilities, 5 are within 10 minutes' walk and 4 are between 10 and 20 minutes' walk. However, those facilities are in BANES and there may be barriers to access for some facilities. If residents able to access the nearest facilities, they are likely to be encouraged to adopt sustainable travel patterns.	Mitigation may be required to achieve access to the nearest facilities for some types of facility.
SAO10	Maintain and enhance the vitality of town centres	positive	The site is between 10 and 20 minutes' walk from the town centre and future residents are likely to be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	negative	The site is not adjacent to any settlement identified for growth in the spatial strategy, but it is on the edge of a settlement in BANES offering a wide variety of facilities and services. The site is able to accommodate up to 60 homes	Mitigation will be required to ensure access to facilities located within BANES
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is less than 10 minutes' walk from existing open space and is large enough to provide open space to meet future residents needs on site.	Provide open space on site
SAO13	Protecting and Improving access to community facilities	negative	Site is between 10 and 20 minutes' walk from a convenience shop and local residents are unlikely to be encouraged to use the local facility.	N/A

NRAD005 - Land Southeast of A367, Remitted site MN3, Mid Somer Norton

		Assessment		Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use	N/A
SAO2	Maintain and enhance the distinctive character of settlements	positive	The landscape study notes that on the edge of Westfield and Midsomer Norton the landscape is quite open, providing limited interest. There is a distinct urban edge in the vicinity of the site with modern development adjoining large open fields. Impact on the character of the settlement will be limited.	There is potential to mitigate development impacts.
SAO3	Protect and enhance the district landscapes	positive	The landscape character area is defined by gently rolling countryside with larger fields and an open aspect in the vicinity of the site. The Character Area as a whole is defined as having very high landscape value, but the landscape study notes that on the edge of Westfield and Midsomer Norton the landscape is quite open, providing limited interest.	Potential for mitigation of development impacts.
SAO4	To avoid/reduce and manage flood risk	positive	Site is in flood zone 1 and at very low risk of surface water flooding. Surface water will need to be satisfactorily managed on site.	Surface water will need to be managed on site.
SAO5	To protect, maintain and enhance biodiversity	neutral	Site is in Band C of a bat SAC. There are no ecological network areas on or adjacent to the site.	Mitigation for loss of bat habitat will be required.
SAO6	Maintain and Improve water quality	positive	The site is not near a watercourse of wetland habitat.	Surface water will need to be managed on site.
SAO7	promote sustainable construction and renewable energy	positive	Site is in an area with potential solar resource	On site renewables will be required

		Assessment	Mitigation
SAO8	Promote local distinctiveness, protect heritage and enhance townscape	positive There is a distinct urban edge in the vicinity of the site with modern development adjoining large open fields. Development will have an urbanising effect but impact on local distinctiveness and townscape will be limited. The site is not near any designated heritage assets.	Good design would be required.
SAO9	Encourage more sustainable travel patterns	positive Out of 9 everyday facilities, 5 are within 10 minutes' walk and 4 are between 20 and 30 minutes' walk. However, those facilities are in BANES and there may be barriers to access for some facilities. If residents able to access the nearest facilities, they are likely to be encouraged to adopt sustainable travel patterns.	Mitigation may be required to achieve access to the nearest facilities for some types of facility.
SAO10	Maintain and enhance the vitality of town centres	negative The High Street is between 20 and 30 minutes' walk away, and residents are unlikely to be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	negative The site is not adjacent to any settlement identified for growth in the spatial strategy, but it is on the edge of a settlement in BANES offering a wide variety of facilities and services. . The site is able to accommodate up to 170 homes	Mitigation will be required to ensure access to facilities located within BANES
SAO12	Promoting healthy and safe communities. Opportunities	positive The site is less than 10 minutes' walk from an existing open space and is large enough to provide for the open space needs of resident on site.	Provide open space on site.
SAO13	Protecting and Improving access to community facilities	positive Site is within 10 minutes' walk of a local food shop and future residents will be encouraged to use the local facility.	N/A

NRAD008 - Land off Beauchamp Drive, Mid Somer Norton

		Assessment	Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use N/A
SAO2	Maintain and enhance the distinctive character of settlements	positive	The landscape study notes that on the edge of Westfield and Midsomer Norton the landscape is quite open, providing limited interest. There is a distinct urban edge in the vicinity of the site with modern development adjoining large open fields. Impact on the character of the settlement will be limited. There is potential to mitigate development impacts.
SAO3	Protect and enhance the district landscapes	positive	The landscape character area is defined by gently rolling countryside with larger fields and an open aspect in the vicinity of the site. The Character Area as a whole is defined as having very high landscape value, but the landscape study notes that on the edge of Westfield and Midsomer Norton the landscape is quite open, providing limited interest. Potential for mitigation of development impacts.
SAO4	To avoid/reduce and manage flood risk	positive	Site is in flood zone 1 with a very low risk of surface water flooding. Surface water will need to be managed on site. Mitigation will be required to manage surface water on site.
SAO5	To protect, maintain and enhance biodiversity	positive	There is a ecological network stepping stone for broadleaved trees adjacent to the site. Mitigation to protect the stepping stone and Biodiversity Net Gain will be required on the site.
SAO6	Maintain and Improve water quality	positive	The site is not close to any watercourses or wetland habitats. Surface water will need to be managed on the site.
SAO7	promote sustainable construction and renewable energy	positive	The site is in an area with potential solar resource On site renewables will be required
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	positive	There is a distinct urban edge in the vicinity of the site with modern development adjoining large open fields. Development will have an urbanising effect but impact on local distinctiveness will be limited. Norton Down Methodist Church is close to the site but is separated by a road. Good design would be required. Norton Down Church should be respected in any design.

		Assessment	Mitigation
SAO9	Encourage more sustainable travel patterns	positive Out of 9 everyday facilities, 4 are within 10 minutes' walk, 2 are between 10 and 20 minutes' walk and 3 are between 20 and 30 minutes' walk. However, those facilities are in BANES and there may be barriers to access for some facilities. If residents able to access the nearest facilities, they are likely to be encouraged to adopt sustainable travel patterns.	Mitigation may be required to achieve access to the nearest facilities for some types of facility.
SAO10	Maintain and enhance the vitality of town centres	negative The High Street is between 20 and 30 minutes' walk away, and residents are unlikely to be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	negative The site is not adjacent to any settlement identified for growth in the spatial strategy, but it is on the edge of a settlement in BANES offering a wide variety of facilities and services. The site is able to accommodate up to 75 homes	Mitigation will be required to ensure access to facilities located within BANES.
SAO12	Promoting healthy and safe communities. Opportunities	positive The site is less than 10 minutes' walk from an existing open space and is large enough to provide for the open space needs of resident on site.	Provide open space on site.
SAO13	Protecting and Improving access to community facilities	positive Site is between 10 and 20 minutes' walk from a local food shop and future residents will be encouraged to use the local facility.	N/A

NRAD010 - Midsomer Norton RFC, Mid Somer Norton

		Assessment	Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use N/A
SAO2	Maintain and enhance the distinctive character of settlements	positive	The landscape study notes that on the edge of Westfield and Midsomer Norton the landscape is quite open, providing limited interest. There is a distinct urban edge in the vicinity of the site with modern development adjoining large open fields. Impact on the character of the settlement will be limited. There is potential to mitigate development impacts.
SAO3	Protect and enhance the district landscapes	positive	The landscape character area is defined by gently rolling countryside with larger fields and an open aspect in the vicinity of the site. The Character Area as a whole is defined as having very high landscape value, but the landscape study notes that on the edge of Westfield and Midsomer Norton the landscape is quite open, providing limited interest. Potential for mitigation of development impacts.
SAO4	To avoid/reduce and manage flood risk	positive	Site is in Flood Zone 1. There is a low-risk surface water flow through the site, and this would need to be managed in any development scheme. Management of surface water flows on site would be required.
SAO5	To protect, maintain and enhance biodiversity	positive	There are no ecological network sites or other designated wildlife assets on the site. Biodiversity Net Gain will be required.
SAO6	Maintain and Improve water quality	positive	There are no water courses or wetland habitats near the site. N/A
SAO7	Promote sustainable construction and renewable energy	positive	The site is in an area with potential solar resource On site renewables will be required
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	positive	There is a distinct urban edge in the vicinity of the site with modern development adjoining large open fields. Development will have an urbanising effect but impact on local distinctiveness will be limited. There are no designated heritage assets in the vicinity. Good design would be required.

		Assessment	Mitigation
SAO9	Encourage more sustainable travel patterns	positive Out of 9 everyday facilities, 4 are within 10 minutes' walk and 5 are between 10 and 20 minutes' walk. However, those facilities are in BANES and there may be barriers to access for some facilities. If residents able to access the nearest facilities they are likely to be encouraged to adopt sustainable travel patterns.	Mitigation may be required to achieve access to the nearest facilities for some types of facility.
SAO10	Maintain and enhance the vitality of town centres	positive The site is between 10 and 20 minutes' walk from the town centre and future residents are likely to be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	negative The site is not adjacent to any settlement identified for growth in the spatial strategy, but it is on the edge of a settlement in BANES offering a wide variety of facilities and services. The site is able to accommodate 70 homes	Mitigation will be required to ensure access to facilities located within BANES.
SAO12	Promoting healthy and safe communities. Opportunities	negative The site is currently a Rugby club. Whilst the proposed development includes a replacement club house and pitches it is not clear where these might be provided.	Replacement of the sports facilities would be required.
SAO13	Protecting and Improving access to community facilities	positive Site is between 10 and 20 minutes' walk from a local food shop and future residents will be encouraged to use the local facility.	N/A

NRAD012 - Land N of B3139 and W of A367 (south of site MN3), Westfield

		Assessment	Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use N/A
SAO2	Maintain and enhance the distinctive character of settlements	positive	The landscape study notes that on the edge of Westfield and Midsomer Norton the landscape is quite open, providing limited interest. There is a distinct urban edge in the vicinity of the site with modern development adjoining large open fields. Impact on the character of the settlement will be limited. There is potential to mitigate development impacts.
SAO3	Protect and enhance the district landscapes	positive	The landscape character area is defined by gently rolling countryside with larger fields and an open aspect in the vicinity of the site. The Character Area as a whole is defined as having very high landscape value, but the landscape study notes that on the edge of Westfield and Midsomer Norton the landscape is quite open, providing limited interest. Potential for mitigation of development impacts.
SAO4	To avoid/reduce and manage flood risk	negative	Site is in flood zone 1. There is a high surface water flood risk at the south of the site by the road where the ordinary watercourse passes. The surface water flow would need to be managed on the site. Mitigation would be required to manage the surface water flow.
SAO5	To protect, maintain and enhance biodiversity	positive	There are no ecological network sites on or adjacent to the site. BNG would be required
SAO6	Maintain and Improve water quality	negative	The surface water flow would require protection. Protect quality of surface water flows.
SAO7	promote sustainable construction and renewable energy	positive	Site is in an area with potential solar resource On site renewables will be required
SAO8	Promote local distinctiveness, protect heritage and enhance townscape	positive	There is a distinct urban edge in the vicinity of the site with modern development adjoining large open fields. Development will have an urbanising effect but impact on local distinctiveness and townscape will be limited. The site is not near any designated heritage assets. Good design would be required.

