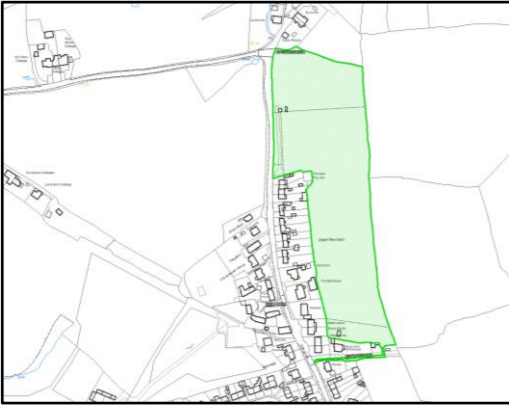

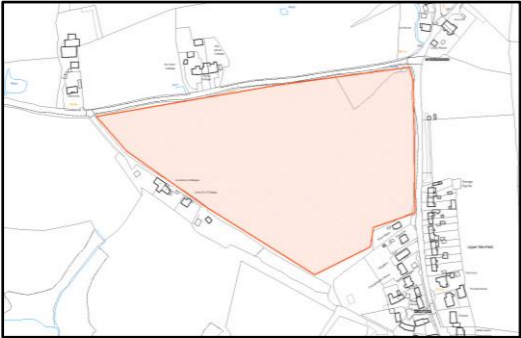




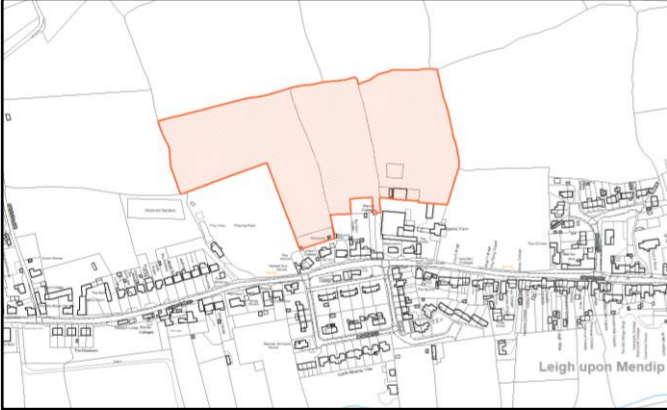
Land at Anchor Lane, Coleford		COLE014																																																								
Town/Parish: Coleford	Division: Mendip Central and East	Permission																																																								
Site Description / Adjacent Land Uses Open fields to the north-west of Coleford. Anchor Road runs along part of the western boundary. Surrounded by housing to the south and west, and open fields to the north and east.		Settlement Strategy (CP1, CP2) <table border="1"> <tr><td>Status in adopted settlement hierarchy</td><td>Primary Village</td></tr> <tr><td>Housing delivery above min requirement</td><td>17% growth in stock / 224% above CP2 minimum</td></tr> <tr><td>Re-use of land (greenfield/brownfield)</td><td>Greenfield</td></tr> <tr><td>Relationship to development limit</td><td>Adjoining development limit</td></tr> </table> Site Constraints and characteristics (DP1, DP8, DP21) <table border="1"> <tr><td>Physical and infrastructure constraints</td><td>Some - existing structures, poles and lines</td></tr> <tr><td>Contamination and Ground Conditions</td><td>Some - coal high risk area</td></tr> <tr><td>Sewage Treatment Works Buffer Zone</td><td>No</td></tr> <tr><td>Impact on Minerals and Waste Policies</td><td>None</td></tr> </table> Designated and Priority Habitats (DP5, DP6) <table border="1"> <tr><td>RAMSAR Phosphate Mitigation Requirement</td><td>Outside phosphate catchment</td></tr> <tr><td>C Special Areas of Conservation (SAC)</td><td>Mells Valley Bats SAC - Band C</td></tr> <tr><td>SSSI - Sensitivity to Designated Habitats</td><td>Low risk</td></tr> <tr><td>Impact on Priority Habitats & Local Wildlife sites</td><td>Deciduous woodland PH 12m to NW</td></tr> </table> Heritage and Landscape (DP1, DP3, DP4) <table border="1"> <tr><td>Impact on heritage assets</td><td>Listed buildings adjoining site to the S</td></tr> <tr><td>Impact on settlement character</td><td>Potential to mitigate harm</td></tr> <tr><td>Impact on landscape character</td><td>Potential to mitigate harm</td></tr> </table> Highways, Accessibility and Infrastructure <table border="1"> <tr><td>Settlement connectivity</td><td>Limited frequency bus service. >5km main centre. Poor BB.</td></tr> <tr><td>Education Capacity</td><td>Sufficient short term capacity</td></tr> <tr><td>Lead Local Flood Authority comments</td><td>Potential flooding issues - see Technical Appendix Part 3</td></tr> <tr><td>Highways Authority comments</td><td></td></tr> <tr><td>Cumulative development impacts near site</td><td></td></tr> </table> Deliverability <table border="1"> <tr><td>Planning Status</td><td>Outliner permission</td></tr> <tr><td>Conformity with LLP1/LPP2 policies/allocations</td><td>Outside but adjacent to DL</td></tr> <tr><td>Impact on neighbourhood plans/ other plans</td><td></td></tr> <tr><td>Ownership & Availability</td><td>Unknown</td></tr> <tr><td>Marketability</td><td>Gladman</td></tr> <tr><td>Progress on Phosphate Mitigation Solution</td><td>Not applicable</td></tr> <tr><td>Impact on A36 Improvements - Policy DP27</td><td>Not applicable</td></tr> <tr><td>Strategic or Local Risks to delivery</td><td></td></tr> </table> Notes Physical and infrastructure constraints: small structure to south and north, telegraph poles and lines cross the site.	