

ILMINSTER NEIGHBOURHOOD PLAN

SITE ALLOCATIONS ASSESSMENT REPORT

Report prepared by ECA on behalf of:

ILMINSTER TOWN COUNCIL

TO INFORM THE ILMINSTER NEIGHBOURHOOD PLAN

Revision: 18th March 2020: to incorporate discussions with landowners



Architecture | Planning | Community



0. Background and methodology

0.1 This is an independent report prepared by ECA Architecture and Planning. The purpose is to provide 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 and 2020

0.2 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 and consideration/ assessment of smaller sites for development
- **STAGE 7:** Meetings with landowners to determine which sites are achievable, deliverable and suitable for development This included a land registry search.

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

Housing need in Ilminster

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

0.4 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%.

0.5 The community wants to plan positively for new 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. The INP 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?

- 0.6 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 compared to the other largest 5 Towns in the district namely Yeovil and the 4 Primary Market Towns of Chard, Crewkerne and Wincanton.
- 0.7 Policy PMT3 'Ilminster Direction of Growth' in the Local Plan proposes 496 dwellings to be provided in the town between 2006 and 2028.
- 0.8 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 (i.e. with planning) and those allocated without commitment. This leaves a total of 351 dwellings required.
- 0.9 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. This is therefore the target required to be achieved. In addition, 119 dwellings have been completed or committed to (as of November 2019). The Housing and Employment Land Availability Assessment, 2018, (HELAA) identifies that there are suitable, available and achievable sites in Ilminster with the potential to deliver about 720 dwellings. The application 16/05500/OUT at Land South of Canal Way has agreed 400 of homes in principle subject to the agreement of a Section 106. Therefore, Ilminster has achieved a total provision of 519 dwellings leaving a requirement of 320 dwellings in Ilminster by 2036. This document seeks to assess a potential 22 site locations in Ilminster for recommendation to the Neighbourhood plan group in order to achieve this target of 320 dwellings.

Identifying potential sites

Which sites were identified?

- 0.10 Neighbourhood Planning Guidance (as contained in the Planning Practice Guidance) (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

- 0.11 The area of search was within the designated Neighbourhood Plan Area boundary.
- 0.12 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 six 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 ordnance survey maps and Ariel photographs
- Site visits to Ilminster including a walkabout with the community in February 2019

Assessment Criteria

0.13 We developed a set of criteria for assessing the sites based on guidance in the PPG on Housing and Economic Land Availability Assessments and this was ratified by SSDC.

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

0.15 Assessment of the suitability of the particular use for a particular location. I.e. is residential, employment, mixed use, open space, food production, transport hub, community employment or other the best use for that location

0.16 We also considered:

- Physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination
- Potential impacts including the effect upon landscapes considering features, nature, environmental 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

0.17 Development potential of sites was calculated taking into consideration densities set out in the South Somerset Local Plan. Whilst there are no set densities listed in the local plan, a figure of 28 dwellings per hectare is 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 is used as the basis for the report. This is slightly higher than the district average and in line with National requirements.

0.18 We therefore used a density of 30 DPH, as a starting point, we then reduced density, according to



the size of the site, in accordance with The SSDC HELAA report as follows:

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

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

- 1.1 The INP working Group, called upon landowners and agents of land within the INP boundary for expressions of interest in applying for future development permission.
- 1.2 This exercise does not decide whether a site will be allocated for development nor does it commit the proposers to applying for planning consent. However it will enable the Town Council to better understand the needs and wishes of residents and businesses within the area.
- 1.3 A 'Call for Site' notice was published in the local press and on the Councils web site. Requests were also emailed to interested parties in May 2019 asking if they were interested in their land being considered as a site for potential development. 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

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

- 2.1 In total 32 sites were identified and the following list and conclusions were agreed by the INP working group meeting. These are shown on the map on figure 1 along with details of their sources. More detailed information on each site is set out in Table 1.



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TABLE 1: LIST OF ALL SITES INITIALLY CONSIDERED

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

Site Reference	Site Address	Site Source
1	Former Powermatic Site, Winterhay Lane	<ul style="list-style-type: none"> 13/04935/OUT – Five-Year Housing Land Supply Paper (August 2019) 17/04802/REM – Five-Year Housing Land Supply Paper (August 2019) 17/04857/FUL – Five-Year Housing Land Supply Paper (August 2019) W/ILM/0016 – Brownfield land register allocated site
2	Building Plot At Oakridge Townsend	<ul style="list-style-type: none"> 15/01479/FUL – Five-Year Housing Land Supply Paper Ilminster (August 2019) 19/00043/FUL – ECA sourced
3	39 The Cross	<ul style="list-style-type: none"> 15/02944/FUL – Five-Year Housing Land Supply Paper (August 2019) Variation of condition 22.2.16
4	80 Blackdown View	15/04306/FUL – Five-Year Housing Land Supply Paper (August 2019)
5	Barn Rear of The Royal Oak, The Cross	16/00102/FUL – Five-Year Housing Land Supply Paper (August 2019)
6	Land To The East of Units At Broadoak, Canal Way	16/00121/FUL – Five-Year Housing Land Supply Paper (August 2019)
7	20 Silver Street	16/01167/FUL – Five-Year Housing Land Supply Paper (August 2019)
8	Rose Mill Farm, Station Road	16/02137/FUL – Five-Year Housing Land Supply Paper (August 2019)
9	Factory Site Dowlish Ford Mills, Greenway, Dowlish Ford	16/04060/FUL – Five-Year Housing Land Supply Paper (August 2019)
10	Land off Canal Way, Ilminster	<ul style="list-style-type: none"> 16/05500/OUT – Five-Year Housing Land Supply Paper (August 2019) W/ILMI/0301 – HELAA option ILMI 1 – local plan IM1 – emerging local plan
11	36 Station Road Ilminster A19 9BG (adjacent to Dentist)	18/01886/FUL – Five-Year Housing Land Supply Paper (August 2019)
12	Land rear of New Wood House, The Beacon	<ul style="list-style-type: none"> W/ILMI/0002 – HELAA option Call for Sites (G.D.Pearce: Site 1)
13	Land South of Cross	W/ILMI/0004 – HELAA option
14	Land North of Cross	W/ILMI/0005 – HELAA option

	Notes	Density estimate or amount permitted
	<ul style="list-style-type: none"> Former factory – previously developed land Development not yet commenced 	Outline consent for 72 dwellings and full consent for part of the site for 19 dwellings
19)	<ul style="list-style-type: none"> Previously developed land (steep topography) Permission for 1 dwelling expired and subsequent application now in. 	Permission for 1 dwelling
	Conversion now completed (prior to 2016)	Permission 1 dwelling
	<ul style="list-style-type: none"> Previously developed land. Conditions not discharged (on records) On site. 	Permission 1 dwelling
	<ul style="list-style-type: none"> Previously developed land. Conditions not discharged (on records) Built after 2016 so to be included. 	Permission 2 dwellings
	<ul style="list-style-type: none"> Previously developed land. Most conditions discharged in November 2018. Development not complete. 	Permission for 8 dwellings
	<ul style="list-style-type: none"> Previously developed (offices) NOW COMPLETED. No record of conditions being discharged. 	Permission for 1 dwelling
	<ul style="list-style-type: none"> Previously developed (barn) Conditions discharged and development completed around 2016-2017 	Permission 1 dwelling
	<ul style="list-style-type: none"> Previously developed land. 2016 permission (with an amendment?) Currently being built 	Permission for 8 dwellings
	<ul style="list-style-type: none"> Greenfield outside the development boundary. Outline consent for 400 houses subject to a S106. 	Permission for 400 dwellings.
	<ul style="list-style-type: none"> Previously developed land in conservation area 1 dwelling refused permission <u>twice</u>. 	No real prospect of receiving permission given site constraints including a listed building.
	Greenfield	Approximately 2 Hectares. Could accommodate <u>48</u> dwellings based on a 30 dwellings per hectare minimum at 80%
	Greenfield	Approximately 2.37 Hectares. Could accommodate <u>56</u> dwellings based on a 30 dwellings per hectare minimum at 60%
	Greenfield	Approximately 1 Hectare. Could accommodate <u>24</u> dwellings based on a 30 dwellings per hectare minimum at 80%

Site Reference	Site Address	Site Source
15	Land South of Shudrick Lane, Townsent, (Shudrick Valley)	<ul style="list-style-type: none"> • 14/02474/OUT – 220 dwellings - refused and dismissed at appeal; the Inspector concluding that the (harmful) effects on the character and appearance of landscape would significantly and demonstrably outweigh its benefits.– Five-Year Housing Land Supply Paper (August 2019) • W/ILMI/0009/B – HELAA option • ILMI 2 – local plan • IM2– SSDC Local Plan review preferred options consultations June 2019.
16	Former Cheese Factory at Station Road (Horlicks Site)	<ul style="list-style-type: none"> • W/ILMI/0022 – HELAA option • ILMI4 – Local Plan • Brownfield land register
17	Greenway Farm, Dowlish Ford, Ilminster	<ul style="list-style-type: none"> • W/ILMI/0102 – HELAA option • ILMI3
18	Bay Hill, Land East of Ilminster adjacent B3168	Call for Sites (Holly Phillips)
19	Land East of Winterhay Lane	Call for Sites (Site 2: G.D. Pearce)
20	Land South of Beacon Lane	ECA option
21	Land to North of Winterhay Lane and East of Old Orchard	Call for Sites (G.Painter and family)
22	Land to East of Winterhay Lane and Old Dairy	ECA option
23	The Swan Yard, Land rear of Boots Chemist, access from Ditton Street	ECA option
24	Land rear of the market house, Gooch and Housego, Cornhill	<ul style="list-style-type: none"> • ECA option • Brownfield land register.
25	Land North of Station Road	<ul style="list-style-type: none"> • 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 land to the north of Station Road; and for class B1(C), B2, B8, D1, A3, A4 , A Motor Dealership uses on the land to the South of Station Road; • IM3 – emerging local plan • Brownfield land register

	Notes	Density estimate or amount permitted
ec- f the -Year	<ul style="list-style-type: none"> 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. Politically contentious site with considerable history. Working group minded to considerable smaller portion of the site as a suitable option. 	Approximately 34.2 Hectares. Could accommodate <u>615</u> dwellings based on 30 dwellings per hectare minimum at 60%. However a significant area of this land is unusable due to the slope and environmental constraints The Local plan review states it could accommodate 220 dwellings.
	<ul style="list-style-type: none"> This site is part former industrial. It currently has an Employment allocation in the Local Plan. It includes part of the former Horlicks site. It is within Flood Zone 3. 	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
	<ul style="list-style-type: none"> Greenfield to the south of the town. BMV agricultural land Peripheral landscape assessment suggest it has some landscape sensitivity. Archaeological site 	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
	<ul style="list-style-type: none"> Greenfield Skyline site? small element may have potential 	Approximately 8.13 Hectares. Could accommodate <u>144</u> dwellings based on a 30 dwellings per hectare minimum at 60%.
	<ul style="list-style-type: none"> Greenfield Skyline site? small element may have potential. 	Approximately 1.9 Hectares. Could accommodate <u>45</u> dwellings based on a 30 dwellings per hectare minimum at 80%.
	Greenfield	Approximately 3.8 Hectares. Could accommodate 68 dwellings based on a 30 dwellings per hectare minimum at 60%.
	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%.
	Greenfield	Approximately 3.3 Hectares could accommodate <u>59</u> dwellings based on a 30 dwellings per hectare minimum at 60%.
	<ul style="list-style-type: none"> Previously developed land Potential for a car free development given access constraints. 	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.
	Previously developed land	The brownfield land register suggests that <u>14</u> dwellings could be accommodated on this site.
ible n the A5 or	Greenfield	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%. 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.

Site Reference	Site Address	Site Source
26	Land at Shudrick Lane to the East of Playing Fields	ECA option
27	Land to rear of Blackdown View	ECA option
28	Land East of Winterhay Lane (south of Fairfield House)	Call for Sites (G.Painter and Family)
29	Land off Canal Way Phase 2, Ilminster	<ul style="list-style-type: none"> • W/ILMI/0301 – HELAA option • ILMI 1 – local plan • IM1 – emerging local plan
30	Daido car park station road	W/ILMI/0504 – HELAA option mixed use site
31	Land to East of Greenway, Dowlish Ford, Ilminster	Call for sites
32	Land to East of Greenway Farm (Larger Site)	Neighbourhood Plan Steering Group option
33	7 Greenway, Dowlish Ford, Ilminster	18/02270/OUT - Five-Year Housing Land Supply Paper (August 2019)
34	Land adj, 6 The Heights, Ilminster	19/00103/FUL - Five-Year Housing Land Supply Paper (August 2019)
35	The Crown Inn, 12 West Street,	19/00284/FUL - Five-Year Housing Land Supply Paper (August 2019)

Notes	Density estimate or amount permitted
Greenfield	Approximately 1.2 Hectares IN ORDER TO FULFILL THE AIMS OF THE NP, THIS SITE IS TO BE RESERVED FOR EDUCATION/ PLAYING FIELDS
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%.
Greenfield	Approximately 5.5 ha. Could potentially accommodate 99 dwellings on a 30 dwellings per hectare minimum at 60%.
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%.
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%.
<ul style="list-style-type: none"> • Greenfield to the south of the town. • BMV agricultural land • Peripheral landscape assessment suggest it has some landscape sensitivity. • Archaeological site 	Approximately 1.8 Hectares. Could accommodate <u>43</u> dwellings based on a 30 dwellings per hectare minimum at 80%.
<ul style="list-style-type: none"> • Greenfield to the south of the town. • BMV agricultural land • Peripheral landscape assessment suggest it has some landscape sensitivity. • Archaeological site 	Approximately 17 Hectares. Could accommodate <u>306</u> dwellings based on a 30 dwellings per hectare minimum at 60%.
Extant planning permission. Approved 07/12/18. Expires 07/12/21.	Permission for 1 dwelling
Extant planning permission. Approved 12/06/19. Expires 12/06/22	Permission for 2 dwellings
Extant planning permission. Approved 25/07/19. Expires 25/07/22	Permission for 1 dwelling

SITE ALLOCATIONS OPTIONS ANALYSIS

Potential Site Map
November 2019

- LEGEND**
- ILMINSTER NEIGHBOURHOOD PLAN BOUNDARY
 - BROWN LISTED DEVELOPMENT AREA
 - SITE WITH PLANNING PERMISSION / DEVELOPMENT COMPLETE
 - SOUTH CAMBRIE (ETHELAL 2018) CAMBRIE & DOWNISH WINE AND OILS TREATMENT PLANT WATER
 - INDIVIDUAL ADDITIONAL SITES SUGGESTED BY LOCAL WORKING GROUP
 - *CALL FOR SITES RESIDENTS
 - OUTSTANDING PLANNING PERMISSION



SITE REFERENCE	ADDRESS
01	Former Powerade Site, Witherby Lane
02	Building Plot at Oakridge Farmstead
03	28 The Cross
04	80 Blackdown View
05	Blun near of The Royal Oak, The Cross
06	Land to the East of Units at Broadbuck, Canal Way
07	33 Silver Street
08	Rose Mill Farm, Station Road
09	Factory Site, Dowlith Ford Mills, Greenway, Dowlith Ford
10	Land off Canal Way, Bealwater
11	28 Station Road, Bealwater (adjacent to device)
12	Land near of New Wood House, The Beacon
13	Land South of Cross
14	Land at North of Cross
15	Land South of Shudrick Lane, Tinsens (Shudrick Valley)
16	Former Cheese Factory at Station Road, 'Booklike Site'
17	Greenway Farm, Dowlith Ford, Bealwater
18	Bay Road, Land East of Bealwater (adjacent B1168)
19	Land East of Witherby Lane
20	Land South of Beacon Lane
21	Land to the North of Witherby Lane and East of Old Orchard
22	Land to East of Witherby Lane and Old Dairy
23	The Swan Yard, Land Near of South Church (distance from Dixon Street)
24	Land near of The Market House, Gooch and Housewain, Cornhill
25	Land North of Station Road
26	Land at Shudrick Lane to the East of Plying Fields
27	Land to near of Blackdown View
28	Land East of Witherby Lane (south of 74 field house)
29	Canal Way (land south of permitted site)
30	Doble car park
31	Land East of Greenway Farm, Dowlith Ford
32	Greenway Farm (Larger Site)



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

3.1 It was found that the sites 1 to 11 and 33-35 already have planning permission and form part of the 528 dwellings that are already included in the total housing supply in Ilminster. These are shown in light grey in the table. An assessment of the remaining sites 12 to 31 was undertaken in order to find the remaining 326 dwellings.

3.2 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 the sites recommended will exclude:

- smaller sites with permission;
- large sites with planning permission or reasonable prospect of planning 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 /
1	Former Powermatic Site, Winterhay Lane	Outline consent for 72 dwellings and full consent for part of the site for 19 dwellings	91
2	Building Plot At Oakridge Townsend	Permission for 1 dwelling	1
3	39 The Cross	Permission 1 dwelling	1
4	80 Blackdown View	Permission 1 dwelling	1
5	Barn Rear Of The Royal Oak, The Cross	Permission 2 dwellings	2
6	Land To The East Broadoak, Canal Way	Permission for 8 dwellings	8
7	20 Silver Street	Permission for 1 dwelling	1
8	Rose Mill Farm, Station Road	Permission 1 dwelling	1

Site reference (SR)	Address	Density estimate or amount permitted	Total amount permitted already in 2016-2036 /
9	Factory Site Dowlish Ford Mills, Greenway, Dowlish Ford	Permission for 8 dwellings	8
10	Land off Canal Way	Permission for 400 dwellings subject to section 106 agreement.	400 subject to s106
11	36 Station Road	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
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
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
15	Land South of Shudrick Lane, (Shudrick Valley)	<ul style="list-style-type: none"> The Local plan review states it could accommodate 220 dwellings. Approximately 5 Hectares. Could accommodate <u>90</u> dwellings based on 30 dwellings per hectare minimum at 60%. 	0
16	Former cheese factory at Station Road 'Horlicks Site'	<ul style="list-style-type: none"> The Brownfield land register states 50 dwellings can be accommodated on this site. The Local Plan review states it could accommodate 95 dwellings. 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 . 	0
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
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
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
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
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

Site reference (SR)	Address	Density estimate or amount permitted	Total amount permitted already in 2016-2036 /
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
23	The Swan Yard	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
24	Land rear of the market house, Gooch and Housego	The brownfield land register suggests that <u>14</u> dwellings could be accommodated on this site.	0
25	Land North of Station Road	The brownfield land register suggests that 80 dwellings could be accommodated. In SSDC Local Plan (emerging) Town Council have agreed to the principle of developing this site. There are 150 dwellings proposed. The site is allocated Employment land. The site is 4.8 Hectares and could accomodated 87 dwellings based on 30 dwellings per hectare minimum at 60%.	0
26	Land at Shudrick Lane to the East of Playing Fields	Approximately 1.2 Hectares. Could accomodate 29 dwellings based on 30 dwellings per hectare minimum at 80%. The NP want RESERVE THIS SITE FOR PLAYING FIELDS.	0
27	Land to rear of Blackdown View	Approximately 6.6 Hectares could accommodate 119 dwellings based. based on 30 dwellings per hectare minimum at 60%.	0
28	Land East of Winterhay Lane (Fairfield House)	Approximately 5.5 ha Could potentially accommodate 99 dwellings based on 30 dwellings per hectare minimum at 60%.	0
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
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
31	Land to East of Greenway, Dowl-ish Ford	Approximately 1.8 Hectares. Could accommodate <u>44</u> dwellings based on a 30 dwellings per hectare minimum at 80%.	0
32	Land to East of Greenway Farm (Larger Site)	Approximately 17 Hectares. Could accommodate <u>306</u> dwellings based on a 30 dwellings per hectare minimum at 60%.	0
33	7 Greenway, Dowl-ish Ford, Ilminster	Permission for 1 dwelling	1
34	Land adj, 6 The Heights, Ilminster	Permission for 2 dwellings	2
35	The Crown Inn, 12 West Street,	Permission for 1 dwelling	1
TOTAL			119 already permitted (519 subject to s.106)

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

How the assessments were made

4.1 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:

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 approved / completed or committed schemes.

B. Context of the Site and Surrounding Area - This includes some basic referral information including absolute constraints, while considering the desire to prioritise brownfield sites for development 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 from working on 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.

