



# **Wedmore Neighbourhood Plan**

## **Site Assessments**

**November 2017**

## Wedmore Neighbourhood Plan : Site Assessments

### Introduction

A Call for Sites was undertaken between April and November 2017. Notification of this was provided by

- An email to everyone on the Neighbourhood Plan database
- Inserts in the Isle of Wedmore News
- Individual letters to local Estate Agents
- An email by Sedgemoor District Council to everyone in their planning database.

In total, 25 sites were put forward in the Plan area. Site capacity was based on Promoters suggestions. Where no capacity was stated, 30 homes to the hectare (12 per acre) has been assumed. The 25 sites are listed below (continued overleaf).

Site No	SHLAA Ref.	Location	Area	Capacity
W001	50/004	North of Danes Lea and west of Lascot Hill BS28 4AX	10.47 ha	200
W002		Apple Dumpling Corner, Sand Road, Wedmore BS28 4BX	0.4 ha	2
W003	H420	Land at Coombe Batch, off Axe Road BS28 4DX	1.18 ha	22 to 35
W004		South of Plud Street BS28 4BH	0.26 ha	4
W005		Mutton Lane, Wedmore BS28 4DU	0.6 ha	5 to 8
W006		Hettings Shortlands, Mudgley Road, Wedmore	1.21 ha	N/A
W007		Land on west side of Lascot Hill BS28 4AE	0.42 ha	5
W008		Land at Red Hill, Wedmore BS28 4EJ	4.24 ha	30
W009		Land adjacent to Greystones, Cheddar Road, Wedmore BS28 4EJ	0.15 ha	2
W010	H032	Land adjacent to Holdenhurst, Cheddar Road, Wedmore BS28 4EQ	0.82 ha	15 to 20
W011		Westholme Farm, West End, Wedmore BS28 4BA	0.9 ha	32
W012		Cross Farm, South of The Lerburne, Wedmore BS28 4DT	2.22 ha	55
W013		Land east of Wedmore Primary School, Wedmore BS28 4BS	4.1 ha	120
W014		Land adjacent to Apple Dumpling / Walnut House, Wedmore BS28 4BX	0.53 ha	20
W015		Briar House, Shortlands Lane, Wedmore BS28 4DE	0.28 ha	1 to 2

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Site No	SHLAA Ref.	Location	Area	Capacity
B001		Paradise Barton, Blackford BS28 4NN	0.48 h	10
B002		Axe Valley Vets, Redmans Hill, Blackford BS28 4NG	0.3 ha	12
B003		The Firs Cottage, Wells Way, Blackford BS28 4NE	N/A	1
B004		Overbrook Business Centre, Blackford, Wedmore BS28 4PA	0.3 ha	4
T001		Moorland Farm, Westwell Lane, Theale BS28 4SW	0.121 ha	1 / 2
RA001		Batch Farm, Rughill, Cocklake, Wedmore BS28 4HL	0.12 ha	1
RA002		The Orchard, Sand BS28 4XE	0.10 ha	1 to 4
RA003		Perrow Orchard, Crib House Lane, Crickham, Wedmore BS28 4JS	0.4 ha	4
RA004		Ragwood Farm, Crib House Lane, Clewer BS28 4JG	0.165 ha	1
RA005		Bronhallow, Clewer, Wedmore BS28 4JF	1.01 ha	2 to 10

### Site Assessment Matrix

The initial stage of the assessment entailed evaluating each site in a Site Assessment Matrix (SAM). The SAM was based on one used by Sedgemoor District Council in its assessment of potential Local Plan sites. Since it is designed to be applicable to the whole District, it assesses sites far larger than would be appropriate in a Wedmore context and deals with some issues which are not relevant to Wedmore. The Wedmore SAM therefore represents a modified version of the Sedgemoor document.

The Sedgemoor document also has a number of categories which do not relate to any of the sites submitted for consideration by the Wedmore Neighbourhood Plan Group. These 'non applicable' categories are :

- within an international, national nature conservation sites
- a designated County Wildlife Site / Geological Site / Local Nature Reserve
- outside Flood Zone 1
- within an AONB / Designated Gap
- Grade 1 or Grade 2 Agricultural Land.