		Assessment	Mitigation
SAO9	Encourage more sustainable travel patterns	positive Out of 9 everyday facilities, 5 are within 10 minutes' walk and 4 are between 20 and 30 minutes' walk. However, those facilities are in BANES and there may be barriers to access for some facilities. If residents able to access the nearest facilities, they are likely to be encouraged to adopt sustainable travel patterns.	Mitigation may be required to achieve access to the nearest facilities for some types of facility.
SAO10	Maintain and enhance the vitality of town centres	negative The High Street is between 20 and 30 minutes' walk away and residents are unlikely to be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	negative The site is not adjacent to any settlement identified for growth in the spatial strategy, but it is on the edge of a settlement in BANES offering a wide variety of facilities and services. The site is able to accommodate up to 200 homes	Mitigation will be required to ensure access to facilities located within BANES
SAO12	Promoting healthy and safe communities. Opportunities	positive The site is less than 10 minutes' walk from an existing open space and is large enough to provide for the open space needs of resident on site.	Provide open space on site.
SAO13	Protecting and Improving access to community facilities	positive Site is within 10 minutes' walk of a local food shop and future residents will be encouraged to use the local facility.	N/A

NRAD013 - Land at Tunnel Lane, Midsomer Norton

		Assessment	Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use N/A
SAO2	Maintain and enhance the distinctive character of settlements	strong negative	The landscape study notes that on the edge of Westfield and Midsomer Norton the landscape is quite open, providing limited interest. However, the site would extend development from Midsomer Norton/Westfield towards Chilcompton and has the potential to affect settlement character in Chilcompton, lessening its separation from Midsomer Norton and Westfield. Potential to impact character of Chilcompton by lessening separation from MSN and Westfield.
SAO3	Protect and enhance the district landscapes	positive	The landscape character area is defined by gently rolling countryside with larger fields and an open aspect in the vicinity of the site. The Character Area as a whole is defined as having very high landscape value, but the landscape study notes that on the edge of Westfield and Midsomer Norton the landscape is quite open, providing limited interest. Potential for mitigation of development impacts.
SAO4	To avoid/reduce and manage flood risk	positive	Site is in flood zone 1 but some low surface water flow routes through the site. Surface water flows will need to be managed on the site.
SAO5	To protect, maintain and enhance biodiversity	positive	There are no ecological network sites on the site, but there is an area of floodplain grazing marsh priority habitat nearby to the west. BNG will be required on the site.
SAO6	Maintain and Improve water quality	negative	Surface water would require management to protect water quality at the wetland habitat to the west. Surface water flows will need to be managed on the site to protect wetland habitat to the west.
SAO7	promote sustainable construction and renewable energy	positive	Site is in an area with potential solar resource On site renewables will be required

		Assessment	Mitigation
SAO8	Promote local distinctiveness, protect heritage and enhance townscape	positive There is a distinct urban edge in the vicinity of the site with modern development adjoining large open fields. Development will have an urbanising effect but impact on local distinctiveness will be limited. There are no designated heritage assets in the vicinity.	Good design would be required.
SAO9	Encourage more sustainable travel patterns	positive Out of 9 everyday facilities, 4 are within 10 minutes' walk and 5 are between 10 and 20 minutes' walk of the nearest part of the site. However, those facilities are in BANES and there may be barriers to access for some facilities. If residents able to access the nearest facilities, they are likely to be encouraged to adopt sustainable travel patterns.	Mitigation may be required to achieve access to the nearest facilities for some types of facility.
SAO10	Maintain and enhance the vitality of town centres	positive The nearest part of the site is between 10 and 20 minutes' walk from the town centre and future residents are likely to be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	negative The site is not adjacent to any settlement identified for growth in the spatial strategy, but it is on the edge of a settlement in BANES offering a wide variety of facilities and services. The site is able to accommodate 300 homes	Mitigation will be required to ensure access to facilities located within BANES
SAO12	Promoting healthy and safe communities. Opportunities	positive The site is less than 10 minutes' walk from an existing open space and is large enough to provide for the open space needs of resident on site.	Provide open space on site.
SAO13	Protecting and Improving access to community facilities	positive The nearest part of the site is between 10 and 20 minutes' walk from a local food shop and future residents will be encouraged to use the local facility.	N/A

NRAD014 - Land off Wells Road, Midsomer Norton (E/W of B3355)

		Assessment	Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use N/A
SAO2	Maintain and enhance the distinctive character of settlements	strong negative	Potential to impact character of Chilcompton by lessening separation from MSN and Westfield.
SAO3	Protect and enhance the district landscapes	strong negative	Potential for mitigation of development impacts.
SAO4	To avoid/reduce and manage flood risk	negative	Mitigation of surface water flows on the eastern part of the site would be required.
SAO5	To protect, maintain and enhance biodiversity	negative	Broadleaved woodland would require protection and BNG would be required.
SAO6	Maintain and Improve water quality	negative	Mitigation to protect water quality would be required.
SAO7	promote sustainable construction and renewable energy	positive	On site renewables will be required

		Assessment	Mitigation	
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	strong negative	The landscape is quite open, with limited long-range views. However, the site would extend development from Midsomer Norton/Westfield towards Chilcompton and has the potential to affect local distinctiveness in Chilcompton, lessening its separation from Midsomer Norton and Westfield. Norton down Methodist Church is a designated heritage assets and its setting would need to be protected in any scheme.	Potential to impact character of Chilcompton by lessening separation from MSN and Westfield would be difficult to mitigate. Setting of the church would require mitigation to protect its heritage value.
SAO9	Encourage more sustainable travel patterns	strong negative	Out of 9 everyday facilities, 3 are within 10 minutes' walk, 2 are between 10 and 20 minutes' walk and 4 are between 20 and 30 minutes' walk. However, those facilities are in BANES and there may be barriers to access for some facilities. Even if residents able to access the nearest facilities they are unlikely to be encouraged to adopt sustainable travel patterns.	Mitigation may be required to achieve access to the nearest facilities for some types of facility.
SAO10	Maintain and enhance the vitality of town centres	negative	The High Street is between 20 and 30 minutes' walk away and residents are unlikely to be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	negative	The site is not adjacent to any settlement identified for growth in the spatial strategy, but it is on the edge of a settlement in BANES offering a wide variety of facilities and services. The site is able to provide 11.8 ha of land for housing.	Mitigation will be required to ensure access to facilities located within BANES
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is between 10 and 20 minutes' walk from an existing open space and is large enough to provide for the open space needs of resident on site.	Provide open space on site.
SAO13	Protecting and Improving access to community facilities	positive	Site is between 10 and 20 minutes' walk from a local food shop and future residents will be encouraged to use the local facility.	N/A

SHEP013 - Land at Old Wells Road, Shepton Mallet (site amended at REG18 - see addendum)

		Assessment		Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use	N/A
SAO2	Maintain and enhance the distinctive character of settlements	strongnegative	The site slopes upwards from the Old Wells Road, which largely contains development in this part of the town. Development would extend the urban edge onto higher land which is not currently built-up and would have an impact on settlement character.	Impact on settlement character would be difficult to mitigate due to the sloping landform.
SAO3	Protect and enhance the district landscapes	strongnegative	The site is in Landscape Character Area A6, which is defined by the River Sheppey valley. This is an area of moderate landscape quality. The valley cuts through higher land, with the valley sides forming prominent features of the area. This site is in the upper reaches of the river valley. It slopes but is less steep and more open than land further west. However, the land is high, sloping up towards the crest of the ridge at Ridge Road. Development would be prominent in views from the north.	Impact on landscape character would be difficult to mitigate due to the sloping landform.
SAO4	To avoid/reduce and manage flood risk	positive	Site is in flood zone 1. There are no major flooding issues, but cumulative surface water would need to be considered alongside any adjoining sites.	Surface water would need to be managed on site.
SAO5	To protect, maintain and enhance biodiversity	negative	Site is within the phosphates neutrality area. Part of the site is within a priority habitat network area for grasslands. There is a priority habitat area adjacent to the site to the west.	Mitigation would be required for phosphate neutrality and for the ecological network area.
SAO6	Maintain and Improve water quality	neutral	Site is not near a watercourse or wetland habitat.	Surface water would need to be managed on site.
SAO7	promote sustainable construction and renewable energy	positive	Site is in an area with potential solar resource	On site renewables will be required

		Assessment	Mitigation	
SAO8	Promote local distinctiveness, protect heritage and enhance townscape	positive	The site slopes upwards from the Old Wells Road, which largely contains development in this part of the town. Development would extend the urban edge onto higher land which is not currently built-up and would have an impact on local distinctiveness. The site borders and AHAP.	Good design will be required.
SAO9	Encourage more sustainable travel patterns	positive	out of 9 everyday facilities 4 are within a 10 minute walk, and 5 are between 10 and 20 minutes' walk. Residents will be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	positive	The town centre is less than 20 minutes walk away and residents will be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	strong positive	The site will provide for 125 homes on the edge of a principle settlement.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	strong positive	The site is less than 10 minutes' walk from open space and is of sufficient size to meet residents need for open space on site.	Provide for open space needs on site
SAO13	Protecting and Improving access to community facilities	positive	The site is between 10 and 20 minutes' walk from a convenience store and residents will be encouraged to use the local facility.	N/A

SHEP105 - Land off Westway Lane, Shepton Mallet

		Assessment		Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use	N/A
SAO2	Maintain and enhance the distinctive character of settlements	positive	The site is a narrow strip of land immediately adjacent to the post war Ridgeway estate. It is on rising land but does not extend development onto undeveloped slopes. It is closely related to existing development and any impact on settlement character could be mitigated.	Site is closely related to existing development and will not impact settlement character.
SAO3	Protect and enhance the district landscapes	positive	The site is in Landscape Character Area A6, which is defined by the River Sheppey valley. This is an area of moderate landscape quality. The valley cuts through higher land, with the valley sides forming prominent features of the area. This site is in the upper reaches of the river valley. It slopes but is less steep and more open than land further west. The site is a narrow strip of land immediately adjacent to the post war Ridgeway estate. It is on rising land but does not extend development onto undeveloped slopes.	The site does not extend development onto the undeveloped slopes below Ridgeway Lane and is closely related to adjoining development. Landscape impact could be mitigated.
SAO4	To avoid/reduce and manage flood risk	neutral	Site is in flood zone 1 and at very low risk from surface water flooding. However, feasibility of ground infiltration will need to be investigated as a viable means of surface water management on the site.	Mitigation would be required for surface water management.
SAO5	To protect, maintain and enhance biodiversity	negative	Site is within the phosphate mitigation area.	Mitigation will be required for phosphate neutrality.
SAO6	Maintain and Improve water quality	negative	Mitigation will be required for phosphate mitigation to protect water quality.	Mitigation will be required for phosphate neutrality.
SAO7	promote sustainable construction and renewable energy	neutral	Less than half the site is in an area with potential solar resource	On site renewables will be required

