



# **ILMINSTER NEIGHBOURHOOD PLAN**

## **SITE ALLOCATIONS ASSESSMENT REPORT**

**Report prepared by ECA on behalf of the  
ILMINSTER TOWN COUNCIL  
TO INFORM THE ILMINSTER NEIGHBOURHOOD PLAN**

27th November 2019



## 1. Background and Methodology

1.1 This is an independent report prepared by ECA Architecture and Planning. The purpose is to provide independent evidence to support the Neighbourhood Plan Working Group to determine the most suitable sites for development. This report forms part of the evidence base for the Ilminster Neighbourhood Plan (INP) and is just one component of the site selection process that was undertaken during 2019.

1.2 This Site Selection is formed of a 6 stage process as follows:

- **STAGE 1** Call for Sites- May-July 2019
- **STAGE 2** Site Allocations Options Analysis – Technical Assessment by ECA
- **STAGE 3** Selection of Options - Working group meeting - August 2019
- **STAGE 4** Site Allocations Assessment Report- Technical ECA report
- **STAGE 5** Site selection workshop in September 2019
- **STAGE 6** Decision by working group on preferred sites followed by consultation with Town Council and the wider community – October 2019 to January 2020

1.3 Stages 1-4 are covered in this report only.

## 2. Housing need in Ilminster

### Why we identified and allocated sites for housing in the neighbourhood plan

2.1 Evidence contained in the Emerging South Somerset Local Plan Review 2016-2036, Preferred Options Consultation (Regulation 18) (hereafter referred to as The Emerging Plan) confirms that there is a need for additional dwellings within the Town between 2016-2036. Ilminster is the fifth largest settlement in South Somerset with a population of approximately 5000 people. This population has grown considerably in recent years, reflected in the fact that in seven years (2001-2008) the number of people living in the town increased by almost 20%.

2.2 The community want to plan positively for these homes and direct them to the most desirable and appropriate locations and also ensure that the necessary infrastructure is provided to accommodate the needs of existing and new residents.

2.3 The Ilminster Neighbourhood Plan also seeks an increase in its residential population in order to create a more sustainable town where existing employment, shops and services are preserved and enhanced.

## How much Housing do we need to plan for?

2.4 Policy SS1 'Settlement Strategy' of the adopted Local Plan, identifies Ilminster as a Primary Market Town for the local plan area. It is in one of the main locations where growth is focused. Ilminster has been allocated the fewest dwellings of largest 5 Towns in the district which include Yeovil and the 4 Primary Market Towns of Chard, Crewkerne, Wincanton and Ilminster.

2.5 Policy PMT3 'Ilminster Direction of Growth' in the Local Plan proposes 496 dwellings to be provided in the town between 2006 and 2028.

2.6 Policy SS4 and Policy SS5 'Delivering Housing Growth' further identifies the Residual housing requirement based on the allocated 496 dwellings less the number of dwellings completed, under construction, with commitment (ie with planning) and those allocated without commitment. This leaves a total of 351 dwellings required.

2.7 The Housing and Employment Land Availability Assessment, 2017, (HELAA) identifies that there are suitable, available and achievable sites in Ilminster with the potential to deliver about 660 dwellings; 400 of these being considered in application 16/05500/OUT.

### Emerging South Somerset Local Plan (Preferred options for Consultation)

2.8 As part of the emerging South Somerset Local Plan 2016-2036, South Somerset District Council (SSDC) states that 839 dwellings are needed in Ilminster by 2036. Outline planning permission has been granted for 400 dwellings on land South West of Canal Way. In addition, 113 dwellings have been completed or committed to between 2016-2018. Therefore, Ilminster has achieved a total provision of 513 dwellings leaving **a requirement of 326 dwellings in Ilminster between 2016 and 2036.**

### Summary of need

2.9 As part of the emerging South Somerset Local Plan 2016-2036, South Somerset Council state that 839 dwellings are now needed in Ilminster between 2016-2036. An outline permission has been granted and committed to, for 400 dwellings on Canal Way. A further 113 dwellings have been completed or committed to between 2016-2018. With a total of 513 commitments this leaves a **remaining 326 dwellings that are required in Ilminster.** This document seeks to assess a potential 21 further site locations for recommendation to the Neighbourhood plan group.

### 3. Identifying potential sites

#### Which sites were identified?

3.1 Neighbourhood Planning Guidance (as contained in the Planning Practice Guidance) (hereafter referred to as the PPG) confirms that a neighbourhood plan can allocate sites for development and the qualifying body should carry out an appraisal of options and an assessment of individual sites against clearly identified criteria.

#### How the alternative sites were identified

3.2 The area of search was within the neighbourhood plan boundary.

3.3 The following data was used to identify the sites; which either have been built since 2016 or have reasonable potential;

- Results of the Ilminster 'Call for Sites' published in the local press and email bulletins and on the Ilminster Town Council web site, for 6 weeks up until 1st July 2019.
- Existing and emerging allocations;
- Planning permissions and refusals;
- The South Somerset Housing and Economic Land Availability Assessment report (HELAA) September 2018
- Desktop review of vacant and derelict land and buildings including a review of ordinance survey maps and Ariel photographs.
- Site visits to Ilminster including the walkabout with the community in February.

#### Assessment Criteria

3.4 We developed a set of criteria for assessing the sites based on guidance and this was ratified by SSDC.

3.5 The suitability, availability and achievability of sites was assessed in order to provide an indication as to whether the site can be delivered over the plan period.

3.6 Assessment of the suitability of the particular use for a particular location. For example, is residential the best use for that location or an employment use?

3.7 We also considered the other following factors:

- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- potential impacts including the effect upon landscapes including landscape features, nature

and heritage conservation;

- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas;
- environmental/amenity impacts experienced by potential occupiers and neighbouring areas

#### Density

3.8 Development potential of sites was calculated taking into consideration densities set out in the South Somerset Local Plan. There are no set densities listed in the local plan however a figure of 28 dwellings per hectare as being the average in the district. National Guidance resists the provision of dwellings at a density of under 30. The HELAA report uses this figure as well and as such this figure shall be the basis for the report at slightly higher than the district average and in line with National requirements.

3.9 The HELAA report also identified if each individual site could actually provide additional or less densities based on individual criteria.

- Sites of less than 0.4 ha in size: 100% of the site as the developable area;
- Sites of 0.4 ha – 2 ha: 80% of the site area as the developable area;
- Site over 2 ha: 60% of the site area as the developable area.

## STAGE 1: Call for Sites - May-July 2019

The Ilminster Neighbourhood Plan Development Group, under the provisions of the Localism Act 2012 called upon landowners and agents of land within the Ilminster Neighbourhood Plan boundary for expressions of interest in applying for future development permission.

This exercise does not decide whether a site will be allocated for development nor will it commit the proposers to applying for planning consent. It does however will enable the Town Council to better understand the needs and wishes of residents and businesses within the area.

In order to have a site considered potential sites the request was sent to interested parties in May 2019. Potential sites were then sent to the council or consultants by the 1 July 2019 which was 6 weeks from publication date of the request. Information requested included the following for each identified site:

- Ownership details
- Site plan/map extract clearly showing the exact boundary of the site
- Photo (if possible)
- Site size (estimate)
- Potential or preferred uses.

## STAGE 2: Site Allocations Options Analysis – Technical Assessment by ECA

In total 31 sites were identified and the following list and conclusions were agreed at the NP working group meeting on 1st August 2019. These were as set out below.

### TABLE 1: LIST OF ALL SITES INITIALLY CONSIDERED

\*TBC= Potential maximum number of homes to be confirmed in Site Assessment Stage 4

Site reference (SR)	Address	Site Source	Notes	Density estimate or amount permitted	Total amount in 2016-2036 / TBC- through Stage 4* (NP working group conclusion August 2019)
1	Former Powermatic Site, Winterhay Lane	<ul style="list-style-type: none"> <li>13/04935/OUT – Five-Year Housing Land Supply Paper (August 2018)</li> <li>17/04802/REM – Five-Year Housing Land Supply Paper (August 2018)</li> <li>17/04857/FUL – Five-Year Housing Land Supply Paper (August 2018)</li> <li>W/ILM/0016 – Brownfield land register allocated site</li> </ul>	<ul style="list-style-type: none"> <li>Former factory – previously developed land</li> <li>Development not yet commenced</li> </ul>	Outline consent for 72 dwellings and full consent for part of the site for 19 dwellings	91
2	Building Plot At Oakridge Townsend	<ul style="list-style-type: none"> <li>15/01479/FUL – Five-Year Housing Land Supply Paper (August 2018)</li> <li>19/00043/FUL – ECA sourced</li> </ul>	<ul style="list-style-type: none"> <li>Previously developed land (steep topography)</li> <li>Permission for 1 dwelling expired and subsequent application now in.</li> </ul>	Permission for 1 dwelling	1
3	39 The Cross	<ul style="list-style-type: none"> <li>15/02944/FUL – Five-Year Housing Land Supply Paper (August 2018)</li> <li>Variation of condition 22.2.16</li> </ul>	Conversion now completed (prior to 2016)	Permission 1 dwelling	0
4	80 Blackdown View	15/04306/FUL – Five-Year Housing Land Supply Paper (August 2018)	<ul style="list-style-type: none"> <li>Previously developed land.</li> <li>Conditions not discharged (on records)</li> <li>On site.</li> </ul>	Permission 1 dwelling	1
5	Barn Rear Of The Royal Oak, The Cross	16/00102/FUL – Five-Year Housing Land Supply Paper (August 2018)	<ul style="list-style-type: none"> <li>Previously developed land.</li> <li>Conditions not discharged (on records)</li> <li>Built after 2016 so to be included.</li> </ul>	Permission 2 dwellings	2
6	Land To The East Of Units At Broadoak, Canal Way	16/00121/FUL – Five-Year Housing Land Supply Paper (August 2018)	<ul style="list-style-type: none"> <li>Previously developed land.</li> <li>Most conditions discharged in November 2018.</li> <li>Development not complete.</li> </ul>	Permission for 8 dwellings	8
7	20 Silver Street	16/01167/FUL – Five-Year Housing Land Supply Paper (August 2018)	<ul style="list-style-type: none"> <li>Previously developed (offices)</li> <li>NOW COMPLETED.</li> <li>No record of conditions being discharged.</li> </ul>	Permission for 1 dwelling	1
8	Rose Mill Farm, Station Road	16/02137/FUL – Five-Year Housing Land Supply Paper (August 2018)	<ul style="list-style-type: none"> <li>Previously developed (barn)</li> <li>Conditions discharged and development completed around 2016-2017</li> </ul>	Permission 1 dwelling	1

Site reference (SR)	Address	Site Source	Notes	Density estimate or amount permitted	Total amount in 2016-2036 / TBC- through Stage 4* (NP working group conclusion August 2019)
9	Factory Site Dowlish Ford Mills, Greenway, Dowlish Ford	16/04060/FUL – Five-Year Housing Land Supply Paper (August 2018)	<ul style="list-style-type: none"> <li>Previously developed land.</li> <li>2016 permission (with an amendment?)</li> <li>Currently being built</li> </ul>	Permission for 8 dwellings	8
10	Land off Canal Way, Ilminster	<ul style="list-style-type: none"> <li>16/05500/OUT – Five-Year Housing Land Supply Paper (August 2018)</li> <li>W/ILMI/0301 – HELAA option</li> <li>ILMI 1 – local plan</li> <li>IM1 – emerging local plan</li> </ul>	<ul style="list-style-type: none"> <li>Greenfield outside the development boundary.</li> <li>Outline consent for 400 houses subject to a S106.</li> </ul>	Permission for 400 dwellings.	400
11	36 Station Road IlminsterA19 9BG (adjacent to Dentist)	18/01886/FUL – Five-Year Housing Land Supply Paper (August 2018)	<ul style="list-style-type: none"> <li>Previously developed land in conservation area</li> <li>1 dwelling refused permission <u>twice</u>.</li> </ul>	No real prospect of receiving permission given site constraints including a listed building.	0
12	Land rear of New Wood House, The Beacon	<ul style="list-style-type: none"> <li>W/ILMI/0002 – HELAA option</li> <li>Call for Sites (G.D.Pearce: Site 1)</li> </ul>	Greenfield	Approximately 2 Hectares. Could accommodate <u>48</u> dwellings based on a 30 dwellings per hectare minimum at 80%	TBC
13	Land South of Cross	W/ILMI/0004 – HELAA option	Greenfield	Approximately 2.37 Hectares. Could accommodate <u>56</u> dwellings based on a 30 dwellings per hectare minimum at 60%	TBC
14	Lan North of Cross	W/ILMI/0005 – HELAA option	Greenfield	Approximately 1 Hectare. Could accommodate <u>24</u> dwellings based on a 30 dwellings per hectare minimum at 80%	TBC
15	Land South of Shudrick Lane, Townsent, (Shudrick Valley)	<ul style="list-style-type: none"> <li>14/02474/OUT – 220 dwellings - refused and dismissed at appeal; the Inspector concluding that the (harmful) effects on the character and appearance of the landscape would significantly and demonstrably outweigh its benefits.– Five-Year Housing Land Supply Paper (August 2018)</li> <li>W/ILMI/0009/B – HELAA option</li> <li>ILMI 2 – local plan</li> <li>IM2– SSDC Local Plan review preferred options consultations June 2019.</li> </ul>	<ul style="list-style-type: none"> <li>The Inspector considering the current Local Plan found no fundamental difficulties in the Shudrick Valley site being developed; but felt only that the Canal Way Direction of Growth was preferable.</li> <li>Politically contentious site with considerable history.</li> <li>Working group minded to considerable smaller portion of the site as a suitable option.</li> </ul>	Approximately 5 Hectares. Could accommodate <u>90</u> dwellings based on 30 dwellings per hectare minimum at 60%. The Local plan review states it could accommodate 220 dwellings.	TBC
16	Former Cheese Factory at Station Road (Horlicks Site)	<ul style="list-style-type: none"> <li>W/ILMI/0022 – HELAA option</li> <li>ILMI4 – Local Plan</li> <li>Brownfield land register</li> </ul>	<ul style="list-style-type: none"> <li>This site is part former industrial. It currently has an Employment allocation in the Local Plan.</li> <li>It includes part of the former Horlicks site.</li> <li>It is within Flood Zone 3.</li> </ul>	The Brownfield land register states 50 dwellings can be accommodated on this site. The Local Plan review states it could accommodate 95 dwellings. ALLOCATED EMPLOYMENT LAND. TO ALLOCATE AS FOR HOUSING WOULD BE CONTRARY TO THE AIMS OF THE NP	0
17	Greenway Farm, Dowlish Ford, Ilminster	<ul style="list-style-type: none"> <li>W/ILMI/0102 – HELAA option</li> <li>ILMI3</li> </ul>	<ul style="list-style-type: none"> <li>Greenfield to the south of the town.</li> <li>BMV agricultural land</li> <li>Peripheral landscape assessment suggest it has some landscape sensitivity.</li> <li>Archaeological site</li> </ul>	Approximately 2.4 Hectares. Could accommodate <u>43</u> dwellings based on a 30 dwellings per hectare minimum at 60%. The Local plan review states could accommodate 45 dwellings	TBC

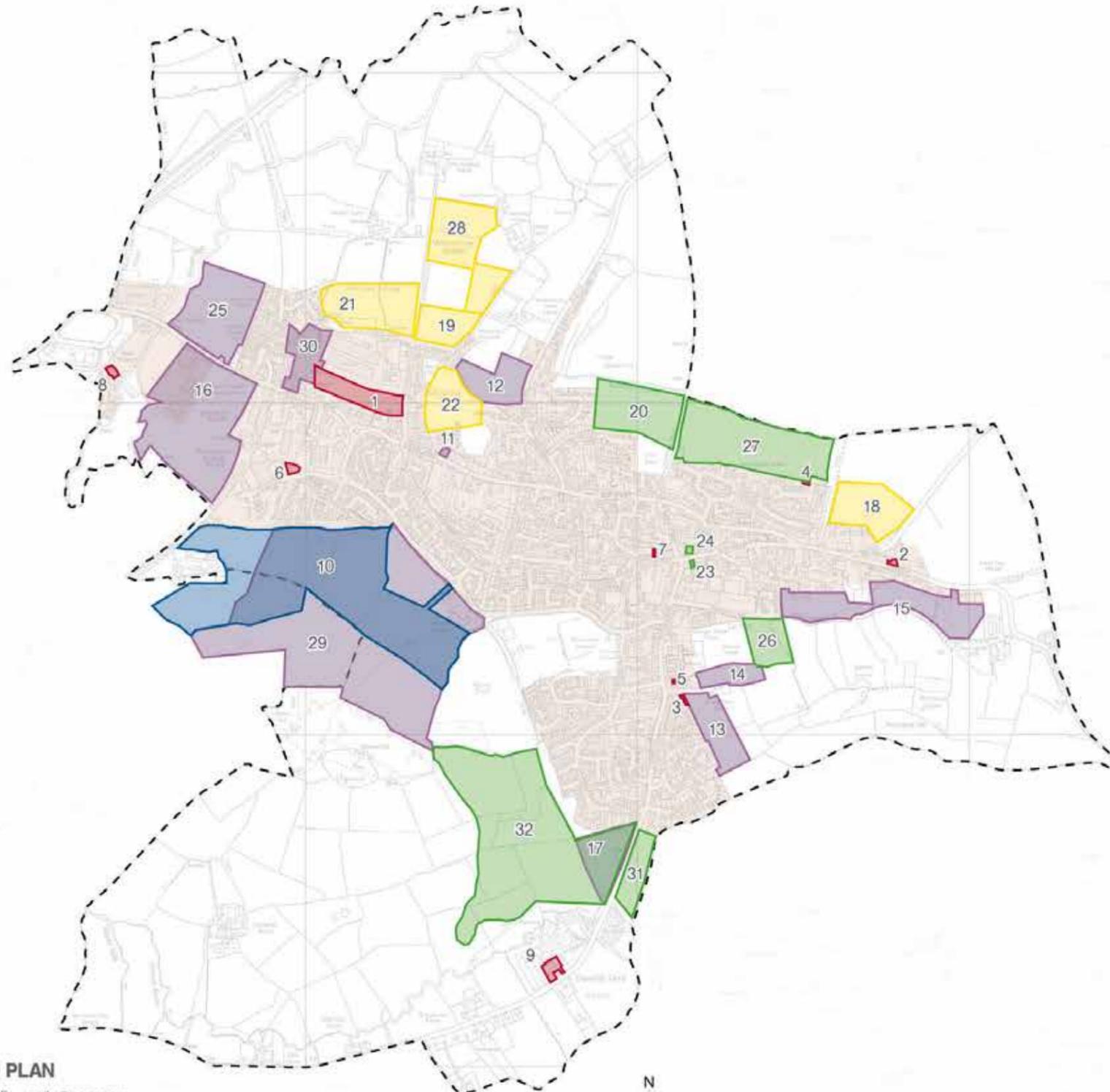
Site reference (SR)	Address	Site Source	Notes	Density estimate or amount permitted	Total amount in 2016-2036 / TBC- through Stage 4* (NP working group conclusion August 2019)
18	Bay Hill, Land East of Ilminster adjacent B3168	Call for Sites (Holly Phillips)	<ul style="list-style-type: none"> <li>Greenfield</li> <li>Skyline site? small element may have potential.</li> </ul>	Approximately 8.13 Hectares. Could accommodate 144 dwellings based on a 30 dwellings per hectare minimum at 60%.	TBC
19	Land east of Winterhay Lane	Call for Sites (Site 2: G.D. Pearce)	<ul style="list-style-type: none"> <li>Greenfield</li> <li>Skyline site? small element may have potential.</li> </ul>	Approximately 1.9 Hectares. Could accommodate 45 dwellings based on a 30 dwellings per hectare minimum at 80%.	TBC
20	Land South of Beacon Lane	ECA option	Greenfield	Approximately 3.8 Hectares. Could accommodate 68 dwellings based on a 30 dwellings per hectare minimum at 60%.	TBC
21	Land to North of Winterhay Lane and East of Old Orchard	Call for Sites (G.Painter and family)	Greenfield	Part of site promoted through the 'Call for Sites' Approximately 3.8 Hectares. Could accommodate 68 dwellings based on a 30 dwellings per hectare minimum at 60%.	TBC
22	Land to East of Winterhay Lane and Old Dairy	ECA option	Greenfield	Approximately 3.3 Hectares could accommodate 59 dwellings based on a 30 dwellings per hectare minimum at 60%.	TBC
23	The Swan Yard, Land rear of Boots Chemist, access from Ditton Street	ECA option	<ul style="list-style-type: none"> <li>Previously developed land</li> <li>Potential for a car free development given access constraints.</li> </ul>	Approximately 0.07 Hectares could accommodate 2 dwellings based on a 30 dwellings per hectare minimum. However this is in the Town centre and could accommodate a higher density.	2
24	Land rear of the market house, Gooch and Housego, Cornhill	<ul style="list-style-type: none"> <li>ECA option</li> <li>Brownfield land register.</li> </ul>	Previously developed land	The brownfield land register suggests that 14 dwellings could be accommodated on this site.	TBC
25	Land North of Station Road	<ul style="list-style-type: none"> <li>19/00012/OUT- Current- Outline planning application for the erection of flexible class B1 (B1a or B1b) building (or buildings) and up to 150 No. dwellings on the land to the north of Station Road; and for class B1(C), B2, B8, D1, A3, A4 , A5 or Motor Dealership uses on the land to the South of Station Road;</li> <li>IM3 – emerging local plan</li> <li>Brownfield land register</li> </ul>	Greenfield	<p>The brownfield land register suggests that 80 dwellings could be accommodated on this site. Approximately 4.8 Hectares. Could accommodate 86 dwellings based on a 30 dwellings per hectare minimum at 60%.</p> <p>Town Council have agreed to the principle of developing this site but object to a considerable number of details in this application. 150 is justified given site constraints and potential boost to employment etc.</p>	150
26	Land at Shudrick Lane to the East of Playing Fields	ECA option	Greenfield	<p>Approximately 1.2 Hectares</p> <p>IN ORDER TO FULFILL THE AIMS OF THE NP, THIS SITE IS TO BE RESERVED FOR EDUCATION/ PLAYING FIELDS</p>	0

Site reference (SR)	Address	Site Source	Notes	Density estimate or amount permitted	Total amount in 2016-2036 / TBC- through Stage 4* (NP working group conclusion August 2019)
27	Land to rear of Blackdown View	ECA option	Greenfield site with a steep slope to the rear	Approximately 6.6 Hectares. Could accommodate 118 dwellings based on a 30 dwellings per hectare minimum at 60%.	TBC
28	Land East of Winterhay Lane (south of Fairfield House)	Call for Sites ( G.Painter and Family)	Greenfield	Approximately 5.5 ha. Could potentially accommodate 99 dwellings on a 30 dwellings per hectare minimum at 60%.	TBC
29	Land off Canal Way phase 2, Ilminster	<ul style="list-style-type: none"> <li>W/ILMI/0301 – HELAA option</li> <li>ILMI 1 – local plan</li> <li>IM1 – emerging local plan</li> </ul>	Greenfield outside the development boundary. Adjacent to the site there is an outline consent for 400 houses subject to a S106.	Approximately 13 ha. Could potentially accommodate 234 dwellings on a 30 dwellings per hectare minimum at 60%.	TBC
30	Daido car park station road	W/ILMI/0504 – HELAA option mixed use site	Brownfield site inside the development boundary. Allocated for mixed use,	Approximately 1.6 ha with approximately 0.8 hectares for housing. Could potentially accommodate 19 dwellings on a 30 dwellings per hectare minimum at 80%.	TBC
31	Land to East of Greenway, Dowlish Ford, Ilminster	Call for sites	<ul style="list-style-type: none"> <li>Greenfield to the south of the town.</li> <li>BMV agricultural land</li> <li>Peripheral landscape assessment suggest it has some landscape sensitivity.</li> <li>Archaeological site</li> </ul>	Approximately 1.8 Hectares. Could accommodate 43 dwellings based on a 30 dwellings per hectare minimum at 80%.	TBC
32	Greenway Farm (Larger Site)	Neighbourhood Plan Steering Group option	<ul style="list-style-type: none"> <li>Greenfield to the south of the town.</li> <li>BMV agricultural land</li> <li>Peripheral landscape assessment suggest it has some landscape sensitivity.</li> <li>Archaeological site</li> </ul>	Approximately 17 Hectares. Could accommodate 306 dwellings based on a 30 dwellings per hectare minimum at 60%.	TBC

