

## Site Appraisal – EXAMPLE

### General

Site Address	EXAMPLE
Client	EXAMPLE
LPA	South Somerset District Council. Note that a new unitary council for Somerset will be formed on 1 April 2023 to replace the existing county and district councils.
Date of Review	EXAMPLE

Appraisal subject	Risk rating	Notes
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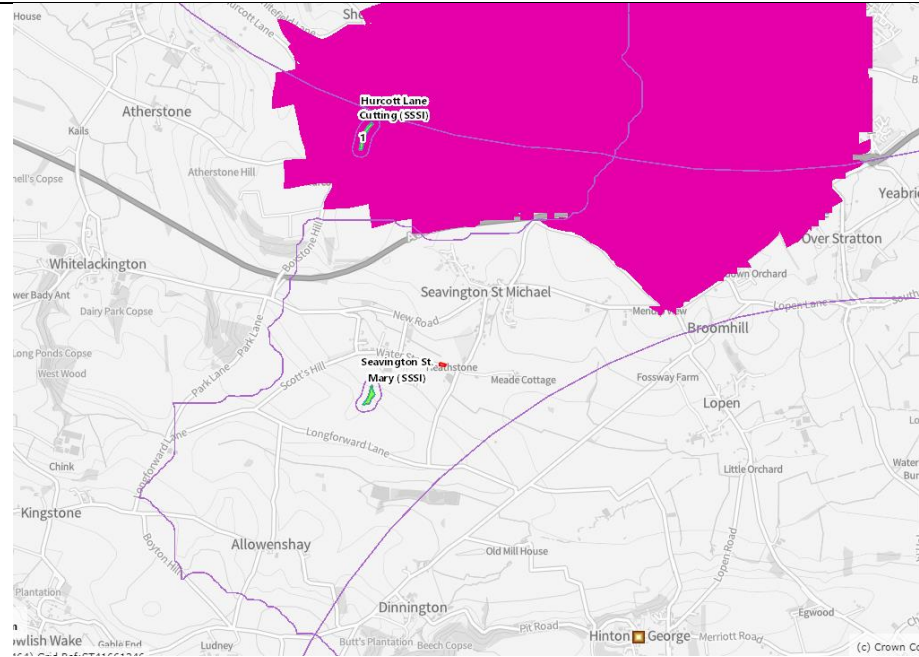
### Planning General

Policy Documents		South Somerset Local Plan (2006 – 2028). Note that the current local plan documents for south somerset district council will remain part of the development plan until they are replaced either wholly or in part by new local plan documents produced by the new unitary council.
Current Use		Residential (garden)
Planning History		<p><b>For the Property:</b></p> <p>None available online (from 1993 onwards).</p> <p><b>Nearby and relevant:</b></p> <p><u>Pound Cottage</u> - Proposed two storey rear extension - Approved in 2022. (Ref:22/01855/HOU)</p> <p><u>Land OS 8374, Water Street</u> - Outline application for residential development together with the formation of vehicular access to plots – Approved in 2020. (Ref: 19/01070/OUT)</p> <p>Extract from Officer's Report:</p> <p><i>“The site is located just outside the settlement boundary of Seavington St. Michael in an area defined as Countryside where development will be strictly controlled.</i></p>

		<p>The starting point for considering development in the Countryside is policy SS2 of the South Somerset Local Plan. <b>However, as SSDC cannot currently demonstrate a five year supply of housing land, elements of that policy must be considered out of date. As such, it is considered that the LPA cannot rely on the proscriptions of that policy in regard to what the development must provide (e.g. meeting an identified housing need), but must accept that the settlement is broadly sustainable and capable of supporting some residential development. As such, although the proposal is contrary to policy SS2 of the local plan, only limited weight can be applied to this adverse impact in the planning balance."</b></p> <p>Land Adj. Carpenters West Street - Outline application for the erection of a dwelling and formation of vehicular access. Approved December 2019. (Ref: 19/01290/OUT).</p>
Surrounding area		<p>The site comprises a parcel of land located between the built-up areas of Seavington St. Michael to the north east and Seavington St Mary to the West with Water Street running along the southern boundary. Established residential development, in linear form, is located to the east and west of the plot.</p> <p>The site sits outside of a Development Area and therefore classified as within the Open Countryside.</p> <p>Seavington St. Michael/Mary are "Rural Settlements" and will be considered as part of the countryside to which national countryside protection policies apply (subject to the exceptions identified in Policy SS2).</p>
Parish/Ward		The site is in the parish of Seavington St Mary and ward of South Petherton.
Community Infrastructure Levy		In operation at SSDC. Draft Charging Schedule available online. Self-build homes are exempt from paying the levy.