		Assessment	Mitigation	
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	positive	Site is closely related to existing development and any impact on local distinctiveness could be mitigated. There are no heritage assets nearby.	Localised impacts could be mitigated.
SAO9	Encourage more sustainable travel patterns	strong positive	Out of 9 everyday facilities 5 are within a 10 minute walk and 4 are between 10 and 20 minutes' walk. Residents would be encouraged to adopt sustainable travel patterns	N/A
SAO10	Maintain and enhance the vitality of town centres	positive	The town centre is less than 20 minute walk and residents will be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	positive	The site will provide for 18 homes on the edge of a principle settlement.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is 10 minutes' walk from open space	N/A
SAO13	Protecting and Improving access to community facilities	positive	The site is a very short walk form a convenience shop and residents will be encouraged to use the local facility.	N/A

SHEP107 - Land between Wells Road and Finch Close, Shepton Mallet

		Assessment	Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use N/A
SAO2	Maintain and enhance the distinctive character of settlements	strong negative	The steeply sloping river valley is a feature of Shepton Mallet, helping to define the character of the settlement. Development on this steeply sloping section of the valley side would impact settlement character. Impact on settlement character would be difficult to mitigate due to the sloping landform.
SAO3	Protect and enhance the district landscapes	strong negative	The site is in Landscape Character Area A6, which is defined by the River Sheppey valley. This is an area of moderate landscape quality. The valley cuts through higher land, with the valley sides forming prominent features of the area. This site is a steeply sloping part of the valley side, characteristic of the Sheppy Valley. Development would be prominent in views from the north. Impact on landscape character would be difficult to mitigate due to the sloping landform.
SAO4	To avoid/reduce and manage flood risk	strong negative	The north eastern edge of the site is in flood zone 3 and whilst the rest of the site is in flood zone 1 there are significant issues with surface water flooding, due to the steep topography and the flooding within Bowlish/Darshill. Several surface water flow paths run through the site and would need to be managed as part of any scheme and would likely affect the number of homes that could be delivered. Extensive mitigation of surface water would be required.
SAO5	To protect, maintain and enhance biodiversity	strong negative	The site is within the phosphate neutrality area. It is also within Ecological network area for flood plain grazing marsh, broadleaved woodland and priority habitat grassland. It would be difficult to mitigate biodiversity loss on the site. Mitigation of ecological network interest on the site would be difficult. Phosphate mitigation would be required.
SAO6	Maintain and Improve water quality	strong negative	The site has surface water flooding risks and includes an area of flood zone 3 alongside the River Sheppey. Mitigation would be required to ensure water quality. Mitigation to ensure water quality would be required.
SAO7	promote sustainable construction and renewable energy	negative	A very small part of the site is within an area with potential solar resource. Mitigation would be difficult

		Assessment	Mitigation	
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	strong negative	The steeply sloping river valley is a feature of Shepton Mallet, helping to define the character of the settlement. Development on this steeply sloping section of the valley side would impact local distinctiveness. The site also adjoins the conservation area and AHAP and there are several listed buildings in proximity. there is potential for impacts on the setting of heritage assets.	Mitigation would be difficult on this steeply sloping site.
SAO9	Encourage more sustainable travel patterns	positive	Out of 9 everyday facilities 3 are within a 10 minute walk, 6 are between 10 and 20 minutes; walk. Some residents would be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	positive	The town centre is between 10 and 20 minutes; walk away. Residents would be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	positive	The site would provide for 20 homes on the edge of a principle settlement.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is between 10 and 20 minutes' walk from open space	N/A
SAO13	Protecting and Improving access to community facilities	positive	The site is between 10 and 20 minutes' walk from a convenience store and would encourage residents to use the local facility.	N/A

SHEP113 - Land West of B3136, Lamberts Hill, Shepton Mallet

		Assessment		Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use	N/A
SAO2	Maintain and enhance the distinctive character of settlements	strong negative	The site slopes upwards from the former railway track, where the land is largely undeveloped. Development would extend the urban edge onto higher land which is not currently built-up and would have an impact on settlement character. The site would appear detached from the built-up area if developed in isolation.	Impact on settlement character would be difficult to mitigate due to the sloping landform.
SAO3	Protect and enhance the district landscapes	strong negative	The site is in Landscape Character Area A6, which is defined by the River Sheppey valley. This is an area of moderate landscape quality. The valley cuts through higher land, with the valley sides forming prominent features of the area. This site is in the upper reaches of the river valley. The land is high, sloping up towards the crest of the ridge. Development would be prominent in views from the north.	Impact on landscape character would be difficult to mitigate due to the sloping landform.
SAO4	To avoid/reduce and manage flood risk	positive	Site is in flood zone 1. There are no major flooding issues, but cumulative surface water would need to be considered alongside any adjoining sites.	Surface water would need to be managed on site.
SAO5	To protect, maintain and enhance biodiversity	negative	Site is within the phosphate mitigation area.	Mitigation will be required for phosphate neutrality.
SAO6	Maintain and Improve water quality	negative	Mitigation will be required for phosphate mitigation to protect water quality.	Mitigation will be required for phosphate neutrality.
SAO7	promote sustainable construction and renewable energy	positive	Site is in an area with potential solar resource	On site renewables will be required
SAO8	Promote local distinctiveness, protect heritage and enhance townscape	strong negative	The site slopes upwards from the former railway track, where the land is largely undeveloped. Development would extend the urban edge onto higher land which is not currently built-up and would have an impact on local distinctiveness.	Mitigation would be difficult on this sloping site.

		Assessment	Mitigation
SAO9	Encourage more sustainable travel patterns	positive Out of 9 everyday facilities 5 are within 10 minutes' walk and 4 are between 10 and 15 minutes' walk. Residents will be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	positive The town centre is between 10 and 20 minutes' walk away and residents will be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	strong positive The site would provide more than 3ha of housing land on the edge of a principle settlement.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive The site is a very short walk form open space at West Shepton playing fields.	N/A
SAO13	Protecting and Improving access to community facilities	positive The site is less than 20 minutes' walk from a local supermarket and residents will be encouraged to use the local facility.	N/A

SHEP116 - Land West of Compton Road, Shepton Mallet

		Assessment		Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use	N/A
SAO2	Maintain and enhance the distinctive character of settlements	strong negative	The site slopes upwards from the urban edge and would extend onto higher land which is not currently built-up. This is a large site and extends in places right up to Ridgeway Lane. It would have an impact on settlement character.	Impact on settlement character would be difficult to mitigate due to the sloping landform.
SAO3	Protect and enhance the district landscapes	strong negative	The site is in Landscape Character Area A6, which is defined by the River Sheppey valley. This is an area of moderate landscape quality. The valley cuts through higher land, with the valley sides forming prominent features of the area. This site is in the upper reaches of the river valley where the land is high, sloping up towards the crest of the ridge at Ridgeway Lane. Development would be prominent in views from the north.	Impact on landscape character would be difficult to mitigate due to the sloping landform.
SAO4	To avoid/reduce and manage flood risk	negative	Site is in flood zone 1. The site includes some existing ponds, and this will need to be considered within the design to clarify the existing function of these ponds and any possible works to these features. There is a large area of low-high surface water flood risk within the west of the site, which will need to be managed in any scheme.	Management of surface water flows on site and of the existing ponds will be required.
SAO5	To protect, maintain and enhance biodiversity	negative	Site is within the phosphate mitigation area.	Mitigation will be required for phosphate neutrality.
SAO6	Maintain and Improve water quality	negative	Mitigation will be required for phosphate mitigation to protect water quality.	Mitigation will be required for phosphate neutrality.
SAO7	promote sustainable construction and renewable energy	positive	Around $\frac{3}{4}$ of the site has potential solar resource, and a small area adjacent to Ridge Lane has potential for small wind power.	On site renewables will be required.

		Assessment	Mitigation	
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	strong negative	The site slopes upwards from the urban edge and would extend onto higher land which is not currently built-up. This is a large site and extends in places right up to Ridgeway Lane. It would have an impact on local distinctiveness	Mitigation would be difficult on this sloping site.
SAO9	Encourage more sustainable travel patterns	positive	Out of 9 everyday facilities 4 are within 10 minutes' walk and 5 are between 10 and 15 minutes' walk. Residents will be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	positive	The town centre is between 10 and 20 minutes' walk away, and residents will be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	strong positive	The site would provide 300-350 homes on the edge of a principle settlement.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is a very short walk from open space at Masons Way and is of sufficient scale to provide for the open space needs of residents on site.	N/A
SAO13	Protecting and Improving access to community facilities	positive	The site is less than 10 minutes' walk from a local convenience store and residents will be encouraged to use the local facility.	N/A

SHEP117 - Land at West Shepton Playing Fields

		Assessment	Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use N/A
SAO2	Maintain and enhance the distinctive character of settlements	positive	Site is closely related to the built form of the town. It has development on 2 sides and the football pitches to the west. It nestles into a fold of ground adjacent to the B3136. Any impact the character of the settlement would be limited. Limited impact on the character of the settlement.
SAO3	Protect and enhance the district landscapes	positive	The site is in Landscape Character Area A6, which is defined by the River Sheppey valley. This is an area of moderate landscape quality. The valley cuts through higher land, with the valley sides forming prominent features of the area. This site is in the upper reaches of the river valley where the land is higher. However, this site is not steeply sloping and is not prominent as it nestles into a fold of ground adjacent to the road. Development would not be prominent in views from the north. Limited impact on settlement character.
SAO4	To avoid/reduce and manage flood risk	negative	site is in flood zone 1. Some surface water flood risk along the road to the east, and low surface water flooding potential on the site from this. Surface water flood risk will need to be managed on site. Mitigate the risk of surface water flooding on site.
SAO5	To protect, maintain and enhance biodiversity	negative	Site is within the phosphate mitigation area. Mitigation will be required for phosphate neutrality.
SAO6	Maintain and Improve water quality	negative	Mitigation will be required for phosphate mitigation to protect water quality. Mitigation will be required for phosphate neutrality.
SAO7	promote sustainable construction and renewable energy	positive	Most of the site is in an area with potential solar resource On site renewables will be required.
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	positive	Site is closely related to the built form of the town. It has development on 2 sides and the football pitches to the west. It nestles into a fold of ground adjacent to the B3136. Any impact on local distinctiveness and townscape would be limited. The site adjoins and AHAP. Good design will be required.