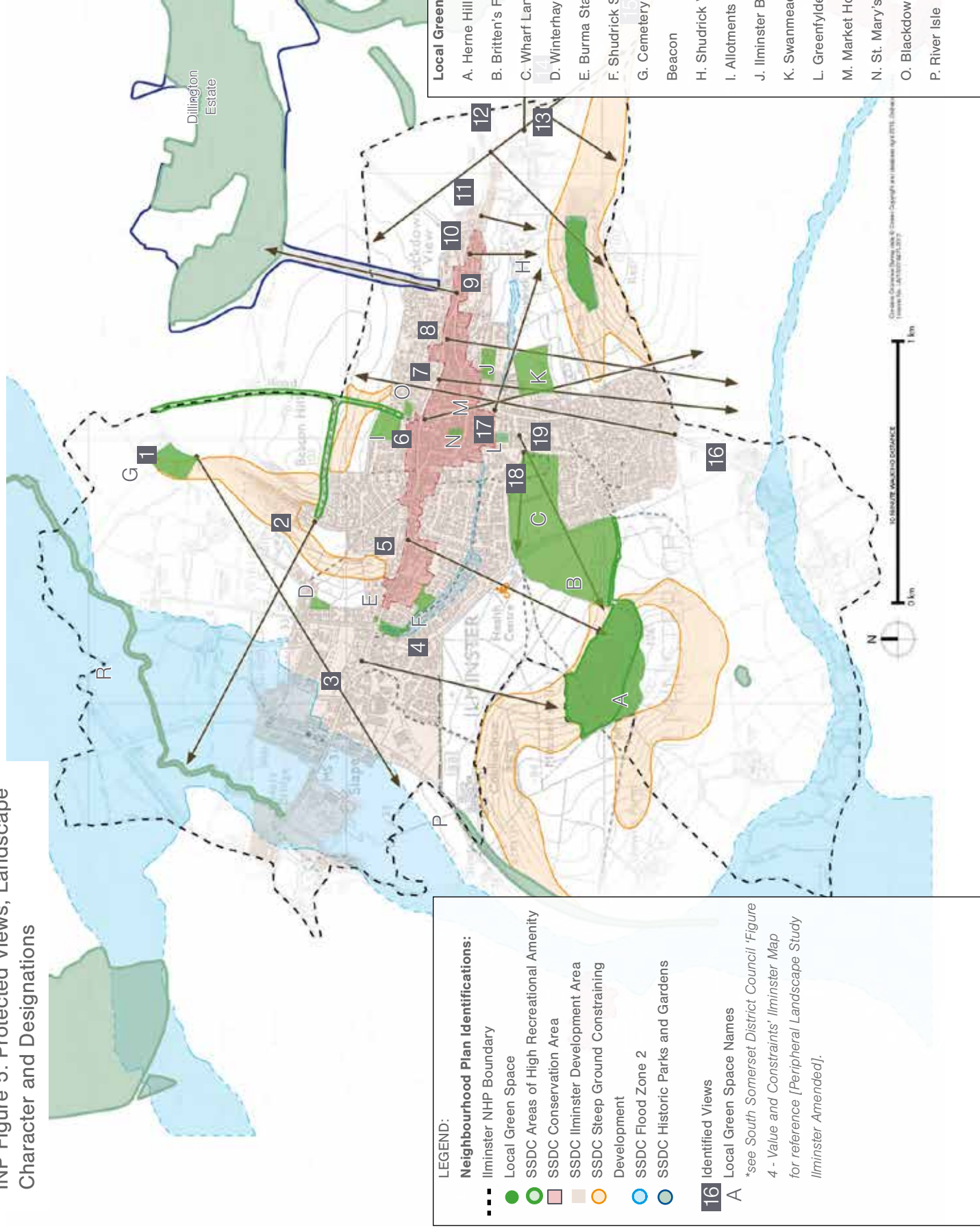
D. Site Potential - The developable areas on a site area shown in blue on the site plans and is smaller than the overall site area in some circumstances. The potential yield for each housing site was based on the same approach applied SSDC in the HELAA, namely 30 dwellings per hectare.

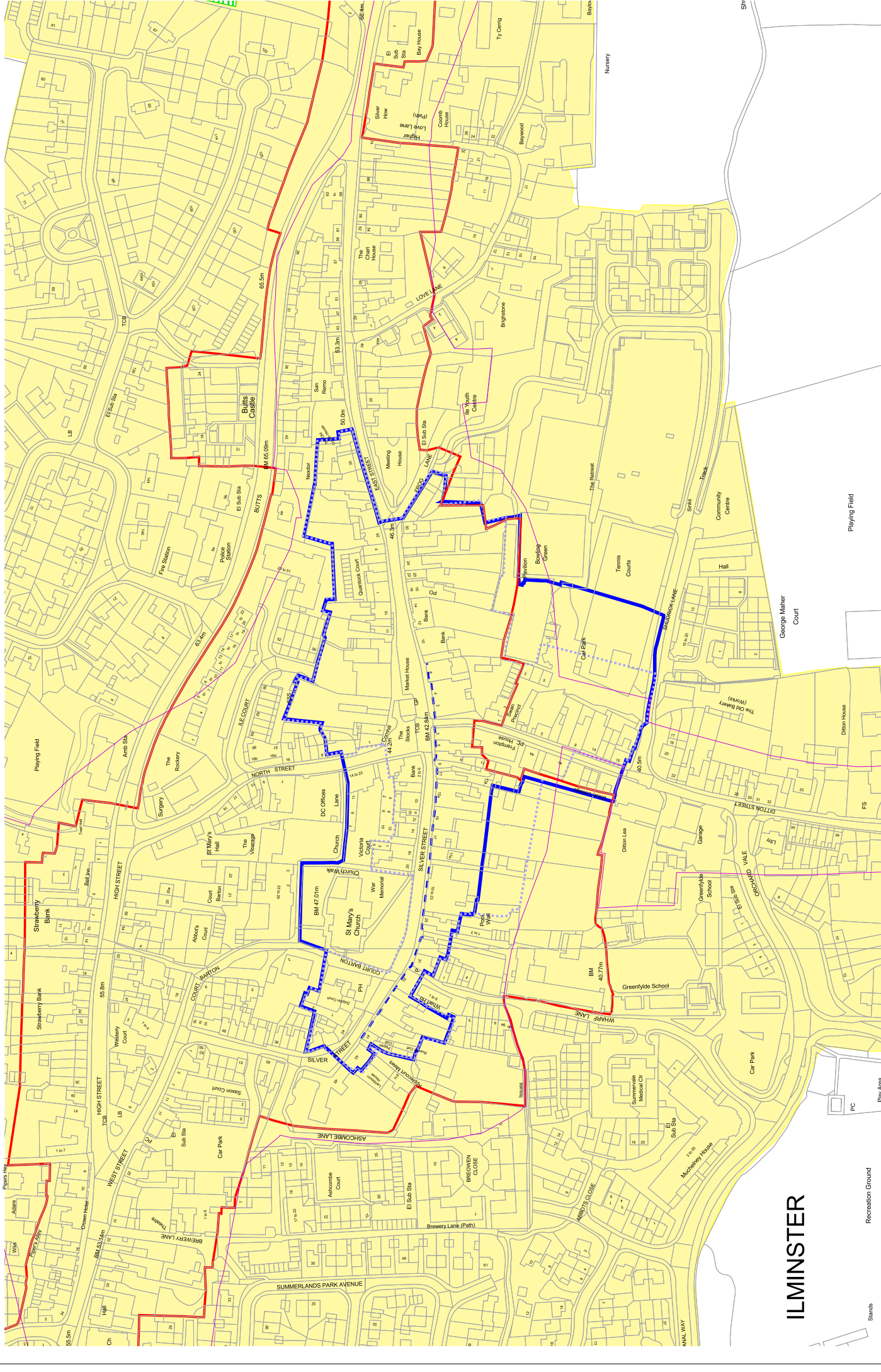
E. Recommendation - The recommendation is based on the overall scores that the site received. It is slightly dependant on the availability of other more suitable sites. It does not take account of consultation responses. This assessment summarises with a final score and a colour which corresponds to traffic light system of red, amber and green.

Resources for assessment

4.2 Each of the sites was assessed against a variety of resources. The maps for each of these resources are shown in figures 2, 3, 4 and 5. These include the constraints and landscape map created by ECA for the Neighbourhood Plan, Aerial photograph taken from Dorset Explorer and the constraints maps from the SSDC Local Plan. These maps are orientated North at the top of the page.

INP Figure 5: Protected Views, Landscape Character and Designations

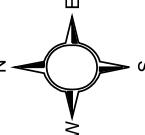




1:2,000

South Somerset Local Plan 2006 - 2028
Ilminster Town Centre - Inset Map 7a (Adopted 2015)

ILMINSTER



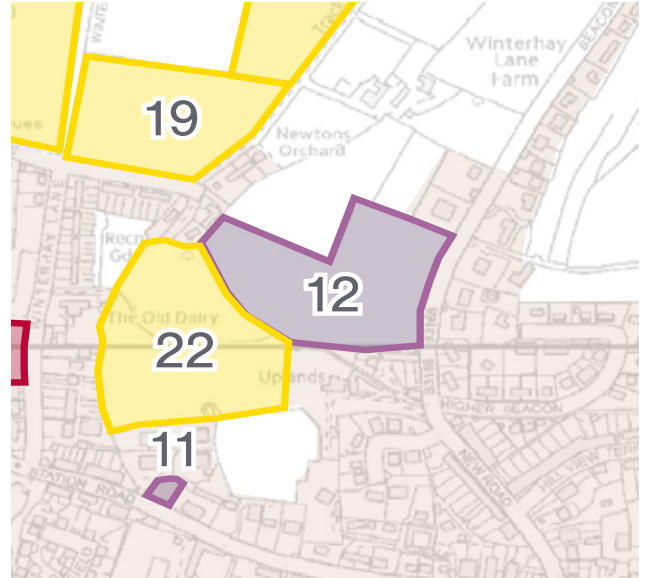
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Land Rear of New Wood House

A. Site location

Site Reference	12
Site name	Land rear of New Wood House
Site Address	Land rear of New Wood House, The Beacon, Ilminster

Current use	Agricultural
Total area in Hectares (Ha)	2



B. Context of the site and surrounding area

Surrounding land uses	Residential and agricultural
Site boundaries	Established trees and hedgerows

Is the site:	Greenfield	X	Brownfield	Mixture	Unknown
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C. Site Assessment

1.Designation: 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
2.Use of the land: Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
3.Employment or commercial land: 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
4.Scale and potential site in relation to the Town: 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)

12: Land Rear of New Wood House ctd



<p>5.Topography: Does the site slope allow for development to be built and still be viable?</p>	<p>(3) ground is mostly level</p>	<p>(2) between 5 and 15 degrees of slope or partly over 15 degrees</p>	<p>(1) over 15 degrees slope or unstable over most of the site</p>
<p>6.Flood Risk: Does the site fall within a flood zone or partially within a flood zone?</p>	<p>(3) no risk</p>	<p>(2) partly in the flood zone</p>	<p>(1) majority in the Flood zone</p>
<p>7.Settings, views and natural features: Does the site choice ensure the protection and enhancement of all geodiversity and landscape features?</p>	<p>(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape</p>	<p>(2) minor/medium impact on the surrounding natural landscape setting and views of landscape</p>	<p>(1) major negative impact on surrounding natural landscape setting and views of landscape</p>
<p>8.Natural Environment constraints: Does the site choice ensure protection and enhancement of all biodiversity?</p>	<p>(3) there are no environmental constraints affecting this site.</p>	<p>(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species</p>	<p>(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species</p>
<p>9.Impact on the historic environment and heritage assets: negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.</p>	<p>(3) enhance or neutral impact on heritage assets</p>	<p>(2) some impact on heritage assets</p>	<p>(1) significant impact on heritage assets</p>
<p>10.Site Access: Does the site relate well to the existing road network?</p>	<p>(3) adjacent to existing adequate maintained public roads</p>	<p>(2) adjacent to public road but inadequate</p>	<p>(1) new roads need to be built or substantially upgraded and new infrastructure</p>
<p>11.Sustainable access to public transport, buses: Does the site choice reduce the need to travel by car?</p>	<p>(3) there is an existing bus stop within 5 minutes' walk.</p>	<p>(2) there is an existing bus stop within 10 minutes walk.</p>	<p>(1) the bus stop is more than 10 minutes walk away</p>
<p>12.Sustainable access to cycle paths: Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?</p>	<p>(3) there are cycle paths within 50m of the site.</p>	<p>(2) there are no cycle paths accessing the site, but a new cycle path could be made</p>	<p>(1) there are no cycle paths accessing the site and a new cycle path could not be made</p>

<p>13.Sustainable access to footpaths: 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?</p>	<p>(3) there are existing 'made-up' flat footpaths/ pavements edging the site</p>	<p>(2) no existing footpaths or pavements but there is good potential for it to be upgraded.</p>	<p>(1) no existing footpaths or pavements and there is no potential to upgrade the access</p>
<p>14.Sustainable access to retail, shops and services: 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?</p>	<p>(3) the site is within 5 minutes walking distance of shops and amenities</p>	<p>(2) the site is within 10 minutes walking distance of shops and amenities</p>	<p>(1) the site is more than 10 minutes walking distance of shops and amenities</p>
<p>15.Sustainable access to open spaces and recreation facilities: Does the site choice promote healthy living and lifestyles?</p>	<p>(3) there is an existing open space or play facility within 5 minutes' walk or the ability to provide one</p>	<p>(2) there is an existing open space or play facility within 10 minutes walk</p>	<p>(1) the existing open space or play facility is more than 10 minutes walk away</p>

D. Site potential

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

<p>Develop-able area in hectares (HA)</p>	<p>2 Hectares but only about 1.16 ha developable due to topography and views</p>
<p>No. of houses</p>	<p>48 = whole site but not achievable - 36 dwellings more realistic</p>
<p>Score</p>	<p>36</p>

E. Recommendation

<p>Yes</p>	<p>No</p>	<p>Partial x</p>
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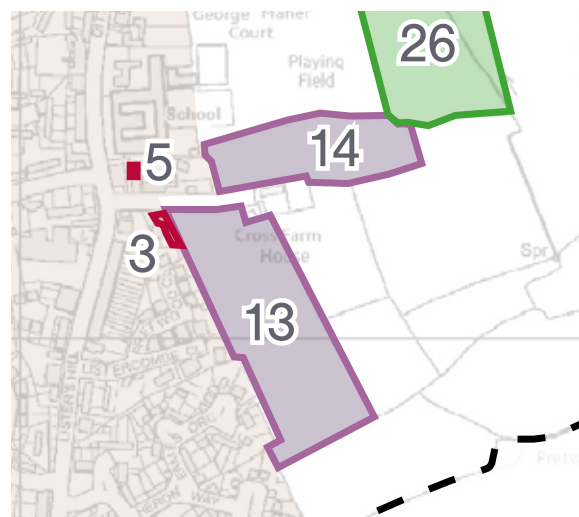
Steep topography and potential impact on views and ecology prevent a comprehensive redevelopment. But given its proximity to the town centre and good road frontage on the east and urbanising affect to the west this is a good site for low density well designed residential development.

Land South of Cross

A. Site location

Site Reference	13
Site name	Land South of Cross
Site Address	Land South of Cross

Current use	Agricultural
Total area in Hectares (Ha)	2.37 Hectares



B. Context of the site and surrounding area

Surrounding land uses	Residential and agricultural
Site boundaries	Three bar fence, residential fences and hedges

Is the site:	Greenfield	X	Brownfield	Mixture	Unknown
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C. Site Assessment

1. Designation: 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
2. Use of the land: Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
3. Employment or commercial land: 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
4. Scale and potential site in relation to the Town: 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)

<p>5, Topography: Does the site slope allow for development to be built and still be viable?</p>	<p>(3) ground is mostly level</p>	<p>(2) between 5 and 15 degrees of slope or partly over 15 degrees</p>	<p>(1) over 15 degrees slope or unstable over most of the site</p>
<p>6. Flood Risk: Does the site fall within a flood zone or partially within a flood zone?</p>	<p>(3) no risk</p>	<p>(2) partly in the flood zone</p>	<p>(1) majority in the Flood zone</p>
<p>7. Settings, views and natural features: Does the site choice ensure the protection and enhancement of all biodiversity and landscape features?</p>	<p>(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape</p>	<p>(2) minor/medium impact on the surrounding natural landscape setting and views of landscape</p>	<p>(1) major negative impact on surrounding natural landscape setting and views of landscape</p>
<p>8. Natural environment constraints: Does the site choice ensure protection and enhancement of all biodiversity?</p>	<p>(3) there are no environmental constraints affecting this site.</p>	<p>(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species</p>	<p>(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species</p>
<p>9. Impact on the historic environment and heritage assets: negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.</p>	<p>(3) enhance or neutral impact on heritage assets</p>	<p>(2) some impact on heritage assets</p>	<p>(1) significant impact on heritage assets</p>
<p>10. Site Access: Does the site relate well to the existing road network?</p>	<p>(3) adjacent to existing adequate maintained public roads</p>	<p>(2) adjacent to public road but inadequate</p>	<p>(1) new roads need to be built or substantially upgraded and new infrastructure</p>
<p>11. Sustainable access to public transport, buses: Does the site choice reduce the need to travel by car?</p>	<p>(3) there is an existing bus stop within 5 minutes' walk.</p>	<p>(2) there is an existing bus stop within 10 minutes walk.</p>	<p>(1) the bus stop is more than 10 minutes walk away</p>
<p>12. Sustainable access to cycle paths: Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?</p>	<p>(3) there are cycle paths within 50m of the site.</p>	<p>(2) there are no cycle paths accessing the site, but a new cycle path could be made</p>	<p>(1) there are no cycle paths accessing the site and a new cycle path could not be made</p>

13: Land South of Cross ctd



13. Sustainable access to footpaths: 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
14. Sustainable access to retail, shops and services: 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 10 minutes walking distance of shops and amenities
15. Sustainable access to open spaces and recreation facilities: 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

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

Develop-able area in hectares (HA)	1.7 Hectares
No. of houses	57 dwellings
Score	30

E. Recommendation

Yes	No	Partial x
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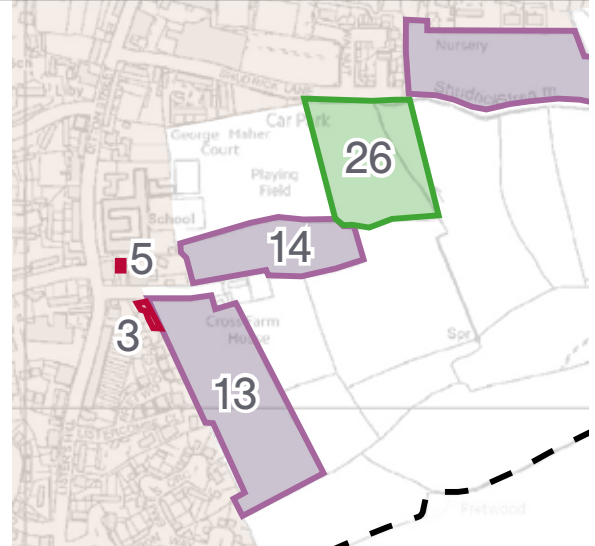
Whilst the western part of the site is of a flat topographical nature and its character is that which is already being absorbed into the urban fringe, this site is exposed to long views and parts of the site have a steeper topography. Close to the town centre and amenities this is generally a good location. However access to this site is potentially fairly poor and would need upgrading to enable development to progress. 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 possibly be achievable here.

Land North of Cross

A. Site location

Site Reference	14
Site name	Land north of Cross
Site Address	Cross

Current use	Agricultural
Total area in Hectares (Ha)	1 Hectares



B. Context of the site and surrounding area

Surrounding land uses	Residential, school and agricultural
Site boundaries	Residential fences and hedges

Is the site:	Greenfield	X	Brownfield	Mixture	Unknown
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C. Site Assessment

1. Designation: 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
2. Use of the land: Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
3. Employment or commercial land: 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
4. Scale and potential site in relation to the Town: 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)

<p>5. Topography: Does the site slope allow for development to be built and still be viable?</p>	<p>(3) ground is mostly level</p>	<p>(2) between 5 and 15 degrees of slope or partly over 15 degrees</p>	<p>(1) over 15 degrees slope or unstable over most of the site</p>
<p>6. Flood Risk: Does the site fall within a flood zone or partially within a flood zone?</p>	<p>(3) no risk</p>	<p>(2) partly in the flood zone</p>	<p>(1) majority in the Flood zone</p>
<p>7. Settings, views and natural features: Does the site choice ensure the protection and enhancement of all biodiversity and landscape features?</p>	<p>(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape</p>	<p>(2) minor/medium impact on the surrounding natural landscape setting and views of landscape</p>	<p>(1) major negative impact on surrounding natural landscape setting and views of landscape</p>
<p>8. Natural environment constraints: Does the site choice ensure protection and enhancement of all biodiversity?</p>	<p>(3) there are no environmental constraints affecting this site.</p>	<p>(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species</p>	<p>(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species</p>
<p>9. Impact on the historic environment and heritage assets: negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.</p>	<p>(3) enhance or neutral impact on heritage assets</p>	<p>(2) some impact on heritage assets</p>	<p>(1) significant impact on heritage assets</p>
<p>10. Site Access: Does the site relate well to the existing road network?</p>	<p>(3) adjacent to existing adequate maintained public roads</p>	<p>(2) adjacent to public road but inadequate</p>	<p>(1) new roads need to be built or substantially upgraded and new infrastructure</p>
<p>11. Sustainable access to public transport, buses: Does the site choice reduce the need to travel by car?</p>	<p>(3) there is an existing bus stop within 5 minutes' walk.</p>	<p>(2) there is an existing bus stop within 10 minutes walk.</p>	<p>(1) the bus stop is more than 10 minutes walk away</p>
<p>12. Sustainable access to cycle paths: Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?</p>	<p>(3) there are cycle paths within 50m of the site.</p>	<p>(2) there are no cycle paths accessing the site, but a new cycle path could be made</p>	<p>(1) there are no cycle paths accessing the site and a new cycle path could not be made</p>

13. Sustainable access to footpaths: 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
14. Sustainable access to retail, shops and services: 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 10 minutes walking distance of shops and amenities
15. Sustainable access to open spaces and recreation facilities: 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

What Use is the site suitable for?	Residential x	Open Space x	Transport Hub	Employment
	Mixed use	Food production x	Community x	Other... school playing field x

Develop-able area in hectares (HA)	1 Hectares
No. of houses	24 dwellings
Score	31

E. Recommendation

Yes X	No	Partial
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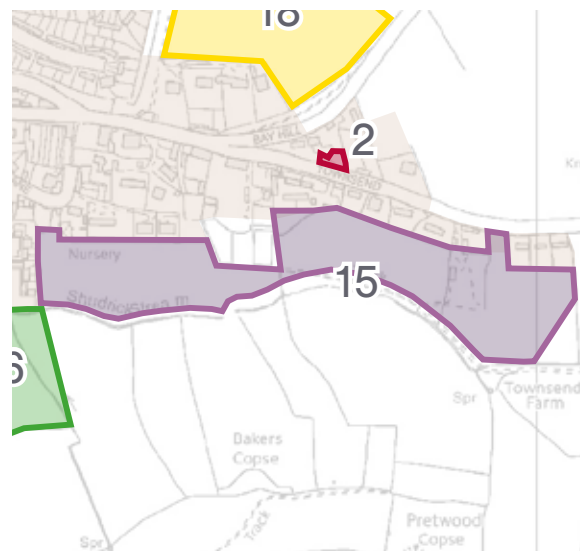
The eastern part of the site projects into the rural landscape and provides an attractive green backdrop to Cross Farm House. Part of the field is also highly visible from across the Shudrick Valley. A small scale low density development of perhaps 15 dwellings on the western part of the site may be acceptable, given that the site is in close proximity to the town centre. The access would need to be substantially upgraded to enable a development to progress here, which raises viability issues of a small development. The development of this site with Site 26 should be investigated further.