Status in adopted settlement hierarchy	Primary Village	Housing delivery above min requirement	17% growth in stock / 224% above CP2 minimum	Re-use of land (greenfield/brownfield)	Greenfield	Relationship to development limit	Adjoining development limit	Physical and infrastructure constraints	Some - existing structures, poles and lines	Contamination and Ground Conditions	Some - coal high risk area	Sewage Treatment Works Buffer Zone	No	Impact on Minerals and Waste Policies	None	RAMSAR Phosphate Mitigation Requirement	Outside phosphate catchment	C Special Areas of Conservation (SAC)	Mells Valley Bats SAC - Band C	SSSI - Sensitivity to Designated Habitats	Low risk	Impact on Priority Habitats & Local Wildlife sites	Deciduous woodland PH 12m to NW	Impact on heritage assets	Listed buildings adjoining site to the S	Impact on settlement character	Potential to mitigate harm	Impact on landscape character	Potential to mitigate harm	Settlement connectivity	Limited frequency bus service. >5km main centre. Poor BB.	Education Capacity	Sufficient short term capacity	Lead Local Flood Authority comments	Potential flooding issues - see Technical Appendix Part 3	Highways Authority comments		Cumulative development impacts near site		Planning Status	Outliner permission	Conformity with LLP1/LPP2 policies/allocations	Outside but adjacent to DL	Impact on neighbourhood plans/ other plans		Ownership & Availability	Unknown	Marketability	Gladman	Progress on Phosphate Mitigation Solution	Not applicable	Impact on A36 Improvements - Policy DP27	Not applicable	Strategic or Local Risks to delivery	
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Planning History / SHLAA Status / Eligibility (for permissions) The site has planning permission for 63 homes (2019/2345/OTS) granted at appeal in October 2021 (APP/Q3305/W/20/3265459). The site was promoted during the preparation of LPP2.																																																										
Flood Risk River flooding – Flood Zone 1. Surface water flooding - very low risk. A suitable SUDs scheme was a condition of the planning permission.																																																										
Conservation Area / Listed Buildings / Areas of High Archaeological Potential There is a listed building adjoining the southern end of the site.																																																										
Designated Landscape None.																																																										
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Summary: Site is on the edge of a village that has committed sites in excess of CP2 requirements. However, 63 of the committed dwellings are to be delivered on this site, which has planning permission. The planning application has demonstrated how site constraints can be mitigated. The site is suitable for allocation.																																																										

Land South of The Crescent, Coleford, BA3 5RS		COLE032																											
Town/Parish: Coleford	Division: Mendip Central and East	New Site																											
Site Description / Adjacent Land Uses Agricultural land immediately to the south of The Crescent in Coleford. Two access options are proposed - one is from the west via an extension of Ashford Ridge, the other is via one or two plots on The Crescent.																													