Some other categories have been modified to reflect the Wedmore context. These are :

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1. Site Size : The emerging Local Plan Policy P46 indicates that Wedmore Village (Tier 2) should provide a minimum of 116 new homes by 2032. Consultation responses indicated that the community favour smaller sites over large sites. For this reason, sites of 70+ homes are scored 'red' if the Promoter indicates that the site cannot be subdivided. If a site can be subdivided to 75 or less units, it is given an 'amber' score. Since sites of less than 11 units will not deliver any affordable housing (a community priority), sites of 11 or less units are scored 'red'. Sites of between 11 and 75 homes are scored 'green'.
  
2. Location in Terms of the Development Boundary :
  - a site within the development boundary is scored green
  - a site which adjoins the development boundary and does not project prominently into surrounding countryside is scored green
  - a site which adjoins the development boundary and projects into the countryside is scored amber
  - not adjacent to development boundary scored red.
  
3. Local Facilities : Since Wedmore is a relatively compact settlement, the 800 metre distance to facilities would not allow site differentiation. As a consequence, the criterion is reduced to 400 metres.
  
4. Access to Public Transport : For the same reasons as the local facilities, the distance from bus stops have been reduced to 200m and 400m
  
5. Walking, Cycling and Wheelchair Routes : Given the relatively steep topography in parts of Wedmore Village, level access to facilities is included in the criteria.

The modified Wedmore SAM is set out in **Appendix 1**.

**Appendix 2** is the result of the assessment of each site. There were thirteen criteria and each site was categorised as follows :

		Negative			
		Possible (neither negative nor positive)			
		Positive			
	*	denotes Not Known			

In essence, the more 'green' scores the better the site, and the more 'red' scores the greater the problems with the site.

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### Quantitative Assessment

At this stage, all sites of ten homes or less have been dropped from further analysis. This was because sites of this size would not provide affordable homes, which has been identified as a priority by the community.

In order to give an initial sense of the relative strengths and weaknesses of the sites of ten or more homes a scoring system has been applied. The scoring is :

	<b>Negative (1)</b>
	<b>Possible(2)</b>
	<b>Positive (3)</b>
*	<b>Not Known (2)</b>

The ‘scored’ matrix of the large sites can be seen below.

Criteria	Site Numbers									
	W001	W003	W006	W008	W010	W011	W012	W013	W014	B002
Site size (ha)	10.47	1.18	1.21	4.24	0.82	0.9	2.22	4.1	0.53	0.3
Site Capacity (approx.)	200	22-35	36	30	15-20	32	55	120	20	12
Major Policy Constraints										
Landscape (D14 / saved LP Policy CNE4)	3	1	1	3	2	2	2	2	1	3
Nature Conservation (S1 / D14 / D15 / P4)	2	2	2	2	2	2	2	2	2	2
Suitability in respect of scale, location and accessibility										
Site Size (P4)	2	3	3	3	2	3	3	3	3	2
Location in relation to development boundary (P4 / S3)	2	2	2	1	3	3	3	3	2	3
Proximity to local facilities (S3 / P4 / D10)	2	1	1	1	2	3	2	3	1	2
Accessibility to public transport (S3 / D10)	1	1	1	1	3	1	3	1	1	2
Walking, cycling and wheelchair routes to local facilities (S3 / D9 / D10)	2	1	1	2	3	2	3	2	1	2
Physical characteristics / limitations of the site										
Vehicular Access (D9 / D10)	2	2	2	3	2	3	3	3	1	3
Public Right of Way (D9 / D10)	2	2	2	2	2	3	2	3	3	3
Historic Environment (D17)	3	2	3	3	1	2	2	3	2	3
Pollution, contamination and hazards (D16)	3	3	3	3	3	3	3	3	3	2
Ground Conditions	2	3	3	3	3	3	3	3	3	3
Availability of mains drainage (foul water)	2	3	3	3	3	3	3	3	1	3
<b>Total scores</b>	<b>28</b>	<b>26</b>	<b>27</b>	<b>30</b>	<b>31</b>	<b>33</b>	<b>34</b>	<b>34</b>	<b>24</b>	<b>33</b>
<b>KEY</b>										
	<b>Negative</b>				<b>Positive</b>					
	<b>Possible</b>			*	<b>Not Known</b>					