# SITE ALLOCATIONS OPTIONS ANALYSIS

Potential Site Map  
November 2019

- LEGEND**
- ILMINSTER NEIGHBOURHOOD PLAN BOUNDARY
  - SSOC ILMINSTER DEVELOPMENT AREA
  - SITE WITH PLANNING PERMISSION / DEVELOPMENT COMPLETE
  - SOUTH SOMERSET HELAA 2018 ILMINSTER & DOWLSH WAKE AND/OR 5 YEAR LAND SUPPLY PAPER
  - POTENTIAL ADDITIONAL SITES SUGGESTED BY ECA/ INP WORKING GROUP
  - 'CALL FOR SITES' RESULTANTS
  - OUTSTANDING PLANNING PERMISSION



SITE REFERENCE	ADDRESS
01	Former Powermatic Site, Winterhay Lane
02	Building Plot at Oakridge Townsend
03	39 The Cross
04	80 Blackdown View
05	Barn rear of The Royal Oak, The Cross
06	Land to the East of Units of Broadoak, Canal Way
07	20 Silver Street
08	Rose Mill Farm, Station Road
09	Factory Site Dowlish Ford Mills, Greenway, Dowlish Ford
10	Land off Canal Way, Iminster
11	36 Station Road, Iminster (adjacent to dentist)
12	Land rear of New Wood House, The Beacon
13	Land South of Cross
14	Land at North of Cross
15	Land South of Shudrick Lane, Townsend (Shudrick Valley)
16	Former Cheese Factory at Station Road 'Horlicks Site'
17	Greenway Farm, Dowlish Ford, Iminster
18	Bay Road, Land East of Iminster (adjacent B3168)
19	Land East of Winterhay Lane
20	Land South of Beacon Lane
21	Land to the North of Winterhay Lane and East of Old Orchard
22	Land to East of Winterhay Lane and Old Dairy
23	The Swan Yard, Land Rear of Boots Chemist (access from Ditton Street)
24	Land rear of The Market House, Gooch and Housego, Cornhill
25	Land North of Station Road
26	Land at Shudrick Lane to the East of Playing Fields
27	Land to rear of Blackdown View
28	Land East of Winterhay Lane (south of Fairfield House)
29	Canal Way (land south of permitted site)
30	Dalco car park
31	Land East of Greenway Farm, Dowlish Ford
32	Greenway Farm (Larger Site)

ILMINSTER NEIGHBOURHOOD PLAN

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## STAGE 3: Selection of Options - Working group meeting

It was found that the sites 1 to 11 already have consent and form part of the 513 dwellings that are already included in the total housing supply in Ilminster. An assessment of the remaining sites 12 to 31 now need to be undertaken in order to find the remaining 326 dwellings.

Prior to a more detailed assessment of options by the wider community and working group, the working group needs to identify which sites are taken forward for further assessment. The sites we recommend for taking forward:

- exclude smaller sites with permission;
- excludes large sites with permission or reasonable prospect of permission and being built out prior to 2036

### TABLE 2: INITIAL ASSESSMENT SUMMARY

Site reference (SR)	Address	Density estimate or amount permitted	Total amount permitted already in 2016-2036 /	TBC- through Stage 4* (NP working group conclusion on 1.8.19)
1	Former Powermatic Site, Winterhay Lane	Outline consent for 72 dwellings and full consent for part of the site for 19 dwellings	72	-
2	Building Plot At Oakridge Townsend	Permission for 1 dwelling	1	-
3	39 The Cross	Permission 1 dwelling	0	-
4	80 Black-down View	Permission 1 dwelling	1	-
5	Barn Rear Of The Royal Oak, The Cross	Permission 2 dwellings	2	-
6	Land To The East Of Units At Broadoak, Canal Way	Permission for 8 dwellings	8	-
7	20 Silver Street	Permission for 1 dwelling	1	-

Site reference (SR)	Address	Density estimate or amount permitted	Total amount permitted already in 2016-2036 /	TBC- through Stage 4* (NP working group conclusion on 1.8.19)
8	Rose Mill Farm, Station Road	Permission 1 dwelling	1	-
9	Factory Site Dowlsh Ford Mills, Greenway, Dowlsh Ford	Permission for 8 dwellings	8	-
10	Land off Canal Way, Ilminster	Permission for 400 dwellings.	400	-
11	36 Station Road Ilminster	No real prospect of receiving permission given site constraints including a listed building.	0	-
12	Land rear of New Wood House, The Beacon	Approximately 2 Hectares. Could accommodate <u>48</u> dwellings based on a 30 dwellings per hectare minimum at 80%	0	48
13	Land South of Cross	Approximately 2.37 Hectares. Could accommodate <u>43</u> dwellings based on a 30 dwellings per hectare minimum at 60%	0	56
14	Land at North of Cross	Approximately 1 Hectare. Could accommodate <u>24</u> dwellings based on a 30 dwellings per hectare minimum at 80%	0	24
15	Land South of Shudrick Lane, Townsend, (Shudrick Valley)	<ul style="list-style-type: none"> <li>• The Local plan review states it could accommodate 220 dwellings.</li> <li>• Approximately 5 Hectares. Could accommodate <u>90</u> dwellings based on 30 dwellings per hectare minimum at 60%.</li> </ul>	0	90
16	Former cheese factory at Station Road 'Horlicks Site'	<ul style="list-style-type: none"> <li>• The Brownfield land register states 50 dwellings can be accommodated on this site.</li> <li>• The Local Plan review states it could accommodate 95 dwellings.</li> <li>• Neighbourhood plan - Approximately 11 Hectares. Could accommodate <u>198</u> dwellings based on 30 dwellings per hectare minimum at 60%. However the site is ALLOCATED FOR EMPLOYMENT in the neighbourhood plan .</li> </ul>	0	-

Site reference (SR)	Address	Density estimate or amount permitted	Total amount permitted already in 2016-2036 /	TBC- through Stage 4* (NP working group conclusion on 1.8.19)
17	Greenway Farm, Dowlish Ford, Ilminster	Approximately 2.4 Hectares. Could accommodate <u>43</u> dwellings based on a 30 dwellings per hectare minimum at 60%. The Local plan review states could accommodate 45 dwellings	0	43
18	Bay Hill, Land East of Ilminster adjacent B3168	Approximately 8.13 Hectares. Could accommodate <u>147</u> dwellings based on a 30 dwellings per hectare minimum at 60%.	0	144
19	Land east of Winterhay Lane	Approximately 1.9 Hectares. Could accommodate <u>46</u> dwellings based on a 30 dwellings per hectare minimum at 80%.	0	45
20	Land South of Beacon Lane	Approximately 3.8 Hectares. Could accommodate 69 dwellings based on a 30 dwellings per hectare minimum at 60%.	0	68
21	Land to North of Winterhay Lane and East of Old Orchard	Approximately 3.8 Hectares. Could accommodate 69 dwellings based on a 30 dwellings per hectare minimum at 60%.	0	68
22	Land to East of Winterhay Lane and Old Dairy	Approximately 3.3 Hectares could accommodate <u>60</u> dwellings based on a 30 dwellings per hectare minimum at 60%.	0	59
23	The Swan Yard, Land rear of Boots Chemist, access from Ditton Street	Approximately 0.07 Hectares could accommodate <u>2</u> dwellings based on a 30 dwellings per hectare minimum. However this is in the Town centre and could accommodate a higher density.	0	2
24	Land rear of the market house, Gooch and Housego, Cornhill	The brownfield land register suggests that <u>14</u> dwellings could be accommodated on this site.	0	14



Site reference (SR)	Address	Density estimate or amount permitted	Total amount permitted already in 2016-2036 /	TBC- through Stage 4* (NP working group conclusion on 1.8.19)
25	Land North of Station Road	The brownfield land register suggests that <b>80</b> dwellings could be accommodated. In SSDC Local Plan (emerging) Town Council have agreed to the principle of developing this site. There are <b>150</b> dwellings proposed. The site is allocated Employment land. The site is 4.8 Hectares and could accommodate <b>87</b> dwellings based on 30 dwellings per hectare minimum at 60%.	80	-
26	Land at Shudrick Lane to the East of Playing Fields	Approximately 1.2 Hectares. Could accommodate <b>29</b> dwellings based on 30 dwellings per hectare minimum at 80%. The Neighbourhood plan wish to RESERVE THIS SITE FOR EDUCATION/ PLAYING FIELDS.	0	-
27	Land to rear of Black-down View	Approximately 6.6 Hectares could accommodate <b>119</b> dwellings based. based on 30 dwellings per hectare minimum at 60%.	0	118
28	Land East of Winterhay Lane (south of Fairfield House)	Approximately 5.5 ha Could potentially accommodate <b>99</b> dwellings based on 30 dwellings per hectare minimum at 60%.	0	199
29	Land off Canal Way phase 2	Approximately 13 ha. Could potentially accommodate 234 dwellings based on 30 dwellings per hectare minimum at 60%.	0	234
30	Daido car park station road	Approximately 1.6 ha with approximately 0.8 hectares for housing. Could potentially accommodate 19 dwellings based on 30 dwellings per hectare minimum at 80%.	0	19
31	Land to East of Greenway, Dowlish Ford, Ilminster	Approximately 1.8 Hectares. Could accommodate <u>44</u> dwellings based on a 30 dwellings per hectare minimum at 80%.		
32	Greenway Farm (Larger Site)	Approximately 17 Hectares. Could accommodate <u>306</u> dwellings based on a 30 dwellings per hectare minimum at 60%.		
TOTAL			574	570



# STAGE 4: Assessment of Options - Technical ECA work and worksheets

## How the assessments were made

This is an independent report, prepared by qualified Planning Consultants at ECA. It forms an integral part of the evidence base for the Site Selection process in Ilminster. This includes 5 stages.

**A. Site Location:** - The sites have been selected from a variety of sources as highlighted in earlier stages of the site selection process. Sites have not been assessed where they contain permitted/ completed or committed schemes.

**B. Context of the Site and Surrounding Area:** - This includes some basic referral information including absolute constraints, while considering the priority to develop brownfield sites over greenfield sites.

**C. Site Assessment:** - The suitability of each site for development is assessed against 15 standard criteria. These criteria have been subject to consultation with South Somerset District Council (SSDC) and adjusted to take account of local circumstances, based on a standard methodology developed by ECA in other neighbourhood plans. A traffic light system has been used to score the sites suitability. This method is simple and again, was suggested by South Somerset District Council Officers. The retention and increase of trees on sites is a priority for the neighbourhood plan and has been taken into account here.

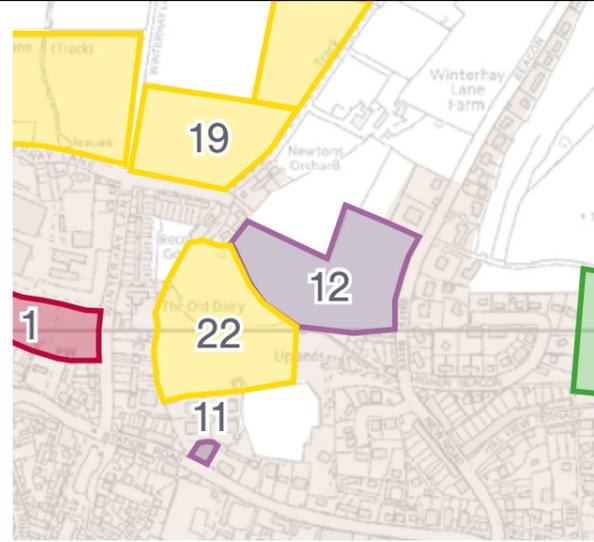
**D- Site Potential:** - The developable areas on a site area shown in blue on the site plans and is smaller than the overall site area in some circumstances. The potential yield for each housing site is , and based on density figures provided by South Somerset District Council, namely 30 dwellings per hectare.

**E- Recommendation:** - The recommendation is based on the overall scores that the site received. It is slightly dependant on the availability of other more suitable sites. It does not take account of consultation responses.

# Land rear of New Wood House

## A. Site location

<b>Site Reference</b>	12
<b>Site name</b>	Land rear of New Wood House
<b>Site Address</b>	Land rear of New Wood House, The Beacon, Ilminster
<b>Current use</b>	Agricultural
<b>Total area in Hectares (Ha)</b>	2



## B. Context of the site and surrounding area

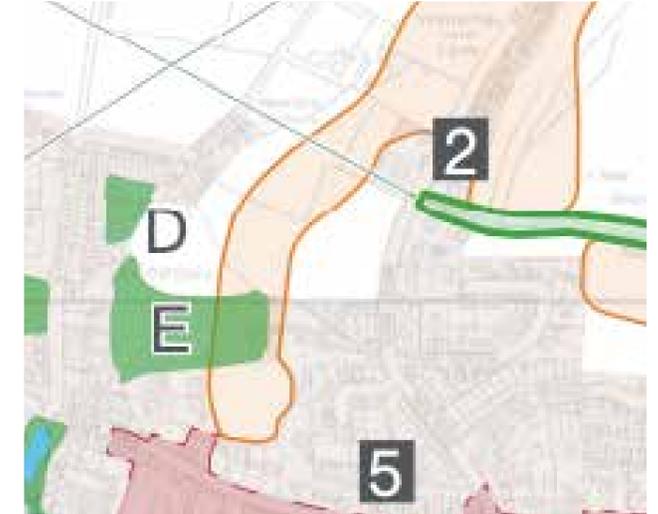
<b>Surrounding land uses</b>	Residential and agricultural
<b>Site boundaries</b>	Established trees and hedgerows

<b>Is the site:</b>	Greenfield	<input checked="" type="checkbox"/>	Brownfield	<input type="checkbox"/>	Mixture	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
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## C. Site Assessment

<b>1.Designation:</b> Is the site within the current development area of the Town?	(3) Within the settlement boundary	(2) Immediately adjacent to the settlement boundary	(1) Countryside location, away from the settlement boundary
<b>2.Use of the land:</b> Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
<b>3.Employment or commercial land:</b> If the site is on employment or commercial land, is this loss detrimental to the vitality of the local area?	(3) Not employment or commercial land	(2) Employment or commercial land but it is not a strategic loss	(1) strategic employment land
<b>4.Scale and potential site in relation to the Town:</b> Does the site choice seek to protect and enhance the quality of Ilminster?	(3) in scale and negligible impact on surrounding housing, built area or locale, (0-10 houses)	(2) small impact on surrounding housing, built area or locale due to scale of development (10-99 houses)	(1) significant impact on surrounding housing, built area or locale, due to scale of development, (approximately 100 houses or more)

<b>5.Topography:</b> Does the site slope allow for development to be built and still be viable?	(3) ground is mostly level	(2) between 5 and 15 degrees of slope or partly over 15 degrees	(1) over 15 degrees slope or unstable over most of the site
<b>6.Flood Risk:</b> Does the site fall within a flood zone or partially within a flood zone?	(3) no risk	(2) partly in the flood zone	(1) majority in the Flood zone



<b>7.Settings, views and natural features:</b> Does the site choice ensure the protection and enhancement of all geodiversity and landscape features?	(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape	(2) minor/medium impact on the surrounding natural landscape setting and views of landscape	(1) major negative impact on surrounding natural landscape setting and views of landscape
<b>8.Natural Environment constraints:</b> Does the site choice ensure protection and enhancement of all biodiversity?	(3) there are no environmental constraints affecting this site.	(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species	(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species
<b>9.Impact on the historic environment and heritage assets:</b> negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.	(3) enhance or neutral impact on heritage assets	(2) some impact on heritage assets	(1) significant impact on heritage assets



<b>10.Site Access:</b> Does the site relate well to the existing road network?	(3) adjacent to existing adequate maintained public roads	(2) adjacent to public road but inadequate	(1) new roads need to be built or substantially upgraded and new infrastructure
<b>11.Sustainable access to public transport, buses:</b> Does the site choice reduce the need to travel by car?	(3) there is an existing bus stop within 5 minutes' walk.	(2) there is an existing bus stop within 10 minutes walk.	(1) the bus stop is more than 10 minutes walk away
<b>12.Sustainable access to cycle paths:</b> Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?	(3) there are cycle paths within 50m of the site.	(2) there are no cycle paths accessing the site, but a new cycle path could be made	(1) there are no cycle paths accessing the site and a new cycle path could not be made
<b>13.Sustainable access to footpaths:</b> Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating footpaths in order to promote sustainability and allows easy and safe pedestrian access capable of being used by wheelchairs and buggys?	(3) there are existing 'made-up' flat footpaths/pavements edging the site	(2) no existing footpaths or pavements but there is good potential for it to be upgraded.	(1) no existing footpaths or pavements and there is no potential to upgrade the access
<b>14.Sustainable access to retail, shops and services:</b> Is the site choice located within walking distance (approximately 5 minutes) to the town centre (shop, pub, school, church) in order to promote sustainability and to reduce car usage?	(3) the Site is within 5 minutes walking distance of shops and amenities	(2) the Site is within 10 minutes walking distance of shops and amenities	(1) the Site is more than 20 minutes walking distance of shops and amenities
<b>15.Sustainable access to open spaces and recreation facilities:</b> Does the site choice promote healthy living and lifestyles?	(3) there is an existing open space or play facility within 5 minutes' walk or the ability to provide one	(2) there is an existing open space or play facility within 10 minutes walk	(1) the existing open space or play facility is more than 10 minutes walk away

#### D. Site potential

<b>What Use is the site suitable for?</b>	Residential	x	Open Space	x	Transport Hub	x	Employment	x
	Mixed use	x	Food production	x	Community	x	Other...	

<b>Develop-able area in hectares (HA)</b>	1.15 Hectares
<b>Density</b>	28 dwellings
<b>Score</b>	36



#### E. Recommendation

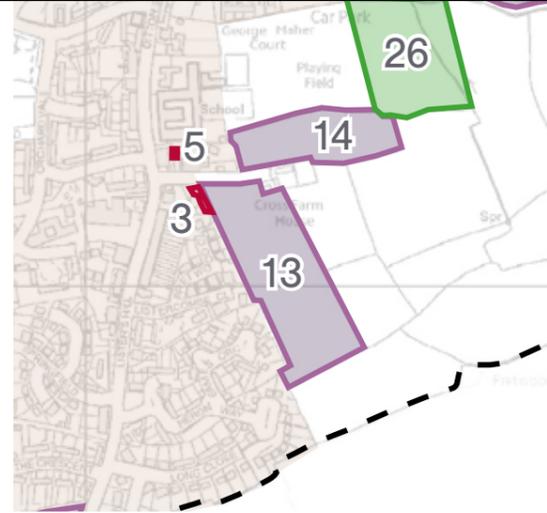
Yes	No	Partial	x
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Steep topography and potential impact on views and ecology in its proximity to the town centre and good road frontage on the east and urbanising affect to the west this is a good site for low density well designed residential development.

# Land South of Cross

## 1. Site location

<b>Site Reference</b>	13
<b>Site name</b>	Land south of Cross
<b>Site Address</b>	Cross
<b>Current use</b>	Agricultural
<b>Total area in Hectares (Ha)</b>	2.37 Hectares



## 2. Context of the site and surrounding area

<b>Surrounding land uses</b>	Residential and agricultural
<b>Site boundaries</b>	Three bar fence, residential fences and hedges

<b>Is the site:</b>	Greenfield	X	Brownfield	Mixture	Unknown
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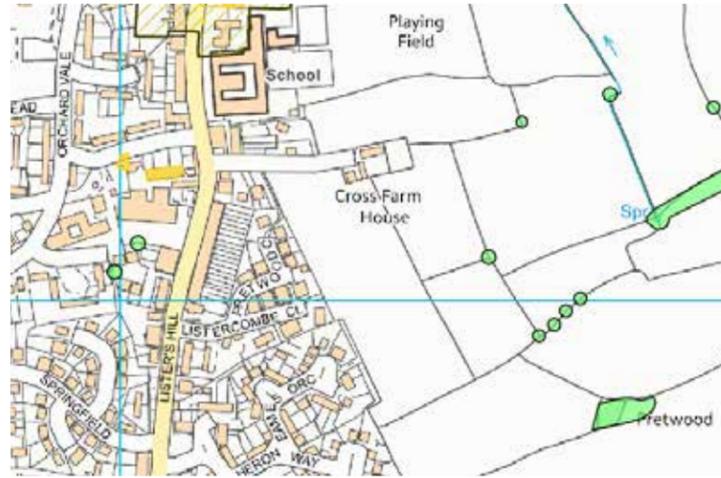
## 3. Site Assessment

<b>1. Designation:</b> Is the site within the current development area of the Town?	(3) Within the settlement boundary	(2) Immediately adjacent to the settlement boundary	(1) Countryside location, away from the settlement boundary
<b>2. Use of the land:</b> Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
<b>3. Employment or commercial land:</b> If the site is on employment or commercial land, is this loss detrimental to the vitality of the local area?	(3) Not employment or commercial land	(2) Employment or commercial land but it is not a strategic loss	(1) strategic employment land
<b>4. Scale and potential site in relation to the Town:</b> Does the site choice seek to protect and enhance the quality of Ilminster?	(3) in scale and negligible impact on surrounding housing, built area or locale, (0-10 houses)	(2) small impact on surrounding housing, built area or locale due to scale of development (10-99 houses)	(1) significant impact on surrounding housing, built area or locale, due to scale of development, (approximately 100 houses or more)

<b>5. Topography:</b> Does the site slope allow for development to be built and still be viable?	(3) ground is mostly level	(2) between 5 and 15 degrees of slope or partly over 15 degrees	(1) over 15 degrees slope or unstable over most of the site
<b>6. Flood Risk:</b> Does the site fall within a flood zone or partially within a flood zone?	(3) no risk	(2) partly in the flood zone	(1) majority in the Flood zone



<b>7. Settings, views and natural features:</b> Does the site choice ensure the protection and enhancement of all biodiversity and landscape features?	(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape	(2) minor/medium impact on the surrounding natural landscape setting and views of landscape	(1) major negative impact on surrounding natural landscape setting and views of landscape
<b>8. Natural environment constraints:</b> Does the site choice ensure protection and enhancement of all biodiversity?	(3) there are no environmental constraints affecting this site.	(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species	(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species
<b>9. Impact on the historic environment and heritage assets:</b> negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.	(3) enhance or neutral impact on heritage assets	(2) some impact on heritage assets	(1) significant impact on heritage assets



<b>10. Site Access:</b> Does the site relate well to the existing road network?	(3) adjacent to existing adequate maintained public roads	(2) adjacent to public road but inadequate	(1) new roads need to be built or substantially upgraded and new infrastructure
<b>11. Sustainable access to public transport, buses:</b> Does the site choice reduce the need to travel by car?	(3) there is an existing bus stop within 5 minutes' walk.	(2) there is an existing bus stop within 10 minutes walk.	(1) the bus stop is more than 10 minutes walk away
<b>12. Sustainable access to cycle paths:</b> Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?	(3) there are cycle paths within 50m of the site.	(2) there are no cycle paths accessing the site, but a new cycle path could be made	(1) there are no cycle paths accessing the site and a new cycle path could not be made
<b>13. Sustainable access to footpaths:</b> Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating footpaths in order to promote sustainability and allows easy and safe pedestrian access capable of being used by wheelchairs and buggys?	(3) there are existing 'made-up' flat footpaths/pavements edging the site	(2) no existing footpaths or pavements but there is good potential for it to be upgraded.	(1) no existing footpaths or pavements and there is no potential to upgrade the access
<b>14. Sustainable access to retail, shops and services:</b> Is the site choice located within walking distance (approximately 5 minutes) to the town centre (shop, pub, school, church) in order to promote sustainability and to reduce car usage?	(3) the Site is within 5 minutes walking distance of shops and amenities	(2) the Site is within 10 minutes walking distance of shops and amenities	(1) the Site is more than 20 minutes walking distance of shops and amenities
<b>15. Sustainable access to open spaces and recreation facilities:</b> Does the site choice promote healthy living and lifestyles?	(3) there is an existing open space or play facility within 5 minutes' walk or the ability to provide one	(2) there is an existing open space or play facility within 10 minutes walk	(1) the existing open space or play facility is more than 10 minutes walk away

#### D. Site potential

<b>What Use is the site suitable for?</b>	Residential	x	Open Space	x	Transport Hub	Employment
	Mixed use		Food production	x	Community	x Other...