		Assessment	Mitigation
SAO9	Encourage more sustainable travel patterns	positive Out of 9 everyday facilities 5 are within 10 minutes' walk and 4 are between 10 and 15 minutes' walk. Residents will be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	positive The town centre is between 10 and 20 minutes' walk away and residents will be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	positive The site would provide 10 homes on the edge of a principle settlement.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	negative The site is a very short walk from open space at West Shepton Playing Fields but is currently part of the open space designated for recreational use under policy DP16. however, the area is currently not in active use.	N/A
SAO13	Protecting and Improving access to community facilities	positive The site is less than 10 minutes' walk from a local convenience store and residents will be encouraged to use the local facility.	N/A

Street

STR001 - Land adjacent to Brooks Farm, Street

		Assessment	Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use N/A
SAO2	Maintain and enhance the distinctive character of settlements	negative	Street is defined by its position at the foot of the Polden ridge, which forms a backdrop to the town. The site would extend development towards the foot of the hills, into an area of scattered development which serve to soften the edge of the town and provides some integration with the rural landscape. This site wraps around Brookside School. The northern portion is designated as Future Growth Area in LPP1 and is on lower ground which is well related to the urban area. The larger southern portion of the site extends onto the lower slopes of Ivythorne Hill, adjoining the SLF at one point. Development here would extend the urban edge into a so far undeveloped area, rising up the slopes of Ivythorne Hill. The hills form a backdrop to the town and impacts on settlement character would be difficult to mitigate. It would be difficult to mitigate the impacts of development of the southern portion of the site. There is potential to mitigate impacts on the northern end of the site.
SAO3	Protect and enhance the district landscapes	negative	Street is within the Polden hills landscape character area which is an area of high value landscape. The area is defined by the Polden Ridge, a range of low hills on the southern side of the Brue Valley and form a backdrop to the town. Ivythorne and Walton Hills are both National Trust land, designated Special Landscape Features and are open hilltops with expansive views. This site wraps around Brookside School. The northern portion is designated as Future Growth Area in LPP1 and is on lower ground which is well related to the urban area. The larger southern portion of the site extends onto the lower slopes of Ivythorne Hill, adjoining the SLF at one point. development here would extend the urban edge into a so far undeveloped area, rising up the slopes of Ivythorne Hill. Landscape impacts would be difficult to mitigate. It would be difficult to mitigate the impacts of development of the southern portion of the site. There is potential to mitigate impacts on the northern end of the site.
SAO4	To avoid/reduce and manage flood risk	negative	Site is in flood zone 1. Surface water flows through the site will require modelling and may affect the layout and number of dwellings that are appropriate. Surface water flows on the site will need to be mitigated

		Assessment	Mitigation	
SAO5	To protect, maintain and enhance biodiversity	negative	Site is within the Ramsar phosphates neutrality area. There are 2 broadleaved woodland stepping stone within the site, and part of a broadleaved woodland network area. The site borders a broad-leaved woodland priority habit home area to the south.	Mitigation will be required for phosphates and for the broadleaved woodland.
SAO6	Maintain and Improve water quality	negative	The site is within the phosphates neutrality area. There are also surface water flows across the site.	Mitigation to achieve phosphate neutrality and to manage the quality of water in surface water flows will be required.
SAO7	promote sustainable construction and renewable energy	positive	Most of the site is in an area with potential solar resource.	On site renewables will be required.
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	negative	The northern portion of the site is designated as Future Growth Area in LPP1 and is on lower ground which is well related to the urban area. The larger southern portion of the site extends onto the lower slopes of Ivythorne Hill, adjoining the SLF at one point. Development here would extend the urban edge into a so far undeveloped area, rising up the slopes of Ivythorne Hill. The hills form a backdrop to the town and impacts on are important to local distinctiveness. Development of the southern portion of the site would not enhance townscape or local distinctiveness. Development of the northern portion would have less impact on local character.	Mitigation of impacts on the southern portion of the site would be difficult. There is potential to mitigate impacts at the northern end of the site.
SAO9	Encourage more sustainable travel patterns	positive	Out of 9 everyday facilities 4 are within a 10 minute walk, 3 are between a 10 and 20 minute walk and 2 are between 20 and 30 minutes' walk away. Residents are likely to be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	positive	The town centre is just under 20 minutes' walk away, and residents are likely to be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	strong positive	The site would provide for 160 homes on the edge of a principle settlement.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is close to open space to the north and is large enough to provide for the needs of future residents on site.	Provide open space to meet future resident's needs.

		Assessment	Mitigation
SAO13	Protecting and Improving access to community facilities	positive	<p>Site is less than 10 minutes' walk from a local convenience store and residents will be encouraged to use the local facility.</p> <p>N/A</p>

STR037 - Land adjacent Woodlands, Higher Brooks, Street

		Assessment		Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use	N/A
SAO2	Maintain and enhance the distinctive character of settlements	negative	Street is defined by its position at the foot of the Polden ridge, which forms a backdrop to the town. The site would extend development towards the foot of the hills, into an area of scattered development which serve to soften the edge of the town and provides some integration with the rural landscape. This is a small site detached from the built-up edge within the scatter of development in this semi-rural area. The site is detached from the built-up edge of the town, away from the development limit and its development would impact the character of the settlement, extending sporadic development into the countryside.	Difficult to mitigate impacts on settlement character.
SAO3	Protect and enhance the district landscapes	negative	Street is within the Polden hills landscape character area, which is an area of high value landscape. The area is defined by the Polden Ridge, a range of low hills on the southern side of the Brue Valley and form a backdrop to the town. Ivythorne and Walton Hills are both National Trust land, designated Special Landscape Features and are open hilltops with expansive views. On the southern side of the town the varied ages and densities of development provide a degree of integration between the town and the rural area. This is a small site detached from the built-up edge within the scatter of development in this semi-rural area. There may be potential for mitigation of impacts on landscape character for a low-density development.	Potential for mitigation of landscape impacts for a low-density development.
SAO4	To avoid/reduce and manage flood risk	positive	Site is in flood zone 1. There is a very low risk from surface water.	Surface water will need to be managed on site.
SAO5	To protect, maintain and enhance biodiversity	strong negative	Site is part of a broadleaved woodland stepping stone. It is also within the phosphate neutrality zone.	Mitigation will be difficult, given that the whole site is within a larger ecological network stepping stone. Mitigation may be

		Assessment	Mitigation
			possible for phosphate neutrality.
SAO6	Maintain and Improve water quality	negative	Site is within the phosphate neutrality zone and will impact water quality. Mitigation will be required.
SAO7	promote sustainable construction and renewable energy	positive	The site is in an area with potential solar resource On site renewables will be required
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	negative	This is a small site detached from the built-up edge within the scatter of development in this semi-rural area. The site is detached from the built-up edge of the town, away from the development limit and its development would impact the character of the settlement, extending sporadic development into the countryside. It will impact local distinctiveness. Mitigation would be difficult.
SAO9	Encourage more sustainable travel patterns	strong negative	Of 9 everyday facilities, 2 are within a 10 minute walk, 2 are within a 20 minute walk, 4 are between 20 and 30 minutes away and 1 is more than 30 minutes' walk away. Future residents will not be encouraged to adopt sustainable travel patterns. N/A
SAO10	Maintain and enhance the vitality of town centres	negative	The town centre is 1.9km away and residents will not be encouraged to use town centre facilities. N/A
SAO11	Meeting housing needs in sustainable locations	positive	The site could provide 6 homes on the edge of a principle settlements N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is less than 10 minutes' walk form open space. N/A
SAO13	Protecting and Improving access to community facilities	negative	The site is 20 minutes' walk form a local convenience shop and residents will not be encouraged to use to local facility. N/A

STR141 - Land Adjacent Houndwood Drive, Street

		Assessment	Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use N/A
SAO2	Maintain and enhance the distinctive character of settlements	strong negative	The town is built on slightly higher ground, rising from the low-lying levels towards the Polden ridge to the south. This site is on lower lying ground to the north. This area is undeveloped and there is a hard edge to the urban development. Development here will extend into the otherwise undeveloped low-lying levels and will impact settlement character. Impact on settlement character will be difficult to mitigate on this low-lying site.
SAO3	Protect and enhance the district landscapes	strong negative	Street is within the Polden hills landscape character area, which is an area of high value landscape. The area is defined by the Polden Ridge, a range of low hills on the southern side of the Brue Valley. The town is built on slightly higher ground, rising from the low-lying levels towards the Polden ridge to the south. This site is on lower lying ground to the north. This area is undeveloped and there is a hard edge to the urban development. The site extends into the open flat and low-lying levels and will impact the wider landscape. Landscape impact will be difficult to mitigate on this open and low-lying site.
SAO4	To avoid/reduce and manage floodrisk	negative	Site is in flood zone 1, but southern part of the site is at low and medium risk of surface water flooding. Mitigation of flood risk would be required.
SAO5	To protect, maintain and enhance biodiversity	strong negative	Areas of priority habitat surround the site, following a network of ditches. Site is also within the Phosphate neutrality area. Loss of priority habitat would be difficult to mitigate. Phosphate mitigation would be required.
SAO6	Maintain and Improve water quality	negative	The southern part of the site is at medium risk from surface water flooding and there is a priority habitat in the watercourses that surround the site. Mitigation of phosphates will be required. Mitigation to ensure water quality would be required.
SAO7	promote sustainable construction and renewable energy	positive	Site is in an area with potential solar resource ON site renewables will be required

		Assessment	Mitigation	
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	strong negative	Development here will extend into the otherwise undeveloped low-lying levels and will impact local distinctiveness.	Impact on local distinctiveness will be difficult to mitigate on this low-lying site.
SAO9	Encourage more sustainable travel patterns	neutral	Out of 9 everyday facilities, 3 are within a 10 minute walk, 3 are between 10 and 20 minutes' walk away and 3 are between 20 and 30 minutes' walk away. Some residents will be encouraged to use sustainable travel options, but many will not.	N/A
SAO10	Maintain and enhance the vitality of town centres	positive	The town centre is less than 20 minutes' walk from the site and some people will be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	strong positive	The site would provide for 70 homes on the edge of a principle settlement.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is less than 10 minutes' walk from an open space.	N/A
SAO13	Protecting and Improving access to community facilities	positive	The site is less than 10 minutes walk from a local supermarket. Residents will be encouraged to use the local facility.	N/A