### Environmental constraints

Ecology		<p>The Somerset Levels and Moors are designated as a Special Protection Area (SPA) under the Habitat Regulations 2017 and listed as a Ramsar Site under the Ramsar Convention.</p> <p>Within a protected species consultation zone. As such, the applicant will be required to commission a Preliminary Ecological Appraisal, which may recommend further surveys and mitigation, as required.</p>
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**Phosphates**

The site is identified as being within the Somerset Levels and Moors Ramsar Site Catchment Area (catchment area shown in blue below).



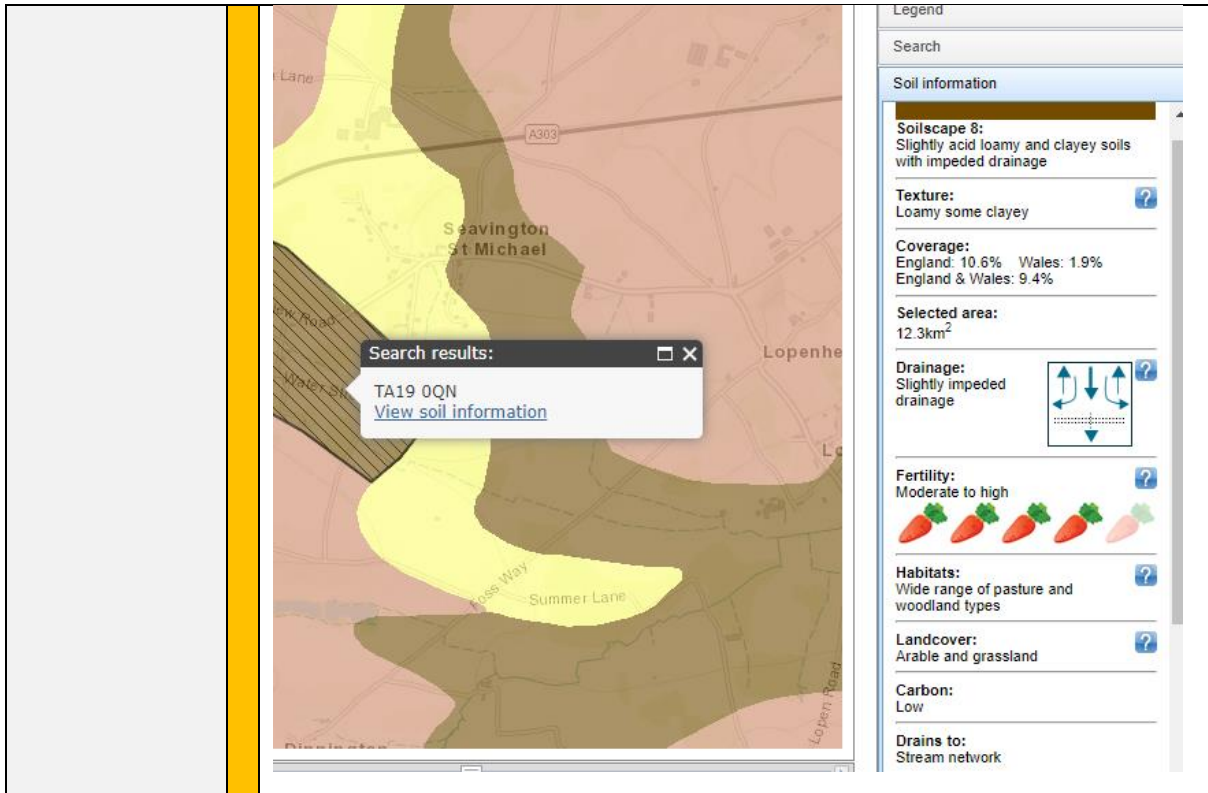
On 16 March 2022, this Council received a letter from Natural England that confirmed the River Axe Special Area of Conservation was in an unfavourable condition and therefore local authorities would need to consider the adverse impacts of new development on the designated habitat site.