<b>Develop-able area in hectares (HA)</b>	1.7 Hectares
<b>Density</b>	41 dwellings
<b>Score</b>	30



#### E. Recommendation

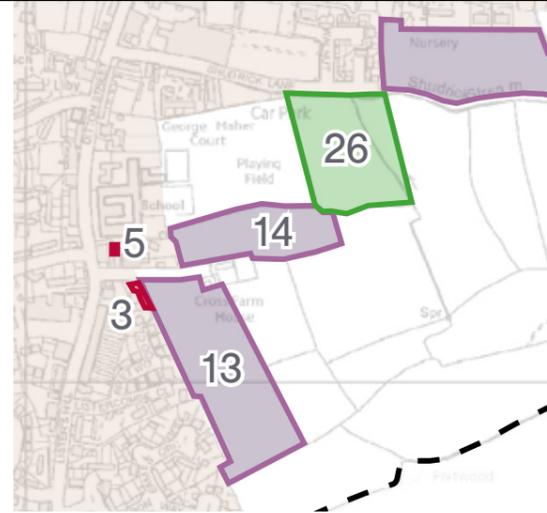
Yes	No	Partial	x
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The western part of the site is of a flat topographical nature and its character is that which is already being absorbed into the urban fringe. With good access to the town centre and amenities this is generally a good location. To limit impact on potential views and maximise opportunities for a net gain in biodiversity, landscaping and screening a low density development with open space and new trees could be possibly be achievable.

# Land North of Cross

## 1. Site location

<b>Site Reference</b>	14
<b>Site name</b>	Land north of Cross
<b>Site Address</b>	Cross
<b>Current use</b>	Agricultural
<b>Total area in Hectares (Ha)</b>	1 Hectares



## 2. Context of the site and surrounding area

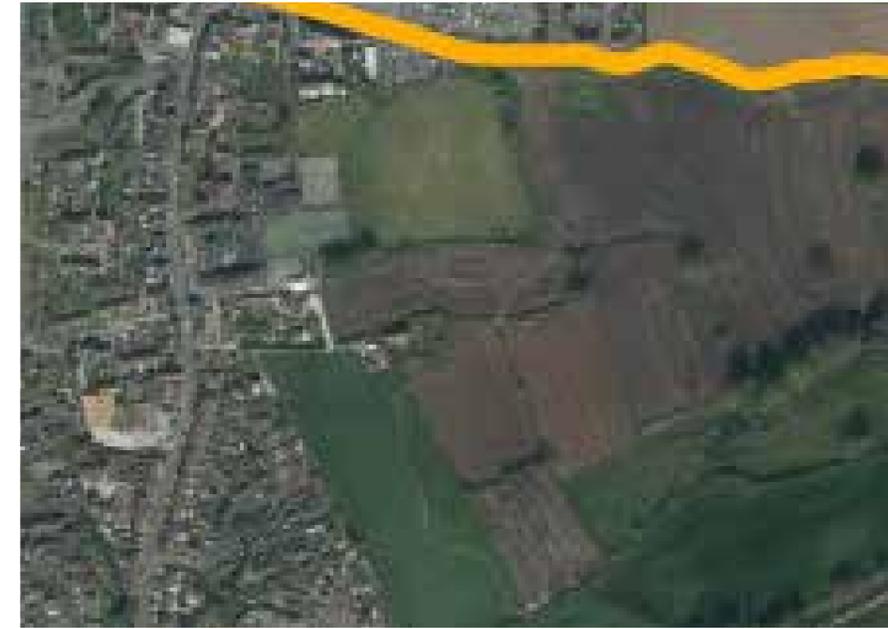
<b>Surrounding land uses</b>	Residential, school and agricultural
<b>Site boundaries</b>	Residential fences and hedges

<b>Is the site:</b>	Greenfield	X	Brownfield	Mixture	Unknown
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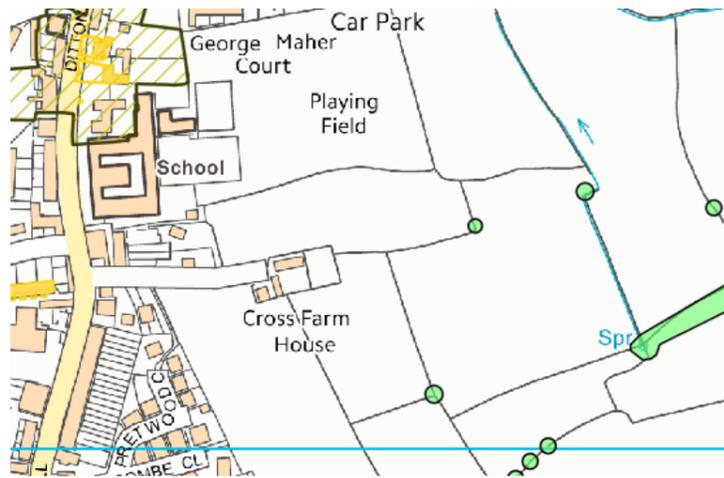
## 3. Site Assessment

<b>Designation:</b> Is the site within the current development area of the Town?	(3) Within the settlement boundary	(2) Immediately adjacent to the settlement boundary	(1) Countryside location, away from the settlement boundary
<b>Use of the land:</b> Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
<b>Employment or commercial land:</b> If the site is on employment or commercial land, is this loss detrimental to the vitality of the local area?	(3) Not employment or commercial land	(2) Employment or commercial land but it is not a strategic loss	(1) strategic employment land
<b>Scale and potential site in relation to the Town:</b> Does the site choice seek to protect and enhance the quality of Ilminster?	(3) in scale and negligible impact on surrounding housing, built area or locale, (0-10 houses)	(2) small impact on surrounding housing, built area or locale due to scale of development (10-99 houses)	(1) significant impact on surrounding housing, built area or locale, due to scale of development, (approximately 100 houses or more)

<b>Topography:</b> Does the site slope allow for development to be built and still be viable?	(3) ground is mostly level	(2) between 5 and 15 degrees of slope or partly over 15 degrees	(1) over 15 degrees slope or unstable over most of the site
<b>Flood Risk:</b> Does the site fall within a flood zone or partially within a flood zone?	(3) no risk	(2) partly in the flood zone	(1) majority in the Flood zone



<b>Settings, views and natural features:</b> Does the site choice ensure the protection and enhancement of all biodiversity and landscape features?	(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape	(2) minor/medium impact on the surrounding natural landscape setting and views of landscape	(1) major negative impact on surrounding natural landscape setting and views of landscape
<b>Natural environment constraints:</b> Does the site choice ensure protection and enhancement of all biodiversity?	(3) there are no environmental constraints affecting this site.	(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species	(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species
<b>Impact on the historic environment and heritage assets:</b> negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.	(3) enhance or neutral impact on heritage assets	(2) some impact on heritage assets	(1) significant impact on heritage assets



<b>Site Access:</b> Does the site relate well to the existing road network?	(3) adjacent to existing adequate maintained public roads	(2) adjacent to public road but inadequate	(1) new roads need to be built or substantially upgraded and new infrastructure
<b>Sustainable access to public transport, buses:</b> Does the site choice reduce the need to travel by car?	(3) there is an existing bus stop within 5 minutes' walk.	(2) there is an existing bus stop within 10 minutes walk.	(1) the bus stop is more than 10 minutes walk away
<b>Sustainable access to cycle paths:</b> Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?	(3) there are cycle paths within 50m of the site.	(2) there are no cycle paths accessing the site, but a new cycle path could be made	(1) there are no cycle paths accessing the site and a new cycle path could not be made
<b>Sustainable access to footpaths:</b> Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating footpaths in order to promote sustainability and allows easy and safe pedestrian access capable of being used by wheelchairs and buggys?	(3) there are existing 'made-up' flat footpaths/pavements edging the site	(2) no existing footpaths or pavements but there is good potential for it to be upgraded.	(1) no existing footpaths or pavements and there is no potential to upgrade the access
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<b>Sustainable access to open spaces and recreation facilities:</b> Does the site choice promote healthy living and lifestyles?	(3) there is an existing open space or play facility within 5 minutes' walk or the ability to provide one	(2) there is an existing open space or play facility within 10 minutes walk	(1) the existing open space or play facility is more than 10 minutes walk away

#### D. Site potential

<b>What Use is the site suitable for?</b>	Residential	x	Open Space	x	Transport Hub	Employment
	Mixed use		Food production	x	Community	x Other... School fields

<b>Develop-able area in hectares (HA)</b>	1 Hectares
<b>Density</b>	24 dwellings
<b>Score</b>	31



#### E. Recommendation

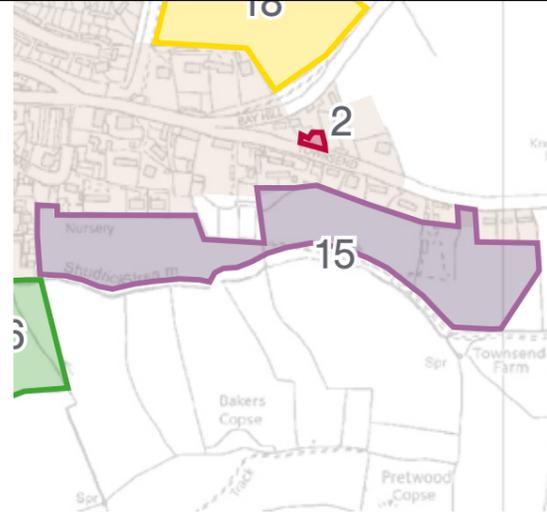
Yes	X	No	Partial
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The eastern part of the site is projects into the rural landscape and provides an attractive green backdrop to Cross Farm House. Part of the field is also highly visible from across the Shudrick Valley. A small scale development of perhaps 15 dwellings on the western part of the site may be acceptable. Given that the site is in close proximity to the town centre and has good vehicular access this site should be investigated further with Site 26 to the south.

# Land South of Shudrick Lane

## 1. Site location

<b>Site Reference</b>	15
<b>Site name</b>	Land south of Shudrick Lane
<b>Site Address</b>	Shudrick Valley
<b>Current use</b>	Agricultural and paddock
<b>Total area in Hectares (Ha)</b>	5 Hectares



## 2. Context of the site and surrounding area

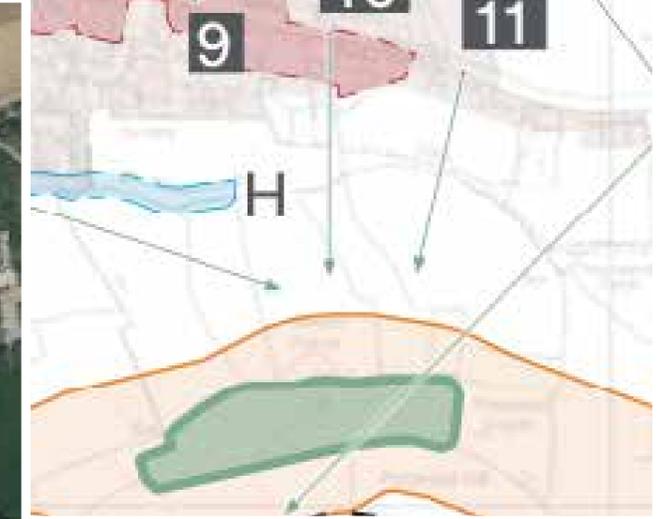
<b>Surrounding land uses</b>	Residential, and agricultural
<b>Site boundaries</b>	Residential fences, river, conservation area and hedges

<b>Is the site:</b>	Greenfield	X	Brownfield	Mixture	Unknown
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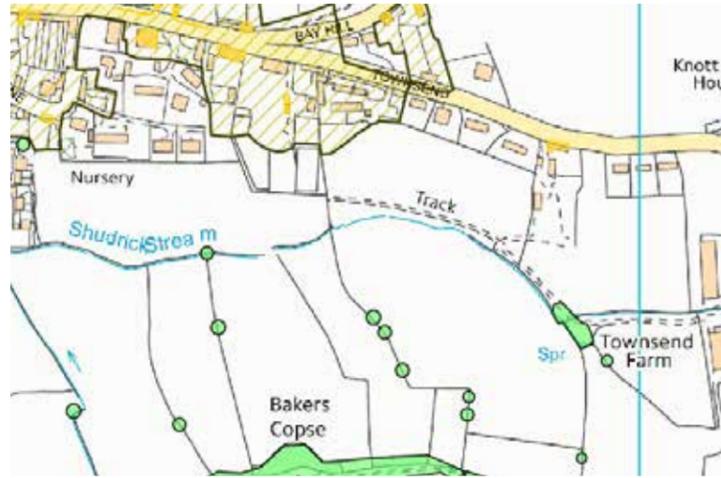
## 3. Site Assessment

<b>Designation:</b> Is the site within the current development area of the Town?	(3) Within the settlement boundary	(2) Immediately adjacent to the settlement boundary	(1) Countryside location, away from the settlement boundary
<b>Use of the land:</b> Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
<b>Employment or commercial land:</b> If the site is on employment or commercial land, is this loss detrimental to the vitality of the local area?	(3) Not employment or commercial land	(2) Employment or commercial land but it is not a strategic loss	(1) strategic employment land
<b>Scale and potential site in relation to the Town:</b> Does the site choice seek to protect and enhance the quality of Ilminster?	(3) in scale and negligible impact on surrounding housing, built area or locale, (0-10 houses)	(2) small impact on surrounding housing, built area or locale due to scale of development (10-99 houses)	(1) significant impact on surrounding housing, built area or locale, due to scale of development, (approximately 100 houses or more)

<b>Topography:</b> Does the site slope allow for development to be built and still be viable?	(3) ground is mostly level	(2) between 5 and 15 degrees of slope or partly over 15 degrees	(1) over 15 degrees slope or unstable over most of the site
<b>Flood Risk:</b> Does the site fall within a flood zone or partially within a flood zone?	(3) no risk	(2) partly in the flood zone	(1) majority in the Flood zone



<b>Settings, views and natural features:</b> Does the site choice ensure the protection and enhancement of all biodiversity and landscape features?	(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape	(2) minor/medium impact on the surrounding natural landscape setting and views of landscape	(1) major negative impact on surrounding natural landscape setting and views of landscape
<b>Natural environment constraints:</b> Does the site choice ensure protection and enhancement of all biodiversity?	(3) there are no environmental constraints affecting this site.	(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species	(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species
<b>Impact on the historic environment and heritage assets:</b> negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.	(3) enhance or neutral impact on heritage assets	(2) some impact on heritage assets	(1) significant impact on heritage assets



<b>Site Access:</b> Does the site relate well to the existing road network?	(3) adjacent to existing adequate maintained public roads	(2) adjacent to public road but inadequate	(1) new roads need to be built or substantially upgraded and new infrastructure
<b>Sustainable access to public transport, buses:</b> Does the site choice reduce the need to travel by car?	(3) there is an existing bus stop within 5 minutes' walk.	(2) there is an existing bus stop within 10 minutes walk.	(1) the bus stop is more than 10 minutes walk away
<b>Sustainable access to cycle paths:</b> Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?	(3) there are cycle paths within 50m of the site.	(2) there are no cycle paths accessing the site, but a new cycle path could be made	(1) there are no cycle paths accessing the site and a new cycle path could not be made
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<b>Sustainable access to open spaces and recreation facilities:</b> Does the site choice promote healthy living and lifestyles?	(3) there is an existing open space or play facility within 5 minutes' walk or the ability to provide one	(2) there is an existing open space or play facility within 10 minutes walk	(1) the existing open space or play facility is more than 10 minutes walk away

#### D. Site potential

<b>What Use is the site suitable for?</b>	Residential	x	Open Space	x	Transport Hub	Employment
	Mixed use		Food production	x	Community	Other...

<b>Develop-able area in hectares (HA)</b>	1.9
<b>Density</b>	46
<b>Score</b>	30



#### E. Recommendation

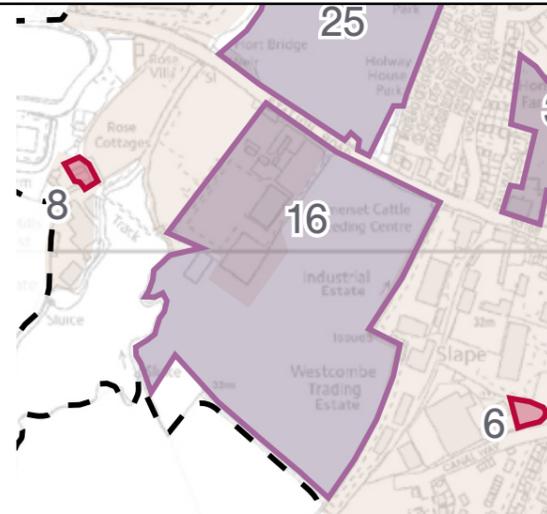
Yes	No	Partial	X
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The eastern part of the site is exposed to long views and this site forms part of the rural setting of Ilminster. Its steep topographical nature in parts and localised flooding issues create other potential constraints together with its associated biodiversity. However the western part of the site is already being absorbed into the urban fringe and benefits from extremely close flat access to shops and services with good vehicular access off Shudrick Lane. Some low density residential development would be appropriate here, if it helped to deliver other aims of the neighbourhood plan, including the Cycle Hub and Green Chain Link. This infrastructure could not realistically be delivered for viability reasons, without associated higher density housing here. Part of this site would lend itself well for low density housing, bungalows or even retirement homes due to flat, close access to the town centre..

# Former Horlicks

## 1. Site location

<b>Site Reference</b>	16
<b>Site name</b>	Former Horlicks
<b>Site Address</b>	Former cheese factory at Station Road 'Horlicks Site'
<b>Current use</b>	Part industrial part agricultural
<b>Total area in Hectares (Ha)</b>	11 Hectares



## 2. Context of the site and surrounding area

<b>Surrounding land uses</b>	Industrial, agricultural and residential
<b>Site boundaries</b>	Hedgerows

<b>Is the site:</b>	Greenfield	Brownfield	Mixture	X	Unknown
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## 3. Site Assessment

<b>Designation:</b> Is the site within the current development area of the Town?	(3) Within the settlement boundary	(2) Immediately adjacent to the settlement boundary	(1) Countryside location, away from the settlement boundary
<b>Use of the land:</b> Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
<b>Employment or commercial land:</b> If the site is on employment or commercial land, is this loss detrimental to the vitality of the local area?	(3) Not employment or commercial land	(2) Employment or commercial land but it is not a strategic loss	(1) strategic employment land
<b>Scale and potential site in relation to the Town:</b> Does the site choice seek to protect and enhance the quality of Ilminster?	(3) in scale and negligible impact on surrounding housing, built area or locale, (0-10 houses)	(2) small impact on surrounding housing, built area or locale due to scale of development (10-99 houses)	(1) significant impact on surrounding housing, built area or locale, due to scale of development, (approximately 100 houses or more)

<b>Topography:</b> Does the site slope allow for development to be built and still be viable?	(3) ground is mostly level	(2) between 5 and 15 degrees of slope or partly over 15 degrees	(1) over 15 degrees slope or unstable over most of the site
<b>Flood Risk:</b> Does the site fall within a flood zone or partially within a flood zone?	(3) no risk	(2) partly in the flood zone	(1) majority in the Flood zone



<b>Settings, views and natural features:</b> Does the site choice ensure the protection and enhancement of all biodiversity and landscape features?	(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape	(2) minor/medium impact on the surrounding natural landscape setting and views of landscape	(1) major negative impact on surrounding natural landscape setting and views of landscape
<b>Natural environment constraints:</b> Does the site choice ensure protection and enhancement of all biodiversity?	(3) there are no environmental constraints affecting this site.	(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species	(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species
<b>Impact on the historic environment and heritage assets:</b> negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.	(3) enhance or neutral impact on heritage assets	(2) some impact on heritage assets	(1) significant impact on heritage assets



<b>Site Access:</b> Does the site relate well to the existing road network?	(3) adjacent to existing adequate maintained public roads	(2) adjacent to public road but inadequate	(1) new roads need to be built or substantially upgraded and new infrastructure
<b>Sustainable access to public transport, buses:</b> Does the site choice reduce the need to travel by car?	(3) there is an existing bus stop within 5 minutes' walk.	(2) there is an existing bus stop within 10 minutes walk.	(1) the bus stop is more than 10 minutes walk away
<b>Sustainable access to cycle paths:</b> Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?	(3) there are cycle paths within 50m of the site.	(2) there are no cycle paths accessing the site, but a new cycle path could be made	(1) there are no cycle paths accessing the site and a new cycle path could not be made
<b>Sustainable access to footpaths:</b> Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating footpaths in order to promote sustainability and allows easy and safe pedestrian access capable of being used by wheelchairs and buggys?	(3) there are existing 'made-up' flat footpaths/pavements edging the site	(2) no existing footpaths or pavements but there is good potential for it to be upgraded.	(1) no existing footpaths or pavements and there is no potential to upgrade the access
<b>Sustainable access to retail, shops and services:</b> Is the site choice located within walking distance (approximately 5 minutes) to the town centre (shop, pub, school, church) in order to promote sustainability and to reduce car usage?	(3) the Site is within 5 minutes walking distance of shops and amenities	(2) the Site is within 10 minutes walking distance of shops and amenities	(1) the Site is more than 20 minutes walking distance of shops and amenities
<b>Sustainable access to open spaces and recreation facilities:</b> Does the site choice promote healthy living and lifestyles?	(3) there is an existing open space or play facility within 5 minutes' walk or the ability to provide one	(2) there is an existing open space or play facility within 10 minutes walk	(1) the existing open space or play facility is more than 10 minutes walk away

#### D. Site potential

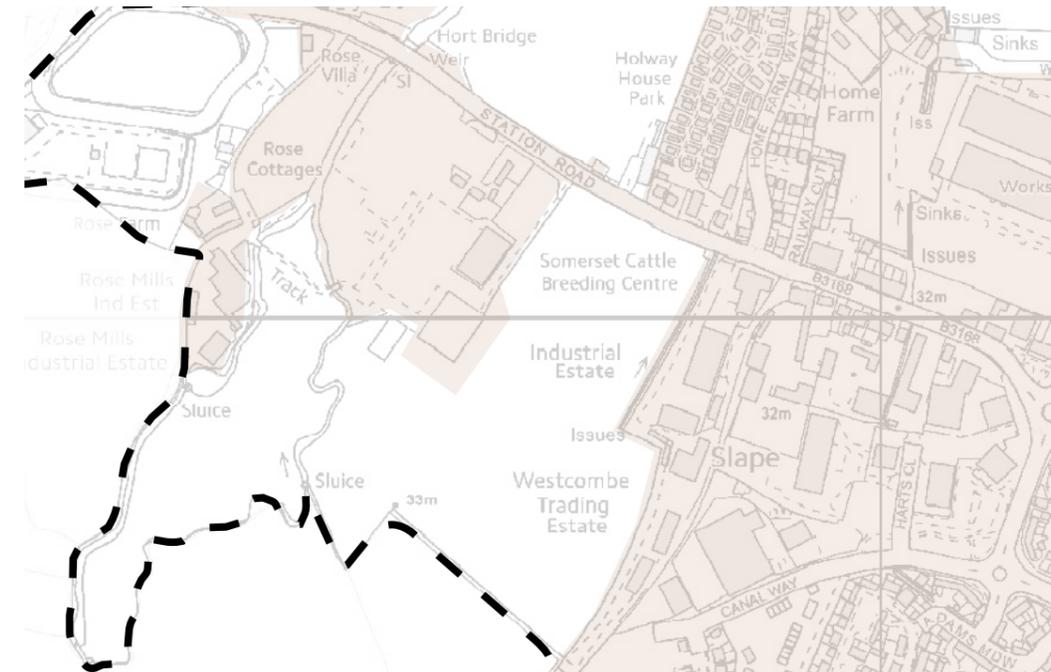
<b>What Use is the site suitable for?</b>	Residential	Open Space	Transport Hub	x	Employment
	Mixed use	x	Food production	Community	Other...