Land South of Shudrick Lane

A. Site location

Site Reference	15
Site name	Land South of Shudrick Lane
Site Address	Shudrick Valley

Current use	Agricultural and paddock
Total area in Hectares (Ha)	Entire available land is 34.2 Hectares.



B. Context of the site and surrounding area

Surrounding land uses	Residential, and agricultural
Site boundaries	Residential fences, river, conservation area and hedges

Is the site:	Greenfield	X	Brownfield	Mixture	Unknown
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C. Site Assessment

1. Designation: 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
2. Use of the land: Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
3. Employment or commercial land: 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
4. Scale and potential site in relation to the Town: 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)

<p>5.Topography: Does the site slope allow for development to be built and still be viable?</p>	<p>(3) ground is mostly level</p>	<p>(2) between 5 and 15 degrees of slope or partly over 15 degrees</p>	<p>(1) over 15 degrees slope or unstable over most of the site</p>
<p>6.Flood Risk: Does the site fall within a flood zone or partially within a flood zone?</p>	<p>(3) no risk</p>	<p>(2) partly in the flood zone</p>	<p>(1) majority in the Flood zone</p>
<p>7.Settings, views and natural features: Does the site choice ensure the protection and enhancement of all geodiversity and landscape features?</p>	<p>(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape</p>	<p>(2) minor/medium impact on the surrounding natural landscape setting and views of landscape</p>	<p>(1) major negative impact on surrounding natural landscape setting and views of landscape</p>
<p>8.Natural Environment constraints: Does the site choice ensure protection and enhancement of all biodiversity?</p>	<p>(3) there are no environmental constraints affecting this site.</p>	<p>(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species</p>	<p>(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species</p>
<p>9.Impact on the historic environment and heritage assets: negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.</p>	<p>(3) enhance or neutral impact on heritage assets</p>	<p>(2) some impact on heritage assets</p>	<p>(1) significant impact on heritage assets</p>
<p>10.Site Access: Does the site relate well to the existing road network?</p>	<p>(3) adjacent to existing adequate maintained public roads</p>	<p>(2) adjacent to public road but inadequate</p>	<p>(1) new roads need to be built or substantially upgraded and new infrastructure</p>
<p>11.Sustainable access to public transport, buses: Does the site choice reduce the need to travel by car?</p>	<p>(3) there is an existing bus stop within 5 minutes' walk.</p>	<p>(2) there is an existing bus stop within 10 minutes walk.</p>	<p>(1) the bus stop is more than 10 minutes walk away</p>
<p>12.Sustainable access to cycle paths: Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?</p>	<p>(3) there are cycle paths within 50m of the site.</p>	<p>(2) there are no cycle paths accessing the site, but a new cycle path could be made</p>	<p>(1) there are no cycle paths accessing the site and a new cycle path could not be made</p>

15: Land South of Shudrick Lane ctd



13.Sustainable access to footpaths: 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
14.Sustainable access to retail, shops and services: 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 10 minutes walking distance of shops and amenities
15.Sustainable access to open spaces and recreation facilities: 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

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

Developable area in hectares (HA)	34.2
No. of houses	220
Score	31

E. Recommendation

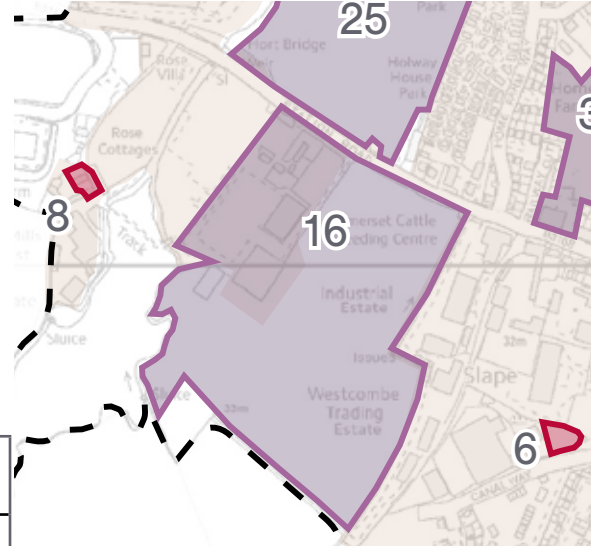
Yes	No	Partial	X
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The Eastern part of the site is exposed to long views and this site forms part of the rural setting of Ilminster which impacts on the developable area that the site can provide. The steep topographical nature in parts and localised 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 INP 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 site south of Station Road

A. Site location

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



B. Context of the site and surrounding area

Surrounding land uses	Industrial, agricultural and residential
Site boundaries	Hedgerows

Is the site:	Greenfield	Brownfield	Mixture	X	Unknown
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C. Site Assessment

1. Designation: 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
2. Use of the land: Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
3. Employment or commercial land: 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
4. Scale and potential site in relation to the Town: 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)
5. Topography: 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
6. Flood Risk: 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

16: Former Horlicks Site ctd



<p>7.Settings, views and natural features: Does the site choice ensure the protection and enhancement of all geodiversity and landscape features?</p>	<p>(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape</p>	<p>(2) minor/medium impact on the surrounding natural landscape setting and views of landscape</p>	<p>(1) major negative impact on surrounding natural landscape setting and views of landscape</p>
<p>8.Natural Environment constraints: Does the site choice ensure protection and enhancement of all biodiversity?</p>	<p>(3) there are no environmental constraints affecting this site.</p>	<p>(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species</p>	<p>(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species</p>
<p>9.Impact on the historic environment and heritage assets: negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.</p>	<p>(3) enhance or neutral impact on heritage assets</p>	<p>(2) some impact on heritage assets</p>	<p>(1) significant impact on heritage assets</p>
<p>10.Site Access: Does the site relate well to the existing road network?</p>	<p>(3) adjacent to existing adequate maintained public roads</p>	<p>(2) adjacent to public road but inadequate</p>	<p>(1) new roads need to be built or substantially upgraded and new infrastructure</p>
<p>11.Sustainable access to public transport, buses: Does the site choice reduce the need to travel by car?</p>	<p>(3) there is an existing bus stop within 5 minutes' walk.</p>	<p>(2) there is an existing bus stop within 10 minutes walk.</p>	<p>(1) the bus stop is more than 10 minutes walk away</p>
<p>12.Sustainable access to cycle paths: Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?</p>	<p>(3) there are cycle paths within 50m of the site.</p>	<p>(2) there are no cycle paths accessing the site, but a new cycle path could be made</p>	<p>(1) there are no cycle paths accessing the site and a new cycle path could not be made</p>
<p>13.Sustainable access to footpaths: 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?</p>	<p>(3) there are existing 'made-up' flat footpaths/ pavements edging the site</p>	<p>(2) no existing footpaths or pavements but there is good potential for it to be upgraded.</p>	<p>(1) no existing footpaths or pavements and there is no potential to upgrade the access</p>
<p>14.Sustainable access to retail, shops and services: 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?</p>	<p>(3) the site is within 5 minutes walking distance of shops and amenities</p>	<p>(2) the site is within 10 minutes walking distance of shops and amenities</p>	<p>(1) the site is more than 10 minutes walking distance of shops and amenities</p>

<p>15.Sustainable access to open spaces and recreation facilities: Does the site choice promote healthy living and lifestyles?</p>	<p>(3) there is an existing open space or play facility within 5 minutes' walk or the ability to provide one</p>	<p>(2) there is an existing open space or play facility within 10 minutes walk</p>	<p>(1) the existing open space or play facility is more than 10 minutes walk away</p>
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D. Site potential

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

<p>Develop-able area in hectares (HA)</p>	<p>None - employment</p>
<p>No. of houses</p>	<p>None</p>
<p>Score</p>	<p>31</p>

E. Recommendation

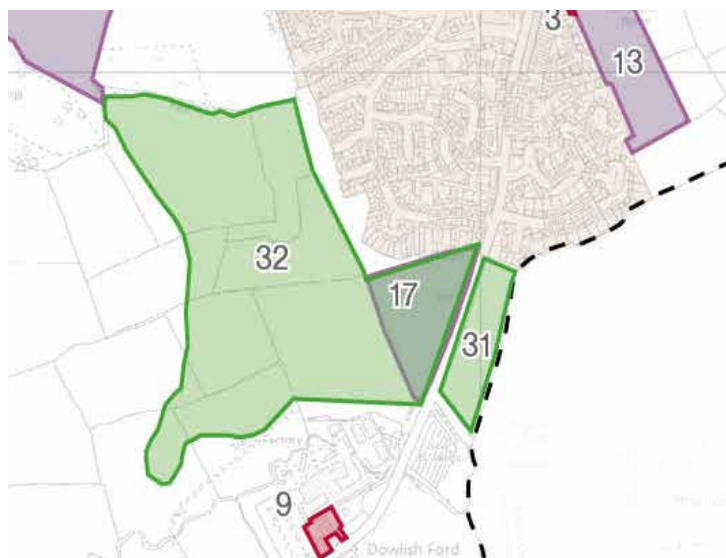
<p>Yes</p>	<p>No x</p>	<p>Partial</p>
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This large area is within the floodplain, therefore flood mitigation measures need to be included with sensitivity to the surrounding area. The site owners and the Environment Agency have noticed discrepancies in the flood data and this may be altered in the near future. The site is 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 Isle and its associated biodiversity. This is an important approach to Ilminster and visual enhancements are needed here.

Greenway Farm, west of Listers Hill

A. Site location

Site Reference	17
Site name	Greenway Farm, west of Listers Hill
Site Address	Greenway Farm, Dowlish Ford
Current use	Agricultural
Total area in Hectares (Ha)	2.4



B. Context of the site and surrounding area

Surrounding land uses	Industrial, agricultural and residential
Site boundaries	Hedgerows

Is the site:	Greenfield	X	Brownfield	Mixture	Unknown
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C. Site Assessment

1. Designation: 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
2. Use of the land: Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
3. Employment or commercial land: 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
4. Scale and potential site in relation to the Town: 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)

<p>5.Topography: Does the site slope allow for development to be built and still be viable?</p>	<p>(3) ground is mostly level</p>	<p>(2) between 5 and 15 degrees of slope or partly over 15 degrees</p>	<p>(1) over 15 degrees slope or unstable over most of the site</p>
<p>6.Flood Risk: Does the site fall within a flood zone or partially within a flood zone?</p>	<p>(3) no risk</p>	<p>(2) partly in the flood zone</p>	<p>(1) majority in the Flood zone</p>
<p>7.Settings, views and natural features: Does the site choice ensure the protection and enhancement of all geodiversity and landscape features?</p>	<p>(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape</p>	<p>(2) minor/medium impact on the surrounding natural landscape setting and views of landscape</p>	<p>(1) major negative impact on surrounding natural landscape setting and views of landscape</p>
<p>8.Natural Environment constraints: Does the site choice ensure protection and enhancement of all biodiversity?</p>	<p>(3) there are no environmental constraints affecting this site.</p>	<p>(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species</p>	<p>(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species</p>
<p>9.Impact on the historic environment and heritage assets: negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.</p>	<p>(3) enhance or neutral impact on heritage assets</p>	<p>(2) some impact on heritage assets</p>	<p>(1) significant impact on heritage assets</p>
<p>10.Site Access: Does the site relate well to the existing road network?</p>	<p>(3) adjacent to existing adequate maintained public roads</p>	<p>(2) adjacent to public road but inadequate</p>	<p>(1) new roads need to be built or substantially upgraded and new infrastructure</p>
<p>11.Sustainable access to public transport, buses: Does the site choice reduce the need to travel by car?</p>	<p>(3) there is an existing bus stop within 5 minutes' walk.</p>	<p>(2) there is an existing bus stop within 10 minutes walk.</p>	<p>(1) the bus stop is more than 10 minutes walk away</p>
<p>12.Sustainable access to cycle paths: Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?</p>	<p>(3) there are cycle paths within 50m of the site.</p>	<p>(2) there are no cycle paths accessing the site, but a new cycle path could be made</p>	<p>(1) there are no cycle paths accessing the site and a new cycle path could not be made</p>

17: Greenway Farm ctd



13.Sustainable access to footpaths: 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
14.Sustainable access to retail, shops and services: 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 10 minutes walking distance of shops and amenities
15.Sustainable access to open spaces and recreation facilities: 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

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

Develop-able area in hectares (HA)	2.4
No. of houses	44 dwellings
Score	35

E. Recommendation

Yes x	No	Partial
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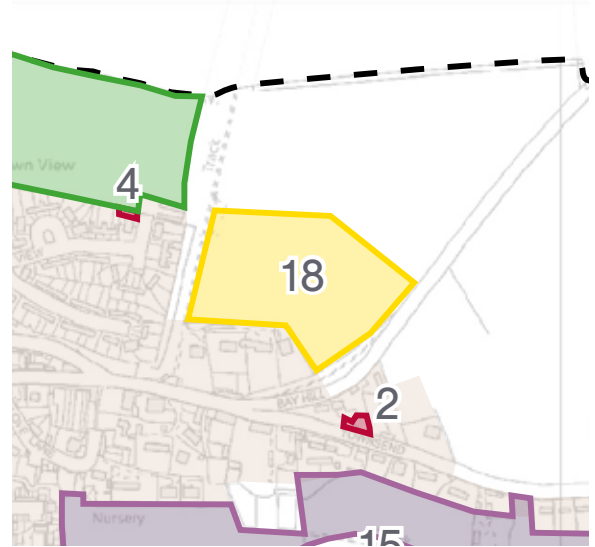
This site is within the open countryside on the southern edge of the town, outside a comfortable walking distance to the town centre. However it is nearer to employment opportunities to the south and close to footpaths and open space. It benefits from good road access and is a flat topographical nature. Not exposed to long views with no potential impact on the heritage assets, this site has good development potential. Careful landscaping, screening and sensitive treatment to the boundaries, with meaningful tree planting would be needed here. There is potential for a rural village style development which would be more in-keeping with the sites rural nature, with buildings in clusters. This could potentially provide a transition and more robust defensible boundary to the edge of settlement.

Bay Hill

A. Site location

Site Reference	18
Site name	Bay Hill
Site Address	Bay Hill , Land East of Ilminster adjacent B3168

Current use	Agricultural
Total area in Hectares (Ha)	2.4



B. Context of the site and surrounding area

Surrounding land uses	Residential
Site boundaries	Hedgerows

Is the site:	Greenfield	X	Brownfield	Mixture	Unknown
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C. Site Assessment

1. Designation: 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
2. Use of the land: Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
3. Employment or commercial land: 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
4. Scale and potential site in relation to the Town: 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)

<p>5.Topography: Does the site slope allow for development to be built and still be viable?</p>	<p>(3) ground is mostly level</p>	<p>(2) between 5 and 15 degrees of slope or partly over 15 degrees</p>	<p>(1) over 15 degrees slope or unstable over most of the site</p>
<p>6.Flood Risk: Does the site fall within a flood zone or partially within a flood zone?</p>	<p>(3) no risk</p>	<p>(2) partly in the flood zone</p>	<p>(1) majority in the Flood zone</p>
<p>7.Settings, views and natural features: Does the site choice ensure the protection and enhancement of all geodiversity and landscape features?</p>	<p>(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape</p>	<p>(2) minor/medium impact on the surrounding natural landscape setting and views of landscape</p>	<p>(1) major negative impact on surrounding natural landscape setting and views of landscape</p>
<p>8.Natural Environment constraints: Does the site choice ensure protection and enhancement of all biodiversity?</p>	<p>(3) there are no environmental constraints affecting this site.</p>	<p>(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species</p>	<p>(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species</p>
<p>9.Impact on the historic environment and heritage assets: negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.</p>	<p>(3) enhance or neutral impact on heritage assets</p>	<p>(2) some impact on heritage assets</p>	<p>(1) significant impact on heritage assets</p>
<p>10.Site Access: Does the site relate well to the existing road network?</p>	<p>(3) adjacent to existing adequate maintained public roads</p>	<p>(2) adjacent to public road but inadequate</p>	<p>(1) new roads need to be built or substantially upgraded and new infrastructure</p>
<p>11.Sustainable access to public transport, buses: Does the site choice reduce the need to travel by car?</p>	<p>(3) there is an existing bus stop within 5 minutes' walk.</p>	<p>(2) there is an existing bus stop within 10 minutes walk.</p>	<p>(1) the bus stop is more than 10 minutes walk away</p>
<p>12.Sustainable access to cycle paths: Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?</p>	<p>(3) there are cycle paths within 50m of the site.</p>	<p>(2) there are no cycle paths accessing the site, but a new cycle path could be made</p>	<p>(1) there are no cycle paths accessing the site and a new cycle path could not be made</p>

13.Sustainable access to footpaths: 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
14.Sustainable access to retail, shops and services: 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 10 minutes walking distance of shops and amenities
15.Sustainable access to open spaces and recreation facilities: 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

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

Develop-able area in hectares (HA)	2.4
No. of houses	44 dwellings
Score	31

E. Recommendation

Yes	No	Partial X
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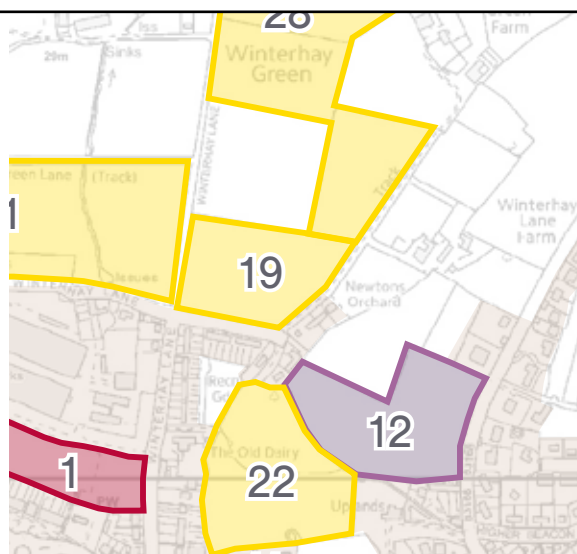
This site is close to the town centre, with little risk to flooding and no impact on heritage assets. However the site is beyond a heavy tree belt which forms a natural boundary to Ilminster. The comprehensive development of the site would have an impact on the rural approach to Ilminster and potentially on longer views from the North. A green corridor is sited to the East which could be avoided or enhanced. 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

A. Site location

Site Reference	19
Site name	Land East of Winterhay Lane
Site Address	Winterhay Lane

Current use	Agricultural
Total area in Hectares (Ha)	1.9



B. Context of the site and surrounding area

Surrounding land uses	Residential and agricultural
Site boundaries	Hedgerows and trees

Is the site:	Greenfield	X	Brownfield	Mixture	Unknown
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C. Site Assessment

1. Designation: 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
2. Use of the land: Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
3. Employment or commercial land: 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
4. Scale and potential site in relation to the Town: 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)

<p>5.Topography: Does the site slope allow for development to be built and still be viable?</p>	<p>(3) ground is mostly level</p>	<p>(2) between 5 and 15 degrees of slope or partly over 15 degrees</p>	<p>(1) over 15 degrees slope or unstable over most of the site</p>
<p>6.Flood Risk: Does the site fall within a flood zone or partially within a flood zone?</p>	<p>(3) no risk</p>	<p>(2) partly in the flood zone</p>	<p>(1) majority in the Flood zone</p>
<p>7.Settings, views and natural features: Does the site choice ensure the protection and enhancement of all geodiversity and landscape features?</p>	<p>(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape</p>	<p>(2) minor/medium impact on the surrounding natural landscape setting and views of landscape</p>	<p>(1) major negative impact on surrounding natural landscape setting and views of landscape</p>
<p>8.Natural Environment constraints: Does the site choice ensure protection and enhancement of all biodiversity?</p>	<p>(3) there are no environmental constraints affecting this site.</p>	<p>(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species</p>	<p>(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species</p>
<p>9.Impact on the historic environment and heritage assets: negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.</p>	<p>(3) enhance or neutral impact on heritage assets</p>	<p>(2) some impact on heritage assets</p>	<p>(1) significant impact on heritage assets</p>
<p>10.Site Access: Does the site relate well to the existing road network?</p>	<p>(3) adjacent to existing adequate maintained public roads</p>	<p>(2) adjacent to public road but inadequate</p>	<p>(1) new roads need to be built or substantially upgraded and new infrastructure</p>
<p>11.Sustainable access to public transport, buses: Does the site choice reduce the need to travel by car?</p>	<p>(3) there is an existing bus stop within 5 minutes' walk.</p>	<p>(2) there is an existing bus stop within 10 minutes walk.</p>	<p>(1) the bus stop is more than 10 minutes walk away</p>
<p>12.Sustainable access to cycle paths: Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?</p>	<p>(3) there are cycle paths within 50m of the site.</p>	<p>(2) there are no cycle paths accessing the site, but a new cycle path could be made</p>	<p>(1) there are no cycle paths accessing the site and a new cycle path could not be made</p>
<p>13.Sustainable access to footpaths: 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?</p>	<p>(3) there are existing 'made-up' flat footpaths/pavements edging the site</p>	<p>(2) no existing footpaths or pavements but there is good potential for it to be upgraded.</p>	<p>(1) no existing footpaths or pavements and there is no potential to upgrade the access</p>

19: East of Winterhay Lane ctd.