A Habitats Regulations Assessment (HRA) will therefore be required for any application for planning permission for a new dwelling and phosphorous levels will need to be mitigated for.

A Phosphate Calculator was developed to provide a transparent and rapid calculation of net phosphate loading from proposed developments, including phosphate offsetting calculations for on- or off-site locations. The calculator has been approved by Natural England and it can therefore be used to provide a standardised and transparent decision-making tool for the Council and developers. The calculator helps affected applicants understand the likely phosphate load associated with their scheme as well as the extent of compensatory measures required to ensure new

	<p>development is phosphate neutral.</p> <p>Foul water drainage may be via connection the public sewer or potentially via a package treatment plant if space and percolation rates allows. The 'phosphate budget' for both of these options will need to be calculated using the phosphate calculator.</p> <p>For small scale schemes that can use Septic Tanks or Package Treatment Plants, Somerset Ecology Services together with Natural England have prepared Interim Guidelines about the scope to achieve drainage solutions that do not trigger the significant effect test. View the Guidelines here, and a summary for drainage fields below:</p> <ul style="list-style-type: none"> <li>a) The drainage field is more than 50m from the designated site boundary (or sensitive interest feature) and;</li> <li>b) The drainage field is more than 40m from any surface water feature e.g. ditch, drain, watercourse and;</li> <li>c) The drainage field in an area with a slope no greater than 15%, and;</li> <li>d) The drainage field is in an area where the high-water table groundwater depth is at least 2m below the surface at all times and;</li> <li>e) The drainage field will not be subject to significant flooding, e.g. it is not in flood zone 2 or 3 and;</li> <li>f) There are no other known factors which would expedite the transport of phosphorus for example fissured geology, insufficient soil below the drainage pipes, known sewer flooding, conditions in the soil/geology that would cause remobilisation phosphorus, presence of mineshafts, etc and;</li> <li>g) To ensure that there is no significant in combination effect, the discharge to ground should be at least 200m from any other discharge to ground and</li> <li>h) The percolation test has been performed of the proposed location of the drainage field with the resulting value lying within the required range under the Building Regulations 2010, which specify an average Vp value of between 12 and 100</li> </ul> <p>Where applicants do not have the capacity to provide an on-site solution, and where phosphate mitigation is not applicable, a credit scheme is being proposed by South Somerset County Council which is designed to allow small and medium-sized new developments to be unlocked using phosphate credits. The credits can be utilised in order to offset the increase in phosphate within the public foul sewer.</p>
Flood risk	Not within a Flood risk Zone (2 or 3). Very Low risk for rivers and sea. Very low risk for surface water.

Coal mining	Not in high-risk area
Radon	<p>The estimated probability of the property being above the Action Level for radon is: 5-10%. Basic Radon protection measures will be required.</p>
Japanese knotweed	Unknown until inspection.
Trees	No Tree Protection orders over trees on the site. Two semi-mature trees occupy the north-eastern boundary.
Contamination	Unlikely considering residential use class
Soil type	Soilscape database suggests "Slightly acid loamy and clayey soils with impeded drainage". It is understood that hardstanding may be present beneath the topsoil further impeding drainage.