**Develop-able area in** None - employment

**hectares (HA)**

**Density** None

**Score** 31



#### E. Recommendation

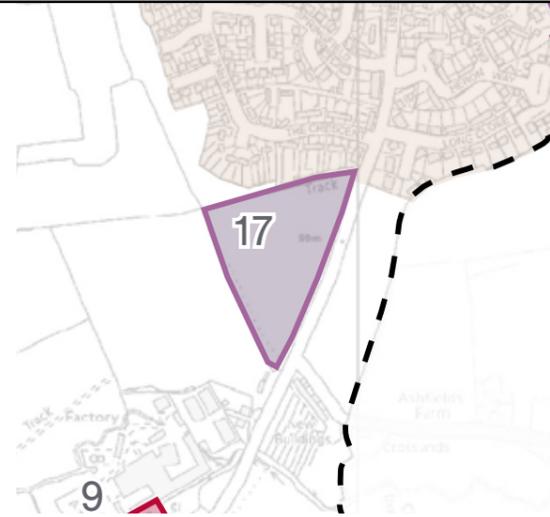
Yes	No	x	Partial
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This large area is within the floodplain, therefore flood mitigation measures need to be included with sensitivity to the surrounding area. It includes brownfield former industrial land and is protected for employment by strategic planning policies. Due to the need to create a sustainable town in Ilminster and the sites location within the floodplain it is therefore not considered to be suitable for residential development. However the site has good potential for an employment related development or larger scale recreation or sports facility. Any development should carefully relate to the River Ile and its associated bio-diversity. This is an important approach to Ilminster and visual enhancements are needed here.

# Greenway Farm

## 1. Site location

<b>Site Reference</b>	17
<b>Site name</b>	Greenway Farm
<b>Site Address</b>	Greenway Farm, Dowlish Ford
<b>Current use</b>	Agricultural
<b>Total area in Hectares (Ha)</b>	2.4



## 2. Context of the site and surrounding area

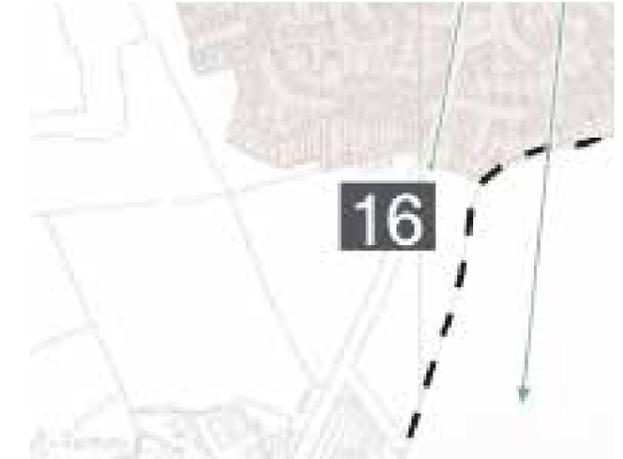
<b>Surrounding land uses</b>	Industrial, agricultural and residential
<b>Site boundaries</b>	Hedgerows

<b>Is the site:</b>	Greenfield	X	Brownfield	Mixture	Unknown
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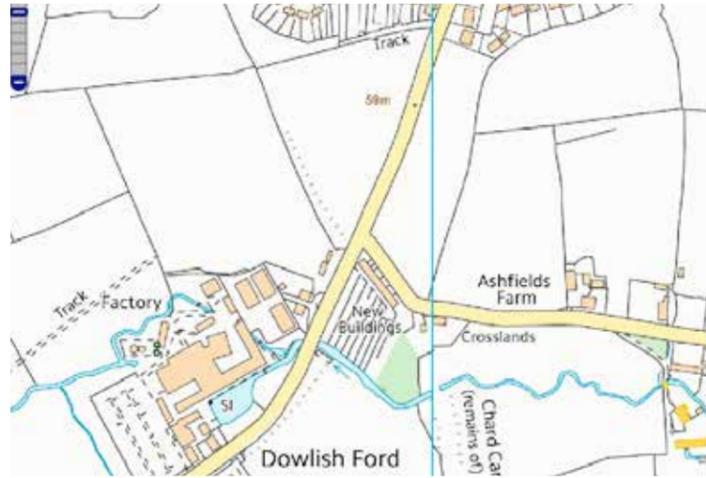
## 3. Site Assessment

<b>Designation:</b> Is the site within the current development area of the Town?	(3) Within the settlement boundary	(2) Immediately adjacent to the settlement boundary	(1) Countryside location, away from the settlement boundary
<b>Use of the land:</b> Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
<b>Employment or commercial land:</b> If the site is on employment or commercial land, is this loss detrimental to the vitality of the local area?	(3) Not employment or commercial land	(2) Employment or commercial land but it is not a strategic loss	(1) strategic employment land
<b>Scale and potential site in relation to the Town:</b> Does the site choice seek to protect and enhance the quality of Ilminster?	(3) in scale and negligible impact on surrounding housing, built area or locale, (0-10 houses)	(2) small impact on surrounding housing, built area or locale due to scale of development (10-99 houses)	(1) significant impact on surrounding housing, built area or locale, due to scale of development, (approximately 100 houses or more)

<b>Topography:</b> Does the site slope allow for development to be built and still be viable?	(3) ground is mostly level	(2) between 5 and 15 degrees of slope or partly over 15 degrees	(1) over 15 degrees slope or unstable over most of the site
<b>Flood Risk:</b> Does the site fall within a flood zone or partially within a flood zone?	(3) no risk	(2) partly in the flood zone	(1) majority in the Flood zone



<b>Settings, views and natural features:</b> Does the site choice ensure the protection and enhancement of all biodiversity and landscape features?	(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape	(2) minor/medium impact on the surrounding natural landscape setting and views of landscape	(1) major negative impact on surrounding natural landscape setting and views of landscape
<b>Natural environment constraints:</b> Does the site choice ensure protection and enhancement of all biodiversity?	(3) there are no environmental constraints affecting this site.	(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species	(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species
<b>Impact on the historic environment and heritage assets:</b> negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.	(3) enhance or neutral impact on heritage assets	(2) some impact on heritage assets	(1) significant impact on heritage assets



<b>Site Access:</b> Does the site relate well to the existing road network?	(3) adjacent to existing adequate maintained public roads	(2) adjacent to public road but inadequate	(1) new roads need to be built or substantially upgraded and new infrastructure
<b>Sustainable access to public transport, buses:</b> Does the site choice reduce the need to travel by car?	(3) there is an existing bus stop within 5 minutes' walk.	(2) there is an existing bus stop within 10 minutes walk.	(1) the bus stop is more than 10 minutes walk away
<b>Sustainable access to cycle paths:</b> Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?	(3) there are cycle paths within 50m of the site.	(2) there are no cycle paths accessing the site, but a new cycle path could be made	(1) there are no cycle paths accessing the site and a new cycle path could not be made
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<b>Sustainable access to retail, shops and services:</b> Is the site choice located within walking distance (approximately 5 minutes) to the town centre (shop, pub, school, church) in order to promote sustainability and to reduce car usage?	(3) the Site is within 5 minutes walking distance of shops and amenities	(2) the Site is within 10 minutes walking distance of shops and amenities	(1) the Site is more than 20 minutes walking distance of shops and amenities
<b>Sustainable access to open spaces and recreation facilities:</b> Does the site choice promote healthy living and lifestyles?	(3) there is an existing open space or play facility within 5 minutes' walk or the ability to provide one	(2) there is an existing open space or play facility within 10 minutes walk	(1) the existing open space or play facility is more than 10 minutes walk away

#### D. Site potential

<b>What Use is the site suitable for?</b>	Residential	x	Open Space	x	Transport Hub	Employment	x
	Mixed use	x	Food production	x	Community	Other...	

**Develop-able area in** 2.4

**hectares (HA)**

**Density** 44 dwellings

**Score** 34



#### E. Recommendation

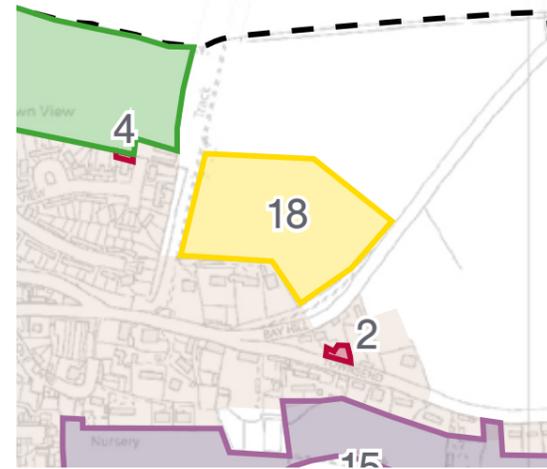
Yes	x	No	Partial
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This site is within the open countryside on the southern edge of the town, outside a comfortable walking distance to the town centre. However it is nearer to employment opportunities to the south and close to footpaths and open space. It benefits from good road access and is a flat topographical nature. Not exposed to long views with no potential impact on the heritage assets, this site does have some development potential. Careful landscaping,

# Bay Hill

## 1. Site location

<b>Site Reference</b>	18
<b>Site name</b>	Bay Hill
<b>Site Address</b>	Bay Hill , Land East of Ilminster adjacent B3168
<b>Current use</b>	Agricultural
<b>Total area in Hectares (Ha)</b>	2.4



## 2. Context of the site and surrounding area

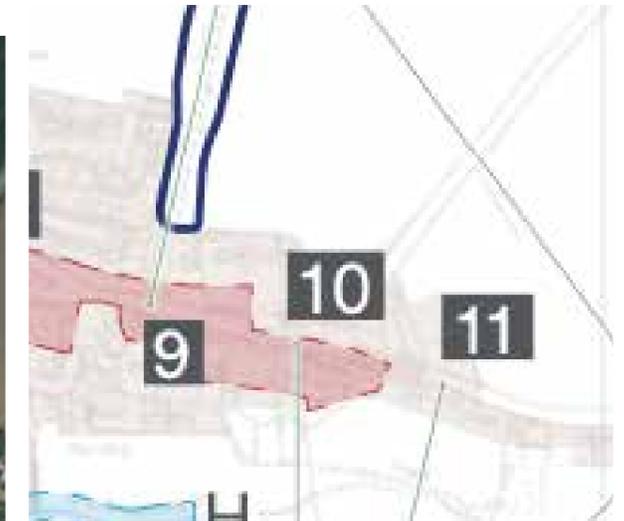
<b>Surrounding land uses</b>	Residential
<b>Site boundaries</b>	Hedgerows

<b>Is the site:</b>	Greenfield	X	Brownfield	Mixture	Unknown
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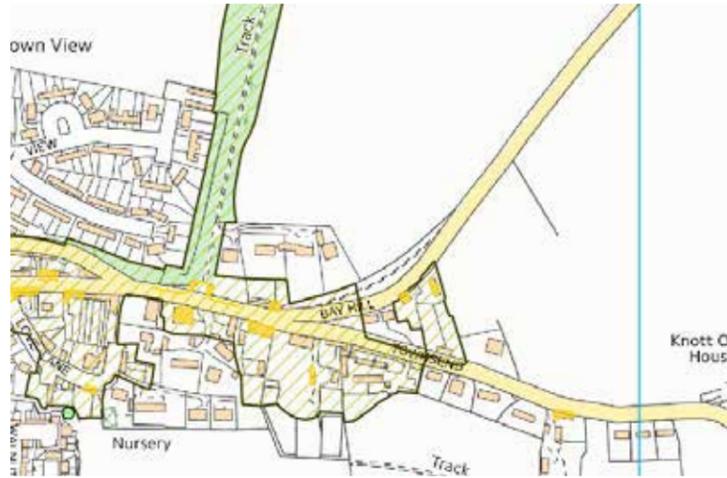
## 3. Site Assessment

<b>Designation:</b> Is the site within the current development area of the Town?	(3) Within the settlement boundary	(2) Immediately adjacent to the settlement boundary	(1) Countryside location, away from the settlement boundary
<b>Use of the land:</b> Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
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<b>Topography:</b> Does the site slope allow for development to be built and still be viable?	(3) ground is mostly level	(2) between 5 and 15 degrees of slope or partly over 15 degrees	(1) over 15 degrees slope or unstable over most of the site
<b>Flood Risk:</b> Does the site fall within a flood zone or partially within a flood zone?	(3) no risk	(2) partly in the flood zone	(1) majority in the Flood zone



<b>Settings, views and natural features:</b> Does the site choice ensure the protection and enhancement of all biodiversity and landscape features?	(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape	(2) minor/medium impact on the surrounding natural landscape setting and views of landscape	(1) major negative impact on surrounding natural landscape setting and views of landscape
<b>Natural environment constraints:</b> Does the site choice ensure protection and enhancement of all biodiversity?	(3) there are no environmental constraints affecting this site.	(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species	(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species
<b>Impact on the historic environment and heritage assets:</b> negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.	(3) enhance or neutral impact on heritage assets	(2) some impact on heritage assets	(1) significant impact on heritage assets

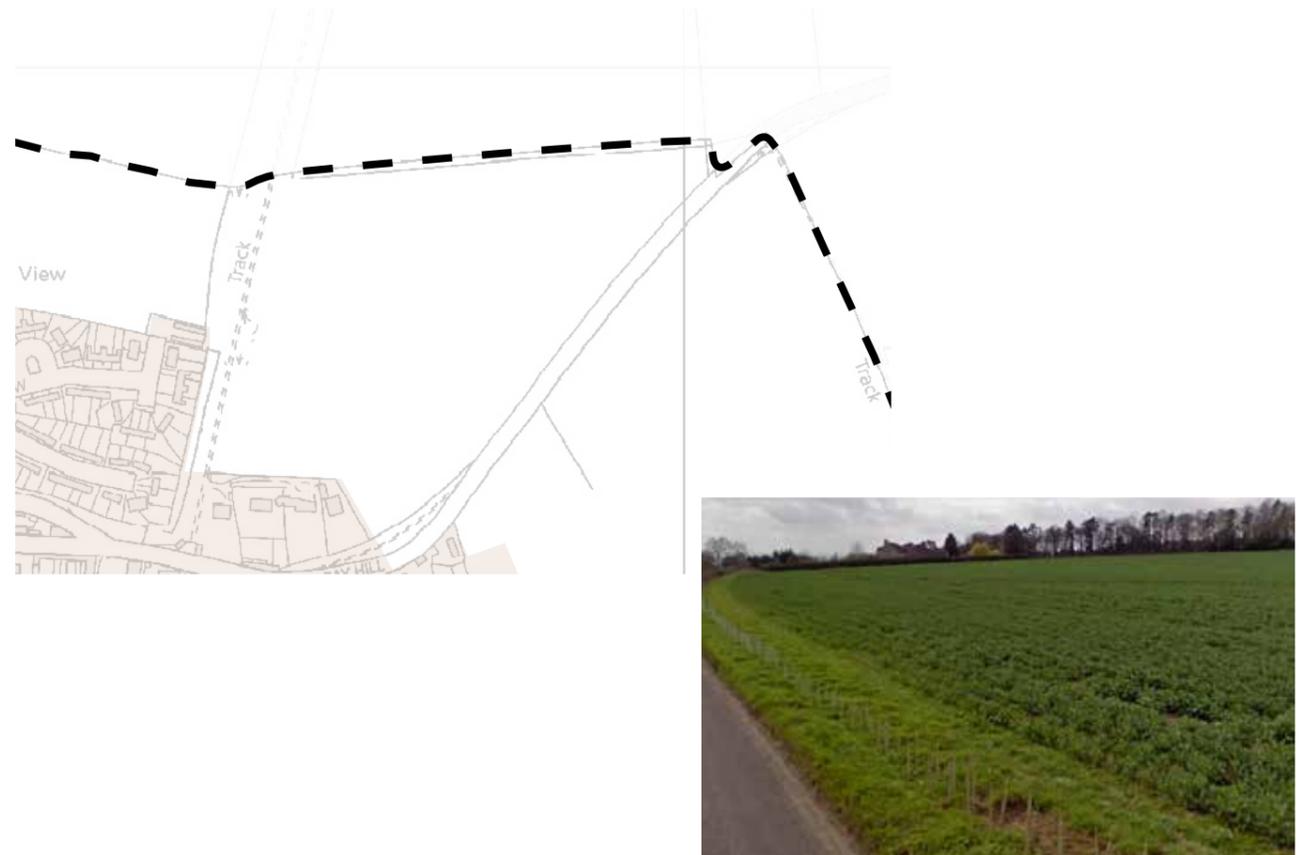


<b>Site Access:</b> Does the site relate well to the existing road network?	(3) adjacent to existing adequate maintained public roads	(2) adjacent to public road but inadequate	(1) new roads need to be built or substantially upgraded and new infrastructure
<b>Sustainable access to public transport, buses:</b> Does the site choice reduce the need to travel by car?	(3) there is an existing bus stop within 5 minutes' walk.	(2) there is an existing bus stop within 10 minutes walk.	(1) the bus stop is more than 10 minutes walk away
<b>Sustainable access to cycle paths:</b> Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?	(3) there are cycle paths within 50m of the site.	(2) there are no cycle paths accessing the site, but a new cycle path could be made	(1) there are no cycle paths accessing the site and a new cycle path could not be made
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#### D. Site potential

<b>What Use is the site suitable for?</b>	Residential	x	Open Space	x	Transport Hub	Employment
	Mixed use		Food production	x	Community	Other...

<b>Develop-able area in hectares (HA)</b>	2.4
<b>Density</b>	44 dwellings
<b>Score</b>	31



#### E. Recommendation

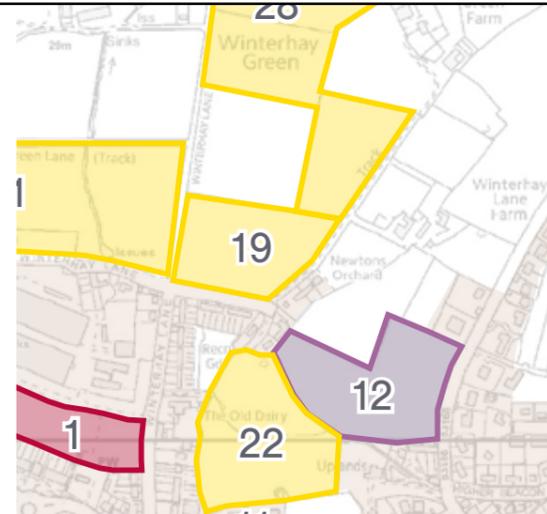
Yes	No	Partial	X
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This site is close to the town centre, with little risk to flooding and no impact on heritage assets. However the site is beyond a heavy tree belt which forms a natural boundary to Ilminster. The comprehensive redevelopment of the site would have an impact on the rural approach to Ilminster and potentially on longer views from the north. However given the sites proximity to the town centre, options should be explored on this site further for a small development to the south with tree planting on the northern boundary. Access could be a potential issue here.

# Land East of Winterhay Lane

## 1. Site location

<b>Site Reference</b>	19
<b>Site name</b>	Land East of Winterhay Lane
<b>Site Address</b>	Winterhay Lane
<b>Current use</b>	Agricultural
<b>Total area in Hectares (Ha)</b>	1.9



## 2. Context of the site and surrounding area

<b>Surrounding land uses</b>	Residential and agricultural
<b>Site boundaries</b>	Hedgerows and trees

<b>Is the site:</b>	Greenfield	X	Brownfield	Mixture	Unknown
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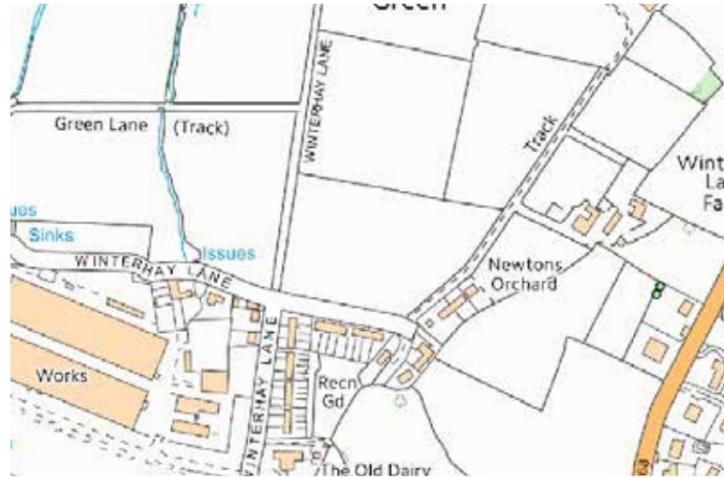
## 3. Site Assessment

<b>Designation:</b> Is the site within the current development area of the Town?	(3) Within the settlement boundary	(2) Immediately adjacent to the settlement boundary	(1) Countryside location, away from the settlement boundary
<b>Use of the land:</b> Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
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<b>Scale and potential site in relation to the Town:</b> Does the site choice seek to protect and enhance the quality of Ilminster?	(3) in scale and negligible impact on surrounding housing, built area or locale, (0-10 houses)	(2) small impact on surrounding housing, built area or locale due to scale of development (10-99 houses)	(1) significant impact on surrounding housing, built area or locale, due to scale of development, (approximately 100 houses or more)

<b>Topography:</b> Does the site slope allow for development to be built and still be viable?	(3) ground is mostly level	(2) between 5 and 15 degrees of slope or partly over 15 degrees	(1) over 15 degrees slope or unstable over most of the site
<b>Flood Risk:</b> Does the site fall within a flood zone or partially within a flood zone?	(3) no risk	(2) partly in the flood zone	(1) majority in the Flood zone



<b>Settings, views and natural features:</b> Does the site choice ensure the protection and enhancement of all biodiversity and landscape features?	(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape	(2) minor/medium impact on the surrounding natural landscape setting and views of landscape	(1) major negative impact on surrounding natural landscape setting and views of landscape
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<b>Impact on the historic environment and heritage assets:</b> negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.	(3) enhance or neutral impact on heritage assets	(2) some impact on heritage assets	(1) significant impact on heritage assets



<b>Site Access:</b> Does the site relate well to the existing road network?	(3) adjacent to existing adequate maintained public roads	(2) adjacent to public road but inadequate	(1) new roads need to be built or substantially upgraded and new infrastructure
<b>Sustainable access to public transport, buses:</b> Does the site choice reduce the need to travel by car?	(3) there is an existing bus stop within 5 minutes' walk.	(2) there is an existing bus stop within 10 minutes walk.	(1) the bus stop is more than 10 minutes walk away
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#### D. Site potential

<b>What Use is the site suitable for?</b>	Residential	x	Open Space	x	Transport Hub	Employment
	Mixed use		Food production	x	Community	Other...