14.Sustainable access to retail, shops and services: 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 10 minutes walking distance of shops and amenities
15.Sustainable access to open spaces and recreation facilities: 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

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

Develop-able area in hectares (HA)	1.9
No. of houses	46 dwellings

Score	34
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E. Recommendation

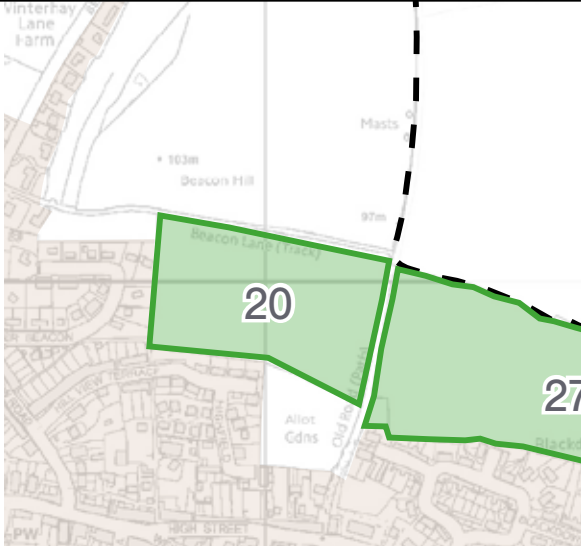
Yes x	No	Partial
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This site is of a flat topographical nature adjacent to the existing edge of Ilminster. However, due to its low lying nature it is not exposed to views and does not form part of the green back drop or a gateway into the town. It is 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 neighbourhood plan including the green chain.

Land South of Beacon Lane

A. Site location

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



B. Context of the site and surrounding area

Surrounding land uses	Residential, agricultural and allotments
Site boundaries	Hedgerows and residential fences

Is the site:	Greenfield	X	Brownfield	Mixture	Unknown
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C. Site Assessment

1. Designation: 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
2. Use of the land: Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
3. Employment or commercial land: 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
4. Scale and potential site in relation to the Town: 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)

20: Land south of Beacon Lane ctd.



<p>5.Topography: Does the site slope allow for development to be built and still be viable?</p>	<p>(3) ground is mostly level</p>	<p>(2) between 5 and 15 degrees of slope or partly over 15 degrees</p>	<p>(1) over 15 degrees slope or unstable over most of the site</p>
<p>6.Flood Risk: Does the site fall within a flood zone or partially within a flood zone?</p>	<p>(3) no risk</p>	<p>(2) partly in the flood zone</p>	<p>(1) majority in the Flood zone</p>
<p>7.Settings, views and natural features: Does the site choice ensure the protection and enhancement of all geodiversity and landscape features?</p>	<p>(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape</p>	<p>(2) minor/medium impact on the surrounding natural landscape setting and views of landscape</p>	<p>(1) major negative impact on surrounding natural landscape setting and views of landscape</p>
<p>8.Natural Environment constraints: Does the site choice ensure protection and enhancement of all biodiversity?</p>	<p>(3) there are no environmental constraints affecting this site.</p>	<p>(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species</p>	<p>(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species</p>
<p>9.Impact on the historic environment and heritage assets: negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.</p>	<p>(3) enhance or neutral impact on heritage assets</p>	<p>(2) some impact on heritage assets</p>	<p>(1) significant impact on heritage assets</p>
<p>10.Site Access: Does the site relate well to the existing road network?</p>	<p>(3) adjacent to existing adequate maintained public roads</p>	<p>(2) adjacent to public road but inadequate</p>	<p>(1) new roads need to be built or substantially upgraded and new infrastructure</p>
<p>11.Sustainable access to public transport, buses: Does the site choice reduce the need to travel by car?</p>	<p>(3) there is an existing bus stop within 5 minutes' walk.</p>	<p>(2) there is an existing bus stop within 10 minutes walk.</p>	<p>(1) the bus stop is more than 10 minutes walk away</p>
<p>12.Sustainable access to cycle paths: Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?</p>	<p>(3) there are cycle paths within 50m of the site.</p>	<p>(2) there are no cycle paths accessing the site, but a new cycle path could be made</p>	<p>(1) there are no cycle paths accessing the site and a new cycle path could not be made</p>
<p>13.Sustainable access to footpaths: 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?</p>	<p>(3) there are existing 'made-up' flat footpaths/pavements edging the site</p>	<p>(2) no existing footpaths or pavements but there is good potential for it to be upgraded.</p>	<p>(1) no existing footpaths or pavements and there is no potential to upgrade the access</p>

14.Sustainable access to retail, shops and services: 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 10 minutes walking distance of shops and amenities
15.Sustainable access to open spaces and recreation facilities: 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

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

Develop-able area in hectares (HA)	1.7
No. of houses	41 dwellings
Score	31

E. Recommendation

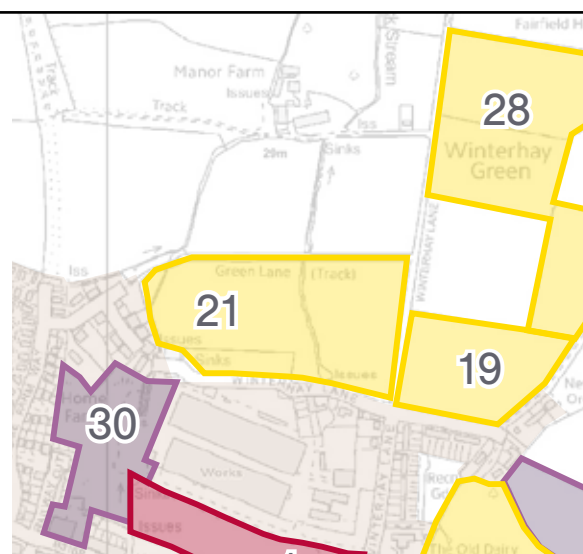
Yes	No x	Partial
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This site is close to Beacon Hill ridge and would be difficult to develop without harming wider views, especially enjoyed from the footpath and The Beacon itself. Access is also a potential issue. The lower part of this site may have 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

A. Site location

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



B. Context of the site and surrounding area

Surrounding land uses	Residential, employment and agricultural
Site boundaries	Hedgerows and residential fences

Is the site:	Greenfield	X	Brownfield	Mixture	Unknown
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C. Site Assessment

1. Designation: 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
2. Use of the land: Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
3. Employment or commercial land: 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
4. Scale and potential site in relation to the Town: 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)

<p>5.Topography: Does the site slope allow for development to be built and still be viable?</p>	<p>(3) ground is mostly level</p>	<p>(2) between 5 and 15 degrees of slope or partly over 15 degrees</p>	<p>(1) over 15 degrees slope or unstable over most of the site</p>
<p>6.Flood Risk: Does the site fall within a flood zone or partially within a flood zone?</p>	<p>(3) no risk</p>	<p>(2) partly in the flood zone</p>	<p>(1) majority in the Flood zone</p>
<p>7.Settings, views and natural features: Does the site choice ensure the protection and enhancement of all geodiversity and landscape features?</p>	<p>(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape</p>	<p>(2) minor/medium impact on the surrounding natural landscape setting and views of landscape</p>	<p>(1) major negative impact on surrounding natural landscape setting and views of landscape</p>
<p>8.Natural Environment constraints: Does the site choice ensure protection and enhancement of all biodiversity?</p>	<p>(3) there are no environmental constraints affecting this site.</p>	<p>(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species</p>	<p>(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species</p>
<p>9.Impact on the historic environment and heritage assets: negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.</p>	<p>(3) enhance or neutral impact on heritage assets</p>	<p>(2) some impact on heritage assets</p>	<p>(1) significant impact on heritage assets</p>
<p>10.Site Access: Does the site relate well to the existing road network?</p>	<p>(3) adjacent to existing adequate maintained public roads</p>	<p>(2) adjacent to public road but inadequate</p>	<p>(1) new roads need to be built or substantially upgraded and new infrastructure</p>
<p>11.Sustainable access to public transport, buses: Does the site choice reduce the need to travel by car?</p>	<p>(3) there is an existing bus stop within 5 minutes' walk.</p>	<p>(2) there is an existing bus stop within 10 minutes walk.</p>	<p>(1) the bus stop is more than 10 minutes walk away</p>
<p>12.Sustainable access to cycle paths: Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?</p>	<p>(3) there are cycle paths within 50m of the site.</p>	<p>(2) there are no cycle paths accessing the site, but a new cycle path could be made</p>	<p>(1) there are no cycle paths accessing the site and a new cycle path could not be made</p>
<p>13.Sustainable access to footpaths: 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?</p>	<p>(3) there are existing 'made-up' flat footpaths/pavements edging the site</p>	<p>(2) no existing footpaths or pavements but there is good potential for it to be upgraded.</p>	<p>(1) no existing footpaths or pavements and there is no potential to upgrade the access</p>

21: Land to east of Old Orchard ctd.



14.Sustainable access to retail, shops and services: 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 10 minutes walking distance of shops and amenities
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D. Site potential

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

Develop-able area in hectares (HA)	3.8
No. of houses	69 dwellings
Score	32

E. Recommendation

Yes x	No	Partial
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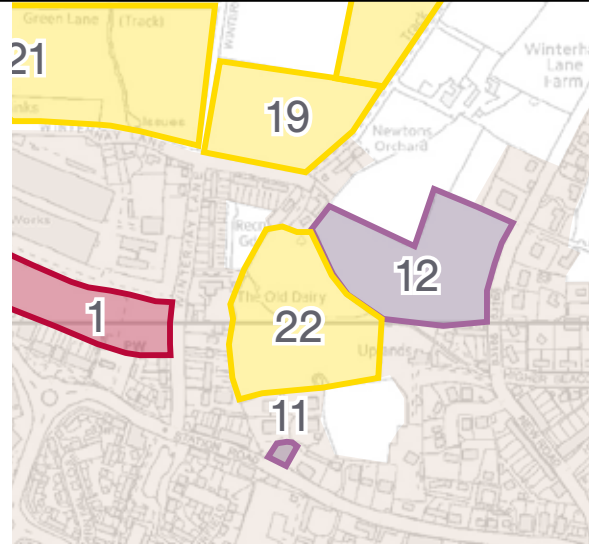
This site is of a flat topographical nature adjacent to the existing edge of Ilminster. Due to its low lying nature it does not form part of the green back drop or a gateway into the town. However it is exposed to long views from the North and this together with its location in the flood plain makes 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

A. Site location

Site Reference	22
Site name	Land to East of Winterhay Lane and Old Dairy
Site Address	Land to East of Winterhay Lane and Old Dairy

Current use	Agricultural
Total area in Hectares (Ha)	3.3



B. Context of the site and surrounding area

Surrounding land uses	Conservation area, Residential, and agricultural
Site boundaries	Hedgerows and residential fences

Is the site:	Greenfield	X	Brownfield	Mixture	Unknown
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C. Site Assessment

1. Designation: 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
2. Use of the land: Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
3. Employment or commercial land: 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
4. Scale and potential site in relation to the Town: 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)

22: Land to east of Winterhay Lane and Old Dairy ctd.



5.Topography: 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
6.Flood Risk: 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
7.Settings, views and natural features: 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
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9.Impact on the historic environment and heritage assets: 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
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D. Site potential

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

Develop-able area in hectares (HA)	1
No. of houses	59 dwellings
Score	33

E. Recommendation

Yes	No	Partial x
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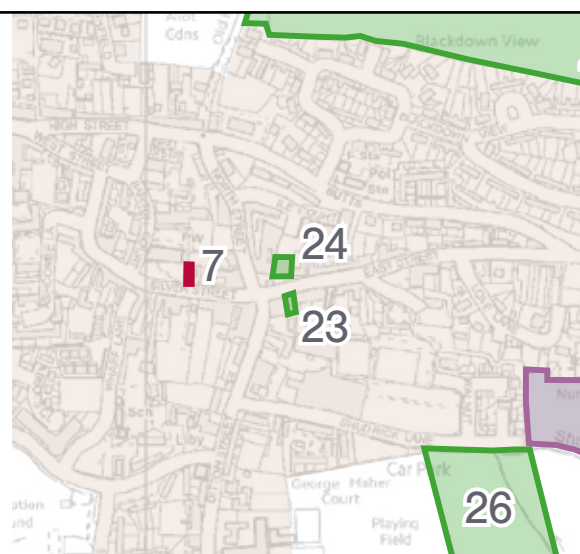
Only part of this site has development potential because part of it has heavy tree coverage with potential benefits in terms of biodiversity and flood mitigation. But given its relatively short distance to the town centre with reasonable access, this site could be suitable for a low density development.

The Swan Yard

A. Site location

Site Reference	23
Site name	The Swan Yard
Site Address	Land to rear of boots chemist

Current use	Commercial
Total area in Hectares (Ha)	0.07 Hectares



B. Context of the site and surrounding area

Surrounding land uses	Conservation area, Residential, and commercial
Site boundaries	brick walls and dwellings

Is the site:	Greenfield	Brownfield	X	Mixture	Unknown
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C. Site Assessment

1. Designation: 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
2. Use of the land: Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
3. Employment or commercial land: 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
4. Scale and potential site in relation to the Town: 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)

<p>5.Topography: Does the site slope allow for development to be built and still be viable?</p>	(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
<p>6.Flood Risk: Does the site fall within a flood zone or partially within a flood zone?</p>	(3) no risk	(2) partly in the flood zone	(1) majority in the Flood zone
<p>7.Settings, views and natural features: Does the site choice ensure the protection and enhancement of all geodiversity and landscape features?</p>	(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
<p>8.Natural Environment constraints: Does the site choice ensure protection and enhancement of all biodiversity?</p>	(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
<p>9.Impact on the historic environment and heritage assets: negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.</p>	(3) enhance or neutral impact on heritage assets	(2) some impact on heritage assets	(1) significant impact on heritage assets
<p>10.Site Access: Does the site relate well to the existing road network?</p>	(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
<p>11.Sustainable access to public transport, buses: Does the site choice reduce the need to travel by car?</p>	(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
<p>12.Sustainable access to cycle paths: Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?</p>	(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
<p>13.Sustainable access to footpaths: 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?</p>	(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

23: Swan Yard ctd.



14.Sustainable access to retail, shops and services: 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 10 minutes walking distance of shops and amenities
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D. Site potential

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

Develop-able area in hectares (HA)	0.07
No. of houses	2 dwellings
Score	42

E. Recommendation

Yes x	No	Partial
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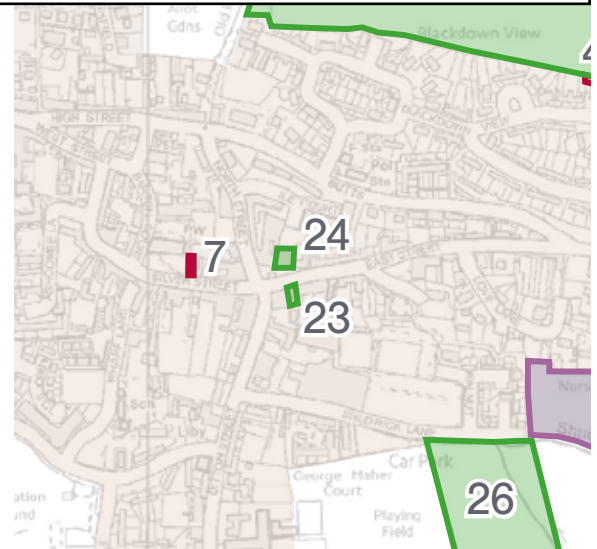
This small brown-field site has potential for conversion and extension to provide two small homes. However whilst there is access off Ditton Street, the site is constrained and there is limited potential due to the potential need to provide car parking here. This type of development is however very sustainable 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

A. Site location

Site Reference	24
Site name	Land rear of the market house
Site Address	Gooch and Housego, Cornhill

Current use	Commercial
Total area in Hectares (Ha)	1 Hectares



B. Context of the site and surrounding area

Surrounding land uses	Conservation area, residential, and commercial
Site boundaries	Brick walls and dwellings

Is the site:	Greenfield	Brownfield	X	Mixture	Unknown
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C. Site Assessment

1. Designation: 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
2. Use of the land: Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
3. Employment or commercial land: 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
4. Scale and potential site in relation to the Town: 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)

<p>5.Topography: Does the site slope allow for development to be built and still be viable?</p>	<p>(3) ground is mostly level</p>	<p>(2) between 5 and 15 degrees of slope or partly over 15 degrees</p>	<p>(1) over 15 degrees slope or unstable over most of the site</p>
<p>6.Flood Risk: Does the site fall within a flood zone or partially within a flood zone?</p>	<p>(3) no risk</p>	<p>(2) partly in the flood zone</p>	<p>(1) majority in the Flood zone</p>
<p>7.Settings, views and natural features: Does the site choice ensure the protection and enhancement of all geodiversity and landscape features?</p>	<p>(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape</p>	<p>(2) minor/medium impact on the surrounding natural landscape setting and views of landscape</p>	<p>(1) major negative impact on surrounding natural landscape setting and views of landscape</p>
<p>8.Natural Environment constraints: Does the site choice ensure protection and enhancement of all biodiversity?</p>	<p>(3) there are no environmental constraints affecting this site.</p>	<p>(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species</p>	<p>(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species</p>
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<p>11.Sustainable access to public transport, buses: Does the site choice reduce the need to travel by car?</p>	<p>(3) there is an existing bus stop within 5 minutes' walk.</p>	<p>(2) there is an existing bus stop within 10 minutes walk.</p>	<p>(1) the bus stop is more than 10 minutes walk away</p>
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14.Sustainable access to retail, shops and services: 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 10 minutes walking distance of shops and amenities
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D. Site potential

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

Develop-able area in hectares (HA)	1
No. of houses	14 dwellings
Score	42

E. Recommendation

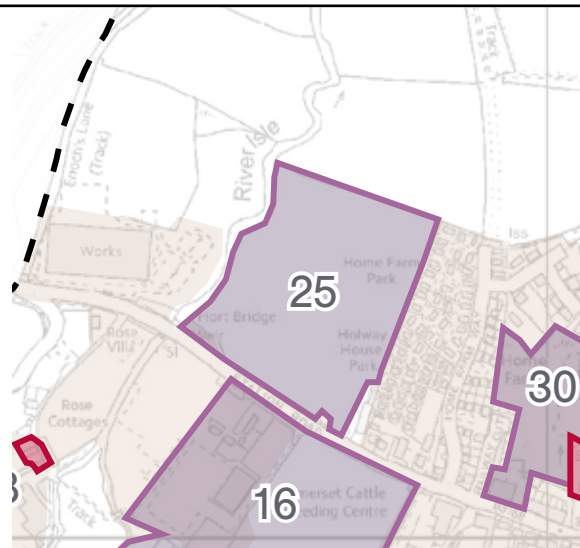
Yes x	No	Partial
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This brownfield site includes a Grade II listed building which has been derelict for a number of years. Planning History confirms there is potential for 14 dwellings here. Viability is the main issue, and it is suggested that external 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

A. Site location

Site Reference 25	
Site name	Land North of Station Road
Site Address	Former Horlcks Site, Station Road
Current use	Agricultural
Total area in Hectares (Ha)	4.8 Hectares



B. Context of the site and surrounding area

Surrounding land uses	Commercial and residential
Site boundaries	Hedgerows

Is the site:	Greenfield	x	Brownfield	Mixture	Unknown
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3. Site Assessment

1. Designation: 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
2. Use of the land: Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
3. Employment or commercial land: 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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<p>5.Topography: Does the site slope allow for development to be built and still be viable?</p>	<p>(3) ground is mostly level</p>	<p>(2) between 5 and 15 degrees of slope or partly over 15 degrees</p>	<p>(1) over 15 degrees slope or unstable over most of the site</p>
<p>6.Flood Risk: Does the site fall within a flood zone or partially within a flood zone?</p>	<p>(3) no risk</p>	<p>(2) partly in the flood zone</p>	<p>(1) majority in the Flood zone</p>
<p>7.Settings, views and natural features: Does the site choice ensure the protection and enhancement of all geodiversity and landscape features?</p>	<p>(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape</p>	<p>(2) minor/medium impact on the surrounding natural landscape setting and views of landscape</p>	<p>(1) major negative impact on surrounding natural landscape setting and views of landscape</p>
<p>8.Natural Environment constraints: Does the site choice ensure protection and enhancement of all biodiversity?</p>	<p>(3) there are no environmental constraints affecting this site.</p>	<p>(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species</p>	<p>(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species</p>
<p>9.Impact on the historic environment and heritage assets: negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.</p>	<p>(3) enhance or neutral impact on heritage assets</p>	<p>(2) some impact on heritage assets</p>	<p>(1) significant impact on heritage assets</p>
<p>10.Site Access: Does the site relate well to the existing road network?</p>	<p>(3) adjacent to existing adequate maintained public roads</p>	<p>(2) adjacent to public road but inadequate</p>	<p>(1) new roads need to be built or substantially upgraded and new infrastructure</p>
<p>11.Sustainable access to public transport, buses: Does the site choice reduce the need to travel by car?</p>	<p>(3) there is an existing bus stop within 5 minutes' walk.</p>	<p>(2) there is an existing bus stop within 10 minutes walk.</p>	<p>(1) the bus stop is more than 10 minutes walk away</p>
<p>12.Sustainable access to cycle paths: Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?</p>	<p>(3) there are cycle paths within 50m of the site.</p>	<p>(2) there are no cycle paths accessing the site, but a new cycle path could be made</p>	<p>(1) there are no cycle paths accessing the site and a new cycle path could not be made</p>
<p>13.Sustainable access to footpaths: 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?</p>	<p>(3) there are existing 'made-up' flat footpaths/ pavements edging the site</p>	<p>(2) no existing footpaths or pavements but there is good potential for it to be upgraded.</p>	<p>(1) no existing footpaths or pavements and there is no potential to upgrade the access</p>

25: Land North of Station Road ctd.