STR143 - Land North of Moorland Drive, Street

		Assessment	Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use N/A
SAO2	Maintain and enhance the distinctive character of settlements	strong negative	The town is built on slightly higher ground, rising from the low-lying levels towards the Polden ridge to the south. This site is on lower lying ground to the north. This area is undeveloped and there is a hard edge to the urban development. Development here will extend into the otherwise undeveloped low-lying levels and will impact settlement character. Impact on settlement character will be difficult to mitigate on this low-lying site.
SAO3	Protect and enhance the district landscapes	strong negative	Street is within the Polden hills landscape character area, which is an area of high value landscape. The area is defined by the Polden Ridge, a range of low hills on the southern side of the Brue Valley. The town is built on slightly higher ground, rising from the low-lying levels towards the Polden ridge to the south. This site is on lower lying ground to the north. This area is undeveloped and there is a hard edge to the urban development. The site extends into the open flat and low-lying levels and will impact the wider landscape. Landscape impact will be difficult to mitigate on this open and low-lying site.
SAO4	To avoid/reduce and manage floodrisk	negative	Site is in Flood Zone 1. There is a large amount of low-risk surface water in the North East of the site. Surface water will need to be managed and may affect the layout and number of dwellings that can be accommodated. This site is located in the IDB Brue area. Mitigation for surface water will be required
SAO5	To protect, maintain and enhance biodiversity	strong negative	Site is within a priority habitat are for floodplain grazing marsh and an ecological network site for broadleaved woodland. It adjoins a home habitat for broadleaved woodland to the north and east. The site is also within the phosphate neutrality area. Mitigation will be difficult for priority habitat and ecological network interests. Mitigation for phosphates would be required.
SAO6	Maintain and Improve water quality	strong negative	There is potential for surface water flooding on the site, and it is a priority wetland habitat. Water quality on the site would be affected. Mitigation to protect water quality will be required.
SAO7	promote sustainable construction and renewable energy	positive	Most of the site is in an area with potential solar resource. On site renewables will be required

		Assessment	Mitigation	
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	strong negative	This site is on lower lying ground to the north. This area is undeveloped and there is a hard edge to the urban development. Development here will extend into the otherwise undeveloped low-lying levels and will impact local distinctiveness.	Mitigation would be difficult.
SAO9	Encourage more sustainable travel patterns	positive	Out of 9 everyday facilities 5 are within a 10 minute walk, and 4 are between 10 and 20 minutes' walk. Residents are likely to be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	positive	The site is just over 10 minutes' walk to the town centre and residents are likely to be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	strong positive	The site could provide around 90 homes on the edge of a principle settlement.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is 200m away from open space at Woodsbatch.	N/A
SAO13	Protecting and Improving access to community facilities	negative	The site is more than a kilometre from the nearest convenience shop.	N/A

STR144 - Land to Rear of Brookside School, Street

		Assessment	Mitigation	
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use	N/A
SAO2	Maintain and enhance the distinctive character of settlements	neutral	Street is defined by its position at the foot of the Polden ridge, which forms a backdrop to the town. The site would extend development towards the foot of the hills, into an area of scattered development which serve to soften the edge of the town and provides some integration with the rural landscape. This site is north of Brookside School and is designated as Future Growth Area in LPP1. It is well related to the urban area and any impacts on settlement character would be localised.	Limited impacts on settlement character.
SAO3	Protect and enhance the district landscapes	neutral	Street is within the Polden hills landscape character area which is an area of high value landscape. The area is defined by the Polden Ridge, a range of low hills on the southern side of the Brue Valley and form a backdrop to the town. Ivythorne and Walton Hills are both National Trust land, designated Special Landscape Features and are open hilltops with expansive views. This site is north of Brookside School and is within the designated as Future Growth Area in LPP1. It is on lower ground away from the lower slopes on Ivythorne Hill and is well related to the urban area. Any impacts on landscape character would be localised.	Limited impact on landscape character.
SAO4	To avoid/reduce and manage flood risk	negative	Site is in flood zone 1 but there appears to be several surface water flow paths through the site. Surface water may determine the layout and location of development. Surface water will require management on site.	Surface water flows will require mitigation to manage flood risk on the site.
SAO5	To protect, maintain and enhance biodiversity	negative	Site is within the phosphate neutrality area. It is also immediately adjacent to an ecological network stepping stone for broadleaves woodland.	Mitigation will be required to protect the ecological value of the woodland. Mitigation for phosphates would be required.
SAO6	Maintain and Improve water quality	negative	Surface water flows will require protection to ensure water quality. Mitigation of phosphates will be required to protect the water environment.	Mitigation will be required to protect water quality

		Assessment	Mitigation	
SAO7	promote sustainable construction and renewable energy	positive	Most of the site is in an area with potential solar resource.	On site renewables will be required.
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	positive	The site is north of Brookside School and is designated as Future Growth Area in LPP1. It is well related to the urban area and any impacts on local distinctiveness and townscape would be localised.	Good design will be required.
SAO9	Encourage more sustainable travel patterns	positive	Out of 9 everyday facilities 4 are within 10 minutes' walk, 2 are between 10 and 20 minutes' walk and 3 are between 20 and 30 minutes' walk. Some residents will be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	positive	The town centre is between 10 and 20 minutes' walk away and residents will be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	strong positive	The site provides for 1.1ha of housing land on the edge of a principle settlement.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is very close to an area of open space.	N/A
SAO13	Protecting and Improving access to community facilities	positive	The site is 10minutes walk of a convenience store and is likely to encourage residents to use the local facility.	N/A

STR145 - Land at Slugg Hill, Street

		Assessment	Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	The site is not in employment use N/A
SAO2	Maintain and enhance the distinctive character of settlements	negative	Street is defined by its position at the foot of the Polden ridge, which forms a backdrop to the town. The site would extend development towards the foot of the hills, into an area of scattered development which serve to soften the edge of the town and provides some integration with the rural landscape. There may be potential for mitigation of impacts on settlement character. Potential for mitigation of impacts on settlement character.
SAO3	Protect and enhance the district landscapes	negative	Street is within the Polden hills landscape character area which is an area of high value landscape. The area is defined by the Polden Ridge, a range of low hills on the southern side of the Brue Valley and form a backdrop to the town. Ivythorne and Walton Hills are both National Trust land, designated Special Landscape Features and are open hilltops with expansive views. On the southern side of the town the varied ages and densities of development provide a degree of integration between the town and the rural area. This site is largely in agricultural use, made up of large fields on the south side of the town. The land rises gently towards the steepest slopes of Ivythorne Hill. Development has potential to impact the landscape setting of the town and views from Ivythorne Hill. However, mitigation may be possible in this area of scattered development. Potential for mitigation of landscape impacts.
SAO4	To avoid/reduce and manage flood risk	negative	Site is in flood zone 1. There is a surface water flow with high surface water risk to the North of the site. Mitigation to ensure management of surface water flows will be required. Mitigation of surface water flows will be required.
SAO5	To protect, maintain and enhance biodiversity	negative	Site is within the phosphates neutrality area. There are no ecological network habitats on the site. There is a small area on the opposite side of Slugg Hill. Mitigation of phosphates will be required.
SAO6	Maintain and Improve water quality	negative	Mitigation of phosphates will be required to protect the water environment. Mitigation of phosphates will be required.

		Assessment	Mitigation	
SAO7	promote sustainable construction and renewable energy	positive	Most of the site is in an area with potential solar resource.	On site renewables will be required.
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	negative	The site would extend development towards the foot of the hills, into an area of scattered development which serve to soften the edge of the town and provides some integration with the rural landscape. Development would impact local distinctiveness.	There may be potential for some mitigation.
SAO9	Encourage more sustainable travel patterns	negative	Out of 9 everyday facilities 4 are within a 10 minute walk, and 3 are between 10 and 20 minutes' walk and 2 are between 20 and 30 minutes' walk of the nearest part of the site. This is a large site and some part of the site will be substantially further away. Residents are unlikely to be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	negative	The nearest part of the site is between 20 and 30 minutes' walk from the town centre and parts of the site are substantially further. Residents are unlikely to be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	strong positive	The site could provide for 220 homes on the edge of a principle settlement.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is less than 10 minutes' walk from open space and is of sufficient scale to provide for the open space needs of residents on site.	Open space could be provided on site.
SAO13	Protecting and Improving access to community facilities	positive	The closest part of the site is less than 10 minutes' walk from a local convenience store and some residents would be encouraged to use the local facility.	N/A

STR146 - Land to the rear of Crispin Centre, Street

		Assessment	Mitigation	
SAO1	Promoting a strong, thriving, and diverse local economy	negative	Site was previously in retail use and will be lost as a source of employment	Mitigation will be difficult
SAO2	Maintain and enhance the distinctive character of settlements	neutral	Site is in the town centre and was purpose built as a supermarket. This is an urban use and with good design will not impact the character of the settlement.	Good design will be required
SAO3	Protect and enhance the district landscapes	neutral	Site is in the town centre and will have no impact on the wider landscape.	N/A
SAO4	To avoid/reduce and manage flood risk	positive	Site is in flood zone 1 and at very low risk of surface water flooding.	Management of surface water will be required
SAO5	To protect, maintain and enhance biodiversity	negative	Site is within the phosphates neutrality area	Mitigation of phosphates will be required.
SAO6	Maintain and Improve water quality	negative	Site is within the phosphates neutrality area	Mitigation of phosphates will be required.
SAO7	promote sustainable construction and renewable energy	positive	Site is in an area with potential solar resource.	On site renewables will be required.
SAO8	Promote local distinctiveness, protect, heritage, and enhance townscape	neutral	Site is within the conservation area and the AHAP. There is a listed mural on the site. However, it is a purpose-built supermarket which does not contribute to townscape. Careful design will be required.	Good design will mitigate any localised impact of re-development and protect heritage assets on the site.
SAO9	Encourage more sustainable travel patterns	strong positive	of 9 everyday facilities all are within 10 minutes' walk. Residents are very likely to adopt sustainable travel patterns	N/A

		Assessment	Mitigation
SAO10	Maintain and enhance the vitality of town centres	strong positive The site is very close to the town centre and will encourage residents to use town centre facilities	N/A
SAO11	Meeting housing needs in sustainable locations	strong positive The site would provide for 45 retirement apartments in the centre of a principle settlement	N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive The site is less than 10 minutes' walk from open space.	N/A
SAO13	Protecting and Improving access to community facilities	strong positive The site is less than 10 minutes' walk from a convenience store and closer to a range of shops including bakers and a butcher. Residents will be encouraged to use the local facilities.	N/A