<b>Develop-able area in hectares (HA)</b>	1.9
<b>Density</b>	46 dwellings
<b>Score</b>	34



#### E. Recommendation

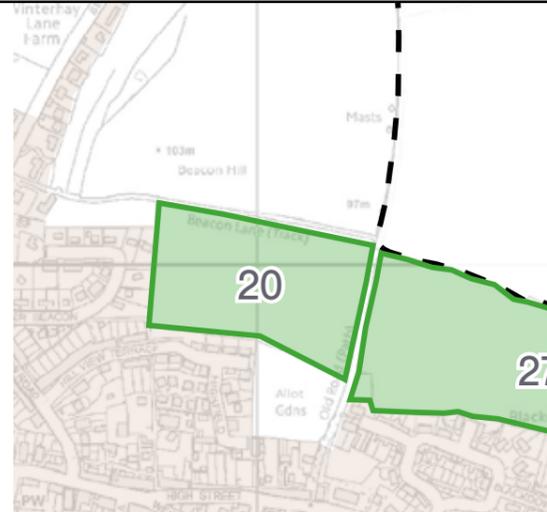
Yes	x	No	Partial
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This site is of a flat topographical nature adjacent to the existing edge of Ilminster. However, due to its low lying nature it is not exposed to views and does not form part of the green back drop or a gateway into the town. It is also within walking distance to shops and amenities and is not exposed to long views. Potential issues in relation to flooding would need to be explored. However there is potential to improve road access to the site. A medium density development which related well to the rural settlement edge would have potential here. Trees and landscaping could provide a net gain in biodiversity. This scheme could also help deliver other aims of the neighbour-

# Land South of Beacon Lane

## 1. Site location

<b>Site Reference</b>	20
<b>Site name</b>	Land South of Beacon Lane
<b>Site Address</b>	Beacon Lane
<b>Current use</b>	Agricultural
<b>Total area in Hectares (Ha)</b>	3.8



## 2. Context of the site and surrounding area

<b>Surrounding land uses</b>	Residential, agricultural and allotments
<b>Site boundaries</b>	Hedgerows and residential fences

<b>Is the site:</b>	Greenfield	X	Brownfield	Mixture	Unknown
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## 3. Site Assessment

<b>Designation:</b> Is the site within the current development area of the Town?	(3) Within the settlement boundary	(2) Immediately adjacent to the settlement boundary	(1) Countryside location, away from the settlement boundary
<b>Use of the land:</b> Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
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<b>Topography:</b> Does the site slope allow for development to be built and still be viable?	(3) ground is mostly level	(2) between 5 and 15 degrees of slope or partly over 15 degrees	(1) over 15 degrees slope or unstable over most of the site
<b>Flood Risk:</b> Does the site fall within a flood zone or partially within a flood zone?	(3) no risk	(2) partly in the flood zone	(1) majority in the Flood zone



<b>Settings, views and natural features:</b> Does the site choice ensure the protection and enhancement of all biodiversity and landscape features?	(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape	(2) minor/medium impact on the surrounding natural landscape setting and views of landscape	(1) major negative impact on surrounding natural landscape setting and views of landscape
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<b>Impact on the historic environment and heritage assets:</b> negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.	(3) enhance or neutral impact on heritage assets	(2) some impact on heritage assets	(1) significant impact on heritage assets



<b>Site Access:</b> Does the site relate well to the existing road network?	(3) adjacent to existing adequate maintained public roads	(2) adjacent to public road but inadequate	(1) new roads need to be built or substantially upgraded and new infrastructure
<b>Sustainable access to public transport, buses:</b> Does the site choice reduce the need to travel by car?	(3) there is an existing bus stop within 5 minutes' walk.	(2) there is an existing bus stop within 10 minutes' walk.	(1) the bus stop is more than 10 minutes walk away
<b>Sustainable access to cycle paths:</b> Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?	(3) there are cycle paths within 50m of the site.	(2) there are no cycle paths accessing the site, but a new cycle path could be made	(1) there are no cycle paths accessing the site and a new cycle path could not be made
<b>Sustainable access to footpaths:</b> Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating footpaths in order to promote sustainability and allows easy and safe pedestrian access capable of being used by wheelchairs and buggys?	(3) there are existing 'made-up' flat footpaths/pavements edging the site	(2) no existing footpaths or pavements but there is good potential for it to be upgraded.	(1) no existing footpaths or pavements and there is no potential to upgrade the access
<b>Sustainable access to retail, shops and services:</b> Is the site choice located within walking distance (approximately 5 minutes) to the town centre (shop, pub, school, church) in order to promote sustainability and to reduce car usage?	(3) the Site is within 5 minutes walking distance of shops and amenities	(2) the Site is within 10 minutes walking distance of shops and amenities	(1) the Site is more than 20 minutes walking distance of shops and amenities
<b>Sustainable access to open spaces and recreation facilities:</b> Does the site choice promote healthy living and lifestyles?	(3) there is an existing open space or play facility within 5 minutes' walk or the ability to provide one	(2) there is an existing open space or play facility within 10 minutes walk	(1) the existing open space or play facility is more than 10 minutes walk away

#### D. Site potential

<b>What Use is the site suitable for?</b>	Residential	x	Open Space	x	Transport Hub	Employment
	Mixed use		Food production	x	Community	Other...

<b>Develop-able area in hectares (HA)</b>	1.7
<b>Density</b>	41 dwellings
<b>Score</b>	30



#### E. Recommendation

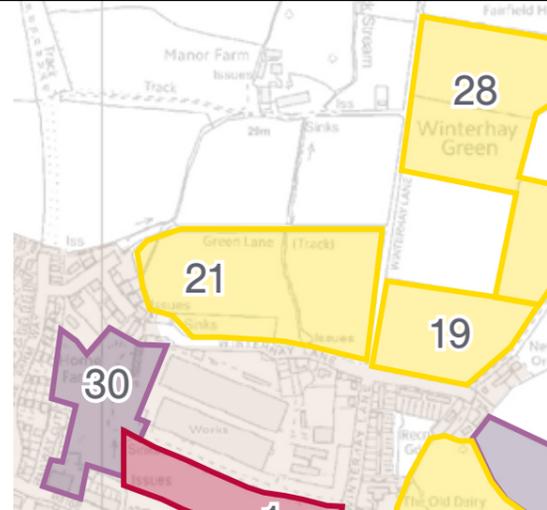
Yes	No	x	Partial
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This site is close to Beacon Hill Ridge and would be difficult to develop without harming wider views. Access is also a potential issue. The lower part of this site may have some development potential if access issues can be resolved. Careful analysis of impact on views and the surrounding countryside is needed here. The site is within walking distance to shops and services, but the access is too steep for retirement housing.

# Land to East of Old Orchard

## 1. Site location

<b>Site Reference</b>	21
<b>Site name</b>	Land to East of Old Orchard
<b>Site Address</b>	Land to North of Winterhay Lane and to East of Old Orchard
<b>Current use</b>	Two uses, part agricultural, partially vacant scrub
<b>Total area in Hectares (Ha)</b>	3.8



## 2. Context of the site and surrounding area

<b>Surrounding land uses</b>	Residential, agricultural and employment
<b>Site boundaries</b>	Hedgerows and residential fences

<b>Is the site:</b>	Greenfield	X	Brownfield	Mixture	Unknown
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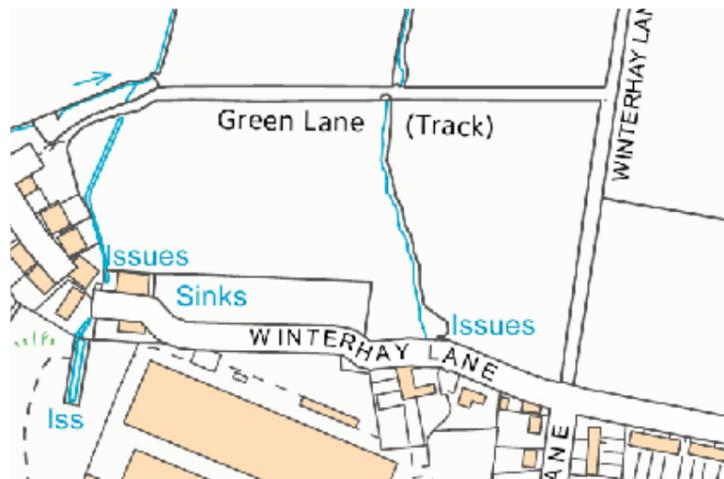
## 3. Site Assessment

<b>Designation:</b> Is the site within the current development area of the Town?	(3) Within the settlement boundary	(2) Immediately adjacent to the settlement boundary	(1) Countryside location, away from the settlement boundary
<b>Use of the land:</b> Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
<b>Employment or commercial land:</b> If the site is on employment or commercial land, is this loss detrimental to the vitality of the local area?	(3) Not employment or commercial land	(2) Employment or commercial land but it is not a strategic loss	(1) strategic employment land
<b>Scale and potential site in relation to the Town:</b> Does the site choice seek to protect and enhance the quality of Ilminster?	(3) in scale and negligible impact on surrounding housing, built area or locale, (0-10 houses)	(2) small impact on surrounding housing, built area or locale due to scale of development (10-99 houses)	(1) significant impact on surrounding housing, built area or locale, due to scale of development, (approximately 100 houses or more)

<b>Topography:</b> Does the site slope allow for development to be built and still be viable?	(3) ground is mostly level	(2) between 5 and 15 degrees of slope or partly over 15 degrees	(1) over 15 degrees slope or unstable over most of the site
<b>Flood Risk:</b> Does the site fall within a flood zone or partially within a flood zone?	(3) no risk	(2) partly in the flood zone	(1) majority in the Flood zone



<b>Settings, views and natural features:</b> Does the site choice ensure the protection and enhancement of all biodiversity and landscape features?	(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape	(2) minor/medium impact on the surrounding natural landscape setting and views of landscape	(1) major negative impact on surrounding natural landscape setting and views of landscape
<b>Natural environment constraints:</b> Does the site choice ensure protection and enhancement of all biodiversity?	(3) there are no environmental constraints affecting this site.	(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species	(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species
<b>Impact on the historic environment and heritage assets:</b> negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.	(3) enhance or neutral impact on heritage assets	(2) some impact on heritage assets	(1) significant impact on heritage assets

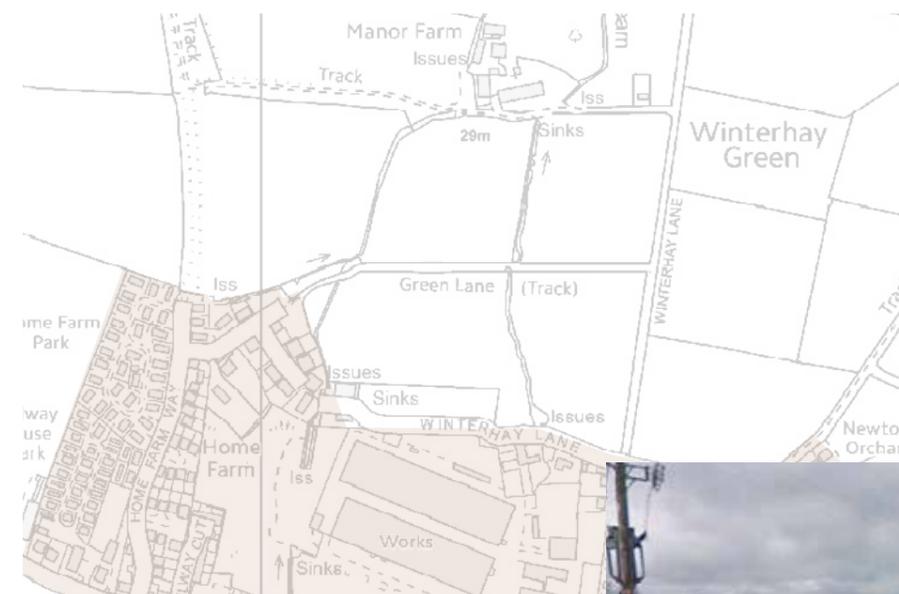


<b>Site Access:</b> Does the site relate well to the existing road network?	(3) adjacent to existing adequate maintained public roads	(2) adjacent to public road but inadequate	(1) new roads need to be built or substantially upgraded and new infrastructure
<b>Sustainable access to public transport, buses:</b> Does the site choice reduce the need to travel by car?	(3) there is an existing bus stop within 5 minutes' walk.	(2) there is an existing bus stop within 10 minutes' walk.	(1) the bus stop is more than 10 minutes walk away
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<b>Sustainable access to open spaces and recreation facilities:</b> Does the site choice promote healthy living and lifestyles?	(3) there is an existing open space or play facility within 5 minutes' walk or the ability to provide one	(2) there is an existing open space or play facility within 10 minutes walk	(1) the existing open space or play facility is more than 10 minutes walk away

#### D. Site potential

<b>What Use is the site suitable for?</b>	Residential	x	Open Space	x	Transport Hub	Employment
	Mixed use		Food production	x	Community	Other...

<b>Develop-able area in hectares (HA)</b>	3.8
<b>Density</b>	69 dwellings
<b>Score</b>	30



#### E. Recommendation

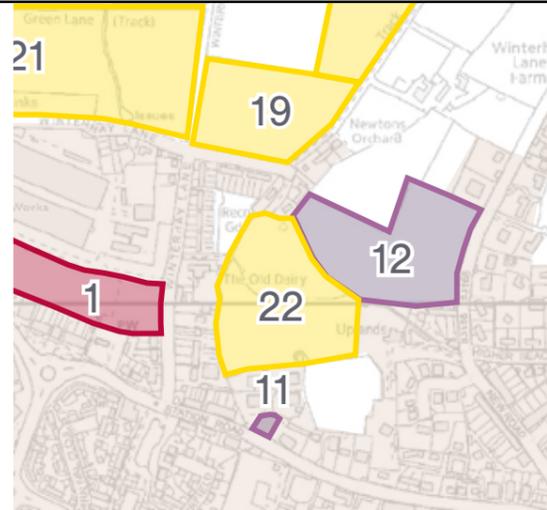
Yes	x	No	Partial
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This site is of a flat topographical nature adjacent to the existing edge of Ilminster. However, due to its low lying nature it does not form part of the green back drop or a gateway into the town. However it is exposed to long views from the north and this together with its location in the flood plain makes this a potentially contentious site to develop. It is within walking distance to shops and amenities. There is potential to improve road access to the site.

# Land to East of Winterhay Lane and Old Dairy

## 1. Site location

<b>Site Reference</b>	22
<b>Site name</b>	Land to East of Winterhay Lane and Old Dairy
<b>Site Address</b>	Land to East of Winterhay Lane and Old Dairy
<b>Current use</b>	Agricultural
<b>Total area in Hectares (Ha)</b>	3.3



## 2. Context of the site and surrounding area

<b>Surrounding land uses</b>	Conservation area, Residential, and agricultural
<b>Site boundaries</b>	Hedgerows and residential fences

<b>Is the site:</b>	Greenfield	X	Brownfield	Mixture	Unknown
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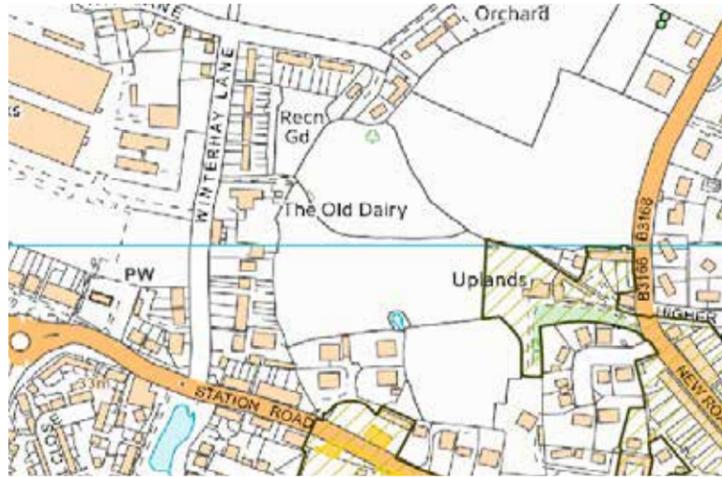
## 3. Site Assessment

<b>Designation:</b> Is the site within the current development area of the Town?	(3) Within the settlement boundary	(2) Immediately adjacent to the settlement boundary	(1) Countryside location, away from the settlement boundary
<b>Use of the land:</b> Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
<b>Employment or commercial land:</b> If the site is on employment or commercial land, is this loss detrimental to the vitality of the local area?	(3) not employment or commercial land	(2) Employment or commercial land but it is not a strategic loss	(1) strategic employment land
<b>Scale and potential site in relation to the Town:</b> Does the site choice seek to protect and enhance the quality of Ilminster?	(3) in scale and negligible impact on surrounding housing, built area or locale, (0-10 houses)	(2) small impact on surrounding housing, built area or locale due to scale of development (10-99 houses)	(1) significant impact on surrounding housing, built area or locale, due to scale of development, (approximately 100 houses or more)

<b>Topography:</b> Does the site slope allow for development to be built and still be viable?	(3) ground is mostly level	(2) between 5 and 15 degrees of slope or partly over 15 degrees	(1) over 15 degrees slope or unstable over most of the site
<b>Flood Risk:</b> Does the site fall within a flood zone or partially within a flood zone?	(3) no risk	(2) partly in the flood zone	(1) majority in the Flood zone



<b>Settings, views and natural features:</b> Does the site choice ensure the protection and enhancement of all biodiversity and landscape features?	(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape	(2) minor/medium impact on the surrounding natural landscape setting and views of landscape	(1) major negative impact on surrounding natural landscape setting and views of landscape
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<b>Impact on the historic environment and heritage assets:</b> negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.	(3) enhance or neutral impact on heritage assets	(2) some impact on heritage assets	(1) significant impact on heritage assets

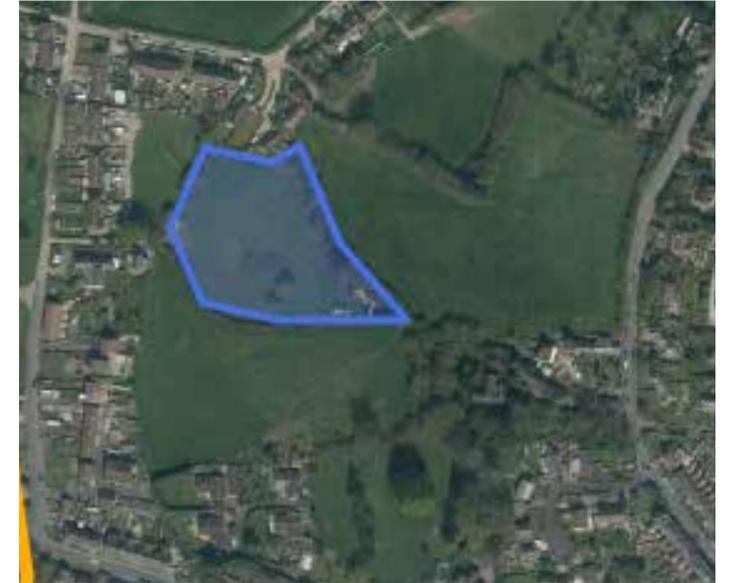


<b>Site Access:</b> Does the site relate well to the existing road network?	(3) adjacent to existing adequate maintained public roads	(2) adjacent to public road but inadequate	(1) new roads need to be built or substantially upgraded and new infrastructure
<b>Sustainable access to public transport, buses:</b> Does the site choice reduce the need to travel by car?	(3) there is an existing bus stop within 5 minutes' walk.	(2) there is an existing bus stop within 10 minutes walk.	(1) the bus stop is more than 10 minutes walk away
<b>Sustainable access to cycle paths:</b> Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?	(3) there are cycle paths within 50m of the site.	(2) there are no cycle paths accessing the site, but a new cycle path could be made	(1) there are no cycle paths accessing the site and a new cycle path could not be made
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<b>Sustainable access to open spaces and recreation facilities:</b> Does the site choice promote healthy living and lifestyles?	(3) there is an existing open space or play facility within 5 minutes' walk or the ability to provide one	(2) there is an existing open space or play facility within 10 minutes walk	(1) the existing open space or play facility is more than 10 minutes walk away

#### D. Site potential

<b>What Use is the site suitable for?</b>	Residential	x	Open Space	x	Transport Hub	Employment
	Mixed use		Food production	x	Community	Other...

<b>Develop-able area in hectares (HA)</b>	1
<b>Density</b>	24 dwellings
<b>Score</b>	34



#### E. Recommendation

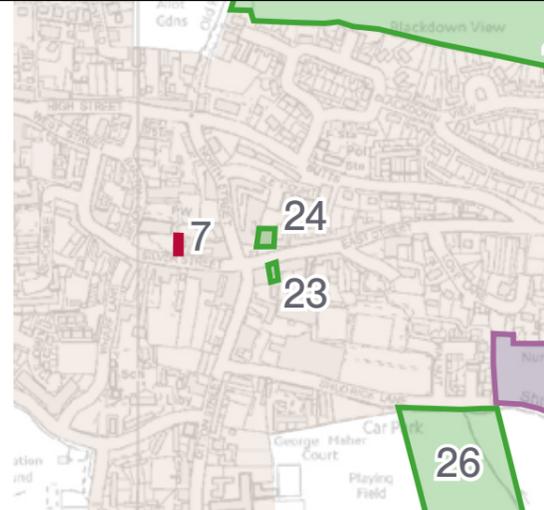
Yes	No	Partial	x
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Only part of this site has development potential because part of it is open space and has a heavy tree coverage with potential benefits in terms of biodiversity. But given its proximity to the town centre with reasonable access, this site could be suitable for a low density development if needed.