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Proposed Development Total site area – 0.4 Ha (all developable). Proposal - 10-12 dwellings (market/affordable) starting in 2027-29. Build out rate: Indicates development could be delivered in a single phase.																													
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		Summary Site is on the edge of a village that has commitments in excess of CP2 requirements. It would impact settlement character, local landscape character. There is potential to impact biodiversity. The site is not suitable for allocation																											

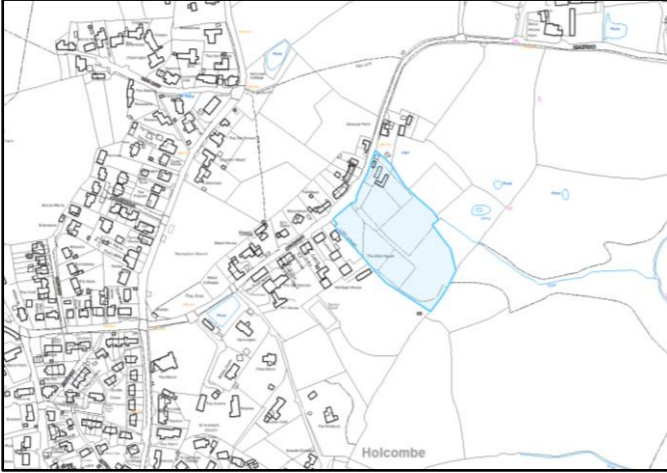
Land to the west of Anchor Road, Coleford		COLE033																											
Town/Parish: Coleford	Division: Mendip Central and East	New Site																											
Site Description / Adjacent Land Uses Large greenfield site to the north of the village of Coleford, currently used for agriculture.																													
 <p>© Crown copyright and database rights 2023 Ordnance Survey AC0000861332. Additional Information © Somerset Council</p>																													
Proposed Development Total site area – 6.51 Ha (developable area unknown). Proposal: 75-85 units (30% affordable) starting in 2024-26. Build out rate: first completions circa 2026, around 40 dwellings per annum delivery, assuming outline consent in 2024 and reserved matters consent in 2025.																													
Policy Status and Policies Map Designations Adjacent to development limit.																													
Planning History / SHLAA Status / Eligibility (for permissions) Request for pre-app advice made in June 2023 (2023/1175/L7PA).																													
Flood Risk River flooding - Flood Zone 1. Surface water flooding – generally very low risk with a very small area of low risk in the middle.																													
Conservation Area / Listed Buildings / Areas of High Archaeological Potential A few nearby Grade II listed buildings.																													
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		Summary Site is on the edge of a village that has commitments in excess of CP2 requirements. It would impact settlement character, local distinctiveness and landscape character. There is potential to impact biodiversity. The site is not suitable for allocation																											

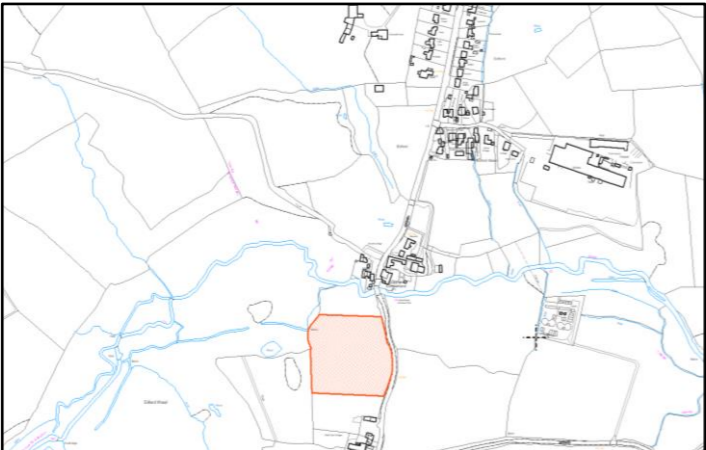
Land to the east of Cook's Lane, Cranmore		CRAN004																												
Town/Parish: Cranmore	Division: Mendip Central and East	New site																												
Site Description / Adjacent Land Uses This greenfield site is currently used as agricultural land. It has access from Cook's Lane.																														