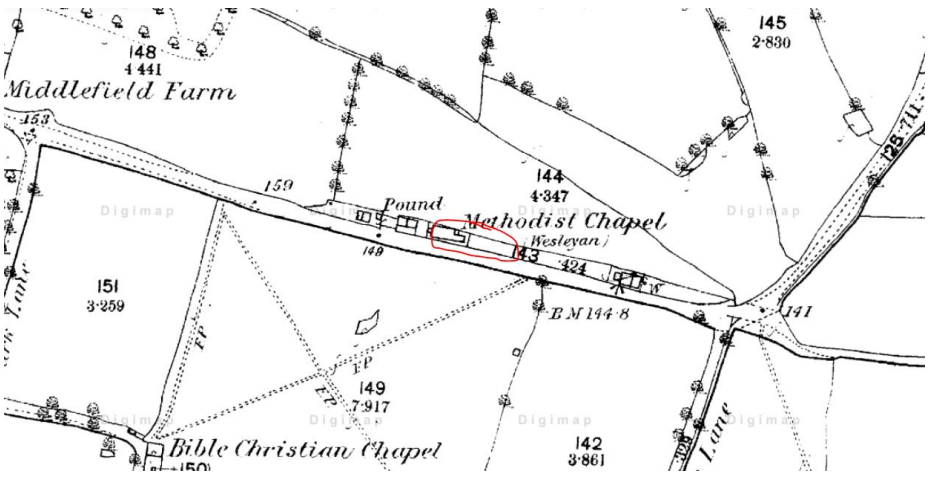


Drainage


Percolation test required early on to assess drainage for infiltration for soakaway and potential drainage field for a package sewage treatment plant. Trial holes should be dug in accordance with the BRE digest 365 (for soakaways) and the BS6297 Code of Practice for design and installation of drainage fields. Soakaways min 5m from buildings and roads, and 2.5m from boundaries. In this instance, drainage fields will need to conform with specific guidance from Natural England (set out above).

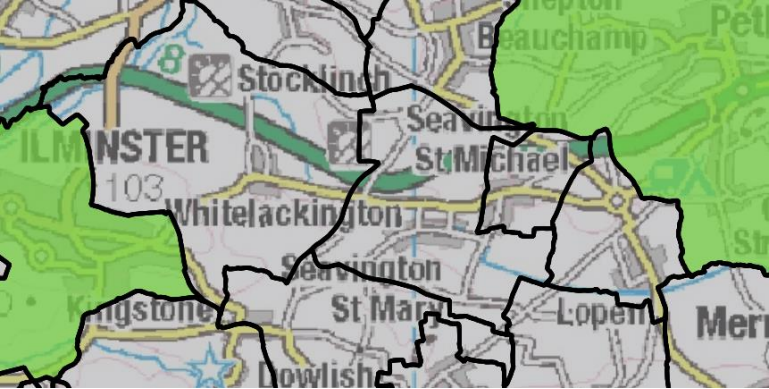
Archaeology

Unknown. Proximity to Methodist chapel may have significance. Historic maps show that the chapel was present in at least the 1880s. Older artifacts could be present on site. The planning authority may request that an archaeological assessment is carried out. A desk-based study may recommend that a 'Watching Brief' is carried out during excavations for foundations. Assume that no assessment is required for planning validation.



## Designation constraints

Heritage asset	No listed buildings, listed parks and gardens or scheduled ancient monuments nearby. Not within a conservation area.
Conservation area	<p>No, and not within setting. Map below shows Grade II listed buildings in light green and Tree Protection Orders in pink.</p> 
Greenbelt	No.
AONB	No.
Ancient woodland	Within 2000m of 'Ancient Replanted Woodland'. Unlikely to pose any design considerations.
Biodiversity	<p>The site lies within the Impact Risk Zones for Hurcott Lane Cutting Sites of Special Scientific Interest (SSSI) and Seavington St. Mary SSSI. The LPA will therefore consult Natural England on the likely risks that the application may have on the protected sites. In addition, the site lies within 2000 metres of the following notable and protected sites:- Hurcott Lane Cutting Sites of Special Scientific Interest (SSSI), Seavington St. Mary SSSI, Coastal and floodplain grazing marsh Priority Habitat, Purple moor grass and rush pastures Priority Habitat, Deciduous woodland Priority Habitat, Traditional orchard Priority Habitat and Ancient Replanted Woodland.</p> <p>Planning applications will be assessed for likely impacts on SSSIs/SACs/SPAs &amp; Ramsar sites. A Preliminary Ecological Appraisal will be required, and any recommendations for mitigation and enhancement must be followed.</p>
Geological interest	No.
Landscape character	<p>Somerset Levels and Moors (NE451). Little information in the National Character Area profile about the built form to influence the appearance of the any design proposal.</p> <p>The <a href="#">Peripheral landscape study - Ilminster</a> (2007) offers more</p>

		guidance on the character of the built form in the area.
Neighbourhood plan		Not within a Designated Neighbourhood Area.
		