# The Swan Yard

## 1. Site location

<b>Site Reference</b>	23
<b>Site name</b>	The Swan Yard
<b>Site Address</b>	Land to rear of boots chemist
<b>Current use</b>	Commercial
<b>Total area in Hectares (Ha)</b>	0.07 Hectares



## 2. Context of the site and surrounding area

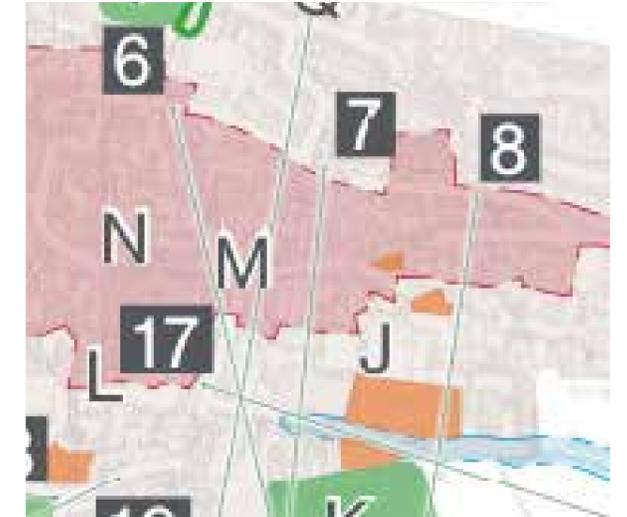
<b>Surrounding land uses</b>	Conservation area, Residential, and commercial
<b>Site boundaries</b>	brick walls and dwellings

<b>Is the site:</b>	Greenfield	Brownfield	X	Mixture	Unknown
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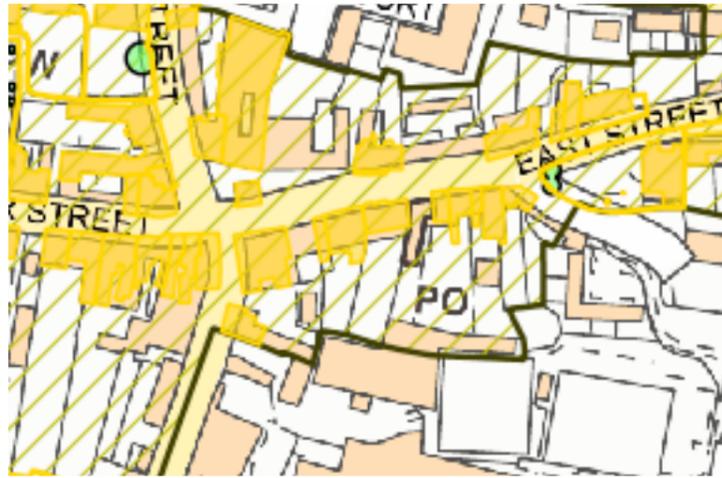
## 3. Site Assessment

<b>Designation:</b> Is the site within the current development area of the Town?	(3) Within the settlement boundary	(2) Immediately adjacent to the settlement boundary	(1) Countryside location, away from the settlement boundary
<b>Use of the land:</b> Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
<b>Employment or commercial land:</b> If the site is on employment or commercial land, is this loss detrimental to the vitality of the local area?	(3) Not employment or commercial land	(2) brownfield some contamination	(1) strategic employment land
<b>Scale and potential site in relation to the Town:</b> Does the site choice seek to protect and enhance the quality of Ilminster?	(3) in scale and negligible impact on surrounding housing, built area or locale, (0-10 houses)	(2) small impact on surrounding housing, built area or locale due to scale of development (10-99 houses)	(1) significant impact on surrounding housing, built area or locale, due to scale of development, (approximately 100 houses or more)

<b>Topography:</b> Does the site slope allow for development to be built and still be viable?	(3) ground is mostly level	(2) between 5 and 15 degrees of slope or partly over 15 degrees	(1) over 15 degrees slope or unstable over most of the site
<b>Flood Risk:</b> Does the site fall within a flood zone or partially within a flood zone?	(3) no risk	(2) partly in the flood zone	(1) majority in the Flood zone



<b>Settings, views and natural features:</b> Does the site choice ensure the protection and enhancement of all biodiversity and landscape features?	(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape	(2) minor/medium impact on the surrounding natural landscape setting and views of landscape	(1) major negative impact on surrounding natural landscape setting and views of landscape
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<b>Impact on the historic environment and heritage assets:</b> negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.	(3) enhance or neutral impact on heritage assets	(2) some impact on heritage assets	(1) significant impact on heritage assets



<b>Site Access:</b> Does the site relate well to the existing road network?	(3) adjacent to existing adequate maintained public roads	(2) adjacent to public road but inadequate	(1) new roads need to be built or substantially upgraded and new infrastructure
<b>Sustainable access to public transport, buses:</b> Does the site choice reduce the need to travel by car?	(3) there is an existing bus stop within 5 minutes' walk.	(2) there is an existing bus stop within 10 minutes walk.	(1) the bus stop is more than 10 minutes walk away
<b>Sustainable access to cycle paths:</b> Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?	(3) there are cycle paths within 50m of the site.	(2) there are no cycle paths accessing the site, but a new cycle path could be made	(1) there are no cycle paths accessing the site and a new cycle path could not be made
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<b>Sustainable access to open spaces and recreation facilities:</b> Does the site choice promote healthy living and lifestyles?	(3) there is an existing open space or play facility within 5 minutes' walk or the ability to provide one	(2) there is an existing open space or play facility within 10 minutes walk	(1) the existing open space or play facility is more than 10 minutes walk away

#### D. Site potential

<b>What Use is the site suitable for?</b>	Residential	x	Open Space	x	Transport Hub	Employment
	Mixed use		Food production	x	Community	Other...

<b>Develop-able area in hectares (HA)</b>	0.07
<b>Density</b>	2 dwellings
<b>Score</b>	42



#### E. Recommendation

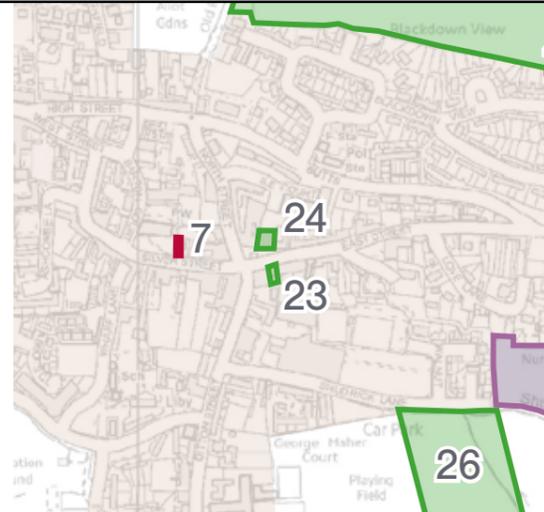
Yes	x	No	Partial
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This small brown-field site has potential for conversion and extension to provide two small homes. However whilst there is access off Ditton Street, the site is constrained and there may be limited potential due to the potential need to provide car parking here. This type of development is however very sustainable and should be promoted across the town centre in order to minimise the need to build on greenfield sites.

# Gooche and Housego, Land Rear of the Market House

## 1. Site location

<b>Site Reference</b>	24
<b>Site name</b>	Land rear of the market house
<b>Site Address</b>	Gooch and Housego, Cornhill
<b>Current use</b>	Commercial
<b>Total area in Hectares (Ha)</b>	1 Hectares



## 2. Context of the site and surrounding area

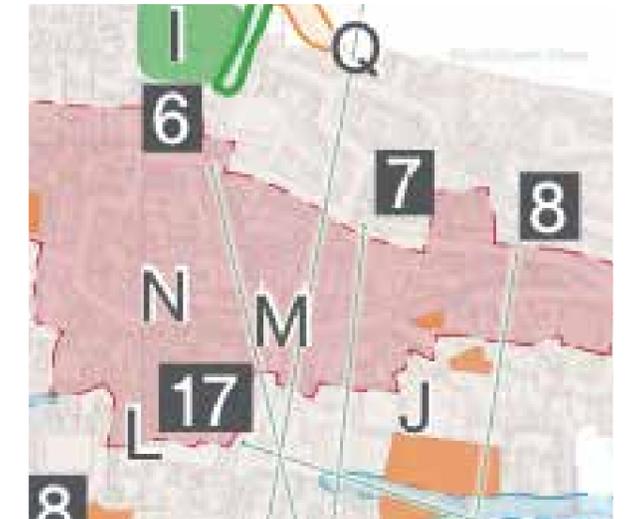
<b>Surrounding land uses</b>	Conservation area, residential, and commercial
<b>Site boundaries</b>	Brick walls and dwellings

<b>Is the site:</b>	Greenfield	Brownfield	X Mixture	Unknown
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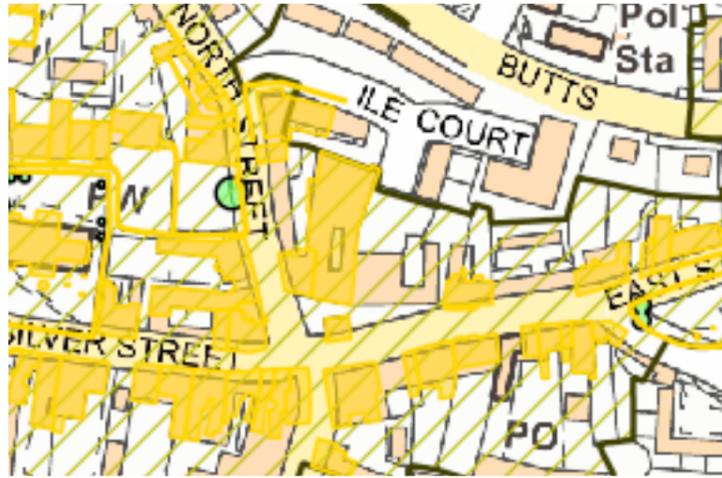
## 3. Site Assessment

<b>Designation:</b> Is the site within the current development area of the Town?	(3) Within the settlement boundary	(2) Immediately adjacent to the settlement boundary	(1) Countryside location, away from the settlement boundary
<b>Use of the land:</b> Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
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<b>Topography:</b> Does the site slope allow for development to be built and still be viable?	(3) ground is mostly level	(2) between 5 and 15 degrees of slope or partly over 15 degrees	(1) over 15 degrees slope or unstable over most of the site
<b>Flood Risk:</b> Does the site fall within a flood zone or partially within a flood zone?	(3) no risk	(2) partly in the flood zone	(1) majority in the Flood zone



<b>Settings, views and natural features:</b> Does the site choice ensure the protection and enhancement of all biodiversity and landscape features?	(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape	(2) minor/medium impact on the surrounding natural landscape setting and views of landscape	(1) major negative impact on surrounding natural landscape setting and views of landscape
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<b>Impact on the historic environment and heritage assets:</b> negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.	(3) enhance or neutral impact on heritage assets	(2) some impact on heritage assets	(1) significant impact on heritage assets



<b>Site Access:</b> Does the site relate well to the existing road network?	(3) adjacent to existing adequate maintained public roads	(2) adjacent to public road but inadequate	(1) new roads need to be built or substantially upgraded and new infrastructure
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<b>Sustainable access to cycle paths:</b> Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?	(3) there are cycle paths within 50m of the site.	(2) there are no cycle paths accessing the site, but a new cycle path could be made	(1) there are no cycle paths accessing the site and a new cycle path could not be made
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#### D. Site potential

<b>What Use is the site suitable for?</b>	Residential	x	Open Space	x	Transport Hub	Employment
	Mixed use		Food production	x	Community	Other...

<b>Develop-able area in hectares (HA)</b>	1
<b>Density</b>	14 dwellings
<b>Score</b>	42



#### E. Recommendation

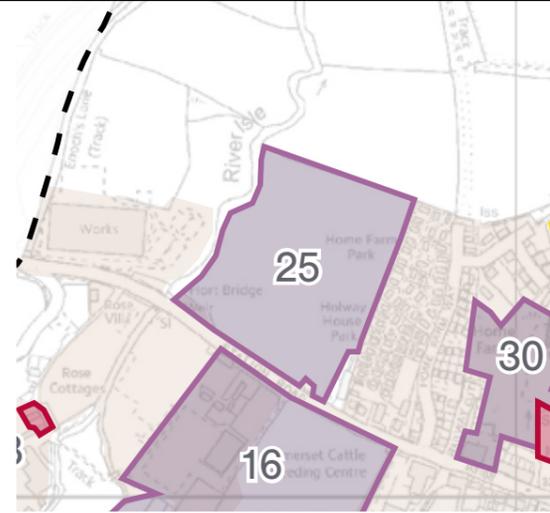
Yes	x	No	Partial
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This brown-field site includes a listed building which has been derelict for a number of years. Planning History confirms there is potential for 14 dwellings here. Viability is the main issue here, and it is suggested that external grant funding may be needed to deliver a scheme here. Given the sites key location in the town centre conservation area it should be a strategic priority of Ilminster Town Council to facilitate the conversion and reuse of this site.

# Land North of Station Road

## 1. Site location

<b>Site Reference</b>	25
<b>Site name</b>	Land North of Station Road
<b>Site Address</b>	Station Road
<b>Current use</b>	Agricultural
<b>Total area in Hectares (Ha)</b>	4.8 Hectares



## 2. Context of the site and surrounding area

<b>Surrounding land uses</b>	Commercial and residential
<b>Site boundaries</b>	Hedgerows

<b>Is the site:</b>	Greenfield	x	Brownfield	Mixture	Unknown
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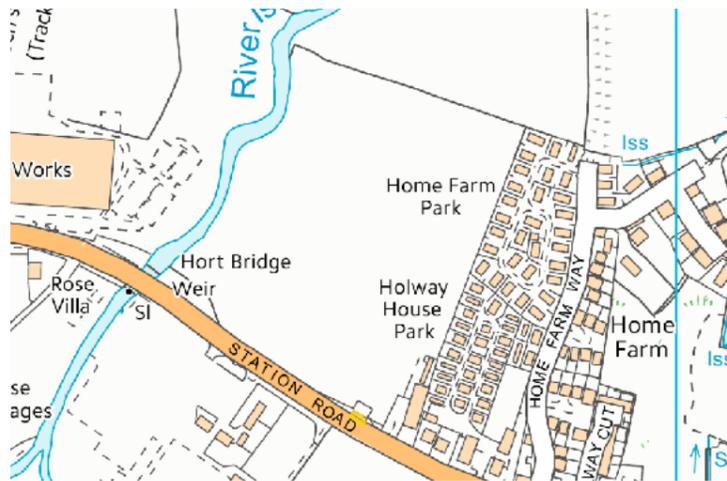
## 3. Site Assessment

<b>Designation:</b> Is the site within the current development area of the Town?	(3) Within the settlement boundary	(2) Immediately adjacent to the settlement boundary	(1) Countryside location, away from the settlement boundary
<b>Use of the land:</b> Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
<b>Employment or commercial land:</b> If the site is on employment or commercial land, is this loss detrimental to the vitality of the local area?	(3) Not employment or commercial land	(2) Employment or commercial land but it is not a strategic loss	(1) strategic employment land
<b>Scale and potential site in relation to the Town:</b> Does the site choice seek to protect and enhance the quality of Ilminster?	(3) in scale and negligible impact on surrounding housing, built area or locale, (0-10 houses)	(2) small impact on surrounding housing, built area or locale due to scale of development (10-99 houses)	(1) significant impact on surrounding housing, built area or locale, due to scale of development, (approximately 100 houses or more)

<b>Topography:</b> Does the site slope allow for development to be built and still be viable?	(3) ground is mostly level	(2) between 5 and 15 degrees of slope or partly over 15 degrees	(1) over 15 degrees slope or unstable over most of the site
<b>Flood Risk:</b> Does the site fall within a flood zone or partially within a flood zone?	(3) no risk	(2) partly in the flood zone	(1) majority in the Flood zone



<b>Settings, views and natural features:</b> Does the site choice ensure the protection and enhancement of all biodiversity and landscape features?	(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape	(2) minor/medium impact on the surrounding natural landscape setting and views of landscape	(1) major negative impact on surrounding natural landscape setting and views of landscape
<b>Natural environment constraints:</b> Does the site choice ensure protection and enhancement of all biodiversity?  * In this case proximity to issue is the potential natural environment constraint.	(3) there are no environmental constraints affecting this site.	(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species	(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species
<b>Impact on the historic environment and heritage assets:</b> negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.	(3) enhance or neutral impact on heritage assets	(2) some impact on heritage assets	(1) significant impact on heritage assets



<b>Site Access:</b> Does the site relate well to the existing road network?	(3) adjacent to existing adequate maintained public roads	(2) adjacent to public road but inadequate	(1) new roads need to be built or substantially upgraded and new infrastructure
<b>Sustainable access to public transport, buses:</b> Does the site choice reduce the need to travel by car?	(3) there is an existing bus stop within 5 minutes' walk.	(2) there is an existing bus stop within 10 minutes walk.	(1) the bus stop is more than 10 minutes walk away
<b>Sustainable access to cycle paths:</b> Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?	(3) there are cycle paths within 50m of the site.	(2) there are no cycle paths accessing the site, but a new cycle path could be made	(1) there are no cycle paths accessing the site and a new cycle path could not be made
<b>Sustainable access to footpaths:</b> Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating footpaths in order to promote sustainability and allows easy and safe pedestrian access capable of being used by wheelchairs and buggys?	(3) there are existing 'made-up' flat footpaths/ pavements edging the site	(2) no existing footpaths or pavements but there is good potential for it to be upgraded.	(1) no existing footpaths or pavements and there is no potential to upgrade the access
<b>Sustainable access to retail, shops and services:</b> Is the site choice located within walking distance (approximately 5 minutes) to the town centre (shop, pub, school, church) in order to promote sustainability and to reduce car usage?	(3) the Site is within 5 minutes walking distance of shops and amenities	(2) the Site is within 10 minutes walking distance of shops and amenities	(1) the Site is more than 20 minutes walking distance of shops and amenities
<b>Sustainable access to open spaces and recreation facilities:</b> Does the site choice promote healthy living and lifestyles?	(3) there is an existing open space or play facility within 5 minutes' walk or the ability to provide one	(2) there is an existing open space or play facility within 10 minutes walk	(1) the existing open space or play facility is more than 10 minutes walk away

#### D. Site potential

<b>What Use is the site suitable for?</b>	Residential	x	Open Space	x	Transport Hub	x	Employment	x
	Mixed use	x	Food production	x	Community		Other...	

<b>Develop-able area in hectares (HA)</b>	2.2
<b>Density</b>	40 dwellings
<b>Score</b>	31



#### E. Recommendation

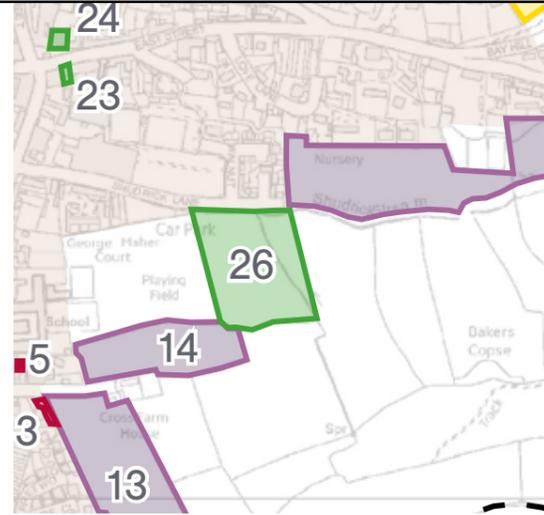
Yes	No	Partial	x
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This site is a designated employment site within the floodplain however it has a flat topographical nature and does not form part of the green backdrop to the town centre conservation area. However adjacent to the river, the development of this site would need to be very sensitively undertaken. There is however an opportunity for this site to enhance the gateway into Ilminster with good quality design and contributions towards the Green Chain and enhancements to the riverside. There is a current planning application for this site for 150 dwellings which are justified by the developer on the grounds that this will help to deliver employment and infrastructure on Site 16 to the south which is within the same application boundary.

# Land East of Playing Fields

## 1. Site location

<b>Site Reference</b>	26
<b>Site name</b>	Land East of Playing Field
<b>Site Address</b>	Shudrick Valley
<b>Current use</b>	Agricultural
<b>Total area in Hectares (Ha)</b>	1.2 Hectares



## 2. Context of the site and surrounding area

<b>Surrounding land uses</b>	Residential, and agricultural
<b>Site boundaries</b>	Residential fences, river, conservation area and hedges

<b>Is the site:</b>	Greenfield	X	Brownfield	Mixture	Unknown
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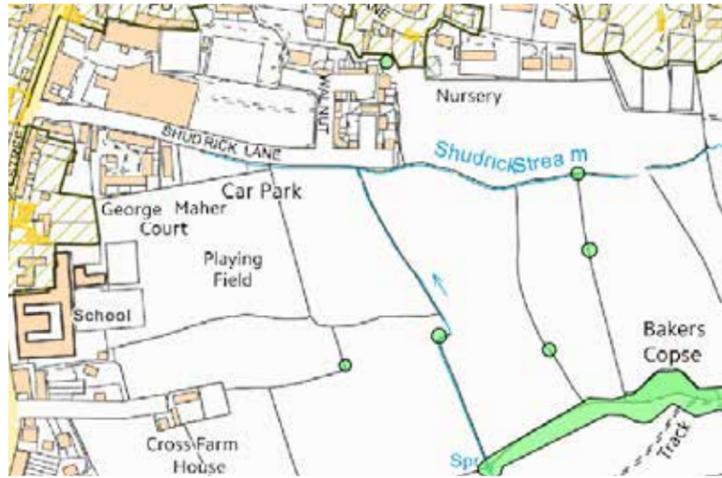
## 3. Site Assessment

<b>Designation:</b> Is the site within the current development area of the Town?	(3) Within the settlement boundary	(2) Immediately adjacent to the settlement boundary	(1) Countryside location, away from the settlement boundary
<b>Use of the land:</b> Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
<b>Employment or commercial land:</b> If the site is on employment or commercial land, is this loss detrimental to the vitality of the local area?	(3) Not employment or commercial land	(2) Employment or commercial land but it is not a strategic loss	(1) strategic employment land
<b>Scale and potential site in relation to the Town:</b> Does the site choice seek to protect and enhance the quality of Ilminster?	(3) in scale and negligible impact on surrounding housing, built area or locale, (0-10 houses)	(2) small impact on surrounding housing, built area or locale due to scale of development (10-99 houses)	(1) significant impact on surrounding housing, built area or locale, due to scale of development, (approximately 100 houses or more)

<b>Topography:</b> Does the site slope allow for development to be built and still be viable?	(3) ground is mostly level	(2) between 5 and 15 degrees of slope or partly over 15 degrees	(1) over 15 degrees slope or unstable over most of the site
<b>Flood Risk:</b> Does the site fall within a flood zone or partially within a flood zone?	(3) no risk	(2) partly in the flood zone	(1) majority in the Flood zone



<b>Settings, views and natural features:</b> Does the site choice ensure the protection and enhancement of all biodiversity and landscape features?	(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape	(2) minor/medium impact on the surrounding natural landscape setting and views of landscape	(1) major negative impact on surrounding natural landscape setting and views of landscape
<b>Natural environment constraints:</b> Does the site choice ensure protection and enhancement of all biodiversity?	(3) there are no environmental constraints affecting this site.	(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species	(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species
<b>Impact on the historic environment and heritage assets:</b> negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.	(3) enhance or neutral impact on heritage assets	(2) some impact on heritage assets	(1) significant impact on heritage assets



<b>Site Access:</b> Does the site relate well to the existing road network?	(3) adjacent to existing adequate maintained public roads	(2) adjacent to public road but inadequate	(1) new roads need to be built or substantially upgraded and new infrastructure
<b>Sustainable access to public transport, buses:</b> Does the site choice reduce the need to travel by car?	(3) there is an existing bus stop within 5 minutes' walk.	(2) there is an existing bus stop within 10 minutes walk.	(1) the bus stop is more than 10 minutes walk away
<b>Sustainable access to cycle paths:</b> Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?	(3) there are cycle paths within 50m of the site.	(2) there are no cycle paths accessing the site, but a new cycle path could be made	(1) there are no cycle paths accessing the site and a new cycle path could not be made
<b>Sustainable access to footpaths:</b> Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating footpaths in order to promote sustainability and allows easy and safe pedestrian access capable of being used by wheelchairs and buggys?	(3) there are existing 'made-up' flat footpaths/pavements edging the site	(2) no existing footpaths or pavements but there is good potential for it to be upgraded.	(1) no existing footpaths or pavements and there is no potential to upgrade the access
<b>Sustainable access to retail, shops and services:</b> Is the site choice located within walking distance (approximately 5 minutes) to the town centre (shop, pub, school, church) in order to promote sustainability and to reduce car usage?	(3) the Site is within 5 minutes walking distance of shops and amenities	(2) the Site is within 10 minutes walking distance of shops and amenities	(1) the Site is more than 20 minutes walking distance of shops and amenities
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#### D. Site potential

<b>What Use is the site suitable for?</b>	Residential	x	Open Space	x	Transport Hub	Employment
	Mixed use		Food production	x	Community	x Other...