		© Crown copyright and database rights 2023 Ordnance Survey AC0000861332. Additional Information © Somerset Council																												
Proposed Development Total site area - 1.5 Ha (1.2 Ha developable). Proposal - 30 dwellings (market, affordable, self-build, custom build) starting 2024-2026. The site also proposes the construction of a mixed use farm shop.																														
Policy Status and Policies Map Designations Outside of development limit. Relatively near a Protection of Formal and Informal Recreational Space (DP16).																														
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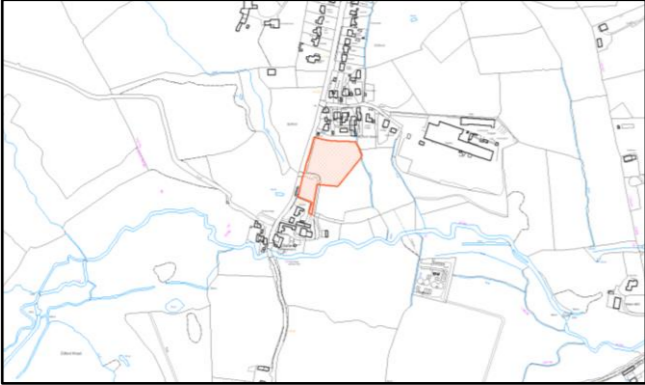
Barnclose Quarry and Sparks Farm Land, Leighon Mendip LEI008																													
Town/Parish: Leigh on Mendip	Division: Mendip Central and East ED	Re-promoted																											
<p>Site Description / Adjacent Land Uses This site is currently mixed use land, with the majority being arable farmland/in agricultural use. Leigh Street runs along the southern and eastern boundaries, with Whitehole Hill running along the northern boundary. Access is via Leigh Street. Surrounded by development to the south, and open fields to the north and west. To the east is development associated with Barnclose Quarry, fields, dense tree cover and then the quarry itself.</p>  <p>© Crown copyright and database rights 2023 Ordnance Survey AC0000861332. Additional Information © Somerset Council</p>																													
<p>Proposed Development Total site area – 8 Ha. Proposal – 160 dwellings (market and affordable) starting 2024-2026. Build out rate – 60 dwellings a year.</p>																													
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<p>Notes Minerals and Waste: Proximity to Halecombe Quarry. Objected to application on site previously due to mineral safeguarding. Dormant Barnclose falls within boundary of allocation. Physical and infrastructure constraints: Buildings/structures in SE corner and centre of the site. SE corner looks occupied.</p>																													
<p>Summary: Screened out.</p>																													

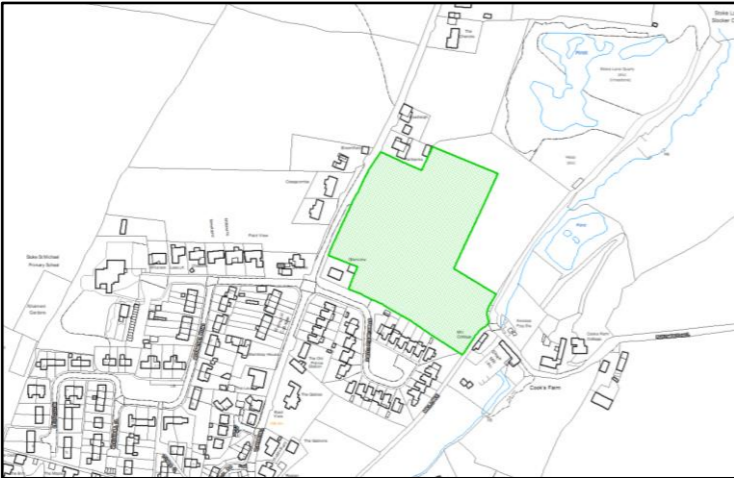
Sparks Farm, Leigh on Mendip		LEI009																											
Town/Parish: Leigh on Mendip	Division: Mendip Central and East ED	New Site																											
Site Description / Adjacent Land Uses Site to the north of Leigh on Mendip currently used as arable land for grazing. Surrounded by development to the south and open fields to the north, east and west. It has limited accessibility.																													