OTHER		Special Protection Area (SPA) under the Habitat Regulations 2017

### Amenity, Access & Transport

Parking standards		<p>SCC has adopted the <a href="#">Countywide Parking Strategy (March 2012)</a>, which includes parking standards for cars, cycles and motorcycles for both residential and non-residential development. St Michael's is in Zone C:</p> <table border="1"> <thead> <tr> <th colspan="6">Car parking</th> </tr> <tr> <th>Zone</th> <th>1 Bed</th> <th>2 Bed</th> <th>3 Bed</th> <th>4 Bed</th> <th></th> </tr> </thead> <tbody> <tr> <td>A - Red</td> <td>1</td> <td>1</td> <td>2</td> <td>3</td> <td>+ visitor parking</td> </tr> <tr> <td>B - Amber</td> <td>1.5</td> <td>2</td> <td>2.5</td> <td>3</td> <td>+ visitor parking</td> </tr> <tr> <td>C - Green</td> <td>2</td> <td>2.5</td> <td>3</td> <td>3.5</td> <td>+ visitor parking</td> </tr> </tbody> </table> <p>Notes A and B Sections 7.4 &amp; 7.5</p> <table border="1"> <thead> <tr> <th colspan="2">Cycle parking</th> <th>More Info:</th> </tr> </thead> <tbody> <tr> <td colspan="2">A minimum of 1 space per bedroom.</td> <td>Sections 7.2 &amp; 7.3</td> </tr> <tr> <td colspan="2">N.B. Requirements in some areas (especially in Zone A) are likely to be higher.</td> <td></td> </tr> </tbody> </table>	Car parking						Zone	1 Bed	2 Bed	3 Bed	4 Bed		A - Red	1	1	2	3	+ visitor parking	B - Amber	1.5	2	2.5	3	+ visitor parking	C - Green	2	2.5	3	3.5	+ visitor parking	Cycle parking		More Info:	A minimum of 1 space per bedroom.		Sections 7.2 & 7.3	N.B. Requirements in some areas (especially in Zone A) are likely to be higher.		
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Public transport		Nearest bus stop is 0.4 miles to the west (Rowdells Orchard).																																							
Access		Existing driveway without gate. New access of remodelling of the existing access will be required (intensification of use). Visibility splays will need to be checked but seem achievable at first glance (Water Street is straight and subject to a 30mph speed limit). Verges may be maintained by the council who would be responsible for maintaining visibility splays on this land.																																							
Public		Opposite the site. Views of the site from the path.																																							



Footpaths	
Space standards	Internationally described space standards.
Refuse collection	Collected from Water Street?
Noise	No concern.
Privacy	No concern.

### Validation checklist

D&A statement		No, but a good idea
Heritage statement		No
Environmental impact		No
Visual Impact		No
Foul Drainage and Surface Water Strategy/SUDs		Yes including Phosphate Calculator
Lighting		No
Planning		Yes
Photographs		Yes
Biodiversity		Yes
Tree survey		Depends on whether existing trees are still present
CIL forms		Yes
Flood Risk Assessment		No
Archaeological Assessment		Unlikely