## **Wedmore Neighbourhood Plan : Site Assessments**

### **Qualitative Assessment**

Whilst the quantitative assessment is useful in providing a broad ranking of each site, it lacks the input of local knowledge in terms of the relative advantages and disadvantages of each site.

The qualitative assessment of each of the sites of 11 or more homes is provided below.

#### **W001 North of Danes Lea and West of Lascot Hill.**

This site as promoted had a capacity of up to 200 homes. The Promoters indicated that a lesser number / smaller site would be acceptable.

##### Positives :

- Large, flexible site
- Close to Doctors Surgery
- Mid way between Primary School / Recreation Ground and the centre of the village
- Safe and reasonably level walk to facilities.

##### Negatives :

- Extends built northern edge of village beyond existing clear boundary
- On rising ground to north of village
- Access problems
- Surface water capacity.

##### Conclusion :

- Lack of access solution and no clear northern boundary to the allocation suggest that this site should not be put forward for allocation.

#### **W003 Land at Coombe Batch.**

Land bounded by Coombe Batch and allotments with capacity of up to 35 homes.

##### Positives :

- None.

##### Negatives :

- Prominent entrance to village
- Creating access on to Coombe Batch would remove extensive length of hedgerows
- Access on brow of hill and no footpaths, so safety concern
- No easy and safe pedestrian routes to Village Centre
- M5 bound traffic would pass through Village Centre.

##### Conclusion :

- Considered to be not suitable as an allocation due to access and safety issues.

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### **W006 Hettings Shortlands, Mudgley Road.**

Capacity of up to 36 homes. On road to Meare at top of Billings Hill.

#### Positives :

- Would complete ribbon of housing on this frontage
- Not a prominent entrance into village.

#### Negatives :

- Creating access would remove most of hedgerow on frontage
- Safety concerns creating access on inside bend on fast section of road
- No level or safe access to village facilities.

#### Conclusion :

- Considered to be not suitable as an allocation due to poor access and lack of safe and level walking route to Village Centre.

### **W008 Land at Red Hill.**

Large site with capacity suggested by Promoter of 30 homes. Site on northern side of access road into Worthington Close car park.

#### Positives :

- Level and safe pedestrian route to village
- Can be served via car park access road
- Not prominent in views at entrance of village, if it uses existing access.

#### Negatives :

- Extends village beyond car park access – currently a clear and defensible boundary
- Close to sewage works
- Remote from First School and Recreation Ground
- M5 bound traffic would pass through the Village Centre.

#### Conclusion :

- Do not propose for allocation as freestanding site. Would only be acceptable if part of this site was brought forward jointly with the Holdenhurst site (W010 – see below) to provide a comprehensive proposal using the existing Village car park access.

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### **W010 Holdenhurst.**

Site between rear of Holdenhurst and access into Worthington Close car park. Capacity for up to 20 homes.

#### Positives :

- Close to village facilities
- Level and safe walk to facilities
- Close to bus stop.

#### Negatives :

- Two recent refusals at appeal
- Impact on entrance to village by creation of new access into site on to Cheddar Road
- Impact on Listed Building and Conservation Area
- Remote from First School and the Recreation Ground
- M5 traffic would pass through Village Centre.

#### Conclusion :

- The developers proposed a new access on to Cheddar Road and the suggested density (impact on Listed Building) make this otherwise well located site unacceptable. This could be resolved by a lesser scheme (11+) which is combined with part of W008 (Red Hill – above) and uses the Village car park access road. The combined site could allow for the expansion of the Village car park.

### **W011 Westholme Farm.**

Site opposite the First School with capacity for up to 20 homes.