<b>Develop-able area in hectares (HA)</b>	1.2
<b>Density</b>	29
<b>Score</b>	34



#### E. Recommendation

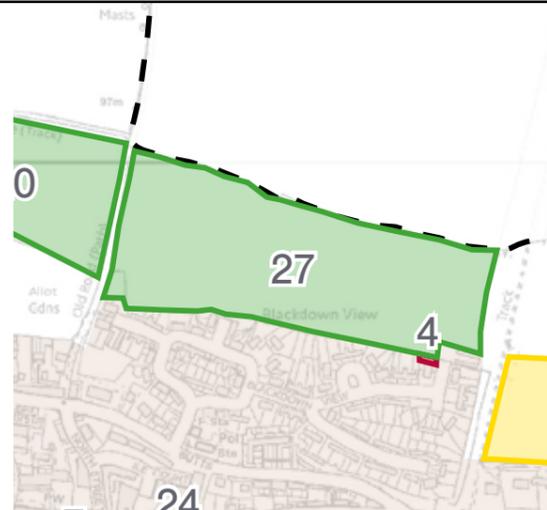
Yes	No	Partial	X
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This site has good road access within the town centre and is a sustainable location for development. However due to its green field location and proximity to the conservation area the development potential of this site needs to be carefully considered further. The educational needs of Swanmead Community School need to be carefully considered as this would be an ideal site for a school expansion. For this reason this should be considered as a reserve site for the later part of the plan period.

# Land to rear of Blackdown View

## 1. Site location

<b>Site Reference</b>	27
<b>Site name</b>	Land Rear of Blackdown View
<b>Site Address</b>	Blackdown View
<b>Current use</b>	Agricultural
<b>Total area in Hectares (Ha)</b>	6.6 Hectares



## 2. Context of the site and surrounding area

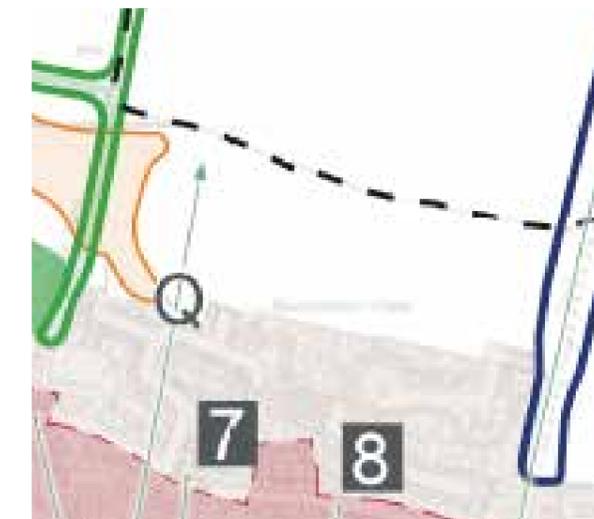
<b>Surrounding land uses</b>	Residential and agricultural
<b>Site boundaries</b>	Hedgerows and residential fences

<b>Is the site:</b>	Greenfield	X	Brownfield	Mixture	Unknown
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## 3. Site Assessment

<b>Designation:</b> Is the site within the current development area of the Town?	(3) Within the settlement boundary	(2) Immediately adjacent to the settlement boundary	(1) Countryside location, away from the settlement boundary
<b>Use of the land:</b> Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
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<b>Topography:</b> Does the site slope allow for development to be built and still be viable?	(3) ground is mostly level	(2) between 5 and 15 degrees of slope or partly over 15 degrees	(1) over 15 degrees slope or unstable over most of the site
<b>Flood Risk:</b> Does the site fall within a flood zone or partially within a flood zone?	(3) no risk	(2) partly in the flood zone	(1) majority in the Flood zone



<b>Settings, views and natural features:</b> Does the site choice ensure the protection and enhancement of all biodiversity and landscape features?	(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape	(2) minor/medium impact on the surrounding natural landscape setting and views of landscape	(1) major negative impact on surrounding natural landscape setting and views of landscape
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<b>Impact on the historic environment and heritage assets:</b> negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.	(3) enhance or neutral impact on heritage assets	(2) some impact on heritage assets	(1) significant impact on heritage assets



<b>Site Access:</b> Does the site relate well to the existing road network?	(3) adjacent to existing adequate maintained public roads	(2) adjacent to public road but inadequate	(1) new roads need to be built or substantially upgraded and new infrastructure
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#### D. Site potential

<b>What Use is the site suitable for?</b>	Residential	x	Open Space	x	Transport Hub	Employment
	Mixed use		Food production	x	Community	Other...

<b>Develop-able area in hectares (HA)</b>	4.3
<b>Density</b>	78 dwellings
<b>Score</b>	30



#### E. Recommendation

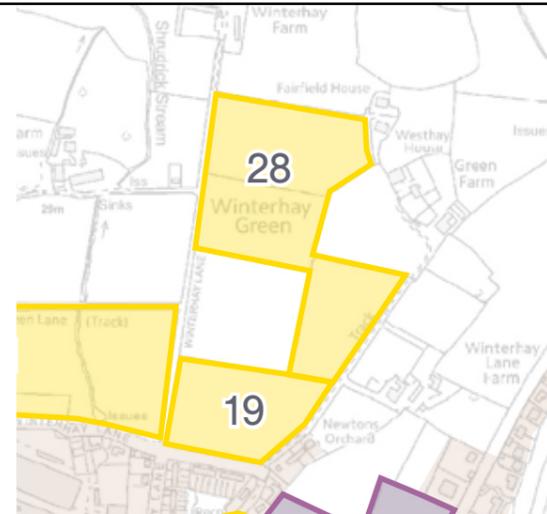
Yes	No	Partial	x
Due to the site slope constraints and impact on landscape			

The lower part of this site does not form part of the green setting to Ilminster and may have some development potential if access issues can be resolved. Careful analysis of impact on views and the surrounding countryside would be needed here. However it is within walking distance to shops and services so could be an appropriate location for family housing (too steep access into Ilminster for retirement housing).

# Land East of Winterhay Lane

## 1. Site location

<b>Site Reference</b>	28
<b>Site name</b>	Land East of Winterhay Lane
<b>Site Address</b>	Land East of Winterhay Lane and South of Fairfield House
<b>Current use</b>	Agricultural
<b>Total area in Hectares (Ha)</b>	5.5 Hectares



## 2. Context of the site and surrounding area

<b>Surrounding land uses</b>	Residential and agricultural
<b>Site boundaries</b>	Hedgerows and trees

<b>Is the site:</b>	Greenfield	X	Brownfield	Mixture	Unknown
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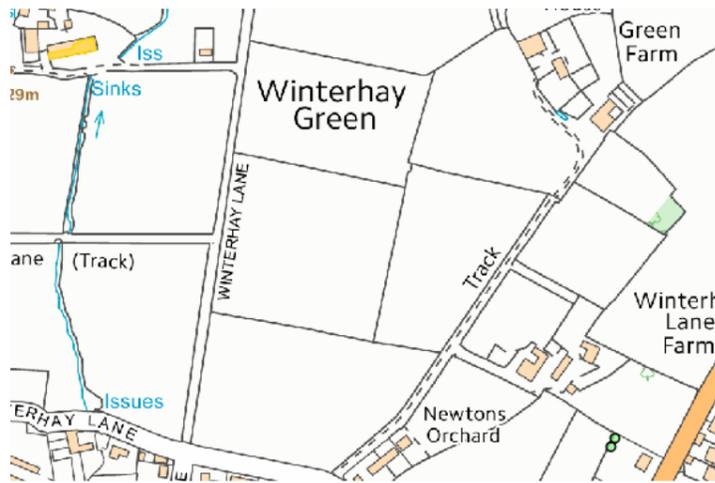
## 3. Site Assessment

<b>Designation:</b> Is the site within the current development area of the Town?	(3) Within the settlement boundary	(2) Immediately adjacent to the settlement boundary	(1) Countryside location, away from the settlement boundary
<b>Use of the land:</b> Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
<b>Employment or commercial land:</b> If the site is on employment or commercial land, is this loss detrimental to the vitality of the local area?	(3) Not employment or commercial land	(2) Employment or commercial land but it is not a strategic loss	(1) strategic employment land
<b>Scale and potential site in relation to the Town:</b> Does the site choice seek to protect and enhance the quality of Ilminster?	(3) in scale and negligible impact on surrounding housing, built area or locale, (0-10 houses)	(2) small impact on surrounding housing, built area or locale due to scale of development (10-99 houses)	(1) significant impact on surrounding housing, built area or locale, due to scale of development, (approximately 100 houses or more)

<b>Topography:</b> Does the site slope allow for development to be built and still be viable?	(3) ground is mostly level	(2) between 5 and 15 degrees of slope or partly over 15 degrees	(1) over 15 degrees slope or unstable over most of the site
<b>Flood Risk:</b> Does the site fall within a flood zone or partially within a flood zone?	(3) no risk	(2) partly in the flood zone	(1) majority in the Flood zone



<b>Settings, views and natural features:</b> Does the site choice ensure the protection and enhancement of all biodiversity and landscape features?	(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape	(2) minor/medium impact on the surrounding natural landscape setting and views of landscape	(1) major negative impact on surrounding natural landscape setting and views of landscape
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<b>Impact on the historic environment and heritage assets:</b> negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.	(3) enhance or neutral impact on heritage assets	(2) some impact on heritage assets	(1) significant impact on heritage assets



**D. Site potential**

<b>What Use is the site suitable for?</b>	Residential	x	Open Space	x	Transport Hub	Employment
	Mixed use		Food production	x	Community	Other...

<b>Develop-able area in hectares (HA)</b>	5.5
<b>Density</b>	99 dwellings
<b>Score</b>	27

<b>Site Access:</b> Does the site relate well to the existing road network?	(3) adjacent to existing adequate maintained public roads	(2) adjacent to public road but inadequate	(1) new roads need to be built or substantially upgraded and new infrastructure
<b>Sustainable access to public transport, buses:</b> Does the site choice reduce the need to travel by car?	(3) there is an existing bus stop within 5 minutes' walk.	(2) there is an existing bus stop within 10 minutes walk.	(1) the bus stop is more than 10 minutes walk away
<b>Sustainable access to cycle paths:</b> Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?	(3) there are cycle paths within 50m of the site.	(2) there are no cycle paths accessing the site, but a new cycle path could be made	(1) there are no cycle paths accessing the site and a new cycle path could not be made
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**E. Recommendation**

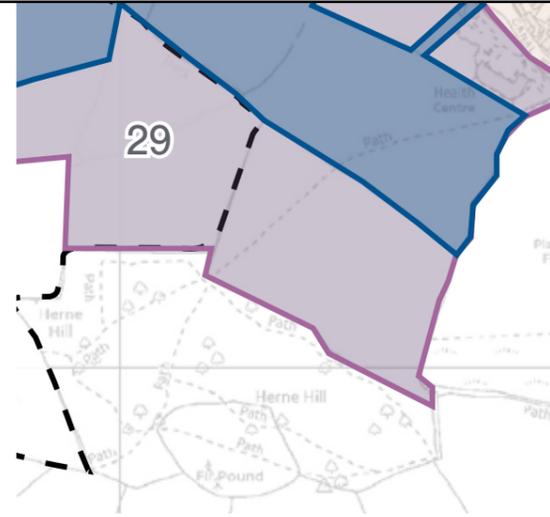
Yes	No	Partial	x
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This site is well away from the edge of the built up area and within the flood zone. It is outside an easy walking distance to the town centre and its development could potentially affect views of historic Ilminster from the north. For these reasons it is not considered a suitable site for development.

# Land off Canal Way phase 2

## 1. Site location

<b>Site Reference</b>	29
<b>Site name</b>	Land off Canal Way Phase 2
<b>Site Address</b>	Canal Way
<b>Current use</b>	Agricultural
<b>Total area in Hectares (Ha)</b>	13



## 2. Context of the site and surrounding area

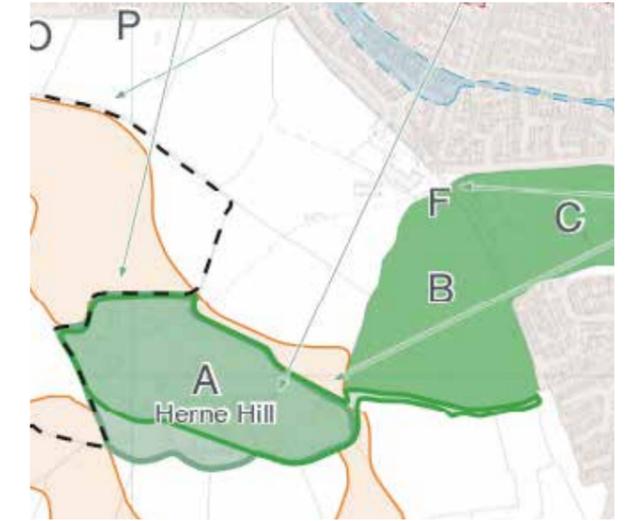
<b>Surrounding land uses</b>	Agricultural
<b>Site boundaries</b>	Hedgerows

<b>Is the site:</b>	Greenfield	X	Brownfield	Mixture	Unknown
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## 3. Site Assessment

<b>Designation:</b> Is the site within the current development area of the Town?	(3) Within the settlement boundary	(2) Immediately adjacent to the settlement boundary	(1) Countryside location, away from the settlement boundary
<b>Use of the land:</b> Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
<b>Employment or commercial land:</b> If the site is on employment or commercial land, is this loss detrimental to the vitality of the local area?	(3) Not employment or commercial land	(2) Employment or commercial land but it is not a strategic loss	(1) strategic employment land
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<b>Topography:</b> Does the site slope allow for development to be built and still be viable?	(3) ground is mostly level	(2) between 5 and 15 degrees of slope or partly over 15 degrees	(1) over 15 degrees slope or unstable over most of the site
<b>Flood Risk:</b> Does the site fall within a flood zone or partially within a flood zone?	(3) no risk	(2) partly in the flood zone	(1) majority in the Flood zone



<b>Settings, views and natural features:</b> Does the site choice ensure the protection and enhancement of all biodiversity and landscape features?	(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape	(2) minor/medium impact on the surrounding natural landscape setting and views of landscape	(1) major negative impact on surrounding natural landscape setting and views of landscape
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<b>Site Access:</b> Does the site relate well to the existing road network?	(3) adjacent to existing adequate maintained public roads	(2) adjacent to public road but inadequate	(1) new roads need to be built or substantially upgraded and new infrastructure
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<b>Sustainable access to cycle paths:</b> Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?	(3) there are cycle paths within 50m of the site.	(2) there are no cycle paths accessing the site, but a new cycle path could be made	(1) there are no cycle paths accessing the site and a new cycle path could not be made
<b>Sustainable access to footpaths:</b> Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating footpaths in order to promote sustainability and allows easy and safe pedestrian access capable of being used by wheelchairs and buggys?	(3) there are existing 'made-up' flat footpaths/pavements edging the site	(2) no existing footpaths or pavements but there is good potential for it to be upgraded.	(1) no existing footpaths or pavements and there is no potential to upgrade the access
<b>Sustainable access to retail, shops and services:</b> Is the site choice located within walking distance (approximately 5 minutes) to the town centre (shop, pub, school, church) in order to promote sustainability and to reduce car usage?	(3) the Site is within 5 minutes walking distance of shops and amenities	(2) the Site is within 10 minutes walking distance of shops and amenities	(1) the Site is more than 20 minutes walking distance of shops and amenities
<b>Sustainable access to open spaces and recreation facilities:</b> Does the site choice promote healthy living and lifestyles?	(3) there is an existing open space or play facility within 5 minutes' walk or the ability to provide one	(2) there is an existing open space or play facility within 10 minutes walk	(1) the existing open space or play facility is more than 10 minutes walk away

#### D. Site potential

<b>What Use is the site suitable for?</b>	Residential	x	Open Space	x	Transport Hub	Employment
	Mixed use		Food production	x	Community	Other...

<b>Develop-able area in hectares (HA)</b>	5.2
<b>Density</b>	94 dwellings
<b>Score</b>	26



#### E. Recommendation

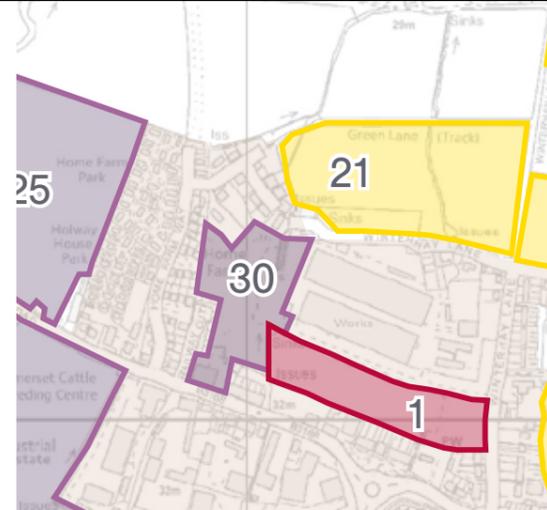
Yes	x	No	Partial
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This site is away from the town centre and forms part of an important backdrop to Ilminster adjacent to popular walking routes. Whilst it is outside the floodplain it is not considered a suitable or sustainable location for development.

# Daido car park

## 1. Site location

<b>Site Reference</b>	30
<b>Site name</b>	Daido car park
<b>Site Address</b>	Station Road
<b>Current use</b>	car parking
<b>Total area in Hectares (Ha)</b>	1.6 Hectares



## 2. Context of the site and surrounding area

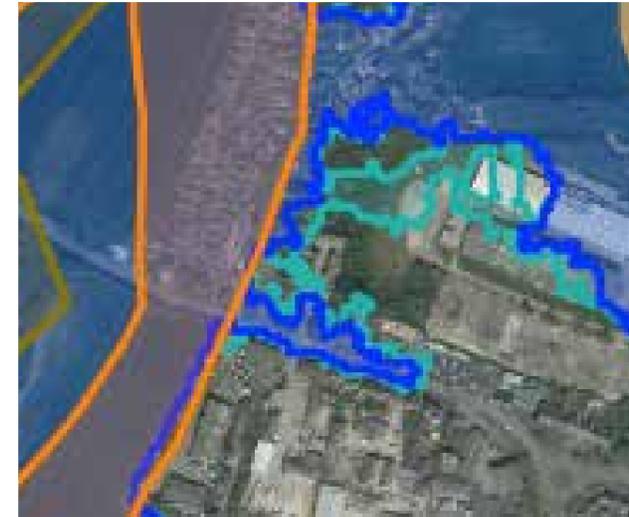
<b>Surrounding land uses</b>	Commercial and residential
<b>Site boundaries</b>	Metal fencing

<b>Is the site:</b>	Greenfield	Brownfield	x	Mixture	Unknown
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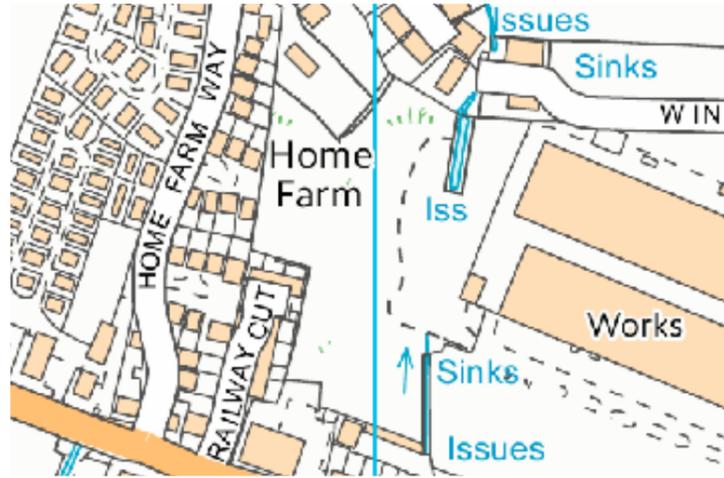
## 3. Site Assessment

<b>Designation:</b> Is the site within the current development area of the Town?	(3) Within the settlement boundary	(2) Immediately adjacent to the settlement boundary	(1) Countryside location, away from the settlement boundary
<b>Use of the land:</b> Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
<b>Employment or commercial land:</b> If the site is on employment or commercial land, is this loss detrimental to the vitality of the local area?	(3) Not employment or commercial land	(2) Employment or commercial land but it is not a strategic loss	(1) strategic employment land
<b>Scale and potential site in relation to the Town:</b> Does the site choice seek to protect and enhance the quality of Ilminster?	(3) in scale and negligible impact on surrounding housing, built area or locale, (0-10 houses)	(2) small impact on surrounding housing, built area or locale due to scale of development (10-99 houses)	(1) significant impact on surrounding housing, built area or locale, due to scale of development, (approximately 100 houses or more)

<b>Topography:</b> Does the site slope allow for development to be built and still be viable?	(3) ground is mostly level	(2) between 5 and 15 degrees of slope or partly over 15 degrees	(1) over 15 degrees slope or unstable over most of the site
<b>Flood Risk:</b> Does the site fall within a flood zone or partially within a flood zone?	(3) no risk	(2) partly in the flood zone	(1) majority in the Flood zone



<b>Settings, views and natural features:</b> Does the site choice ensure the protection and enhancement of all biodiversity and landscape features?	(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape	(2) minor/medium impact on the surrounding natural landscape setting and views of landscape	(1) major negative impact on surrounding natural landscape setting and views of landscape
<b>Natural environment constraints:</b> Does the site choice ensure protection and enhancement of all biodiversity?	(3) there are no environmental constraints affecting this site.	(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species	(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species
<b>Impact on the historic environment and heritage assets:</b> negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.	(3) enhance or neutral impact on heritage assets	(2) some impact on heritage assets	(1) significant impact on heritage assets



<b>Site Access:</b> Does the site relate well to the existing road network?	(3) adjacent to existing adequate maintained public roads	(2) adjacent to public road but inadequate	(1) new roads need to be built or substantially upgraded and new infrastructure
<b>Sustainable access to public transport, buses:</b> Does the site choice reduce the need to travel by car?	(3) there is an existing bus stop within 5 minutes' walk.	(2) there is an existing bus stop within 10 minutes walk.	(1) the bus stop is more than 10 minutes walk away
<b>Sustainable access to cycle paths:</b> Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?	(3) there are cycle paths within 50m of the site.	(2) there are no cycle paths accessing the site, but a new cycle path could be made	(1) there are no cycle paths accessing the site and a new cycle path could not be made
<b>Sustainable access to footpaths:</b> Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating footpaths in order to promote sustainability and allows easy and safe pedestrian access capable of being used by wheelchairs and buggys?	(3) there are existing 'made-up' flat footpaths/ pavements edging the site	(2) no existing footpaths or pavements but there is good potential for it to be upgraded.	(1) no existing footpaths or pavements and there is no potential to upgrade the access
<b>Sustainable access to retail, shops and services:</b> Is the site choice located within walking distance (approximately 5 minutes) to the town centre (shop, pub, school, church) in order to promote sustainability and to reduce car usage?	(3) the Site is within 5 minutes walking distance of shops and amenities	(2) the Site is within 10 minutes walking distance of shops and amenities	(1) the Site is more than 20 minutes walking distance of shops and amenities
<b>Sustainable access to open spaces and recreation facilities:</b> Does the site choice promote healthy living and lifestyles?	(3) there is an existing open space or play facility within 5 minutes' walk or the ability to provide one	(2) there is an existing open space or play facility within 10 minutes walk	(1) the existing open space or play facility is more than 10 minutes walk away

#### D. Site potential

<b>What Use is the site suitable for?</b>	Residential	x	Open Space	x	Transport Hub	x	Employment	x
	Mixed use	x	Food production	x	Community		Other...	