14.Sustainable access to retail, shops and services: 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 10 minutes walking distance of shops and amenities
15.Sustainable access to open spaces and recreation facilities: 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

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

Develop-able area in hectares (HA)	3.8
No. of houses	88 dwellings
Score	33

E. Recommendation

Yes	No	Partial x
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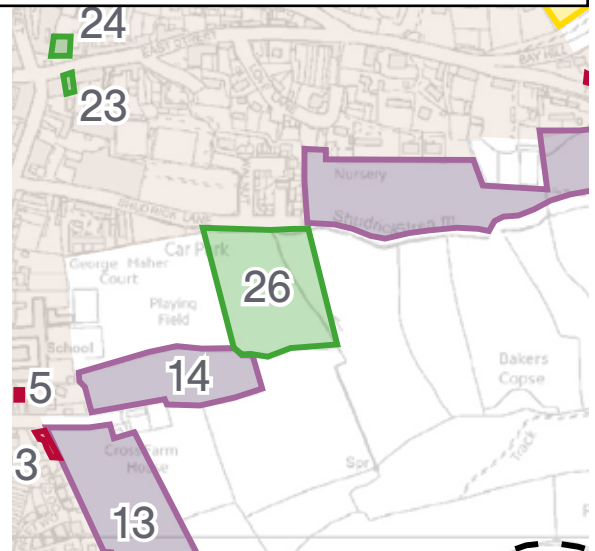
This site is a designated employment within the floodplain however it has a flat topographical nature and does not form part of the green backdrop to the town centre conservation area. As the site is adjacent to the river and is within the flood zone, the development of this site would need to be very sensitively undertaken and may hinder the developable area of the site. The Environment Agency data is in dispute and may have implications as to what is deliverable on site. 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 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. This approach is generally supported by the Ilminster Neighbourhood Plan group.

Land East of Playing Fields, Shudrick Lane

A. Site location

Site Reference	26
Site name	Land East of Playing Field
Site Address	Shudrick Valley

Current use	Agricultural
Total area in Hectares (Ha)	1.2 Hectares



B. Context of the site and surrounding area

Surrounding land uses	Residential, and agricultural
Site boundaries	Residential fences, river and hedges

Is the site:	Greenfield	X	Brownfield	Mixture	Unknown
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C. Site Assessment

1. Designation: 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
2. Use of the land: Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
3. Employment or commercial land: 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
4. Scale and potential site in relation to the Town: 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)

26: Land East of Playing Fields ctd.



<p>5.Topography: Does the site slope allow for development to be built and still be viable?</p>	<p>(3) ground is mostly level</p>	<p>(2) between 5 and 15 degrees of slope or partly over 15 degrees</p>	<p>(1) over 15 degrees slope or unstable over most of the site</p>
<p>6.Flood Risk: Does the site fall within a flood zone or partially within a flood zone?</p>	<p>(3) no risk</p>	<p>(2) partly in the flood zone</p>	<p>(1) majority in the Flood zone</p>
<p>7.Settings, views and natural features: Does the site choice ensure the protection and enhancement of all geodiversity and landscape features?</p>	<p>(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape</p>	<p>(2) minor/medium impact on the surrounding natural landscape setting and views of landscape</p>	<p>(1) major negative impact on surrounding natural landscape setting and views of landscape</p>
<p>8.Natural Environment constraints: Does the site choice ensure protection and enhancement of all biodiversity?</p>	<p>(3) there are no environmental constraints affecting this site.</p>	<p>(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species</p>	<p>(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species</p>
<p>9.Impact on the historic environment and heritage assets: negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.</p>	<p>(3) enhance or neutral impact on heritage assets</p>	<p>(2) some impact on heritage assets</p>	<p>(1) significant impact on heritage assets</p>
<p>10.Site Access: Does the site relate well to the existing road network?</p>	<p>(3) adjacent to existing adequate maintained public roads</p>	<p>(2) adjacent to public road but inadequate</p>	<p>(1) new roads need to be built or substantially upgraded and new infrastructure</p>
<p>11.Sustainable access to public transport, buses: Does the site choice reduce the need to travel by car?</p>	<p>(3) there is an existing bus stop within 5 minutes' walk.</p>	<p>(2) there is an existing bus stop within 10 minutes walk.</p>	<p>(1) the bus stop is more than 10 minutes walk away</p>
<p>12.Sustainable access to cycle paths: Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?</p>	<p>(3) there are cycle paths within 50m of the site.</p>	<p>(2) there are no cycle paths accessing the site, but a new cycle path could be made</p>	<p>(1) there are no cycle paths accessing the site and a new cycle path could not be made</p>
<p>13.Sustainable access to footpaths: 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?</p>	<p>(3) there are existing 'made-up' flat footpaths/pavements edging the site</p>	<p>(2) no existing footpaths or pavements but there is good potential for it to be upgraded.</p>	<p>(1) no existing footpaths or pavements and there is no potential to upgrade the access</p>

14.Sustainable access to retail, shops and services: 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 10 minutes walking distance of shops and amenities
15.Sustainable access to open spaces and recreation facilities: 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

What Use is the site suitable for?	Residential x	Open Space x	Transport Hub	Employment
	Mixed use	Food production x	Community x	Other... school playing field x

Develop-able area in hectares (HA)	1.2
No. of houses	29
Score	34

E. Recommendation

Yes	No	Partial X
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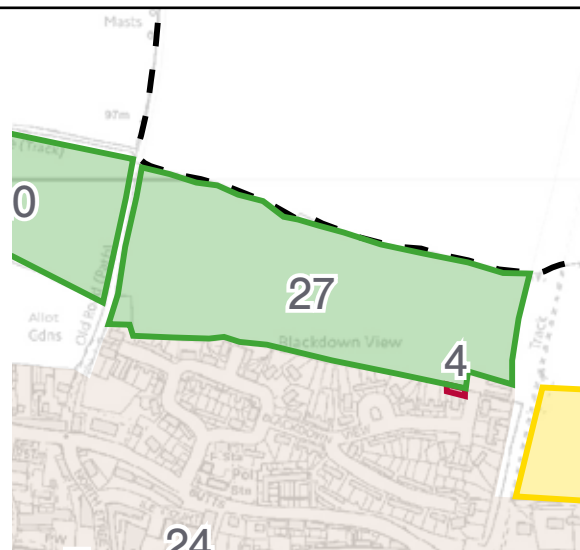
This site has good road access to the town centre and is a sustainable location for development. However potential impact on the wider landscape character and heritage assets, this needs careful consideration. The site is not within a flood zone but has a River flowing through it and as such may have localised drainage concerns. The educational needs of Swanmead Community School need to be carefully considered as this would be an ideal site for a school expansion.

Land to rear of Blackdown View

A. Site location

Site Reference	27
Site name	Land Rear of Blackdown View
Site Address	Blackdown View

Current use	Agricultural
Total area in Hectares (Ha)	6.6 Hectares



B. Context of the site and surrounding area

Surrounding land uses	Residential and agricultural
Site boundaries	Hedgerows and residential fences

Is the site:	Greenfield	X	Brownfield	Mixture	Unknown
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C. Site Assessment

1. Designation: 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
2. Use of the land: Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
3. Employment or commercial land: 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
4. Scale and potential site in relation to the Town: 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)

<p>5.Topography: Does the site slope allow for development to be built and still be viable?</p>	<p>(3) ground is mostly level</p>	<p>(2) between 5 and 15 degrees of slope or partly over 15 degrees</p>	<p>(1) over 15 degrees slope or unstable over most of the site</p>
<p>6.Flood Risk: Does the site fall within a flood zone or partially within a flood zone?</p>	<p>(3) no risk</p>	<p>(2) partly in the flood zone</p>	<p>(1) majority in the Flood zone</p>
<p>7.Settings, views and natural features: Does the site choice ensure the protection and enhancement of all geodiversity and landscape features?</p>	<p>(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape</p>	<p>(2) minor/medium impact on the surrounding natural landscape setting and views of landscape</p>	<p>(1) major negative impact on surrounding natural landscape setting and views of landscape or natural features</p>
<p>8.Natural Environment constraints: Does the site choice ensure protection and enhancement of all biodiversity?</p>	<p>(3) there are no environmental constraints affecting this site.</p>	<p>(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species</p>	<p>(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species</p>
<p>9.Impact on the historic environment and heritage assets: negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.</p>	<p>(3) enhance or neutral impact on heritage assets</p>	<p>(2) some impact on heritage assets</p>	<p>(1) significant impact on heritage assets</p>
<p>10.Site Access: Does the site relate well to the existing road network?</p>	<p>(3) adjacent to existing adequate maintained public roads</p>	<p>(2) adjacent to public road but inadequate</p>	<p>(1) new roads need to be built or substantially upgraded and new infrastructure</p>
<p>11.Sustainable access to public transport, buses: Does the site choice reduce the need to travel by car?</p>	<p>(3) there is an existing bus stop within 5 minutes' walk.</p>	<p>(2) there is an existing bus stop within 10 minutes walk.</p>	<p>(1) the bus stop is more than 10 minutes walk away</p>
<p>12.Sustainable access to cycle paths: Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?</p>	<p>(3) there are cycle paths within 50m of the site.</p>	<p>(2) there are no cycle paths accessing the site, but a new cycle path could be made</p>	<p>(1) there are no cycle paths accessing the site and a new cycle path could not be made</p>
<p>13.Sustainable access to footpaths: 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?</p>	<p>(3) there are existing 'made-up' flat footpaths/pavements edging the site</p>	<p>(2) no existing footpaths or pavements but there is good potential for it to be upgraded.</p>	<p>(1) no existing footpaths or pavements and there is no potential to upgrade the access</p>

27: Land to rear of Blackdown View ctd.



14.Sustainable access to retail, shops and services: 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 10 minutes walking distance of shops and amenities
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D. Site potential

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

Develop-able area in hectares (HA)	4.3
No. of houses	119 dwellings
Score	31

E. Recommendation

Yes	No	Partial x Due to the site slope constraints and impact on landscape
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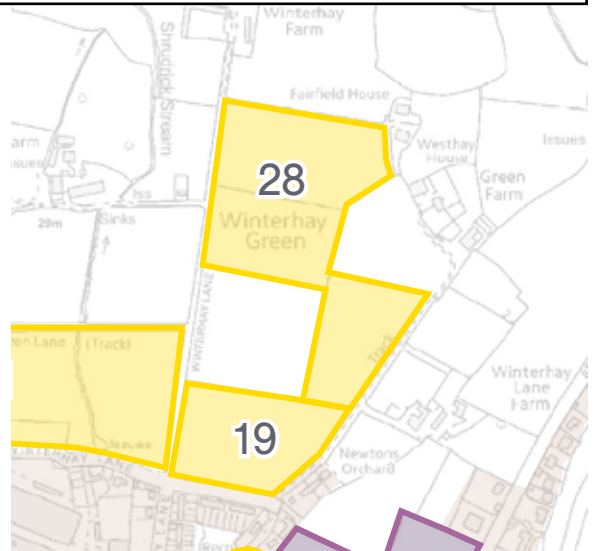
The lower part of this site does not form part of the green setting to Ilminster and may have some development potential if access issues can be resolved as well as impact on the residential amenity of the neighbouring Blackdown Estate. The site is within the mineral safeguarding zone which may impact on development potential. 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

A. Site location

Site Reference	28
Site name	Land East of Winterhay Lane
Site Address	Land East of Winterhay Lane and South of Fairfield House

Current use	Agricultural
Total area in Hectares (Ha)	5.5 Hectares



B. Context of the site and surrounding area

Surrounding land uses	Residential and agricultural
Site boundaries	Hedgerows and trees

Is the site:	Greenfield	X	Brownfield	Mixture	Unknown
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C. Site Assessment

1. Designation: 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
2. Use of the land: Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
3. Employment or commercial land: 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
4. Scale and potential site in relation to the Town: 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)

28: Land East of Winterhay Lane ctd.



5.Topography: 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
6.Flood Risk: 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
7.Settings, views and natural features: 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
8.Natural Environment constraints: 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
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14.Sustainable access to retail, shops and services: 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 10 minutes walking distance of shops and amenities
15.Sustainable access to open spaces and recreation facilities: 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

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

Develop-able area in hectares (HA)	5.5
No. of houses	99 dwellings
Score	29

E. Recommendation

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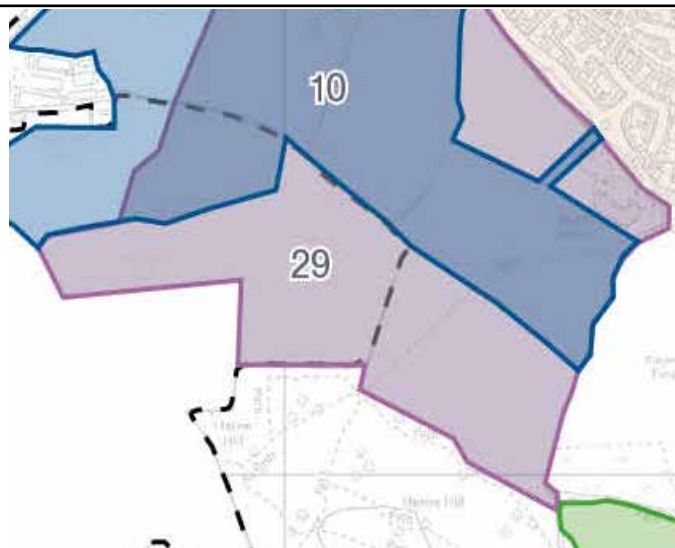
This site is well away from the edge of the built up area and within the flood zone. It is outside an easy walking distance to the town centre and its development could potentially affect views of historic Ilminster from the north. For these reasons it is not considered a suitable site for development.

Land off Canal Way Phase 2

A. Site location

Site Reference	29
Site name	Land off Canal Way Phase 2
Site Address	Canal Way

Current use	Agricultural
Total area in Hectares (Ha)	13



B. Context of the site and surrounding area

Surrounding land uses	Agricultural
Site boundaries	Hedgerows

Is the site:	Greenfield	X	Brownfield	Mixture	Unknown
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C. Site Assessment

1. Designation: 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
2. Use of the land: Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
3. Employment or commercial land: 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
4. Scale and potential site in relation to the Town: 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)

<p>5.Topography: Does the site slope allow for development to be built and still be viable?</p>	<p>(3) ground is mostly level</p>	<p>(2) between 5 and 15 degrees of slope or partly over 15 degrees</p>	<p>(1) over 15 degrees slope or unstable over most of the site</p>
<p>6.Flood Risk: Does the site fall within a flood zone or partially within a flood zone?</p>	<p>(3) no risk</p>	<p>(2) partly in the flood zone</p>	<p>(1) majority in the Flood zone</p>
<p>7.Settings, views and natural features: Does the site choice ensure the protection and enhancement of all geodiversity and landscape features?</p>	<p>(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape</p>	<p>(2) minor/medium impact on the surrounding natural landscape setting and views of landscape</p>	<p>(1) major negative impact on surrounding natural landscape setting and views of landscape</p>
<p>8.Natural Environment constraints: Does the site choice ensure protection and enhancement of all biodiversity?</p>	<p>(3) there are no environmental constraints affecting this site.</p>	<p>(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species</p>	<p>(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species</p>
<p>9.Impact on the historic environment and heritage assets: negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.</p>	<p>(3) enhance or neutral impact on heritage assets</p>	<p>(2) some impact on heritage assets</p>	<p>(1) significant impact on heritage assets</p>
<p>10.Site Access: Does the site relate well to the existing road network?</p>	<p>(3) adjacent to existing adequate maintained public roads</p>	<p>(2) adjacent to public road but inadequate</p>	<p>(1) new roads need to be built or substantially upgraded and new infrastructure</p>
<p>11.Sustainable access to public transport, buses: Does the site choice reduce the need to travel by car?</p>	<p>(3) there is an existing bus stop within 5 minutes' walk.</p>	<p>(2) there is an existing bus stop within 10 minutes walk.</p>	<p>(1) the bus stop is more than 10 minutes walk away</p>
<p>12.Sustainable access to cycle paths: Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?</p>	<p>(3) there are cycle paths within 50m of the site.</p>	<p>(2) there are no cycle paths accessing the site, but a new cycle path could be made</p>	<p>(1) there are no cycle paths accessing the site and a new cycle path could not be made</p>
<p>13.Sustainable access to footpaths: 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?</p>	<p>(3) there are existing 'made-up' flat footpaths/pavements edging the site</p>	<p>(2) no existing footpaths or pavements but there is good potential for it to be upgraded.</p>	<p>(1) no existing footpaths or pavements and there is no potential to upgrade the access</p>

29: Land off Canal Way, Phase 2 ctd.



14.Sustainable access to retail, shops and services: 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 10 minutes walking distance of shops and amenities
15.Sustainable access to open spaces and recreation facilities: 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

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

Develop-able area in hectares (HA)	5.2
No. of houses	94 dwellings
Score	26

E. Recommendation

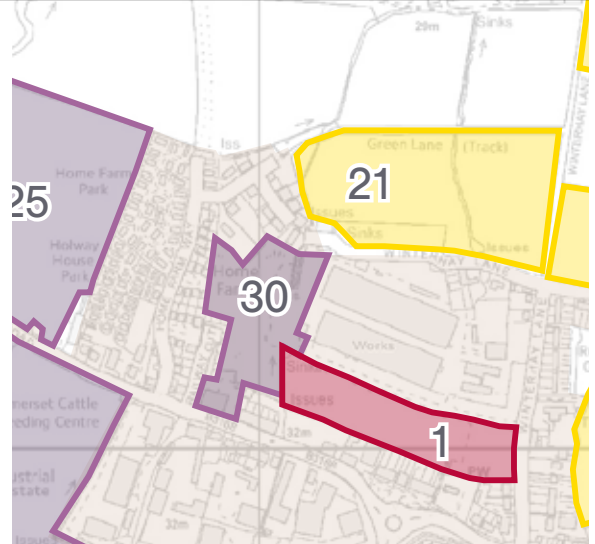
Yes	No x	Partial
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This site is away from the town centre and forms part of an important backdrop to Ilminster adjacent to popular walking routes. The fields are directly adjacent to important wildlife and ecology areas of Herne Hill. It is within the councils allocated direction of growth. It is partially within the mineral safeguarding zone. Whilst it is outside the floodplain it is not considered a suitable or sustainable location for development.