## Planning policy

<p>SD1 Sustainable Development</p>	<p><b>POLICY SD1: SUSTAINABLE DEVELOPMENT</b></p> <p>When considering development proposals the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework and seek to secure development that improves the economic, social and environmental conditions within the District.</p> <p>Planning applications that accord with the policies in this local plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:-</p> <ul style="list-style-type: none"> <li>• Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</li> <li>• Specific policies in that Framework indicate that development should be restricted or refused.</li> </ul> <p>Where necessary the Council will work with applicants to improve proposals so that they are capable of being approved.</p>
<p>SS1 Settlement Strategy</p>	<p><b>POLICY SS1: SETTLEMENT STRATEGY</b></p> <p>Yeovil is a Strategically Significant Town and the prime focus for development in South Somerset.</p> <p>The following are Market Towns where provision will be made for housing, employment, shopping and other services that increase their self-containment and enhance their roles as service centres:</p> <ul style="list-style-type: none"> <li>• Primary Market Towns: Chard, Crewkerne, Ilminster and Wincanton</li> <li>• Local Market Towns: Ansford/Castle Cary, Langport/Huish Episcopi and Somerton.</li> </ul> <p>The following are Rural Centres which are those market towns with a local service role where provision for development will be made that meets local housing need, extends local services and supports economic activity appropriate to the scale of the settlement:</p> <ul style="list-style-type: none"> <li>• Rural Centres: Bruton, Ilchester, Martock/Bower Hinton, Milborne Port, South Petherton, and Stoke sub Hamdon.</li> </ul> <p>Rural Settlements will be considered as part of the countryside to which national countryside protection policies apply (subject to the exceptions identified in Policy SS2).</p>
<p>SS2 Development in Rural Settlements</p>	<p><b>POLICY SS2: DEVELOPMENT IN RURAL SETTLEMENTS</b></p> <p>Development in Rural Settlements (not Market Towns or Rural Centres) will be strictly controlled and limited to that which:</p> <ul style="list-style-type: none"> <li>• Provides employment opportunities appropriate to the scale of the settlement; and/or</li> <li>• Creates or enhances community facilities and services to serve the settlement; and/or</li> <li>• Meets identified housing need, particularly for affordable housing.</li> </ul> <p>Development will be permitted where it is commensurate with the scale and character of the settlement, provides for one or more of the types of development above, and increases the sustainability of a settlement in general.</p> <p>Proposals should be consistent with relevant community led plans, and should generally have the support of the local community following robust engagement and consultation.</p> <p>Proposals for housing development should only be permitted in Rural Settlements that have access to two or more key services listed at Paragraph 5.41.</p>

	<p>New housing development should only be located in those Rural Settlements that offer a range (i.e. two or more) of the following services, or <b>that provide these within a cluster of settlements:-</b></p> <ul style="list-style-type: none"> <li>• local convenience shop; <b>YES</b></li> <li>• post office; NO</li> <li>• pub; <b>YES</b></li> <li>• children’s play area/sports pitch; <b>YES</b></li> <li>• village hall/community centre; NO</li> <li>• health centre; NO</li> <li>• faith facility; and <b>YES</b></li> <li>• primary school. NO</li> </ul>
<p>SS4 District Wide Housing Provision</p>	<p>The Council’s five-year housing land supply requirement is currently 3,717 dwellings (rounded). Based upon the current assessment of future housing land supply for the period 1 April 2022 to 31 March 2027, the Council’s deliverable five-year housing land supply and taking account of potential non-implementation, is 2,741 dwellings. 8.2 <b>As such, the Council cannot currently demonstrate a five-year supply of housing sites</b> and can demonstrate a housing land supply equivalent to 3.7 years (rounded).</p> <p><b>Windfall Sites:</b></p> <p>In the past the Council has adopted an extremely conservative approach to avoid overreliance on windfalls contributing to supply given the approach taken for housing development coming forward in Policy SS2 Rural Settlements. However, having carried out detailed analysis, a windfall allowance of <b>100 dwellings per annum for years three to five has been included in the overall supply</b>. See <a href="#">South Somerset District Council Five-Year Housing Land Supply Paper November 2022</a>.</p> <div style="border: 1px solid black; background-color: #d9ead3; padding: 10px; margin-top: 10px;"> <p><b>POLICY SS4: DISTRICT-WIDE HOUSING PROVISION</b></p> <p>Provision will be made for sufficient development to meet an overall district requirement of at least 15,950 dwellings in the plan period April 2006 – March 2028 inclusive.</p> </div>