<b>Develop-able area in hectares (HA)</b>	0.7
<b>Density</b>	17 dwellings
<b>Score</b>	36



#### E. Recommendation

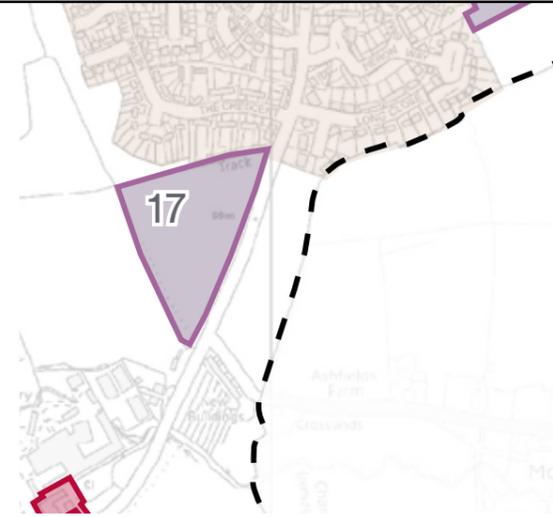
Yes	No	Partial	x
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This is a brown field site currently used for parking. However it is ancillary to the adjacent industrial uses and its development could undermine the viability of the adjacent employment uses. A mixed use development could be appropriate here. Due to the sites brown field nature this should be investigated further.

# Land to East of Greenway

## 1. Site location

<b>Site Reference</b>	31
<b>Site name</b>	Land to East of Greenway
<b>Site Address</b>	Land to East of Greenway Farm, Dowlish Ford
<b>Current use</b>	Agricultural
<b>Total area in Hectares (Ha)</b>	1.8



## 2. Context of the site and surrounding area

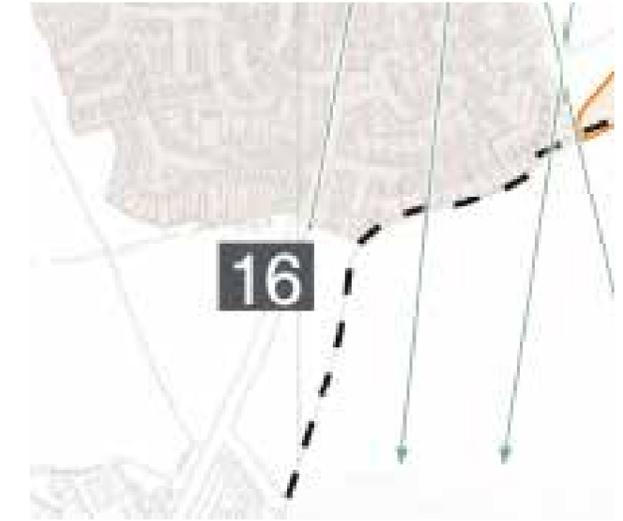
<b>Surrounding land uses</b>	Industrial, agricultural and residential
<b>Site boundaries</b>	Hedgerows

<b>Is the site:</b>	Greenfield	X	Brownfield	Mixture	Unknown
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## 3. Site Assessment

<b>Designation:</b> Is the site within the current development area of the Town?	(3) Within the settlement boundary	(2) Immediately adjacent to the settlement boundary	(1) Countryside location, away from the settlement boundary
<b>Use of the land:</b> Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
<b>Employment or commercial land:</b> If the site is on employment or commercial land, is this loss detrimental to the vitality of the local area?	(3) Not employment or commercial land	(2) Employment or commercial land but it is not a strategic loss	(1) strategic employment land
<b>Scale and potential site in relation to the Town:</b> Does the site choice seek to protect and enhance the quality of Ilminster?	(3) in scale and negligible impact on surrounding housing, built area or locale, (0-10 houses)	(2) small impact on surrounding housing, built area or locale due to scale of development (10-99 houses)	(1) significant impact on surrounding housing, built area or locale, due to scale of development, (approximately 100 houses or more)

<b>Topography:</b> Does the site slope allow for development to be built and still be viable?	(3) ground is mostly level	(2) between 5 and 15 degrees of slope or partly over 15 degrees	(1) over 15 degrees slope or unstable over most of the site
<b>Flood Risk:</b> Does the site fall within a flood zone or partially within a flood zone?	(3) no risk	(2) partly in the flood zone	(1) majority in the Flood zone



<b>Settings, views and natural features:</b> Does the site choice ensure the protection and enhancement of all geodiversity and landscape features?	(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape	(2) minor/medium impact on the surrounding natural landscape setting and views of landscape	(1) major negative impact on surrounding natural landscape setting and views of landscape
<b>Natural environment constraints:</b> Does the site choice ensure protection and enhancement of all biodiversity?	(3) there are no environmental constraints affecting this site.	(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species	(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species
<b>Impact on the historic environment and heritage assets:</b> negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.	(3) enhance or neutral impact on heritage assets	(2) some impact on heritage assets	(1) significant impact on heritage assets



<b>Site Access:</b> Does the site relate well to the existing road network?	(3) adjacent to existing adequate maintained public roads	(2) adjacent to public road but inadequate	(1) new roads need to be built or substantially upgraded and new infrastructure
<b>Sustainable access to public transport, buses:</b> Does the site choice reduce the need to travel by car?	(3) there is an existing bus stop within 5 minutes' walk.	(2) there is an existing bus stop within 10 minutes walk.	(1) the bus stop is more than 10 minutes walk away
<b>Sustainable access to cycle paths:</b> Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?	(3) there are cycle paths within 50m of the site.	(2) there are no cycle paths accessing the site, but a new cycle path could be made	(1) there are no cycle paths accessing the site and a new cycle path could not be made
<b>Sustainable access to footpaths:</b> Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating footpaths in order to promote sustainability and allows easy and safe pedestrian access capable of being used by wheelchairs and buggys?	(3) there are existing 'made-up' flat footpaths/pavements edging the site	(2) no existing footpaths or pavements but there is good potential for it to be upgraded.	(1) no existing footpaths or pavements and there is no potential to upgrade the access
<b>Sustainable access to retail, shops and services:</b> Is the site choice located within walking distance (approximately 5 minutes) to the town centre (shop, pub, school, church) in order to promote sustainability and to reduce car usage?	(3) the Site is within 5 minutes walking distance of shops and amenities	(2) the Site is within 10 minutes walking distance of shops and amenities	(1) the Site is more than 20 minutes walking distance of shops and amenities
<b>Sustainable access to open spaces and recreation facilities:</b> Does the site choice promote healthy living and lifestyles?	(3) there is an existing open space or play facility within 5 minutes' walk or the ability to provide one	(2) there is an existing open space or play facility within 10 minutes walk	(1) the existing open space or play facility is more than 10 minutes walk away

#### D. Site potential

<b>What Use is the site suitable for?</b>	Residential x	Open Space x	Transport Hub	Employment x
	Mixed use x	Food production x	Community	Other...

<b>Develop-able area in hectares (HA)</b>	1.8 Hectares
<b>Density</b>	44 dwellings
<b>Score</b>	35



#### E. Recommendation

Yes	x	No	Partial
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This site is within the open countryside on the southern edge of the town, outside a comfortable walking distance to the town centre. However it is nearer to employment opportunities to the south and close to footpaths and open space. It benefits from good road access and is a flat topographical nature. Not exposed to long views with no potential impact on the heritage assets, this site does have some development potential. Careful landscaping, screening and sensitive treatment to the boundaries, with meaningful tree planting would be needed here. If

# Land to East of Greenway (larger site)

## 1. Site location

<b>Site Reference</b>	32
<b>Site name</b>	Land to East of Greenway (larger site)
<b>Site Address</b>	Land to East of Greenway Farm, Dowlish Ford



## 2. Context of the site and surrounding area

<b>Surrounding land uses</b>	Industrial, agricultural and residential
<b>Site boundaries</b>	Hedgerows

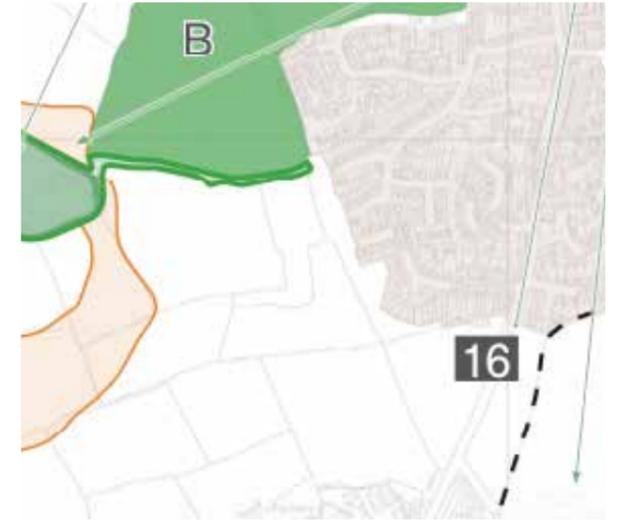
<b>Is the site:</b>	Greenfield	X
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Brownfield	Mixture	Unknown
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## 3. Site Assessment

<b>Designation:</b> Is the site within the current development area of the Town?	(3) Within the settlement boundary	(2) Immediately adjacent to the settlement boundary	(1) Countryside location, away from the settlement boundary
<b>Use of the land:</b> Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
<b>Employment or commercial land:</b> If the site is on employment or commercial land, is this loss detrimental to the vitality of the local area?	(3) Not employment or commercial land	(2) Employment or commercial land but it is not a strategic loss	(1) strategic employment land
<b>Scale and potential site in relation to the Town:</b> Does the site choice seek to protect and enhance the quality of Ilminster?	(3) in scale and negligible impact on surrounding housing, built area or locale, (0-10 houses)	(2) small impact on surrounding housing, built area or locale due to scale of development (10-99 houses)	(1) significant impact on surrounding housing, built area or locale, due to scale of development, (approximately 100 houses or more)

<b>Topography:</b> Does the site slope allow for development to be built and still be viable?	(3) ground is mostly level	(2) between 5 and 15 degrees of slope or partly over 15 degrees	(1) over 15 degrees slope or unstable over most of the site
<b>Flood Risk:</b> Does the site fall within a flood zone or partially within a flood zone?	(3) no risk	(2) partly in the flood zone	(1) majority in the Flood zone



<b>Settings, views and natural features:</b> Does the site choice ensure the protection and enhancement of all geodiversity and landscape features?	(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape	(2) minor/medium impact on the surrounding natural landscape setting and views of landscape	(1) major negative impact on surrounding natural landscape setting and views of landscape
<b>Natural environment constraints:</b> Does the site choice ensure protection and enhancement of all biodiversity?	(3) there are no environmental constraints affecting this site.	(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species	(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species
<b>Impact on the historic environment and heritage assets:</b> negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.	(3) enhance or neutral impact on heritage assets	(2) some impact on heritage assets	(1) significant impact on heritage assets



<b>Site Access:</b> Does the site relate well to the existing road network?	(3) adjacent to existing adequate maintained public roads	(2) adjacent to public road but inadequate	(1) new roads need to be built or substantially upgraded and new infrastructure
<b>Sustainable access to public transport, buses:</b> Does the site choice reduce the need to travel by car?	(3) there is an existing bus stop within 5 minutes' walk.	(2) there is an existing bus stop within 10 minutes walk.	(1) the bus stop is more than 10 minutes walk away
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<b>Sustainable access to retail, shops and services:</b> Is the site choice located within walking distance (approximately 5 minutes) to the town centre (shop, pub, school, church) in order to promote sustainability and to reduce car usage?	(3) the Site is within 5 minutes walking distance of shops and amenities	(2) the Site is within 10 minutes walking distance of shops and amenities	(1) the Site is more than 20 minutes walking distance of shops and amenities
<b>Sustainable access to open spaces and recreation facilities:</b> Does the site choice promote healthy living and lifestyles?	(3) there is an existing open space or play facility within 5 minutes' walk or the ability to provide one	(2) there is an existing open space or play facility within 10 minutes walk	(1) the existing open space or play facility is more than 10 minutes walk away

#### D. Site potential

<b>What Use is the site suitable for?</b>	Residential	x	Open Space	x	Transport Hub	Employment	x
	Mixed use	x	Food production	x	Community	Other...	

<b>Develop-able area in hectares (HA)</b>	17 Hectares
<b>Density</b>	306 dwellings
<b>Score</b>	<b>31</b>



#### E. Recommendation

Yes	x	No	Partial
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This site is within the open countryside on the southern edge of the town, outside a comfortable walking distance to the town centre. However it is nearer to employment opportunities to the south and close to footpaths and open space. It benefits from good road access and is a flat topographical nature. Not exposed to long views with no potential impact on the heritage assets, this site does have some development potential. Careful landscaping, screening and sensitive treatment to the boundaries, with meaningful tree planting would be needed here. As it is a larger site it would not constitute ribbon development however has the potential to have a significant impact on the town due to the scale.

### TABLE 3: OVERVIEW OF SINGLE ASSESSMENT SHEETS

Site Name:	Site Address	Site Ref:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	
Criteria	Assessment Criteria: (Score 3 = High, 1 = low)																																		
1. Designation: development within development area	(3) Within (2) Immediately adjacent (1) Countryside location		3	3	3	3	3	3	3	3	1	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	2	2	2	1	1	3	2	2	
2. Use of the land: most efficient and effective use of land	(3) brownfield uncontaminated (2) brownfield some contamination (1) Greenfield		2	3	3	3	3	3	3	3	2	1	2	1	1	1	1	2	1	1	1	1	1	1	3	3	1	1	1	1	1	1	2	1	1
3. Employment or commercial land:	(3) Not employment or commercial land (2) Not a strategic loss (1) strategic employment land		2	3	3	3	2	2	2	3	2	3	3	3	3	3	3	1	3	3	3	3	3	3	2	2	2	3	3	3	3	3	2	3	3
4. Scale of the potential site in relation to the Town:	(3) in scale (0-10 houses) (2) small impact (10 -99 houses) (1) medium to major impact (approximately 100 houses or more)		3	3	3	3	3	3	3	3	3	1	3	2	2	2	1	1	2	1	2	2	2	2	3	3	2	2	2	1	1	2	2	1	
5. Topography:	(3) ground is mostly level (2) 5 and 15 degrees or over 15 degrees on part (1) over 15 degrees slope or unstable over most		3	3	2	2	3	3	3	3	3	2	3	1	1	2	2	3	2	1	3	1	2	2	3	3	3	2	1	2	1	3	2	2	
6. Flood Risk:	(3) no risk (2) partly in the flood zone (1) Majority in the Flood zone		3	3	3	3	3	3	3	1	1	3	3	3	3	3	2	1	3	3	3	3	1	3	3	3	1	2	3	2	3	2	3	3	
7. Settings, views and natural features:	(3) no impact (2) minor/medium impact (1) major impact		3	3	3	3	3	3	3	3	3	2	3	1	1	1	1	2	1	1	1	1	1	1	3	3	2	1	1	1	1	3	2	1	
8. Natural environment constraints:	(3) none (2) small/medium number of species (1) large number of significant species		3	3	3	2	3	3	3	2	2	1	1	2	2	2	1	2	2	1	2	2	2	2	3	3	2	1	2	2	2	2	2	1	
9. Impact on the historic environment and heritage assets:	(3) enhance or neutral impact (2) some impact on heritage assets (1) significant impact		3	2	3	3	2	3	1	3	3	3	2	3	2	2	1	3	3	3	3	3	3	3	1	1	3	2	3	3	3	3	3	3	
10. Site Access:	(3) adjacent to (2) adjacent to public road but inadequate (1) new roads need to be built or substantially upgraded		2	3	3	3	3	3	3	2	3	3	3	3	1	1	2	3	3	3	2	1	2	2	3	3	3	3	1	1	1	3	3	3	
11. Sustainable access to public transport, buses:	(3) bus stop within 5 minutes' walk. (2) bus stop within 10 minutes walk. (1) bus stop is more than 10 minutes walk away		3	2	3	2	3	3	3	1	1	3	3	3	3	3	2	3	3	3	2	2	2	3	3	3	3	3	2	2	2	3	3	3	
12. Sustainable access to cycle paths:	(3) within 50m of the site. (2) cycle paths/ roads for cycling but could be made (1) there are no cycle paths and could not be made		2	3	2	2	2	3	3	1	2	3	3	3	1	1	3	2	2	3	2	2	3	3	3	3	2	3	2	3	2	2	2	2	
13. Sustainable access to footpaths	(3) there are existing 'made-up' flat footpaths (2) there is good potential for upgrade (1) no existing footpaths/ pavements		3	1	1	3	3	3	3	1	1	3	3	3	2	2	3	3	3	2	3	2	2	2	3	3	3	3	2	1	2	3	3	2	
14. Sustainable access to retail, shops, services:	(3) within 5 minutes walking distance of amenities (2) within 10 minutes walking distance amenities (1) more than 20 minutes walking distance of amenities		1	3	1	3	3	1	3	1	1	1	3	3	3	3	3	1	1	1	2	3	2	2	3	3	1	3	3	1	1	1	1	1	
15. Sustainable access to open spaces and recreation facilities:	(3) open space within 5 minutes' walk or the ability to provide one on site (2) open space or play facility within 10 minutes walk (1) more than 10 minutes walk away		3	1	3	3	3	3	3	1	1	3	3	3	3	3	3	2	3	3	3	3	2	3	3	3	3	3	3	3	2	2	3	3	
<b>TOTALS</b>			<b>39</b>	<b>39</b>	<b>39</b>	<b>41</b>	<b>42</b>	<b>42</b>	<b>42</b>	<b>31</b>	<b>29</b>	<b>34</b>	<b>40</b>	<b>36</b>	<b>30</b>	<b>31</b>	<b>30</b>	<b>31</b>	<b>34</b>	<b>31</b>	<b>34</b>	<b>30</b>	<b>30</b>	<b>34</b>	<b>42</b>	<b>42</b>	<b>31</b>	<b>34</b>	<b>30</b>	<b>27</b>	<b>26</b>	<b>36</b>	<b>35</b>	<b>31</b>	

**TABLE 4: Summary order of scores**

Ref. no.	Site name	Score	land use	Housing potential	Comment for action or why it is partial only.	No. of units
23	The Swan	42	Brownfield	Whole		2
24	Market House	42	Brownfield	Whole		14
12	Land rear of New Wood House, The Beacon	36	Greenfield	Partial	Steep slope therefore partial.	28
30	Daido Car Park	36	Brownfield	Partial	Flooding issues on part of site	17
31	Land to East of Greenway	35	Greenfield	Whole	Could create ribbon development	44
22	Land to East of Winterhay Lane and Old Dairy	34	Greenfield	Partial	Part green space planted woodland.	24
26	Land East of Playing Field	34	Greenfield	Whole	Potential for extending playing field.	29
19	Land East of Winterhay Lane	34	Greenfield	Whole		46
17	Greenway Farm	34	Greenfield	Whole	Could create ribbon development	44
14	Land North of Cross	31	Greenfield	Whole	Potential for extending playing field	24
25	Land North of Station Road	31	Greenfield	Whole	Allocated employment.	40
16	Horlicks Site	31	Mixed	None	Employment allocation	None
18	Bay Road	31	Greenfield	Partial	Steep slope and exposed views.	43
32	Greenway Farm (larger site)	31	Greenfield	Whole		306
21	Land to North of Winterhay Lane and East of Old Orchard	30	Greenfield	Whole		68
20	Land south of Beacon Lane	30	Greenfield	Whole	Steep slope and exposed views	40
27	Land rear of Blackdown View	30	Greenfield	Partial	Steep slope and exposed views.	78
15	Land South of Shudrick Lane	30	Greenfield	Partial	Issues with views on part of the site	45
13	Land South of Cross	30	Greenfield	Partial	Steep slope	40
21	Land to North of Winterhay Lane and East of Old Orchard	28	Greenfield	Whole		68
28	Land E of Winterhay Lane, S of Fairfield House	27	Greenfield	Whole		99
29	Land off Canal Way Phase 2	26	Greenfield	Partial	Part outside of plan area. Low score as phase 1 incomplete	94

**4. Assessment of Stage 4 findings**

4.1 The Housing and Employment Land Availability Assessment, 2017, (HELAA) identifies that there are suitable, available and achievable sites in Ilminster with the potential to deliver about 660 dwellings; 400 of these being considered in application 16/05500/OUT.

4.2 As part of the emerging South Somerset Local Plan 2016-2036, South Somerset Council state that 839 dwellings are now needed in Ilminster between 2016-2036. An outline permission has been granted for 400 dwellings on Canal Way. In addition 128 dwellings have been completed or committed to between 2016-2021. **With a total of 528 commitments this leaves a remaining 311 dwellings that are required in Ilminster.**

4.3 This document has assessed the potential 22 site locations based on a variety of criteria. A total of 19 out of the 20 sites are considered wholly or partially suitable for development. Out of those 19 sites, sites 23, 24, 22, 26, 19, 30, 17, 12 and 31 were considered to be the most sustainable with the lowest impact on their surrounding environments and with the best existing accesses and connections. **These are highlighted in green in the table above and total 248 dwellings.** This is 63 dwellings less than what is required for the local plan period.

4.4 Following this sites 14, 25, 16, 18 and 32 scored 6th place with a further potential for dwellings and are highlighted in amber in table 4. The amber sites can be considered as alternative or additional sites if absolutely needed and the other sites prove to be undeliverable for other reasons.

4.5 These figures above are dependant on the outcome of the current planning application reference 19/00012/OUT for 150 dwellings on Site 25 which has scored medium (amber) in the table. This site is estimated for 40 dwellings based on the dph scorings. The site has scored 1 point below the amber grade due to its allocation as employment land but if this had not been allocated the scoring would be within the green zone. The outcome of this application and the need to fulfil the aims of the neighbourhood plan in terms of employment needs to be weighted by the community.

4.6 It is considered that 2 out of the 21 sites are suitable for extending the playing field of the school which has been identified as a requirement as part of the working group meetings. Site 26 scored better for housing and as such it is recommended that the alternative site 14 is utilised for school needs.

**5. Way forward from stage 4**

5.1 This stage of the document is an evidence base to inform any decisions that the Neighbourhood Plan Group make for site allocations. This document should be used in conjunction with the site selection workshop results to best make a recommendation for site options.

5.2 In order to satisfy the requirement placed on Ilminster to provide housing in the local area, Ilminster has a choice of locations. It is recommended that those sites that scored most highly (highlighted in green in table 4) should be selected. Following the selection process draft policies can be made in the Neighbourhood Plan.

Map of all sites  
12 to 32 in traffic  
light colours