Daido car park

A. Site location

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



B. Context of the site and surrounding area

Surrounding land uses	Commercial and residential
Site boundaries	Metal fencing

Is the site:	Greenfield	Brownfield	x	Mixture	Unknown
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C. Site Assessment

1. Designation: 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
2. Use of the land: Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
3. Employment or commercial land: 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
4. Scale and potential site in relation to the Town: 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)

30: Daido car park ctd.



<p>5.Topography: Does the site slope allow for development to be built and still be viable?</p>	(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
<p>6.Flood Risk: Does the site fall within a flood zone or partially within a flood zone?</p>	(3) no risk	(2) partly in the flood zone	(1) majority in the Flood zone
<p>7.Settings, views and natural features: Does the site choice ensure the protection and enhancement of all geodiversity and landscape features?</p>	(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
<p>8.Natural Environment constraints: Does the site choice ensure protection and enhancement of all biodiversity?</p>	(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
<p>9.Impact on the historic environment and heritage assets: negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.</p>	(3) enhance or neutral impact on heritage assets	(2) some impact on heritage assets	(1) significant impact on heritage assets
<p>10.Site Access: Does the site relate well to the existing road network?</p>	(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
<p>11.Sustainable access to public transport, buses: Does the site choice reduce the need to travel by car?</p>	(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
<p>12.Sustainable access to cycle paths: Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?</p>	(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

13.Sustainable access to footpaths: 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
14.Sustainable access to retail, shops and services: 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 10 minutes walking distance of shops and amenities
15.Sustainable access to open spaces and recreation facilities: 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

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

Develop-able area in hectares (HA)	0.7
No. of houses	29 dwellings
Score	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. The site is partly within a flood zone and there is limited scope for mitigation due to it's size which ay constrain the developable area. 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, Listers Hill

A. Site location

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



B. Context of the site and surrounding area

Surrounding land uses	Industrial, agricultural and residential
Site boundaries	Hedgerows

Is the site:	Greenfield	X	Brownfield	Mixture	Unknown
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C. Site Assessment

1. Designation: 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
2. Use of the land: Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
3. Employment or commercial land: 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
4. Scale and potential site in relation to the Town: 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)

<p>5.Topography: Does the site slope allow for development to be built and still be viable?</p>	<p>(3) ground is mostly level</p>	<p>(2) between 5 and 15 degrees of slope or partly over 15 degrees</p>	<p>(1) over 15 degrees slope or unstable over most of the site</p>
<p>6.Flood Risk: Does the site fall within a flood zone or partially within a flood zone?</p>	<p>(3) no risk</p>	<p>(2) partly in the flood zone</p>	<p>(1) majority in the Flood zone</p>
<p>7.Settings, views and natural features: Does the site choice ensure the protection and enhancement of all geodiversity and landscape features?</p>	<p>(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape</p>	<p>(2) minor/medium impact on the surrounding natural landscape setting and views of landscape</p>	<p>(1) major negative impact on surrounding natural landscape setting and views of landscape</p>
<p>8.Natural Environment constraints: Does the site choice ensure protection and enhancement of all biodiversity?</p>	<p>(3) there are no environmental constraints affecting this site.</p>	<p>(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species</p>	<p>(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species</p>
<p>9.Impact on the historic environment and heritage assets: negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.</p>	<p>(3) enhance or neutral impact on heritage assets</p>	<p>(2) some impact on heritage assets</p>	<p>(1) significant impact on heritage assets</p>
<p>10.Site Access: Does the site relate well to the existing road network?</p>	<p>(3) adjacent to existing adequate maintained public roads</p>	<p>(2) adjacent to public road but inadequate</p>	<p>(1) new roads need to be built or substantially upgraded and new infrastructure</p>
<p>11.Sustainable access to public transport, buses: Does the site choice reduce the need to travel by car?</p>	<p>(3) there is an existing bus stop within 5 minutes' walk.</p>	<p>(2) there is an existing bus stop within 10 minutes walk.</p>	<p>(1) the bus stop is more than 10 minutes walk away</p>
<p>12.Sustainable access to cycle paths: Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?</p>	<p>(3) there are cycle paths within 50m of the site.</p>	<p>(2) there are no cycle paths accessing the site, but a new cycle path could be made</p>	<p>(1) there are no cycle paths accessing the site and a new cycle path could not be made</p>

31: Land east of Greenway ctd.



13.Sustainable access to footpaths: 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
14.Sustainable access to retail, shops and services: 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 10 minutes walking distance of shops and amenities
15.Sustainable access to open spaces and recreation facilities: 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

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

Develop-able area in hectares (HA)	1.8 Hectares
No. of houses	44 dwellings
Score	35

E. Recommendation

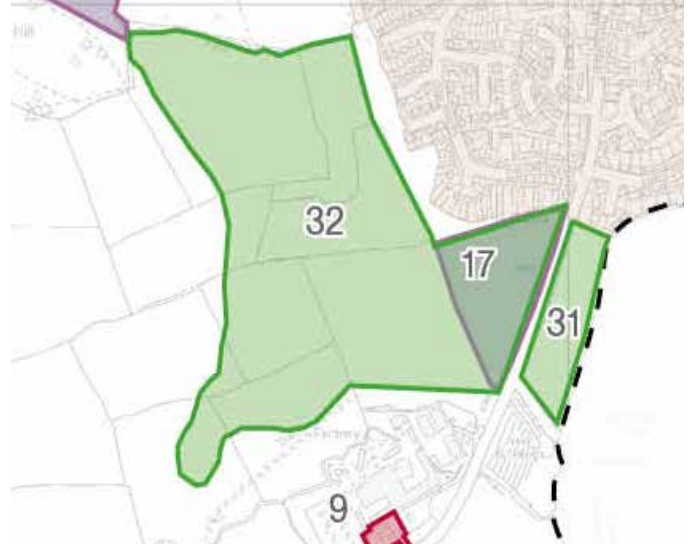
Yes x	No	Partial
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This site is within the open countryside on the southern edge of the town, outside a comfortable walking distance to the town centre. However it is nearer to employment opportunities to the south and close to footpaths and open space. 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 good development potential. Careful landscaping, screening and sensitive treatment to the boundaries, with meaningful tree planting would be needed here. If developed in isolation could comprise ribbon development which is generally not very desirable.

Land to East of Greenway (larger site)

A. Site location

Site Reference 32	
Site name	Greenway Farm (larger site)
Site Address	Hectares, Dowlish Ford



B. Context of the site and surrounding area

Surrounding land uses	Industrial, agricultural and residential
Site boundaries	Hedgerows

Is the site:	Greenfield	X
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Brownfield	Mixture	Unknown
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C. Site Assessment

1. Designation: 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
2. Use of the land: Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
3. Employment or commercial land: 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
4. Scale and potential site in relation to the Town: 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)

32: Land east of Greenway (Larger site) ctd.



<p>5.Topography: Does the site slope allow for development to be built and still be viable?</p>	<p>(3) ground is mostly level</p>	<p>(2) between 5 and 15 degrees of slope or partly over 15 degrees</p>	<p>(1) over 15 degrees slope or unstable over most of the site</p>
<p>6.Flood Risk: Does the site fall within a flood zone or partially within a flood zone?</p>	<p>(3) no risk</p>	<p>(2) partly in the flood zone</p>	<p>(1) majority in the Flood zone</p>
<p>7.Settings, views and natural features: Does the site choice ensure the protection and enhancement of all geodiversity and landscape features?</p>	<p>(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape</p>	<p>(2) minor/medium impact on the surrounding natural landscape setting and views of landscape</p>	<p>(1) major negative impact on surrounding natural landscape setting and views of landscape</p>
<p>8.Natural Environment constraints: Does the site choice ensure protection and enhancement of all biodiversity?</p>	<p>(3) there are no environmental constraints affecting this site.</p>	<p>(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species</p>	<p>(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species</p>
<p>9.Impact on the historic environment and heritage assets: negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.</p>	<p>(3) enhance or neutral impact on heritage assets</p>	<p>(2) some impact on heritage assets</p>	<p>(1) significant impact on heritage assets</p>
<p>10.Site Access: Does the site relate well to the existing road network?</p>	<p>(3) adjacent to existing adequate maintained public roads</p>	<p>(2) adjacent to public road but inadequate</p>	<p>(1) new roads need to be built or substantially upgraded and new infrastructure</p>
<p>11.Sustainable access to public transport, buses: Does the site choice reduce the need to travel by car?</p>	<p>(3) there is an existing bus stop within 5 minutes' walk.</p>	<p>(2) there is an existing bus stop within 10 minutes walk.</p>	<p>(1) the bus stop is more than 10 minutes walk away</p>
<p>12.Sustainable access to cycle paths: Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?</p>	<p>(3) there are cycle paths within 50m of the site.</p>	<p>(2) there are no cycle paths accessing the site, but a new cycle path could be made</p>	<p>(1) there are no cycle paths accessing the site and a new cycle path could not be made</p>
<p>13.Sustainable access to footpaths: 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?</p>	<p>(3) there are existing 'made-up' flat footpaths/pavements edging the site</p>	<p>(2) no existing footpaths or pavements but there is good potential for it to be upgraded.</p>	<p>(1) no existing footpaths or pavements and there is no potential to upgrade the access</p>

14.Sustainable access to retail, shops and services: 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 10 minutes walking distance of shops and amenities
15.Sustainable access to open spaces and recreation facilities: 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

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

Develop-able area in hectares (HA)	17 Hectares
No. of houses	306 dwellings
Score	31

E. Recommendation

Yes	No x	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 much of the town centre. However it is near 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. Some parts are exposed to long views with no potential impact on the heritage assets, this site does have some development potential. It is adjacent to protected species sites to the North and flooding to the South however not within these constraint zones. Careful landscaping, screening and sensitive treatment to the boundaries, with meaningful tree planting would be needed here. As it is a larger site it has the potential to have a significant impact on the town due to the scale and this together with design, landscape and deliverability concerns and large scale of the site, limit the development potential considerably.



Assessment of Stage 4 findings

- 4.3 The above section has assessed the potential 20 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. Each of those sites was scored on a traffic light system and given a score of green for the most suitable and red for least preferable.
- 4.4 There is a requirement to provide around 320 dwellings in Ilminster by 2036. As such out of those 19 sites, sites 24, 23, 30, 12, 31, 17, 26, 19, 25, 22 and 21 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 table 4 and total 391 dwellings. This is 71 more dwellings than what is required for the local plan period and as such not all of these sites are required but can still be allocated if desired.
- 4.5 Following this site 21 scored 6th place with a further potential for 68 dwellings and are highlighted in amber in table 4. The amber site can be considered as alternative or additional sites if the other sites prove to be undeliverable or undesirable for other reasons.
- 4.6 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 green in the table. This site is estimated for 88 dwellings based on the dph scorings. 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.
- 4.7 It is considered that two out of the twenty-one 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 used for school needs.

TABLE 3: OVERVIEW OF SINGLE ASSESSMENT SH

Assessment criteria Score: 3 = High, 1 = low

Question	Assessment criteria
1. Designation: development within development area	(3) Within (2) Immediately adjacent (1) Countryside location
2. Use of the land: most efficient and effective use of land	(3) brownfield uncontaminated (2) brownfield some contamination (1) Greenfield
3. Employment or commercial land	(3) Not employment or commercial land (2) Not a strategic loss (1) strategic employment land
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)
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
6. Flood Risk	(3) no risk (2) partly in the flood zone (1) Majority in the Flood zone
7. Settings, views and natural features	(3) no impact (2) minor/medium impact (1) major impact
8. Natural environment constraint	(3) none (2) small/medium number of species (1) large number of significant species
9. Impact on the historic environment and heritage assets	(3) enhance or neutral impact (2) some impact on heritage assets (1) significant impact
10. Site Access	(3) adjacent to (2) adjacent to public road but inadequate (1) new roads need to be built or substantially upgraded
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
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
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
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 10 minutes walking distance of amenities
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

EETS






	Site Ref:	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
		2	2	2	2	2	2	2	2	2	2	2	3	3	2	2	2	1	1	3	2	2
		1	1	1	1	2	1	1	1	1	1	1	3	3	1	1	1	1	1	2	1	1
		3	3	3	3	1	3	3	3	3	3	3	2	2	2	3	3	3	3	2	3	3
ore)		2	2	2	1	1	2	1	2	2	3	2	3	3	2	2	1	1	1	2	2	1
		1	1	2	2	3	2	1	3	1	2	2	3	3	3	2	1	3	1	3	2	2
		3	3	3	2	1	3	3	3	3	1	3	3	3	1	2	3	3	3	2	3	3
		1	1	1	1	2	1	1	1	1	1	1	3	3	2	1	1	1	1	3	2	1
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		3	3	3	3	1	1	1	2	3	2	2	3	3	1	3	3	1	1	1	1	1
e		3	3	3	3	2	3	3	3	3	3	3	3	3	3	3	3	3	2	2	3	3
TOTALS		36	30	31	30	31	35	31	34	31	32	33	42	42	33	34	31	29	26	36	35	31

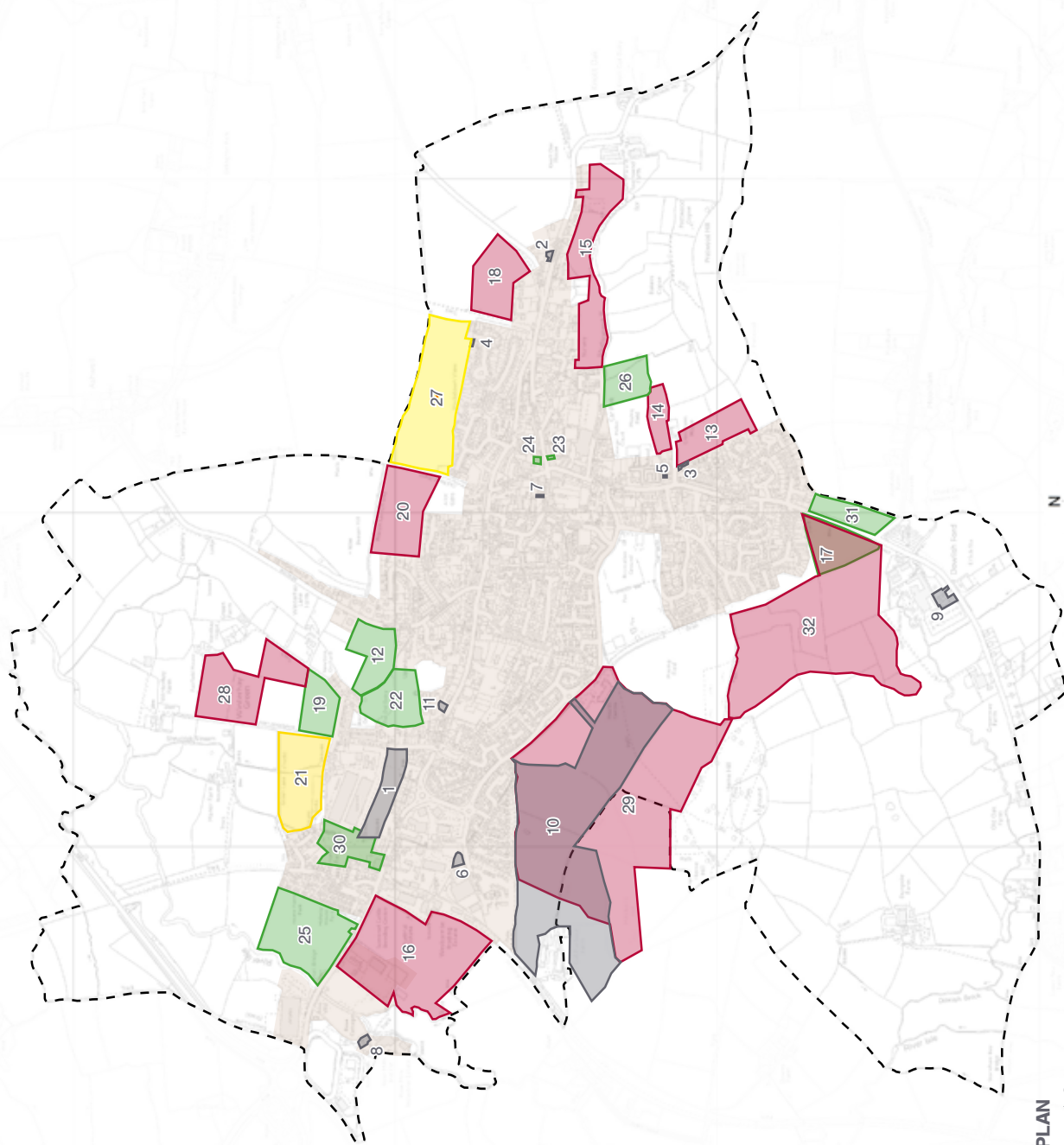
TABLE 4: Summary order of scores

Ref. no.	Site name	Score	Land use	Housing potential	Comment for action or why it is partial only.	No. of units	Total no. of units
24	Market House	42	Brownfield	Whole		14	
23	The Swan	42	Brownfield	Whole		2	
30	Daido Car Park	36	Brownfield	Partial	Flooding issues on part of site	29	
12	Land rear of New Wood House, The Beacon	36	Greenfield	Partial	Steep slope therefore partial.	36	
31	Land to East of Greenway	35	Greenfield	Whole	Could create ribbon development	44	
17	Greenway Farm	35	Greenfield	Whole	Could create ribbon development	44	
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	
25	Land North of Station Road	33	Greenfield	Whole	Allocated employment.	88	
22	Land to East of Winterhay Lane and Old Dairy	33	Greenfield	Partial	Part green space planted woodland.	59	391
21	Land to North of Winterhay Lane and East of Old Orchard	32	Greenfield	Whole		69	
32	Greenway Farm (larger site)	31	Greenfield			306	
14	Land North of Cross	31	Greenfield		Potential for extending playing field	24	
15	Land South of Shudrick Lane	31	Greenfield	Partial	Issues with views on part of the site	220	
16	Horlicks Site	31	Mixed	None	Employment allocation	None	
18	Bay Road	31	Greenfield			44	
20	Land south of Beacon Lane	31	Greenfield		Steep slope and exposed views	40	
27	Land rear of Blackdown View	31	Greenfield	Partial	Steep slope and exposed views.	119	
13	Land South of Cross	30	Greenfield	Partial	Steep slope	57	
29	Land off Canal Way Phase 2	26	Greenfield	Partial	Part outside of plan area. Low score as phase 1 incomplete	94	
28	Land E of Winterhay Lane, S of Fairfield House	29	Greenfield			99	1140
POTENTIAL TOTAL						1531	

SITE ALLOCATIONS OPTIONS ANALYSIS

Traffic Light Map
January 2020

- LEGEND
-  ILMINSTER NEIGHBOURHOOD PLAN BOUNDARY
 -  PREFERRED SITES SUITABLE FOR DEVELOPMENT
 -  POTENTIAL SITES SUITABLE FOR DEVELOPMENT
 -  LESS DESIRABLE SITES SUITABLE FOR DEVELOPMENT
 -  PREVIOUSLY DEVELOPED SITES OR SITES WITH PLANNING PERMISSION



5. STAGE 5: Consideration of Consultation Results

Site Selection Workshop in September 2019

5.1 For this tasks, participants were asked to mark on the map, sites that they deemed suitable for development, considering the periphery of the town. Participants were encouraged to think about:

1. Sites which are suitable for green corridors, new open space and connections.
2. Locations where employment and tourism-focussed interventions could occur.
3. Routes & Junctions where improvements can be made to encourage sustainable access and movement throughout the town.
4. Locations for new homes and any specialist accommodation. Think about attributes of new development for individual areas, relative to their immediate rural and urban surroundings.