#### Positives :

- Close to First School and Recreation Ground
- Access on to Blackford Road with limited loss of important vegetation
- Level and safe pedestrian access to First School and Recreation Ground facilities
- M5 traffic would not pass through Village Centre.

#### Negatives :

- Prominent entrance to village
- May need re-planning of traffic calming
- Remote from centre of village
- Surface water drainage.



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### Conclusion :

- A carefully designed scheme which retained the end nearest Blackford undeveloped could be acceptable. Need to address surface water concerns and demonstrate that the new access can fit in with modified traffic calming measures.

### **W012 Cross Farm.**

Site to rear of Borough Mall with outline permission for 55 homes.

### Positives :

- Close to Village Centre
- Level and safe walk to Village Centre facilities
- Previous permission indicates technical concerns can all be resolved
- Close to bus stop.

### Negatives :

- No sign of start of permission
- Remote from First School and Recreation Ground
- M5 bound traffic passes through Village Centre.

### Conclusion :

- Discussion with Promoters indicate the new developer will shortly progress the site. Suggest appropriate to allocate for 55 homes.

### **W013 Land East of First School.**

Site between First School and Quab Lane. Promoters suggest capacity of up to 120 houses but would consider a smaller site / less houses.

### Positives :

- Fills in undeveloped gap between School and Quab Lane
- Not prominent entrance to village
- Close to First School and Recreation Ground
- Level and safe pedestrian access to First School and Recreation Ground
- M5 bound traffic avoids Village Centre.

### Negatives :

- Can safe access be created on to Blackford Road?
- Will need re-planning of traffic calming
- Remote from centre of village
- Surface water drainage.

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### Conclusion :

- This could be a suitable site for around 30 homes on the southern part of the site if access and surface water concerns can be resolved. The common boundary with existing homes on Quab Lane would need to be carefully managed to minimise impact.

### **W014 Land adjacent to Walnut House / Apple Dumpling Corner.**

This site is between the rear of Walnut House, Plud Street and Apple Dumpling Corner.

### Positives :

- Not prominent in terms of main entrances to village.

### Negatives :

- Not close to facilities (First School, Recreation Ground or village centre)
- Access on to minor and substandard lane.

### Conclusion :

- Considered to not be suitable for allocation due to poor access and distance from all village facilities.

### **B002 Axe Valley Vets.**

Site of current Veterinary Surgery. Suggested capacity of 12 homes.

### Positives :

- Previously developed site
- Largely within Blackford settlement boundary
- Close to Middle School
- Development could contribute land and funding for a pedestrian crossing to Middle School
- M5 bound traffic would not pass through Village Centre.

### Negatives :

- Remote from Village Centre, First School and Recreation Ground
- Loss of Vets, unless replaced elsewhere.

### Conclusion :

- This site could be suitable for allocation on basis of :
  - Site only released for development once new Vets facility opens elsewhere in Parish
  - Provides / facilitates pedestrian access to Middle School.

## Wedmore Neighbourhood Plan : Site Assessments

### Conclusions

The scored matrix suggested that the following sites performed best :

	Site	Description	Points
1 <sup>st</sup>	W012	Cross Farm	34
1 <sup>st</sup>	W013	East of First School	34
3 <sup>rd</sup>	W011	Westholme Farm	33
3 <sup>rd</sup>	B002	Axe Valley Vets	33
5 <sup>th</sup>	W010	Holdenhurst	31
6 <sup>th</sup>	W008	Red Hill	30

The qualitative assessment confirmed these findings with the following caveats :

- Sites W010 (Holdenhurst) and W008 (Red Hill) scored less well in the SAM and the qualitative analysis found that neither site should be recommended for allocation in isolation. However, there is potential for the Holdenhurst site to be allocated in conjunction with part of W008 (Red Hill) (and W009; a small site which would provide affordable housing by incorporation in the larger site)
- Site W013 (East of First School) scored well in both the SAM and the matrix and the qualitative assessment. However, the potential full size of the site (circa 120 homes) was regarded as unacceptable. In view of this, only the southern part of the site is suggested as an allocation for around 30 homes.