<p>SS5 Delivering New Housing Growth</p>	<table border="1"> <thead> <tr> <th>Settlement</th> <th>Local Plan 2006-2028 Total Housing Requirement</th> <th>Existing Housing Commitments 2006-2012 (at April 2012)</th> <th>Additional Housing Provision required (Total Housing Less Existing Commitments) (at April 2012)</th> </tr> </thead> <tbody> <tr><td>Yeovil</td><td>7,441</td><td>3,951</td><td>3,490</td></tr> <tr><td>Chard</td><td>1,852</td><td>1,750*</td><td>102</td></tr> <tr><td>Crewkerne</td><td>961</td><td>916</td><td>45</td></tr> <tr><td>Ilminster</td><td>496</td><td>181</td><td>315</td></tr> <tr><td>Wincanton**</td><td>703</td><td>698</td><td>5</td></tr> <tr><td>Castle Cary / Ansford</td><td>374</td><td>156</td><td>218</td></tr> <tr><td>Langport / Huish Episcopi</td><td>374</td><td>289</td><td>85</td></tr> <tr><td>Somerton</td><td>374</td><td>286</td><td>88</td></tr> <tr><td>Bruton</td><td>203</td><td>103</td><td>100</td></tr> <tr><td>Ilchester</td><td>141</td><td>1</td><td>140</td></tr> <tr><td>Martock</td><td>230</td><td>106</td><td>124</td></tr> <tr><td>Milborne Port</td><td>279</td><td>202</td><td>77</td></tr> <tr><td>South Petherton</td><td>229</td><td>151</td><td>78</td></tr> <tr><td>Stoke Sub Hamdon</td><td>51</td><td>7</td><td>44</td></tr> <tr><td>Rural Settlements</td><td>2,242</td><td>1,331</td><td>911</td></tr> <tr><td><b>Total</b></td><td><b>15,950</b></td><td><b>10,128</b></td><td><b>5,822</b></td></tr> </tbody> </table>	Settlement	Local Plan 2006-2028 Total Housing Requirement	Existing Housing Commitments 2006-2012 (at April 2012)	Additional Housing Provision required (Total Housing Less Existing Commitments) (at April 2012)	Yeovil	7,441	3,951	3,490	Chard	1,852	1,750*	102	Crewkerne	961	916	45	Ilminster	496	181	315	Wincanton**	703	698	5	Castle Cary / Ansford	374	156	218	Langport / Huish Episcopi	374	289	85	Somerton	374	286	88	Bruton	203	103	100	Ilchester	141	1	140	Martock	230	106	124	Milborne Port	279	202	77	South Petherton	229	151	78	Stoke Sub Hamdon	51	7	44	Rural Settlements	2,242	1,331	911	<b>Total</b>	<b>15,950</b>	<b>10,128</b>	<b>5,822</b>
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<p>TA5 Transport Impact of New Development</p>	<p><b>POLICY TA5: TRANSPORT IMPACT OF NEW DEVELOPMENT</b></p> <p>All new development shall be required to address its own transport implications and shall be designed to maximise the potential for sustainable transport through:</p> <ol style="list-style-type: none"> <li>i. Safeguarding existing and new transport infrastructure, which is important to an efficient and sustainable transport network from development that would prejudice their transport use;</li> <li>ii. Securing inclusive, safe and convenient access on foot, cycle, and by public and private transport that addresses the needs of all;</li> <li>iii. Ensuring that the expected nature and volume of traffic and parked vehicles generated by the development would not have a detrimental impact on the character or amenity of the area and would not compromise the safety and/or function of the local or strategic road networks in terms of both volume and type of traffic generated;</li> <li>iv. Ensuring that proposals, which specifically require a location with direct access to the strategic road network due to the volumes and quality of traffic generated, are well located on these networks. There is a presumption against direct access from the strategic road network. Exemptions will only be made where the type of development is such that it requires a high order (of route hierarchy) route location, such as roadside service stations or freight transfer facilities;</li> <li>v. Assessing the transport impact of development and ensuring delivery of the necessary transport infrastructure for the proposal and requiring larger schemes to prepare Transport Assessments.</li> <li>vi. Requiring car parking and vehicle servicing at levels appropriate to the development and its location, in accordance with the approved/adopted standards identified in Policy TA6.</li> </ol>																																																																				
<p>TA6 Parking Standards</p>	<p><b>POLICY TA6: PARKING STANDARDS</b></p> <p>Parking provision in new development should be design-led and based upon site characteristics, location and accessibility. The parking standards within the Somerset County Council Parking Strategy will be applied in South Somerset.</p>																																																																				