		© Crown copyright and database rights 2023 Ordnance Survey AC0000861332. Additional Information © Somerset Council																											
Proposed Development Total site area - 5.5 Ha. Proposal - 10 dwellings starting 2024-2026. Build out rate - 6 months.																													
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Notes Minerals and Waste: Within 400m of Halecombe Quarry. Mineral safeguarding issue. See Table 5 SMP. Dormant Barnclose falls within boundary of allocation. Physical and infrastructure constraints: Building in SE of site.																													
Summary: Screened out.																													

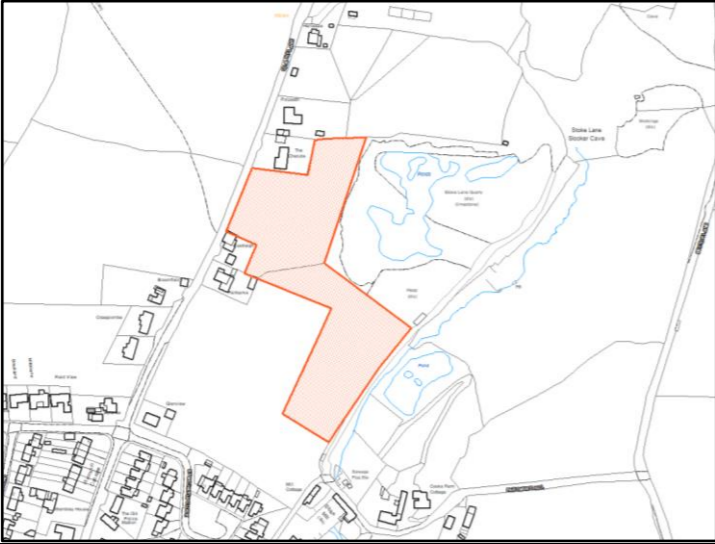
(no direct access to site, so an access was assumed)


Holcombe Livery, Brewery Lane, Holcombe, BA3 5EQ		HOL003																											
Town/Parish: Holcombe	Division: Mendip Hills	Re-promoted																											
Site Description / Adjacent Land Uses Greenfield site, currently used as horse livery, to the north-east of Holcombe. Brewery Lanes runs along the north-western boundary. Surrounded by residential development and open fields.																													
		© Crown copyright and database rights 2023 Ordnance Survey AC0000861332. Additional Information © Somerset Council																											
Proposed Development Total site area - 4 Ha. Proposal – 1 private unit and low-cost housing would be considered.																													
Policy Status and Policies Map Designations Adjacent to development limit.																													
Planning History / SHLAA Status / Eligibility (for permissions) None known.																													
Flood Risk River flooding - Flood Zone 1. Surface water flooding - very low risk for most of the site, but a significant portion to the north-east has low risk.																													
Conservation Area / Listed Buildings / Areas of High Archaeological Potential A nearby Grade II listed building (Hill House).																													
Designated Landscape None. Landscape Character Area A8.2: Chilcompton to Vobster.																													
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Notes Summary: Development of site likely to have significant impacts on landscape and settlement character which would be hard to mitigate. Adjacent to a secondary village which has exceeded the minimum requirements of LPP1. Limited access to local facilities, limited bus service to nearest town. The site is not recommended for allocation.																													