The sites identified as ‘frontrunners’ for allocation at the November 2017 community event were :

Site	Description	Homes
W012	Cross Farm	55
W013	East of First School	30
W011	Westholme Farm	20
W010B	Holdenhurst / Red Hill	25
	<b>Wedmore Village Total</b>	<b>130</b>
B002	Axe Valley Vets	12
	<b>Parish Total</b>	<b>142</b>

## Appendix 1

## Wedmore Neighbourhood Plan : Site Assessment Matrix

Criteria	Measure	Indicative assessment for this measure	Information source Desktop / Informal Site Survey / Consultee feedback / Expert Site Survey
<b>Major Policy Constraints / filters</b>			
<p><b>Landscape</b> (D14 / saved LP Policy CNE4)</p> <p>Will a housing development on this site potentially result in a significant adverse impact on the landscape? Ultimately it may be possible to mitigate through good design and landscaping, but at this stage it is necessary to gauge the inherent landscape value of the site.</p>	Site is prominent in key views in and out of the village or subject to Local Plan Policies CNE4 and BE7.	Potentially a major constraint	Desktop and Informal Site Survey
	Site contains particularly significant trees and hedgerows some / all of which would be threatened by development (e.g. need to be removed to create access and visibility).	Potentially a major constraint (may warrant TPO)	
	Site contains significant trees and hedgerows but these are capable of being retained and provide a degree of screening (with or without additional planting) which could help to absorb a development into the local landscape.	Site survey will be required and scheme design will need to secure appropriate retention and enhancement.	Informal Site Survey
	Site has little or no tree / hedgerow cover or visual interest.		
<p><i>N.B. Historic Environment section separately considers whether the site forms an important part of the setting of a listed building or other heritage asset.</i></p>			
<p><b>Nature Conservation</b> (S1 / D14 / D15 / P4)</p> <p>Will a housing development on this site potentially result in a significant adverse impact on nature conservation? There may be a need for site surveys and further assessment, but at this stage take account of any recognised designations / biodiversity information</p>	Site is known to be used by a European Protected Species (e.g. Dormouse, Great Crested Newt, Bats).	Reject unless expert advice confirms that development is not incompatible	SERC/SCC Ecology Officer
	Site is within a Bat Consultation Zone	Will need further advice from SCC Ecologist	Desktop
	Site is within 1km of a designated site of international importance (SAC / SPA / Ramsar) or national importance (SSSI / NNR)	Will need to consult Natural England and SCC Ecologist. Proposal may need Habitat Regs Assessment	Desktop
	Development on this site could have potential impact on a	Assume this applies until SERC info / expert	SERC/ SCC Ecologist/ Expert site survey

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	European Protected Species (e.g. disturbance).	survey confirms not applicable	
	Site contains habitats or features which provide wildlife corridors or stepping stones (e.g. watercourse / hedgerow / trees / copse / pond) some / all of which would be threatened by development (e.g. need to be removed to create access and visibility).		Informal Site Survey
	The site has no known or suspected nature conservation value which would preclude development.	Ecological survey may be required	Desktop/local knowledge
	Site contains habitats or features which provide wildlife corridors or stepping stones (e.g. watercourse / hedgerow / trees / copse / pond) but there is sufficient space to retain all of these.	Ecological survey will be required and scheme design will need to secure appropriate retention and enhancement.	Ariel photo/Informal Site Survey
<b>Suitability in respect of scale, location and accessibility</b>			
<b>Site size (P4)</b>  Is this site of a suitable size to meet the identified local housing need for 30% affordable and market housing?	Site has capacity for more than 75 homes and not sub-dividable		Desktop (GIS) and Promoter advice
	Site is less than 11 homes and provides no affordable housing.		
	Site has capacity for more than 75 homes but can be sub-divided.		
	Site between 11 and 75 homes but provides off-site contribution to affordable homes.		
	Site is between 11 and 75 homes and provides 30% affordable housing on-site.	Consider opportunities for the site to be phased for future use or for surplus to remain in agricultural use or to be used for community benefit (e.g. allotments / play space / community woodland)	
<b>Location in relation to development boundary</b>	Not immediately adjacent to Development Boundary, and	Reject unless there are no alternatives	Desktop (GIS)