<p>EQ1 Addressing Climate Change in South Somerset</p>	<p>Policy seems out of date (Code for Sustainable Homes is no longer in operation).</p>
<p>EQ2 General Development</p>	<p><b>POLICY EQ2: GENERAL DEVELOPMENT</b></p> <p>Development will be designed to achieve a high quality, which promotes South Somerset's local distinctiveness and preserves or enhances the character and appearance of the district.</p> <p>Development proposals, extensions and alterations to existing buildings, structures and places will be considered against:</p> <ul style="list-style-type: none"> <li>• Sustainable construction principles;</li> <li>• Creation of quality places;</li> <li>• Conserving and enhancing the landscape character of the area;</li> <li>• Reinforcing local distinctiveness and respect local context;</li> <li>• Creating safe environments addressing crime prevention and community safety;</li> <li>• Having regard to South Somerset District Council's published Development Management advice and guidance; and</li> <li>• Making efficient use of land whilst having regard to: <ul style="list-style-type: none"> <li>• Housing demand and need;</li> <li>• Infrastructure and service availability;</li> <li>• Accessibility;</li> <li>• Local area character;</li> <li>• Site specific considerations</li> </ul> </li> </ul> <p>Innovative designs delivering low energy usage and/or wastage will be encouraged. Development must not risk the integrity of internationally, nationally or locally designated wildlife and landscape sites. Development proposals should protect the residential amenity of neighbouring properties and new dwellings should provide acceptable residential amenity space in accordance with Policy HW1.</p>
<p>EQ4 Biodiversity</p>	<p><b>POLICY EQ4: BIODIVERSITY</b></p> <p>All proposals for development, including those which would affect sites of regional and local biodiversity, nationally and internationally protected sites and sites of geological interest, will:</p> <ul style="list-style-type: none"> <li>• Protect the biodiversity value of land and buildings and minimise fragmentation of habitats and promote coherent ecological networks;</li> <li>• Maximise opportunities for restoration, enhancement and connection of natural habitats;</li> <li>• Incorporate beneficial biodiversity conservation features where appropriate;</li> <li>• Protect and assist recovery of identified priority species; and</li> <li>• Ensure that Habitat Features, Priority Habitats and Geological Features that are used by bats and other wildlife are protected and that the design including proposals for lighting does not cause severance or is a barrier to movement.</li> </ul> <p>Where there is a reasonable likelihood of the presence of protected and priority species development design should be informed by, and applications should be accompanied by, a survey and impact assessment assessing their presence. If present, a sequential approach to the design of the proposal should be taken that aims first to avoid harm, then to lessen the impact, and lastly makes compensatory provision for their needs.</p> <p>Development will not be allowed to proceed unless it can be demonstrated that it will not result in any adverse impact on the integrity of national and international wildlife and landscape designations, including features outside the site boundaries that ecologically support the conservation of the designated site.</p>

## Documents referred to

<a href="#">South Somerset District Council Five-Year Housing Land Supply Paper November 2022</a>
<a href="#">Sustainability Appraisal Report June 2012</a>
<a href="#">Peripheral landscape study - Ilminster</a>
<a href="#">South Somerset Local Plan</a>
<a href="#">Countywide Parking Strategy (March 2012).</a>
<a href="#">Internationally described space standards</a>
<a href="#">Interim guidelines on small scale thresholds and nutrient neutrality principles for the Somerset Levels and Moors Ramsar catchment.</a>
<a href="#">Phosphate calculator</a>
<a href="#">Somerset Nutrient Information Request Sheet</a>