Wells

WELLS003M - Land South of Paper Mill and West of Haybridge Lane, Wells

		Assessment	Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	strong negative	Part of the site is in employment use and is identified by policy DP25 as employment use. Loss of the site to employment would be difficult to mitigate
SAO2	Maintain and enhance the distinctive character of settlements	strong negative	Although part of the site is currently has industrial buildings on it, residential development would extend into open countryside and join with Haybridge creating a block of development detached from the western edge of Wells. There would harm the character of the settlement. Harm to the character of the settlement would be difficult to mitigate
SAO3	Protect and enhance the district landscapes	Strong negative	The site is within Character Area G3, Polsham to Lodge Hill Low Lying Farmlands. The area is defined as high quality landscape and is characterised by a series of rounded hillocks separated by low lying farmland subdivided by ditches. Parts of the area can feel remote but the A371 introduces background noise. It is gently rolling farmland. Although the site has an industrial use it is remote from the built-up area and would extend development residential into the wider landscape and be harmful to landscape character. Landscape harm would be difficult to mitigate
SAO4	To avoid/reduce and manage flood risk	strong negative	Significant risk of flooding through the site, with Flood Zones 2 and 3 and several watercourses through the site. Flood risk would need to be mitigated and flood areas on the site avoided.
SAO5	To protect, maintain and enhance biodiversity	strong negative	Site is within the phosphates neutrality area. There are ecological network areas on the site with areas of flood plain grazing marsh priority habitat and stepping stones and network areas for broadleaved woodland. The site is within band C of a bat SAC. Mitigation of phosphates will be required. Mitigation to protect the priority habitat will be difficult. Mitigation for bats will be required.
SAO6	Maintain and Improve water quality	negative	Mitigation of phosphates will be required to protect the water environment. Surface water should be managed on site to ensure that the flood plain grazing marsh habitat is not affected. Mitigation of phosphates will be required. Mitigation of surface water to protect the nearby priority habitat may be required.
SAO7	promote sustainable construction and renewable energy	positive	Most of the site is in an area with potential solar resource On site renewables will be required.

		Assessment	Mitigation	
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	strong negative	Although part of the site is currently has industrial buildings on it, residential development would extend into open countryside and join with Haybridge creating a block of development detached from the western edge of Wells. There would harm local distinctiveness.	Harm would be difficult to mitigate
SAO9	Encourage more sustainable travel patterns	strong negative	Out of 9 everyday facilities 2 are within 10 minutes' walk 3 are between 10 and 20 minutes away, and 4 re between 20 and 30 minutes away. Residents are unlikely to be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	strong negative	The town centre is 30 minutes' walk away and residents will not be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	negative	The site will provide 100 homes near the edge of a principle settlement but is detached form the settlement edge.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	strong positive	The site has an existing open space on site.	N/A
SAO13	Protecting and Improving access to community facilities	negative	The site is 20 minutes' walk from a local food shop. Residents will not be encouraged to use the local facility.	N/A

WELLS004 - Land at Palace Farm, Wells

		Assessment	Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	Site is not in employment use N/A
SAO2	Maintain and enhance the distinctive character of settlements	strong negative	The edge of the historic City leads out into the open landscape along the north western edge of the site. The site also adjoins the Special Landscape Feature at the Bishops Park and adds a sense of openness to the parkland. It is important in views of the City from higher ground on the edge of Tor Hill. Development of this site would harm settlement character. Harm to settlement character would be difficult to mitigate.
SAO3	Protect and enhance the district landscapes	strong negative	The site is within character area G1, lower Sheppey valley. This is an area of low rolling landscape contained by a series of small hills and ridges. It is defined as high quality landscape. The site is in an area of low, rolling farmland on the edge of Wells, with higher ground at Tor Hill to the North East. It is adjacent to the Special Landscape Feature at the Bishops Palace Park and shares some of the characteristics of open fields leading straight out from the historic core of the City. Development of the site would result in harm to the landscape character of the area. The site is also prominent in views from the edges of Tor Hill across parkland to the edge of the City. Landscape harm would be difficult to mitigate.
SAO4	To avoid/reduce and manage flood risk	strong negative	Site is in Flood Zone 3. There is a risk of river and surface water flooding on major portion of the site. Any development that surface water is appropriately managed to prevent any increase in surface water flooding and provide a betterment. Areas of the site in flood zone 3 and at high risk of surface water flooding are unsuitable for development
SAO5	To protect, maintain and enhance biodiversity	negative	Site is within the phosphates neutrality area. The site is within an ecological network area priority habitat for floodplain grazing marsh. The site is also within band C of a bat SAC. Mitigation for phosphates will be required. Mitigation for the ecological network site would be difficult. Mitigation for bat will be required.
SAO6	Maintain and Improve water quality	strong negative	Mitigation of phosphates will be required to protect the water environment. Mitigation to protect water quality and the priority habitat would be required. Mitigation of phosphates will be required. Mitigation to protect the wetland habitat will be required.

		Assessment	Mitigation
SAO7	promote sustainable construction and renewable energy	positive	Most of the site is in an area with potential solar resource On site renewables will be required
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	strong negative	The edge of the historic City leads out into the open landscape along the north western edge of the site. The site also adjoins the Special Landscape Feature at the Bishops Park and adds a sense of openness to the parkland. It is important in views of the City from higher ground on the edge of Tor Hill. The site borders the conservation area and there are listed buildings close by. Development of this site would harm local distinctiveness. Mitigation for harm to local distinctiveness would be difficult.
SAO9	Encourage more sustainable travel patterns	strong positive	Out of 9 everyday facilities 7 are within 10 minutes' walk and 2 are between 10 and 20 minutes away. Residents are likely to be encouraged to adopt sustainable travel patterns. N/A
SAO10	Maintain and enhance the vitality of town centres	positive	The town centre is less than 10 minutes' walk away and residents will be encouraged to use town centre facilities. N/A
SAO11	Meeting housing needs in sustainable locations	strong positive	The site will provide 300 homes within a principle settlement. N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is less than 10 minutes' walk from an open space N/A
SAO13	Protecting and Improving access to community facilities	positive	The site is less than 10 minutes' walk from a local supermarket. Residents will be encouraged to use the local facility. N/A

WELLS083 - Land West of Mendip Court, South Horrington

		Assessment	Mitigation	
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	Site is not in employment use	N/A
SAO2	Maintain and enhance the distinctive character of settlements	strong negative	South Horrington was formed by the redevelopment of the old Mendip Hospital and is separated from the edge of Wells. This site is on the northern edge of South Horrington and is located on higher ground, rising up towards the Mendip Ridge. The land is much more prominent than the rest of South Horrington, which nestles in a fold of the land. The site would extend development into an area of more remote countryside and be harmful to the character of the settlement.	Harm to the character of the settlement which would be difficult to mitigate.
SAO3	Protect and enhance the district landscapes	strong negative	This character area is defined by a series of valleys cut back into the Mendip Ridge, forming a series of hillsides extending up to the edge of the Mendip Plateau. The area is categorised as very high value landscape, and much of it is within the AONB. South Horrington was formed by the redevelopment of the old Mendip Hospital and is separated from the edge of Wells. This site is on the northern edge of South Horrington and is located on higher ground, rising up towards the Mendip Ridge. It is adjacent to the AONB boundary. The land is much more prominent than the rest of South Horrington. The site will have a considerable landscape impact.	Considerable landscape impact that will be difficult to mitigate.
SAO4	To avoid/reduce and manage flood risk	negative	Site is in flood zone 1. There is an area of high-risk from surface water flooding, and this will need to be managed in any masterplan for the site. Cumulative impacts should also be considered.	Surface water flows will need to be managed on the site.
SAO5	To protect, maintain and enhance biodiversity	negative	Site is within the phosphates neutrality area. The site is within an ecological network stepping stone and a network area for broadleaved woodland. There is a priority habitat for floodplain grazing marsh nearby on the opposite side of the road. The site is also within band C of a bat SAC.	Mitigation for phosphates will be required. Mitigation for the ecological network sites would be difficult. Mitigation for bat will be required.

		Assessment	Mitigation	
SAO6	Maintain and Improve water quality	negative	Mitigation of phosphates will be required to protect the water environment. Surface water should be managed on site to ensure that the flood plain grazing marsh habitat is not affected.	Mitigation of phosphates will be required. Mitigation of surface water to protect the nearby priority habitat may be required.
SAO7	promote sustainable construction and renewable energy	Strong negative	Most of the site is not in an area with potential solar resource or an area with unconstrained wind resource.	Mitigation will be difficult
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	strong negative	This site is on the northern edge of South Horrington and is located on higher ground, rising up towards the Mendip Ridge. The land is much more prominent than the rest of South Horrington, which nestles in a fold of the land. The site would extend development into an area of more remote countryside and be harmful to local distinctiveness. The site is within a Conservation Area and there are numerous listed buildings nearby. Development would impact the heritage assets.	Mitigation would be difficult on this prominent sloping site.
SAO9	Encourage more sustainable travel patterns	strong negative	Out of 9 everyday facilities 2 are within 10 minutes walk and 7 are more than 30 minutes away. Residents are unlikely to be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	strong negative	The town centre is more than 30 minutes walk away and residents will not be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	negative	The site will provide 20 homes but is outside and detached from Wells.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is less than 10 minutes' walk from an open space	N/A
SAO13	Protecting and Improving access to community facilities	strong negative	The site is 2.8km from a local food shop. Residents will not be encouraged to use the local facility.	N/A

WELLS122 - New House Farm, Wells

		Assessment	Mitigation	
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	Site has been previously used for employment, but the site has become redundant to Police operations	N/A
SAO2	Maintain and enhance the distinctive character of settlements	strong negative	The area west of Wells has an urbanised character, with urban features such as the sewage works and major roads provide background noise and visual distraction. However, the site would join up development at Elm Close and Haybridge creating a block of development detached from the western edge of Wells. There would be harm to the character of the settlement.	Harm to the character of the settlements.
SAO3	Protect and enhance the district landscapes	negative	The site is within character area G1, lower Sheppey valley. This is an area of low rolling hill below the Mendip scarp and is defined as high quality landscape. The site is in an area of low lying farmland between the Mendip scarp and Hay Hill to the south. The area west of Wells has an urbanised character, with urban features such as the sewage works and major roads provide background noise and visual distraction. This site is between Elm close and Haybridge and is not tranquil or remote open countryside.	Landscape impact could be mitigated.
SAO4	To avoid/reduce and manage flood risk	negative	Site is in flood zone 1, but there is a small surface water flow through the site.	Surface water flow would require management on the site.
SAO5	To protect, maintain and enhance biodiversity	negative	Site is within the phosphates neutrality area. There is an ecological network area priority habitat for flood plain grazing marsh adjacent to the site to the west. The site is also within band C of a bat SAC.	Mitigation for phosphates will be required. Mitigation for bat will be required. The priority habitat should be protected.
SAO6	Maintain and Improve water quality	negative	Mitigation of phosphates will be required to protect the water environment. Mitigation to protect water quality and the priority habitat would be required.	Mitigation of phosphates will be required. Mitigation to protect the wetland habitat will be required.
SAO7	promote sustainable construction and renewable energy	neutral	Around half of the site is in an area with potential solar resource	On site renewables will be required