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<p>(P4 / S3)</p> <p>The ability to walk / cycle on a level and safe route is an essential component in minimising the use of the car and promoting sustainable development.</p>	isolated from the existing settlement.		
	Site adjoins Development Boundary but projecting in surrounding countryside (beyond logical boundaries).	Reject unless there are no alternatives	
	Site adjoins Development Boundary but does not project into surrounding countryside (has development on at least two sides).	Could be acceptable, subject to landscape assessment etc.	
	Site within Development Boundary.		
<p><b>Proximity to local facilities</b> (S3 / P4 / D10)</p> <p>Distance (by actual path) to local services (measured from centre of site)</p>	Site is more than 400m from all of the following: a convenience store, a primary school, play space and a GP surgery.		<p>Desktop (GIS)</p> <p>N.B. In all cases it will also be worth considering what <b>opportunity</b> a development of the site could bring for improvement (e.g. new path/play space)</p>
	Site is within 400m of only one of the following: a primary school, a convenience store, play space and a GP surgery.		
	Site is within 400m of two of the following: a primary school, a convenience store, play space and a GP surgery.	(Fair)	
	Site is within 400m of three of the following: a primary school, convenience store, play space and a GP surgery.	(Good)	
	Site is within 400m of all of the following: a primary school, a convenience store, play space and a GP surgery.	(Excellent)	
<p><b>Accessibility to public transport</b> (S3 / D10)</p> <p>(Distance measured from centre of site)</p>	Site is more than 400m walking distance from an existing bus stop.		<p>Desktop (GIS)/Local knowledge</p>
	Site is between 200m and 400m walking distance from an existing bus stop.		
	Site is within 200m walking distance from an existing bus stop		

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<p><b>Walking, cycling and wheelchair routes to local facilities</b> (S3 / D9 / D10)</p>	There are no safe, level and convenient walking routes between the site and some / all local facilities.		Desktop / Local knowledge
	There are safe, level and convenient walking routes between the site and some / all local facilities.		
	There are safe and convenient walking routes between the site and all local facilities.	Can cycle and wheelchair access be improved?	
	There are safe and convenient walking, cycling and wheelchair routes between the site and some local facilities.	Is there potential to improve the routes to other facilities?	
<b>Physical characteristics / limitations of the site</b>			
<p><b>Vehicular Access</b> (D9 / D10)</p> <p>Can this site be developed without adverse impact on the safety and/or function of the local or strategic road network?</p>	Site access would be onto a section of a main road (A or B classification) with a speed limit of over 30mph.	Reject unless the site is preferred on other criteria.	Desktop and site visit / local knowledge
	Site access would be onto a section of unclassified road with a speed limit of over 30mph.	Reject unless the site is preferred on other criteria	
	Site has a limited road frontage and the creation of a new access road junction with satisfactory visibility may be problematic (e.g. very close to an existing junction / visibility improvements will require removal of hedgerows or structures).		Desktop and site visit and SCC Highway Design Standards
	Site has a frontage thought to be capable of safely accommodating a new access road junction and associated visibility onto a road which is suitable and within a 30mph (or less) speed limit. No material loss of hedgerows or structures.		Highway Design Standards are available online at <a href="http://www.somerset.gov.uk/policies-and-plans/strategies/somerset-highway-infrastructure/">http://www.somerset.gov.uk/policies-and-plans/strategies/somerset-highway-infrastructure/</a>
		Visibility requirement in 30mph speed limit will be 90m in each direction from a point 4.5m back from carriageway edge (or 60m where onto an estate access road with a 20mph design speed).	