Site Selection Workshop

RESULTS MAP
October 2019

Sites Considered at the workshop*
Preferred Land-Use Legend:

- High Density Housing
- Low Density Housing
- Education
- Open Space including Food & Agriculture
- Employment
- Development Area and Sites with planning permission

Y YES - greater consensus **for** housing development

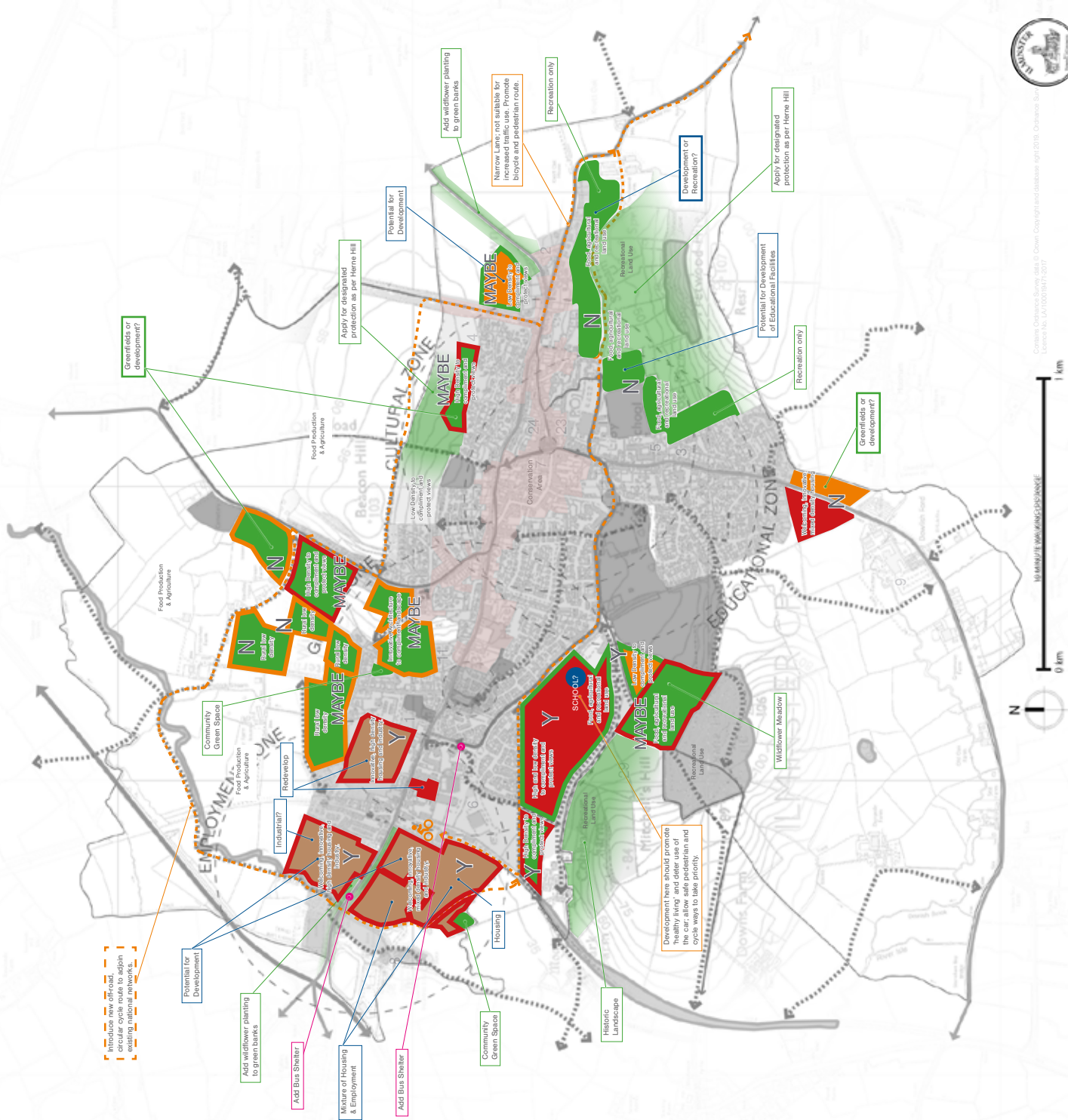
MAYBE MAYBE - **undecided** consensus for housing development

N NO - greater consensus **against** housing development

NOTE:

- The main colour of the sites is the primary preferred use, the outline colour the secondary use.
- Only sites that were mentioned by participants are shown on the map.

* These are the sites that were considered at the workshop only. Please note that additional sites were considered after this and as a result of the Call for Sites exercise.



ILMINSTER NEIGHBOURHOOD PLAN

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 Community | T: 01202 675 152

0 km 1 km
 0 km 1 km
 ILMINSTER NEIGHBOURHOOD PLAN

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6. STAGE 6: Assessment of smaller/ partial sites

6.1 The Town Council and Ilminster Neighbourhood Plan working group were given an opportunity to consider the findings of the Site Selection Report between October 2019 and January 2020 after which ECA were asked to consider smaller site areas. There was some concern expressed that larger sites received unduly lower scores because of their size.

6.2 Altering the area proposed for development has the potential to alter a sites scoring as such the developable areas have been reassessed on their own individual merits.

6.3 Smaller parts of the following sites were reconsidered:

- Site 12- Land at rear of New Wood House- steep topography limits development potential of larger site.
- Site 15 Land south of Shudrick Lane- Size of site exacerbates potential impact on views and heritage and severely limits the entire sites development potential.
- 22- Land to East of Winterhay Lane- ownership divided and also the southern part is more heavily planted making a positive contribution to the area and limiting development potential.
- 27- Blackdown- Steep topographical nature and potential impact on views severely limits the development potential of the whole site.
- 30- 30A- Daido Car Park- this is currently in use as a staff car park for the existing employment use and potentially needed to satisfy the operational requirements of the employee.

6.4 Conclusions are set out after the assessments below.

Land Rear of New Wood House - developable area

A. Site location

Site Reference	12A
Site name	Land rear of New Wood House
Site Address	Land rear of New Wood House, The Beacon, Ilminster

Current use	Agricultural
Total area in Hectares (Ha)	1.15 (shown in blue)



B. Context of the site and surrounding area

Surrounding land uses	Residential and agricultural
Site boundaries	Established trees and hedgerows

Is the site:	Greenfield	X	Brownfield	Mixture	Unknown
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C. Site Assessment

1.Designation: 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
2.Use of the land: Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
3.Employment or commercial land: 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
4.Scale and potential site in relation to the Town: 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)

<p>5.Topography: Does the site slope allow for development to be built and still be viable?</p>	<p>(3) ground is mostly level</p>	<p>(2) between 5 and 15 degrees of slope or partly over 15 degrees</p>	<p>(1) over 15 degrees slope or unstable over most of the site</p>
<p>6.Flood Risk: Does the site fall within a flood zone or partially within a flood zone?</p>	<p>(3) no risk</p>	<p>(2) partly in the flood zone</p>	<p>(1) majority in the Flood zone</p>
<p>7.Settings, views and natural features: Does the site choice ensure the protection and enhancement of all geodiversity and landscape features?</p>	<p>(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape</p>	<p>(2) minor/medium impact on the surrounding natural landscape setting and views of landscape</p>	<p>(1) major negative impact on surrounding natural landscape setting and views of landscape</p>
<p>8.Natural Environment constraints: Does the site choice ensure protection and enhancement of all biodiversity?</p>	<p>(3) there are no environmental constraints affecting this site.</p>	<p>(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species</p>	<p>(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species</p>
<p>9.Impact on the historic environment and heritage assets: negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.</p>	<p>(3) enhance or neutral impact on heritage assets</p>	<p>(2) some impact on heritage assets</p>	<p>(1) significant impact on heritage assets</p>
<p>10.Site Access: Does the site relate well to the existing road network?</p>	<p>(3) adjacent to existing adequate maintained public roads</p>	<p>(2) adjacent to public road but inadequate</p>	<p>(1) new roads need to be built or substantially upgraded and new infrastructure</p>
<p>11.Sustainable access to public transport, buses: Does the site choice reduce the need to travel by car?</p>	<p>(3) there is an existing bus stop within 5 minutes' walk.</p>	<p>(2) there is an existing bus stop within 10 minutes walk.</p>	<p>(1) the bus stop is more than 10 minutes walk away</p>
<p>12.Sustainable access to cycle paths: Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?</p>	<p>(3) there are cycle paths within 50m of the site.</p>	<p>(2) there are no cycle paths accessing the site, but a new cycle path could be made</p>	<p>(1) there are no cycle paths accessing the site and a new cycle path could not be made</p>
<p>13.Sustainable access to footpaths: 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?</p>	<p>(3) there are existing 'made-up' flat footpaths/pavements edging the site</p>	<p>(2) no existing footpaths or pavements but there is good potential for it to be upgraded.</p>	<p>(1) no existing footpaths or pavements and there is no potential to upgrade the access</p>

12A: Rear of New Wood House ctd.



14.Sustainable access to retail, shops and services: 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 10 minutes walking distance of shops and amenities
15.Sustainable access to open spaces and recreation facilities: 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

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

Develop-able area in hectares (HA)	1.15 Hectares
No. of houses	36 dwellings
Score	37

E. Recommendation

Yes x	No	Partial
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Step topography and potential impact on views and ecology prevent a comprehensive redevelopment. But given 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 Shudrick Lane - developable area additional assessment

A. Site location

Site Reference	15A
Site name	Land South of Shudrick Lane
Site Address	Shudrick Valley

Current use	Agricultural and paddock
Total area in Hectares (Ha)	1.4 Hectares



B. Context of the site and surrounding area

Surrounding land uses	Residential, and agricultural
Site boundaries	Residential fences, river, conservation area and hedges

Is the site:	Greenfield	X	Brownfield	Mixture	Unknown
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C. Site Assessment

1. Designation: 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
2. Use of the land: Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
3. Employment or commercial land: 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
4. Scale and potential site in relation to the Town: 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)



<p>5.Topography: Does the site slope allow for development to be built and still be viable?</p>	<p>(3) ground is mostly level</p>	<p>(2) between 5 and 15 degrees of slope or partly over 15 degrees</p>	<p>(1) over 15 degrees slope or unstable over most of the site</p>
<p>6.Flood Risk: Does the site fall within a flood zone or partially within a flood zone?</p>	<p>(3) no risk</p>	<p>(2) partly in the flood zone</p>	<p>(1) majority in the Flood zone</p>
<p>7.Settings, views and natural features: Does the site choice ensure the protection and enhancement of all geodiversity and landscape features?</p>	<p>(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape</p>	<p>(2) minor/medium impact on the surrounding natural landscape setting and views of landscape</p>	<p>(1) major negative impact on surrounding natural landscape setting and views of landscape</p>
<p>8.Natural Environment constraints: Does the site choice ensure protection and enhancement of all biodiversity?</p>	<p>(3) there are no environmental constraints affecting this site.</p>	<p>(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species</p>	<p>(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species</p>
<p>9.Impact on the historic environment and heritage assets: negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.</p>	<p>(3) enhance or neutral impact on heritage assets</p>	<p>(2) some impact on heritage assets</p>	<p>(1) significant impact on heritage assets</p>
<p>10.Site Access: Does the site relate well to the existing road network?</p>	<p>(3) adjacent to existing adequate maintained public roads</p>	<p>(2) adjacent to public road but inadequate</p>	<p>(1) new roads need to be built or substantially upgraded and new infrastructure</p>
<p>11.Sustainable access to public transport, buses: Does the site choice reduce the need to travel by car?</p>	<p>(3) there is an existing bus stop within 5 minutes' walk.</p>	<p>(2) there is an existing bus stop within 10 minutes walk.</p>	<p>(1) the bus stop is more than 10 minutes walk away</p>
<p>12.Sustainable access to cycle paths: Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?</p>	<p>(3) there are cycle paths within 50m of the site.</p>	<p>(2) there are no cycle paths accessing the site, but a new cycle path could be made</p>	<p>(1) there are no cycle paths accessing the site and a new cycle path could not be made</p>

<p>13.Sustainable access to footpaths: 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?</p>	<p>(3) there are existing 'made-up' flat footpaths/ pavements edging the site</p>	<p>(2) no existing footpaths or pavements but there is good potential for it to be upgraded.</p>	<p>(1) no existing footpaths or pavements and there is no potential to upgrade the access</p>
<p>14.Sustainable access to retail, shops and services: 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?</p>	<p>(3) the site is within 5 minutes walking distance of shops and amenities</p>	<p>(2) the site is within 10 minutes walking distance of shops and amenities</p>	<p>(1) the site is more than 10 minutes walking distance of shops and amenities</p>
<p>15.Sustainable access to open spaces and recreation facilities: Does the site choice promote healthy living and lifestyles?</p>	<p>(3) there is an existing open space or play facility within 5 minutes' walk or the ability to provide one</p>	<p>(2) there is an existing open space or play facility within 10 minutes walk</p>	<p>(1) the existing open space or play facility is more than 10 minutes walk away</p>

D. Site potential

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

<p>Develop-able area in hectares (HA)</p>	<p>1.4</p>
<p>No. of houses</p>	<p>33</p>
<p>Score</p>	<p>38</p>

E. Recommendation

<p>Yes X</p>	<p>No</p>	<p>Partial</p>
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Some low density residential development would be appropriate here. It lends itself well for low density housing, bungalows or even retirement homes due to flat, close access to the town centre.

Land to East of Winterhay Lane and Old Dairy -developable area

A. Site location

Site Reference	22A
Site name	Land to East of Winterhay Lane and Old Dairy
Site Address	Land to East of Winterhay Lane and Old Dairy

Current use	Agricultural
Total area in Hectares (Ha)	1



B. Context of the site and surrounding area

Surrounding land uses	Conservation area, Residential, and agricultural
Site boundaries	Hedgerows and residential fences

Is the site:	Greenfield	X	Brownfield	Mixture	Unknown
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C. Site Assessment

1. Designation: 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
2. Use of the land: Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
3. Employment or commercial land: 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
4. Scale and potential site in relation to the Town: 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)

<p>5.Topography: Does the site slope allow for development to be built and still be viable?</p>	<p>(3) ground is mostly level</p>	<p>(2) between 5 and 15 degrees of slope or partly over 15 degrees</p>	<p>(1) over 15 degrees slope or unstable over most of the site</p>
<p>6.Flood Risk: Does the site fall within a flood zone or partially within a flood zone?</p>	<p>(3) no risk</p>	<p>(2) partly in the flood zone</p>	<p>(1) majority in the Flood zone</p>
<p>7.Settings, views and natural features: Does the site choice ensure the protection and enhancement of all geodiversity and landscape features?</p>	<p>(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape</p>	<p>(2) minor/medium impact on the surrounding natural landscape setting and views of landscape</p>	<p>(1) major negative impact on surrounding natural landscape setting and views of landscape</p>
<p>8.Natural Environment constraints: Does the site choice ensure protection and enhancement of all biodiversity?</p>	<p>(3) there are no environmental constraints affecting this site.</p>	<p>(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species</p>	<p>(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species</p>
<p>9.Impact on the historic environment and heritage assets: negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.</p>	<p>(3) enhance or neutral impact on heritage assets</p>	<p>(2) some impact on heritage assets</p>	<p>(1) significant impact on heritage assets</p>
<p>10.Site Access: Does the site relate well to the existing road network?</p>	<p>(3) adjacent to existing adequate maintained public roads</p>	<p>(2) adjacent to public road but inadequate</p>	<p>(1) new roads need to be built or substantially upgraded and new infrastructure</p>
<p>11.Sustainable access to public transport, buses: Does the site choice reduce the need to travel by car?</p>	<p>(3) there is an existing bus stop within 5 minutes' walk.</p>	<p>(2) there is an existing bus stop within 10 minutes walk.</p>	<p>(1) the bus stop is more than 10 minutes walk away</p>
<p>12.Sustainable access to cycle paths: Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?</p>	<p>(3) there are cycle paths within 50m of the site.</p>	<p>(2) there are no cycle paths accessing the site, but a new cycle path could be made</p>	<p>(1) there are no cycle paths accessing the site and a new cycle path could not be made</p>

22A: Land East of Winterhay Lane ctd.



13.Sustainable access to footpaths: 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
14.Sustainable access to retail, shops and services: 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 10 minutes walking distance of shops and amenities
15.Sustainable access to open spaces and recreation facilities: 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

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

Develop-able area in hectares (HA)	1
No. of houses	24 dwellings
Score	34

E. Recommendation

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

Land to rear of Blackdown View -developable area

A. Site location

Site Reference	27A
Site name	Land Rear of Blackdown View
Site Address	Blackdown View

Current use	Agricultural
Total area in Hectares (Ha)	4.3 Hectares



B. Context of the site and surrounding area

Surrounding land uses	Residential and agricultural
Site boundaries	Hedgerows and residential fences

Is the site:	Greenfield	X	Brownfield	Mixture	Unknown
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C. Site Assessment

1. Designation: 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
2. Use of the land: Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
3. Employment or commercial land: 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
4. Scale and potential site in relation to the Town: 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)

<p>5.Topography: Does the site slope allow for development to be built and still be viable?</p>	<p>(3) ground is mostly level</p>	<p>(2) between 5 and 15 degrees of slope or partly over 15 degrees</p>	<p>(1) over 15 degrees slope or unstable over most of the site</p>
<p>6.Flood Risk: Does the site fall within a flood zone or partially within a flood zone?</p>	<p>(3) no risk</p>	<p>(2) partly in the flood zone</p>	<p>(1) majority in the Flood zone</p>
<p>7.Settings, views and natural features: Does the site choice ensure the protection and enhancement of all geodiversity and landscape features?</p>	<p>(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape</p>	<p>(2) minor/medium impact on the surrounding natural landscape setting and views of landscape</p>	<p>(1) major negative impact on surrounding natural landscape setting and views of landscape or natural features</p>
<p>8.Natural Environment constraints: Does the site choice ensure protection and enhancement of all biodiversity?</p>	<p>(3) there are no environmental constraints affecting this site.</p>	<p>(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species</p>	<p>(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species</p>
<p>9.Impact on the historic environment and heritage assets: negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.</p>	<p>(3) enhance or neutral impact on heritage assets</p>	<p>(2) some impact on heritage assets</p>	<p>(1) significant impact on heritage assets</p>
<p>10.Site Access: Does the site relate well to the existing road network?</p>	<p>(3) adjacent to existing adequate maintained public roads</p>	<p>(2) adjacent to public road but inadequate</p>	<p>(1) new roads need to be built or substantially upgraded and new infrastructure</p>
<p>11.Sustainable access to public transport, buses: Does the site choice reduce the need to travel by car?</p>	<p>(3) there is an existing bus stop within 5 minutes' walk.</p>	<p>(2) there is an existing bus stop within 10 minutes walk.</p>	<p>(1) the bus stop is more than 10 minutes walk away</p>
<p>12.Sustainable access to cycle paths: Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?</p>	<p>(3) there are cycle paths within 50m of the site.</p>	<p>(2) there are no cycle paths accessing the site, but a new cycle path could be made</p>	<p>(1) there are no cycle paths accessing the site and a new cycle path could not be made</p>
<p>13.Sustainable access to footpaths: 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?</p>	<p>(3) there are existing 'made-up' flat footpaths/pavements edging the site</p>	<p>(2) no existing footpaths or pavements but there is good potential for it to be upgraded.</p>	<p>(1) no existing footpaths or pavements and there is no potential to upgrade the access</p>

14.Sustainable access to retail, shops and services: 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 10 minutes walking distance of shops and amenities
15.Sustainable access to open spaces and recreation facilities: 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

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

Develop-able area in hectares (HA)	4.3
No. of houses	78 dwellings
Score	32

E. Recommendation

Yes X	No	Partial
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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. The site is within the mineral safeguarding zone which may impact on development potential. 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).

Daido car park -developable area

A. Site location

Site Reference	30A
Site name	Daido car park
Site Address	Station Road
Current use	car parking
Total area in Hectares (Ha)	0.7 Hectares



B. Context of the site and surrounding area

Surrounding land uses	Commercial and residential
Site boundaries	Metal fencing

Is the site:	Greenfield	Brownfield	x	Mixture	Unknown
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C. Site Assessment

1. Designation: 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
2. Use of the land: Site choice to ensure the most efficient and effective use of land.	(3) brownfield uncontaminated	(2) brownfield some contamination	(1) greenfield
3. Employment or commercial land: 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
4. Scale and potential site in relation to the Town: 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)

<p>5.Topography: Does the site slope allow for development to be built and still be viable?</p>	<p>(3) ground is mostly level</p>	<p>(2) between 5 and 15 degrees of slope or partly over 15 degrees</p>	<p>(1) over 15 degrees slope or unstable over most of the site</p>
<p>6.Flood Risk: Does the site fall within a flood zone or partially within a flood zone?</p>	<p>(3) no risk</p>	<p>(2) partly in the flood zone</p>	<p>(1) majority in the Flood zone</p>
<p>7.Settings, views and natural features: Does the site choice ensure the protection and enhancement of all geodiversity and landscape features?</p>	<p>(3) no impact or an enhancement on surrounding natural landscape setting and views of the landscape</p>	<p>(2) minor/medium impact on the surrounding natural landscape setting and views of landscape</p>	<p>(1) major negative impact on surrounding natural landscape setting and views of landscape</p>
<p>8.Natural Environment constraints: Does the site choice ensure protection and enhancement of all biodiversity?</p>	<p>(3) there are no environmental constraints affecting this site.</p>	<p>(2) small/medium number of significant hedgerows or trees with or without Tree Preservation Orders or protected species</p>	<p>(1) large number of significant hedgerows or trees with or without Tree Preservation Order or protected species</p>
<p>9.Impact on the historic environment and heritage assets: negative impact to be avoided to preserve historic environment to include Ilminster conservation area, listed buildings and archaeological features.</p>	<p>(3) enhance or neutral impact on heritage assets</p>	<p>(2) some impact on heritage assets</p>	<p>(1) significant impact on heritage assets</p>
<p>10.Site Access: Does the site relate well to the existing road network?</p>	<p>(3) adjacent to existing adequate maintained public roads</p>	<p>(2) adjacent to public road but inadequate</p>	<p>(1) new roads need to be built or substantially upgraded and new infrastructure</p>
<p>11.Sustainable access to public transport, buses: Does the site choice reduce the need to travel by car?</p>	<p>(3) there is an existing bus stop within 5 minutes' walk.</p>	<p>(2) there is an existing bus stop within 10 minutes walk.</p>	<p>(1) the bus stop is more than 10 minutes walk away</p>
<p>12.Sustainable access to cycle paths: Does the site choice reduce the need to travel and promote more sustainable transport choices by being near and creating cycle paths?</p>	<p>(3) there are cycle paths within 50m of the site.</p>	<p>(2) there are no cycle paths accessing the site, but a new cycle path could be made</p>	<p>(1) there are no cycle paths accessing the site and a new cycle path could not be made</p>
<p>13.Sustainable access to footpaths: 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?</p>	<p>(3) there are existing 'made-up' flat footpaths/ pavements edging the site</p>	<p>(2) no existing footpaths or pavements but there is good potential for it to be upgraded.</p>	<p>(1) no existing footpaths or pavements and there is no potential to upgrade the access</p>

30A: Daido Car Park ctd.