		Assessment	Mitigation	
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	negative	The site would join up development at Elm Close and Haybridge creating a block of development detached from the western edge of Wells. There would be harm to local distinctiveness	Difficult to mitigate harm
SAO9	Encourage more sustainable travel patterns	strong negative	Out of 9 everyday facilities 2 are within 10 minutes' walk and 3 are between 20 and 30 minutes away, 4 are between 20 and 30 minutes away. The A371 forms a barrier to pedestrian movement. Residents are unlikely to be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	strong negative	The town centre is more than 30 minutes' walk away and residents will not be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	negative	The site will provide 50 homes on the edge of a principle settlement but is peripheral to the settlement.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is less than 10 minutes' walk from an open space and could provide for residents needs on site.	N/A
SAO13	Protecting and Improving access to community facilities	negative	The site is less than 20 minutes' walk from a local food shop. The A371 forms a barrier to movement. Residents will not be encouraged to use the local facility.	N/A

WELLS123 – Haybridge Road/Glencot Road, Wells

		Assessment	Mitigation	
SAO1	Promoting a strong, thriving and diverse local economy	neutral	Site has been previously used for employment but the site has become redundant to Police operations	N/A
SAO2	Maintain and enhance the distinctive character of settlements	strong negative	The site would extend development towards St Cuthbert's Paper Mill, which is adjoining, and the hamlet of Haybridge. Its development would be harmful to settlement character.	Harmful impact on settlement character that will be difficult to mitigate.
SAO3	Protect and enhance the district landscapes	strong negative	The Wells Bowl character area is defined by a series of valleys cut back into the Mendip Ridge, forming a series of hillsides extending up to the edge of the Mendip Plateau. The area is categorised as very high value landscape, and much of it is within the AONB. This site is on the Western edge of Wells and rises up at its northern end towards land forming part of the Mendip Ridge. It is mostly within area A4.4, Wells Bowl but the northern end is within are A4.3 Ebbor Gorge and the Upper Axe. It is adjacent to a Special Landscape Feature. The land is prominent particularly at it's northern end and the site will have a harmful landscape impact.	Harmful landscape impact that will be difficult to mitigate.
SAO4	To avoid/reduce and manage flood risk	negative	Site is in flood zone 1 but there is surface water ponding to the south east of the site.	Surface water mitigation will be required to manage the surface water flow.
SAO5	To protect, maintain and enhance biodiversity	negative	Site is within the phosphates neutrality area. There is an ecological network area priority habitat for floodplain grazing marsh adjacent to the site to the east and west. The site is also within band C of a bat SAC.	Mitigation for phosphates will be required. Mitigation for bats will be required. The priority habitat should be protected.
SAO6	Maintain and Improve water quality	negative	Mitigation of phosphates will be required to protect the water environment. Mitigation to protect water quality and the priority habitat would be required.	Mitigation of phosphates will be required. Mitigation to protect the wetland habitat will be required.
SAO7	promote sustainable construction and renewable energy	positive	Most of the site is in an area with potential solar resource	On site renewables will be required.

		Assessment	Mitigation	
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	negative	The site would join up development between the west of Wells and Haybridge creating a block of development extending into open countryside from the western edge of Wells. There would be harm to local distinctiveness	Difficult to mitigate harm
SAO9	Encourage more sustainable travel patterns	strong negative	Out of 9 everyday facilities 2 are within 10 minutes walk 1 is between 10 and 20 minutes away, 4 are between 20 and 30 minutes away and 1 is beyond 30 minutes. Residents are unlikely to be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	strong negative	The town centre is more than 30 minutes walk away and residents will not be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	Strong positive	The site will provide 90 homes on the edge of a principle settlement.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is less than 10 minutes walk from an open space and could provide for residents needs on site.	N/A
SAO13	Protecting and Improving access to community facilities	positive	The site is 20 minutes walk from a local food shop. Residents will be encouraged to use the local facility.	N/A

WELLS127 - Wells Police Station, Wells

		Assessment	Mitigation	
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	Site has been previously used for employment, but the site has become redundant to Police operations	N/A
SAO2	Maintain and enhance the distinctive character of settlements	neutral	This is an existing building within the settlement and any impact on character will be localised.	Limited impact on settlement character.
SAO3	Protect and enhance the district landscapes	neutral	Within the urban area. No impacts on the wider landscape.	Limited impact on landscape character.
SAO4	To avoid/reduce and manage flood risk	negative	Site is at the risk of river and surface water flooding. The topography of the site will need to be considered within the drainage scheme to manage exceedance though the site and slow the flow where possible.	A drainage scheme for the site will need to be carefully designed
SAO5	To protect, maintain and enhance biodiversity	negative	Site is within the phosphates neutrality area. There are no ecological network habitats on the site. The site is close to a small area of flood plain grazing marsh priority habitat to the south of the site.	Mitigation of phosphates will be required.
SAO6	Maintain and Improve water quality	negative	Mitigation of phosphates will be required to protect the water environment. Surface water should be managed on site to ensure that the flood plain grazing marsh habitat is not affected.	Mitigation of phosphates will be required. Mitigation of surface water to protect the nearby priority habitat may be required.
SAO7	promote sustainable construction and renewable energy	positive	The site is in an area with potential solar resource	On site renewables will be required
SAO8	Promote local distinctiveness, protect heritage and enhance townscape	neutral	The site is within the built-up area of Wells and is an existing building. It is in close proximity to the Listed Priory Hospital and Gate House. Good design will ensure that townscape and local distinctiveness are not harmed.	Good design will be required and must respect the nearby heritage assets.
SAO9	Encourage more sustainable travel patterns	strong positive	Out of 9 everyday facilities 7 are within 10 minutes' walk and 2 are between 10 and 20 minutes away. Residents are likely to be encouraged to adopt sustainable travel patterns.	N/A

		Assessment	Mitigation
SAO10	Maintain and enhance the vitality of town centres	positive The town centre is less than 20 minutes' walk away and residents will be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	strong positive The site will provide 47 retirement homes within a principle settlement.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive The site is less than 10 minutes' walk from an open space	N/A
SAO13	Protecting and Improving access to community facilities	positive The site is less than 10 minutes' walk from a local supermarket. Residents will be encouraged to use the local facility.	N/A

WELLS129 - Land South of Elm Close, Wells

		Assessment	Mitigation	
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	Site has been previously used for employment but the site has become redundant to Police operations	N/A
SAO2	Maintain and enhance the distinctive character of settlements	strong negative	The site would extend development into open countryside and join with Elm Close creating a block of development detached from the western edge of Wells. There would be harm to the character of the settlement.	Harm to the character of the settlement would be difficult to mitigate
SAO3	Protect and enhance the district landscapes	strong negative	The site is within Character Area G3, Polsham to Lodge Hill Low Lying Farmlands. The area is defined as high quality landscape and is characterised by a series of rounded hillocks separated by low lying farmland subdivided by ditches. Parts of the area can feel remote but the A371 introduces background noise. This site is south of Elm Close, on the opposite side of the B3139. It is gently rolling farmland. The site is remote from the built-up area and would extend development into the wider landscape and be harmful to landscape character.	Landscape harm would be difficult to mitigate
SAO4	To avoid/reduce and manage flood risk	neutral	The site is in flood zone 1 and has a very low risk of surface water flooding. Relatively steep topography will need to be considered within any drainage design. Pond to the south of the site would need to be considered in terms of surface water and flooding.	Surface water will need to be managed on the site.
SAO5	To protect, maintain and enhance biodiversity	negative	Site is within the phosphates neutrality area. The site is also within band C of a bat SAC.	Mitigation for phosphates will be required. Mitigation for bats will be required.
SAO6	Maintain and Improve water quality	negative	Mitigation of phosphates will be required to protect the water environment.	Mitigation of phosphates will be required.
SAO7	promote sustainable construction and renewable energy	negative	Only around ¼ of the site is in an area with potential solar resource	On site renewables will be required

		Assessment	Mitigation	
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	strong negative	The site would extend development into open countryside and join with Elm Close creating a block of development detached from the western edge of Wells. There would be harm to local distinctiveness	Harm would be difficult to mitigate.
SAO9	Encourage more sustainable travel patterns	strong negative	Out of 9 everyday facilities 5 are within 10 minutes' walk 1 is between 20 and 30 minutes away and 3 are beyond 30 minutes. The A371 is a barrier to pedestrian movement. Residents are unlikely to be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	strong negative	The town centre is more than 30 minutes' walk away and residents will not be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	neutral	The site will provide 200 homes on the edge of a principle settlement but is detached from the settlement.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is less than 10 minutes' walk from an open space and could provide for residents needs on site. However, the A371 is a barrier to pedestrian access to the open space.	N/A
SAO13	Protecting and Improving access to community facilities	positive	The site is 20 minutes' walk from a local food shop. Residents will be encouraged to use the local facility.	N/A

WELLS130 - Land North of Elm Close, Wells

		Assessment	Mitigation	
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	Site has been previously used for employment, but the site has become redundant to Police operations	N/A
SAO2	Maintain and enhance the distinctive character of settlements	strong negative	The site would extend development into open countryside and join with Elm Close and Haybridge creating a block of development detached from the western edge of Wells. There would be harm to the character of the settlement.	Harm to the character of the settlement would be difficult to mitigate
SAO3	Protect and enhance the district landscapes	strong negative	The site is within Character Area G3, Polsham to Lodge Hill Low Lying Farmlands. The area is defined as high quality landscape and is characterised by a series of rounded hillocks separated by low lying farmland subdivided by ditches. Parts of the area can feel remote but the A371 introduces background noise. This site is north and west of Elm Close. It is gently rolling farmland. The site is remote from the built-up area and would extend development into the wider landscape and be harmful to landscape character.	Landscape harm would be difficult to mitigate
SAO4	To avoid/reduce and manage flood risk	strong negative	The site extends into flood zone 3 alongside the main river at its western edge. There are also surface water flows across the site which give rise to flood risk.	Flood zone 3 should be avoided and surface water flows will need to be mitigated.
SAO5	To protect, maintain and enhance biodiversity	negative	Site is within the phosphates neutrality area. There are no ecological network habitats on the site. The site is close to a large area of flood plain grazing marsh priority habitat to the west of the site. The site is within band C of a bat SAC.	Mitigation of phosphates will be required. Mitigation to protect the adjacent priority habitat will be required.
SAO6	Maintain and Improve water quality	negative	Mitigation of phosphates will be required to protect the water environment. Surface water should be managed on site to ensure that the flood plain grazing marsh habitat is not affected.	Mitigation of phosphates will be required. Mitigation of surface water to protect the nearby priority habitat may be required.
SAO7	promote sustainable construction and renewable energy	negative	Only around 1/3 of the site is in an area with potential solar resource	On site renewables will be required