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	Site is potentially accessed by an extension of an existing residential estate road.		The distance increases to 120m in a 40mph limit.
<b>Public Right of Way</b> (D9 / D10)  N.B. development must not adversely affect the convenience of users, but the presence of a public footpath / bridleway is not a major constraint and should instead be assessed with a view to enhancement of the local network.	There is one or more PRow on or adjacent to this site.	The existence of a PRow is not in itself a fundamental issue (and connectivity could be useful to future residents) but the scheme will need to accommodate it appropriately.	
	There is no PRow on or adjacent to this site.		
<b>Historic Environment</b> (D17)	Site forms an important part of the setting of a listed building or other heritage asset.		Informal site inspection (may be confirmed by Expert Judgement)
	There is a listed building and/or Conservation Area and/or known historic / archaeological feature on or adjacent to the site.	Potential for adverse impact will need to be considered May significantly constrain development	Desktop - Somerset HER
	There are no listed buildings, Conservation Area or known historic / archaeological features on or adjacent to the site.		
<b>Pollution, contamination hazards</b> (D16) <b>and</b>	There is a "bad neighbour" (e.g. source of smell or noise nuisance) / hazardous installation adjacent to the site.		Desktop and local knowledge
	The site is thought to be contaminated by pollution from a previous use.	Site may be developed after appropriate remediation	Desktop and local knowledge
	There is a "bad neighbour" (e.g. source of smell or noise nuisance) / hazardous installation nearby which might affect this site.	The degree of potential impact will need to be assessed (may need to reject)	Local knowledge
	There is no known contaminated land / "bad neighbour" (e.g. source of smell, dust or noise nuisance) / hazardous installation which would affect this site.		

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<b>Ground Conditions</b>	Site would require significant ground remodelling / loss of site features.		Local knowledge/Informal site inspection
	Site is limited by steep slopes / unstable ground / conditions such as poor porosity or waterlogging which would limit the potential for the development to be served by a sustainable drainage system (SuDS).	Would need technical assessment which may conclude site is unsuitable	
	Site is not limited by steep slopes / unstable ground / conditions such as poor porosity or waterlogging which would limit the potential for the development to be served by a sustainable drainage system (SuDS).		
<b>Availability of mains drainage (foul water)</b>	There are thought to be difficulties in connecting this site to mains drainage.		Local knowledge / Wessex Water / SDC
	The availability of a sewer connection is uncertain.		
	There is a public sewer network in the vicinity of the site to which it will be possible to connect.		
<p>Further consideration of settlement character / detailed design / sustainability / community benefit may be relevant to the selection of a preferred scheme. Such matters are not necessarily directly constrained by the site itself and as scheme designs are not expected to be available to inform this initial assessment this matrix has no facility for recording a judgement on these matters.</p> <p>Somerset Historic Environment Record website; <a href="http://webapp1.somerset.gov.uk/her/sop.asp?flash=true">http://webapp1.somerset.gov.uk/her/sop.asp?flash=true</a></p>			

Appendix 2

### Wedmore Neighbourhood Plan : Site Assessment Matrix

Criteria	Site Numbers																								
	W001	W002	W003	W004	W005	W006	W007	W008	W009	W010	W011	W012	W013	W014	W015	B001	B002	B003	B004	T001	RA001	RA002	RA003	RA004	RA005
Major Policy Constraints																									
Landscape (D14 / saved LP Policy CNE4)	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Nature Conservation (S1 / D14 / D15 / P4)	*	*	*	*		*	*	*	*	*	*	*	*	*	*		*	*	*	*	*	*	*	*	*
Suitability in respect of scale, location and accessibility																									
Site Size (P4)	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Location in relation to development boundary (P4 / S3)	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Proximity to local facilities (S3 / P4 / D10)	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Accessibility to public transport (S3 / D10)	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Walking, cycling and wheelchair routes to local facilities (S3 / D9 / D10)	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Physical characteristics / limitations of the site																									
Vehicular Access (D9 / D10)	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Public Right of Way (D9 / D10)	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Historic Environment (D17)	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Pollution, contamination and hazards (D16)	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Ground Conditions	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Availability of mains drainage (foul water)	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█

**KEY**



Negative



Possible



Positive



Not Known