14.Sustainable access to retail, shops and services: 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 10 minutes walking distance of shops and amenities
15.Sustainable access to open spaces and recreation facilities: 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

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

Develop-able area in hectares (HA)	0.7
No. of houses	17 dwellings
Score	37

E. Recommendation

Yes x	No	Partial
-------	----	---------

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. The site is partly within a flood zone and there is limited scope for mitigation due to it's size which constrain the developable area. A mixed use development could be appropriate here. Due to the sites brown field nature this should be investigated further.

6.5 Sites 30, 12, and 22 increased their scores in their partial site assessment by 1 point and remain in the green recommended as a site option. The main change is the addition of site 15 to the green, recommended for site options, with a significant increase in 6 points on the partial site area of the suggested allocation, due to a decrease in the impact on the town from the number of houses proposed, decreasing potential impact on settings and views, the environment and heritage assets, it would relate better the road network and the majority of the site would have access to buses. Site 27 has also gained a point and is now a potential amber site. However it should be acknowledged that access, topography and views are a significant constraint on the site at Black-down (30).

6.6 This table opposite is the outcome of the assessment of the partial sites considered suitable for development however not in their entirety. Based on this table, the 320 dwellings that are required in Ilminster would be recommended on sites 24, 23, 30A, 15A, 12A, 31, 17, 26, 22A, and 19. With site 25 as a further option if the sites in green are found to be undesirable or undeliverable.

KEY TO TABLE 4:

Grey text, green background	Whole site recommended for development
Red text, green background	Partial Site recommended for development Amount of homes used in TOTAL calculation
Blue text, grey background	Whole site Amount of homes NOT used in TOTAL calculation
Red text, yellow background	Partial site NOT recommended
Grey text, red background	Whole/ partial site NOT recommended

TABLE 5: Summary order of partial site scores

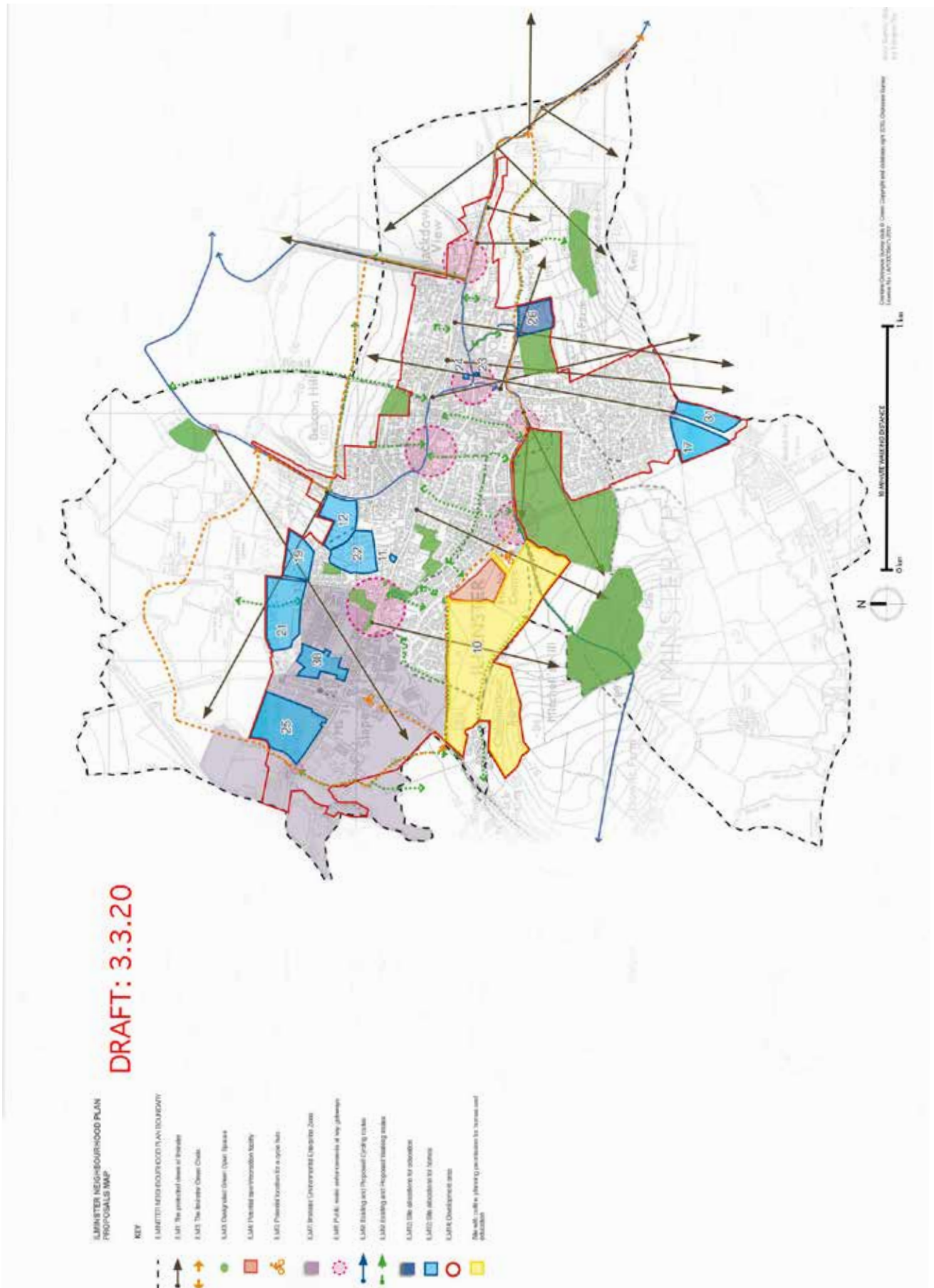


Ref. no.	Site name	Score	Land use	Housing potential	No. of units	Total no. of units
24	Market House	42	Brownfield	Whole	14	
23	The Swan	42	Brownfield	Whole	2	
30A	Daido Car Park	37	Brownfield	Whole	17	
15A	Partial Shudrick Lane	37	Greenfield	Whole	46	
12A	Land rear of New Wood House, The Beacon	37	Greenfield	Whole	28	
30	Daido Car Park	36	Brownfield	Partial	29	
12	Land rear of New Wood House, The Beacon	36	Greenfield	Partial	36	
31	Land to East of Greenway	35	Greenfield	Whole	44	
17	Greenway Farm	35	Greenfield	Whole	44	
26	Land East of Playing Field	34	Greenfield	Whole	29	
22A	Land to East of Winterhay Lane and Old Dairy	34	Greenfield	Whole	24	
19	Land East of Winterhay Lane	34	Greenfield	Whole	46	
25	Land North of Station Road	33	Greenfield	Whole	88	382
22	Land to East of Winterhay Lane and Old Dairy	33	Greenfield	Partial	59	
27A	Land rear of Blackdown	32	Greenfield	Whole	78	
21	Land to North of Winterhay Lane and East of Old Orchard	32	Greenfield	Whole	69	
14	Land North of Cross	31	Greenfield		24	
15	Land South of Shudrick Lane	31	Greenfield	Partial	220	
16	Horlicks Site	31	Mixed	None	None	
18	Bay Road	31	Greenfield		44	
20	Land south of Beacon Lane	31	Greenfield		41	
27	Land rear of Blackdown View	31	Greenfield	Partial	119	
32	Greenway Farm (larger site)	31	Greenfield		306	
13	Land South of Cross	30	Greenfield		57	
28	Land E of Winterhay Lane, S of Fairfield House	29	Greenfield		99	
29	Land off Canal Way Phase 2	26	Greenfield		94	864
POTENTIAL TOTAL					N/A	

7. Feedback from Landowners and final list

- 7.1 ECA undertook a thorough land registry search and wrote to owners and agents (if information available) of all sites allocated for development in the draft neighbourhood plan in February 2020.
- 7.2 A meeting was held at the Ilminster Town Council offices on 16th March 2020, where ECA explained the purpose of the neighbourhood plan and various policies. Following this, landowners were asked to complete a survey to confirm the availability, achievability and suitability of their sites for the amount of development anticipated in the plan. Owners/agents who were unable to attend were emailed and phoned and were also asked to complete the questionnaires.
- 7.3 The following information is included in the appendices:
- Letter to landowners;
 - Meeting Note;
 - Survey results;
- 7.4 The following sites were excluded from development as a result of this process:
- 30A- Daido Car Park: Owners confirmed that the site is needed for operational purposes
 - 22- Land to East of Winterhay Lane/ Old Dairy- only northern part available for development, owners of southern part want to keep it available for tree planting etc.
- 7.5 Gooche and Housego (Site 24) owners of the site adjacent to Market House, East Street declined to attend the meeting/ discuss their site or complete a survey. However this site is considered available, given the extant planning permission, the brownfield nature of the site and at the time of writing, it being for sale and under offer.
- 7.6 ECA have been in active dialogue with the following site owners by email and phone, but at the time of writing they have not completed a survey. All of them have informally advised no objection to the proposals on their land:
- Site 12: Gerald Pearce
 - Site 19: Gerald Pearce
 - Site 25: DairyCrest
 - Site 15A, 26, 31: Dillington Estates
- 7.7 The emerging SSDC Local Plan confirms a housing need in Ilminster of 839 dwellings for the period 2016-2036. The table opposite demonstrates that there is a sufficient number of suitable, available and achievable sites to meet the housing needs of Ilminster. In total the sites can accommodate a maximum of 345 new homes, this together with 400 permitted on Canal Way and the 119 dwellings already built totals 864 dwellings. This together with windfalls exceeds requirements. The amount of homes allocated to each site in Policy ILM12 of the INP may differ from the list opposite, as more information will come to light as part of the consultation process and from feedback from landowners and stakeholders.

Ref. no.	Site name	Score	Land use	Maximum potential number of units	Summary of potential issues	Maximum total at SSDC standards
24	Gooche & Housego Market House	42	Brown-field	14	Brownfield. Permission previously achieved.	
23	The Swan	42	Brown-field	2	Parking. Being promoted for 4	
15A	Partial Shudrick Lane	37	Greenfield	33	Landscape, topography, neighbours	
12A	Land rear of New Wood House, The Beacon	37	Greenfield	36	Steep topography. Access to lower part.	
31	Land to East of Greenway	35	Greenfield	44	None known	
17	Greenway Farm	35	Greenfield	44	None known	
26	Land East of Playing Field	34	Greenfield	29	None known	
22A	Land to East of /Winterhay Lane and Old Dairy	34	Greenfield	24	None known, views, trees countryside edge	
25	Land North of Station Road	33	Greenfield	50	Flooding	
21	Land to North of Winterhay Lane and East of Old Orchard	32	Greenfield	69	Ownership divided may be piecemeal, flooding & views & countryside edge. Owners engaged	345
27A	Land rear of Blackdown	32	Greenfield	78		
13A	Land South of Cross	31	Greenfield	41		
14	Land North of Cross	31	Greenfield	24		
16	Horlicks Site	31	Mixed	None		
18	Bay Road	31	Greenfield	44		
20	Land south of Beacon Lane	31	Greenfield	41		
32	Greenway Farm (larger site)	31	Greenfield	306		
28	Land E of Winterhay Lane, S of Fairfield House	29	Greenfield	99		
29	Land off Canal Way Phase 2	26	Greenfield	94		





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«Owner»
«Address_1» «Address_2_»
«Address_3» «Address_4»
«Address_5» «Address_6»

2 March 2020

Dear «Owner»

RE: «Site_Name»: «Titke_Nos»
ILMINSTER NEIGHBOURHOOD PLAN
MEETING INVITATION: 2PM, MONDAY 16TH MARCH 2020
ILMINSTER TOWN COUNCIL OFFICES

We are writing on behalf of the Ilminster Neighbourhood Plan Working Group. As part of the preparation of the neighbourhood plan, we are looking at potential development sites in and around Ilminster. A site that you own/ have an interest in, has been considered favourably in the Site Selection Report, which is key part of the evidence base for the plan. As a result, we are considering allocating your site for development in the draft neighbourhood plan, subject to further consultation with the wider community. A draft proposals map is attached for your information.

We would like to meet you with other landowners at a workshop style meeting at 2pm on Monday 16th March. It will be chaired by myself and attended by the following members of the Neighbourhood Plan Working Group/ Town Council, Stuart Shephard (Chair of Ilminster Neighbourhood Plan Working Group and Town Councillor) Scott Waldie (Secretary) and Henrietta Van den Bergh (Housing Working Group). We will be discussing potential sites, timescales for delivery, types of homes and the draft Design Guide for Ilminster.

We will also send a questionnaire via email, before the meeting, for you to complete and bring to the meeting.

We very much hope that you will be able to attend this meeting and would appreciate it if you could confirm your attendance by emailing me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. J. Covell'.

Martha Covell MRTPI

Planning Consultant for the Ilminster Neighbourhood Plan

c.c Stuart Shephard, Chair of Ilminster Neighbourhood Plan Working Group



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ILMINSTER NEIGHBOURHOOD PLAN: MEETING NOTES

MEETING WITH LANDOWNERS: DEVELOPMENT SITES

DATE: 16th March 2020 (2pm)

ATTENDEES:

Martha Covell (Planning Consultant and Chair of meeting)

Stuart Shephard (Chair of INP working group)

Scott Waldie (Secretary, INP working group)

Henrietta Van de Bergh (Communications Lead, INP working group)

Various landowners/agents: John Galding, Andy Hobbs, Gerald Pearce, Paul Rowe, Philp Painter, Luke Abbot, Victoria Stone-Crabb, Janet Crabb, Josh Stevenson, David Rich

APOLOGIES: Karl Scholz

1. Background and summary of the draft Ilminster Neighbourhood Plan (INP)

- Introductions were followed by a brief presentation of the Neighbourhood Plan by Martha

The current version of the INP is -Draft Pre-Regulation 14 INP: For consideration by SSDC (3.12.2019). It can be found on the Ilminster Town Council web site: <https://www.ilminster.gov.uk/2019/11/agenda-for-town-council-meeting-3rd-december-2019/>

- The INP is currently being revised to take account of SSDC comments, including information that has been provided by landowners on deliverability of homes on their sites.
- Martha explained the aims and objectives and some of the draft policies. She explained that the Design Guide was also being prepared.
- Timescales for consultation- Reg.14 consultation likely to be from July 2020, when SEA is available- this is a 6 week consultation with the community on the draft plan. After which it will be changed and later go to SSDC for approval before a referendum- all people that live in Ilminster will be eligible to vote on the plan.
- The evidence base includes a Housing Needs Assessment, Site Selection Report, SEA and HRA.
- There is also a Design Guide being produced which has been subject to some initial consultation in two design guide workshops.

2. Potential sites and housing numbers proposed

- Martha explained that ECA have undertaken a land registry search and written to all the owners of land that is included for development in the draft neighbourhood plan.
- Martha Thanked people for their interest.
- The group discussed the contents of Policy ILM12 and potential issues with each site.
- Common issues were access, ownership, current uses/ businesses, impact on residential amenity- outlook etc from main dwellings and design.



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- The group was asked to complete the questionnaires to clarify their sites availability, suitability and achievability for new homes within the given timeframes. SSDC have requested this.

3. Timescales for delivery

- Martha clarified that the timescales for delivering the homes is 2016-2036.

4. Types of homes

- Draft planning policy ILM13, ILM14 and ILM15 were discussed.
- The need to include older peoples housing and lifetime homes was discussed.
- The need for a mixture and adherence to SSDC affordable housing policies.
- The need for parking in small town centre sites was discussed.

5. Draft Design Guide for Ilminster

- The draft design guide was discussed. It was generally agreed that this was a good idea as there were some examples of poor development recently.

6. Completion of surveys

- Survey had been distributed. People were asked to complete these either
 - on paper, scan and email to: martha@eca-p.com
 - Or via this web link:
https://docs.google.com/forms/d/e/1FAIpQLSfLNQxPJgYzIM423FwNol3w0d_3VhqRy4LYfaZcsjyh2v0_ZA/viewform?usp=sf_link



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ILMINSTER NEIGHBOURHOOD PLAN: MEETING NOTES

RE: SITES OWNED BY DILLINGTON ESTATE (INP REF: 15,26,31)

ILMINSTER TOWN COUNCIL CHAMBER

DATE: 16th March 2020 (9.30am)

ATTENDEES:

Martha Covell (Planning Consultant and Chair of meeting)
Stuart Shephard (Chair of INP working group)
Scott Waldie (Secretary, INP working group)
Henrietta Van den Bergh (Communications Lead, INP working group)
Jeff Richards (Turley Planning Consultant)
Ewen Cameron (Landowner)
David Lohfink (C G Fry)

1. Background and summary of the draft Ilminster Neighbourhood Plan (Martha)

- Current version of the INP is (Draft Pre-Regulation 14 INP: For consideration by SSDC (12.12.2019). But this is currently being revised to take account of SSDC comments, including information that has been provided by landowners on deliverability of homes on their sites.
- Martha explained the aims and objectives and some of the draft policies. She explained that the Design Guide was also being prepared.
- Timescales for consultation- Reg.14 consultation likely to be from July 2020, when SEA is available.
- The evidence base includes an Housing Needs Assessment, Site Selection Report, SEA and HRA.

2. SITE 15: Land East of Shudrick Lane

- The comments that had been received in a letter from Turley, dated 17th January 2020, were noted and included some comments on the Site Selection Report, which has not been subject to consultation, but was a paper at the Town Council meeting on 12.12.20.
- Martha explained the draft INP does not allocate any of Site 15 for development, as it was not considered to be needed to meet the towns housing needs. However this may change as the deliverability of certain sites for development/ nos. of houses proposed, is now questionable.
- Jeff explained that they are keen to work with the community/ local plan allocation and were not considering preparing a planning application.
- Jeff explained the proposals for the site:
 - i. previous scheme was submitted as an outline application- so no detailed designs of layout were provided;
 - ii. Intention was a high quality housing scheme with a mixture of designs delivered by C G Fry;
 - iii. Footpaths were included;



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- iv. new road connecting the Shudrick Lane from Townsend- delivered in the final phase of housing;
- v. This has been a long term proposal by the landowners
- vi. C G Fry have a good track record of delivering such proposals across the South-West

3. SITE 26: Land East of Playing Field, Shudrick Lane

- Martha explained that this was allocated as a Potential Education Use in December version of the plan, however this is being reviewed in light of lack of available, suitable and alternative sites
- Jeff will complete the questionnaire in relation to this site and confirm, Availability for development, Timescales and Types of homes that could be delivered here.

4. SITE 31: Land East of Greenway, Listers Hill

- Martha explained that this site had a draft allocation for 44 homes
- Ewen confirmed that they did own the land, however they had not considered building here as their preference is for a strategic urban extension on Shudrick Lane which could deliver more benefits for the town than piecemeal development.
- Martha invited Jeff to complete a questionnaire in relation to this site.

5. Any Other Business and Way Forward

- It was recognised that The Dillington Estate are a key stakeholder in the INP. Martha invited them to reconsider their proposals for the east of Ilminster in light of the emerging neighbourhood plan policies and feedback from the community to date.
- It was agreed that Jeff would complete questionnaires for Site 26 and 31.
- It was agreed that the working group would consider any further submissions by Turley, that may help deliver the aims and objectives of the neighbourhood plan.

Ilminster Neighbourhood Plan: Site Selection

Questions Responses 6

Ilminster Neighbourhood Plan: Site Selection

Questionnaire for Site Owners

Email address *

Valid email address
.....

This form is collecting email addresses. [Change settings](#)

Draft Proposals Map

23/03/2020

Ilminster Neighbourhood Plan: Site Selection - Google Forms

- No
- Maybe

Q4. Do you agree that the site is suitable for new homes?

- Yes
- No
- Neutral

Q5. What type of other development should be built on the site? *

- Employment
- Open Space
- Shops/Services (e.g. Doctor)
- Education
- Other...

Q6. Have you looked at the development potential of your site and had any work done by Consultants? Such as Plans and Surveys? *

- Yes
- No



23/03/2020

Ilminster Neighbourhood Plan: Site Selection - Google Forms

Q7. When would you be looking to bring your site forward for development? *

- 2020-2025
- 2025-2030
- 2030-2035

Q8. Are there any constraints to development that you know about?

Long answer text

Q9. Would you be willing to work with Ilminster Town Council on providing specialist housing on some or all of your site. Specialist housing includes (1) Affordable Housing for Sale (2) Bungalows for older persons (3) Sheltered housing (4) Plots for people who want to *

- Yes
- No
- Maybe

Q10. Do you think The Design Guide for Ilminster will be a useful tool for guiding

- Yes
- No
- Maybe
- Other...

THANK YOU FOR COMPLETING OUR SURVEY. FOR FURTHER INFORMATION ON THE