		Assessment	Mitigation	
SAO8	Promote local distinctiveness, protect heritage and enhance townscape	strong negative	The site would extend development into open countryside and join with Elm Close and Haybridge creating a block of development detached from the western edge of Wells. There would be harm to local distinctiveness	Harm would be difficult to mitigate
SAO9	Encourage more sustainable travel patterns	strong negative	Out of 9 everyday facilities 1 is within 10 minutes' walk 3 are between 10 and 20 minutes away, 3 are between 20 and 30 minutes away and 2 are beyond 30 minutes. Residents are unlikely to be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	strong negative	The town centre is 30 minutes' walk away and residents will not be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	strong positive	The site will provide 200 homes on the edge of a principle settlement.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is less than 10 minutes' walk from an open space and could provide for residents needs on site. However, the A371 is a barrier to pedestrian access to the open space.	N/A
SAO13	Protecting and Improving access to community facilities	positive	The site is 10 minutes' walk from a local food shop. Residents will be encouraged to use the local facility.	N/A

WELLS133 - Land North of Mendip Court, South Horrington (counts as Wells)

		Assessment		Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	Site is not in employment use	N/A
SAO2	Maintain and enhance the distinctive character of settlements	strong negative	South Horrington was formed by the redevelopment of the old Mendip Hospital and is separated from the edge of Wells. This site is on the northern edge of South Horrington and is located on higher ground, rising up towards the Mendip Ridge. The land is much more prominent than the rest of South Horrington, which nestles in a fold of the land. The site would extend development into an area of more remote countryside and be harmful to the character of the settlement.	Harm to the character of the settlement which would be difficult to mitigate.
SAO3	Protect and enhance the district landscapes	strong negative	This character area is defined by a series of valleys cut back into the Mendip Ridge, forming a series of hillsides extending up to the edge of the Mendip Plateau. The area is categorised as very high value landscape, and much of it is within the AONB. South Horrington was formed by the redevelopment of the old Mendip Hospital and is separated from the edge of Wells. This site is on the northern edge of South Horrington and is located on higher ground, rising up towards the Mendip Ridge. It is adjacent to the AONB boundary. The land is much more prominent than the rest of South Horrington. The site will have a considerable landscape impact.	Considerable landscape impact that will be difficult to mitigate.
SAO4	To avoid/reduce and manage flood risk	negative	Site is in flood zone 1. Surface water will need to be managed in any masterplan for the site. Cumulative impacts should also be considered.	Surface water flows will need to be managed on the site.
SAO5	To protect, maintain and enhance biodiversity	negative	Site is within the phosphates neutrality area. The site is within an ecological network area for broadleaved woodland and there is an area of stepping stone on the southern edge of the site. The site is also within band C of a bat SAC.	Mitigation for phosphates will be required. Mitigation for the ecological network sites would be difficult. Mitigation for bat will be required.

		Assessment	Mitigation	
SAO6	Maintain and Improve water quality	negative	Mitigation of phosphates will be required to protect the water environment.	Mitigation of phosphates will be required.
SAO7	promote sustainable construction and renewable energy	Strong negative	The site is not in an area with potential solar resource or unconstrained wind resource	Mitigation would be difficult
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	strong negative	This site is on the northern edge of South Horrington and is located on higher ground, rising up towards the Mendip Ridge. The land is much more prominent than the rest of South Horrington, which nestles in a fold of the land. The site would extend development into an area of more remote countryside and be harmful to local distinctiveness. The site is within a Conservation Area and there are numerous listed buildings nearby. Development would impact the heritage assets.	Mitigation would be difficult on this prominent sloping site.
SAO9	Encourage more sustainable travel patterns	strong negative	Out of 9 everyday facilities 2 are within 10 minutes' walk and 7 are more than 30 minutes away. Residents are unlikely to be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	strong negative	The town centre is more than 30 minutes' walk away and residents will not be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	negative	The site will provide 62 homes and includes conversion of an existing buildings but is outside and detached from Wells.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is less than 10 minutes' walk from an open space	N/A
SAO13	Protecting and Improving access to community facilities	strong negative	The site is 2.8km from a local food shop. Residents will not be encouraged to use the local facility.	N/A

WELLS134 - Mendip Court, South Horrington, Wells

		Assessment		Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	Site is not in employment use	N/A
SAO2	Maintain and enhance the distinctive character of settlements	strong negative	South Horrington was formed by the redevelopment of the old Mendip Hospital and is separated from the edge of Wells. This site is on the northern edge of South Horrington and is located on higher ground, rising up towards the Mendip Ridge. The land is much more prominent than the rest of South Horrington, which nestles in a fold of the land. The site would extend development into an area of more remote countryside and be harmful to the character of the settlement.	Harm to the character of the settlement which would be difficult to mitigate.
SAO3	Protect and enhance the district landscapes	strong negative	This character area is defined by a series of valleys cut back into the Mendip Ridge, forming a series of hillsides extending up to the edge of the Mendip Plateau. The area is categorised as very high value landscape, and much of it is within the AONB. South Horrington was formed by the redevelopment of the old Mendip Hospital and is separated from the edge of Wells. This site is on the northern edge of South Horrington and is located on higher ground, rising up towards the Mendip Ridge. It is close to the AONB boundary. The land is much more prominent than the rest of South Horrington. Whilst conversion of the existing building is proposed, 20 new build homes are also sought. The site will have a considerable landscape impact.	Harmful landscape impact will be difficult to mitigate.
SAO4	To avoid/reduce and manage flood risk	negative	Site is in flood zone 1. Surface water will need to be managed in any masterplan for the site. Cumulative impacts should also be considered.	Surface water flows will need to be managed on the site.
SAO5	To protect, maintain and enhance biodiversity	negative	Site is within the phosphates neutrality area. The site is within an ecological network stepping stone and a network area for broadleaved woodland. The site is also within band C of a bat SAC.	Mitigation for phosphates will be required. Mitigation for the ecological network sites would be difficult. Mitigation for bat will be required.
SAO6	Maintain and Improve water quality	negative	Mitigation of phosphates will be required to protect the water environment.	Mitigation of phosphates will be required.

		Assessment	Mitigation
SAO7	promote sustainable construction and renewable energy	Strong negative	The site is not in an area with potential solar resource or unconstrained wind resource Mitigation would be difficult
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	strong negative	This site is on the northern edge of South Horrington and is located on higher ground, rising up towards the Mendip Ridge. The land is much more prominent than the rest of South Horrington, which nestles in a fold of the land. The site would extend development into an area of more remote countryside and be harmful to local distinctiveness. The site is within a Conservation Area and there are numerous listed buildings nearby. Development would impact the heritage assets. Mitigation would be difficult on this prominent sloping site.
SAO9	Encourage more sustainable travel patterns	strong negative	Out of 9 everyday facilities 2 are within 10 minutes' walk and 7 are more than 30 minutes' away. Residents are unlikely to be encouraged to adopt sustainable travel patterns. N/A
SAO10	Maintain and enhance the vitality of town centres	strong negative	The town centre is more than 30 minutes' walk away and residents will not be encouraged to use town centre facilities. N/A
SAO11	Meeting housing needs in sustainable locations	negative	The site will provide 30 homes and includes conversion of an existing buildings but is outside and detached from Wells. N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is less than 10 minutes' walk from an open space N/A
SAO13	Protecting and Improving access to community facilities	strong negative	The site is 2.8km from a local food shop. Residents will not be encouraged to use the local facility. N/A

WELLS135 - Land East of Gipsy Lane, Wells

		Assessment	Mitigation	
SAO1	Promoting a strong, thriving, and diverse local economy	neutral	Site has been previously used for employment, but the site has become redundant to Police operations	N/A
SAO2	Maintain and enhance the distinctive character of settlements	strong negative	The area west of Wells has an urbanised character, with urban features such as the sewage works and major roads provide background noise and visual distraction. There is an allocated site east of this site which has not yet been built. The site would extend development into open countryside and join with Elm Close creating a block of development detached from the western edge of Wells. There would be harm to the character of the settlement.	Harm to the character of the settlement would be difficult to mitigate
SAO3	Protect and enhance the district landscapes	strong negative	The site is within character area G1, lower Sheppey valley. This is an area of low rolling hill below the Mendip scarp and is defined as high quality landscape. The site is in an area of low lying farmland between the Mendip scarp and Hay Hill to the south. The area west of Wells has an urbanised character, with urban features such as the sewage works and major roads provide background noise and visual distraction. This site would extend development into the wider landscape and be harmful to landscape character.	Landscape harm would be difficult to mitigate.
SAO4	To avoid/reduce and manage flood risk	neutral	The site is in flood zone 1 and has a very low risk of surface water flooding.	Surface water will need to be managed on the site.
SAO5	To protect, maintain and enhance biodiversity	negative	Site is within the phosphates neutrality area. The site is also within band C of a bat SAC.	Mitigation for phosphates will be required. Mitigation for bats will be required.
SAO6	Maintain and Improve water quality	negative	Mitigation of phosphates will be required to protect the water environment.	Mitigation of phosphates will be required.
SAO7	promote sustainable construction and renewable energy	neutral	Around half of the site is in an area with potential solar resource	On site renewables will be required

		Assessment	Mitigation	
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	strong negative	The site would extend development into open countryside and join with Elm Close creating a block of development detached from the western edge of Wells. There would be harm to local distinctiveness	Harm would be difficult to mitigate.
SAO9	Encourage more sustainable travel patterns	strong negative	Out of 9 everyday facilities 1 is within 10 minutes' walk 4 are between 10 and 20 minutes away, 3 are between 20 and 30 minutes away. Residents are unlikely to be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	strong negative	The town centre is between 20 and 30 minutes' walk away and residents will not be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	Strong positive	The site will provide 47 homes on the edge of a principle settlement.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	positive	The site is just over 10 minutes' walk from an open space and could provide for residents needs on site. However, the A371 is a barrier to pedestrian access to the open space. The site could provide for open space on site.	N/A
SAO13	Protecting and Improving access to community facilities	positive	The site is 20 minutes' walk from a local food shop. Residents will be encouraged to use the local facility.	N/A