Land Near Duke of Cumberland, Edford Hill, Holcombe		HOL025																											
Town/Parish: Holcombe	Division: Mendip Central and East ED	New site																											
Site Description / Adjacent Land Uses Greenfield site, currently arable, to the south of Holcombe. Edford Hill runs along the eastern boundary. Surrounded by open fields and an area of dense trees, with some development slightly further away to the north and south. Access is via Edford Hill.																													
		© Crown copyright and database rights 2023 Ordnance Survey AC0000861332. Additional Information © Somerset Council																											
Proposed Development Total site area – 1.62 Ha. Proposal - 48 dwellings (market and affordable) starting 2024-2026. Build out rate – 12 months.																													
Policy Status and Policies Map Designations Outside the development limit in the open countryside. This site borders an Area of High Archaeological Potential (DP3). This site borders a Site of Special Scientific Interest (DP5). The site is relatively close to a Local Wildlife Site (DP5).																													
Planning History / SHLAA Status / Eligibility (for permissions) 2022/1618/FUL - new overflow car park with associated access and landscaping (awaiting decision).																													
Flood Risk River flooding – Flood Zone 2. Surface water flooding - very low risk.																													
Conservation Area / Listed Buildings / Areas of High Archaeological Potential There is a listed building at Edford Farm, however this is not particularly close. This site is adjacent to an AHAP.																													
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		Summary: Development of site likely to have significant impacts on landscape and settlement character which would be hard to mitigate. Outside and removed from the development limits of a secondary village which has exceeded the minimum requirements of LPP1. Limited access to local facilities, limited bus service to nearest town. The site is not recommended for allocation.																											

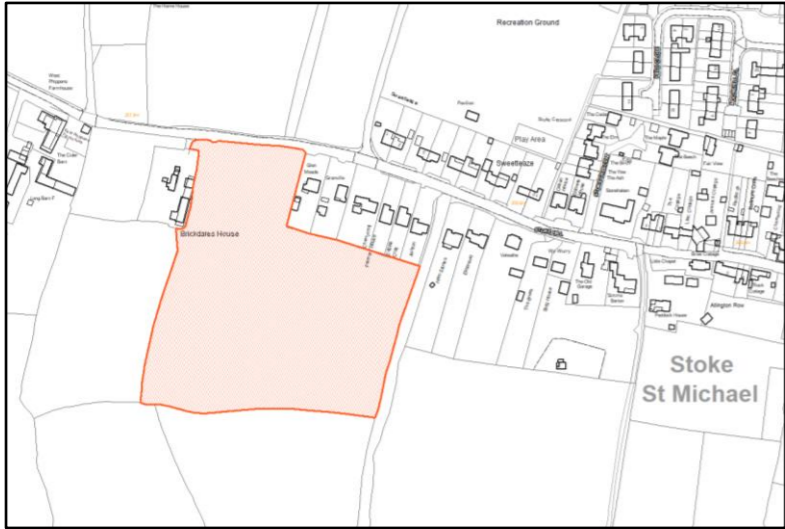
Land East of Edford Hill, Holcombe		HOL026																											
Town/Parish: Holcombe	Division: Mendip Central and East ED	New site																											
Site Description / Adjacent Land Uses Agricultural site to the south of Holcombe. Edford Hill runs along the western boundary and also provides access to the site. An access to road to nearby development crosses the western part of the site. Surrounded by development to the north and south, and open fields and areas of dense trees to the east and west.																													
 <p>© Crown copyright and database rights 2023 Ordnance Survey AC0000861332. Additional Information © Somerset Council</p>																													
Proposed Development Total site area – 0.52 Ha. Proposal - 8-10 dwellings (market housing) starting 2024-2026. Build out rate - 5 dwellings per year.																													
Policy Status and Policies Map Designations Adjacent (very close) to development limit. The site is relatively close, but not directly adjacent, to a Local Wildlife Site (DP5).																													
Planning History, SHLAA Status / Eligibility (for permissions) This site has no planning history.																													
Flood Risk River flooding – Flood Zone 1. Surface water flooding - very low risk.																													
Conservation Area / Listed Buildings / Areas of High Archaeological Potential Listed building at Edford Farm, but this is not particularly nearby.																													
Designated Landscape None. Landscape Character Area A10.1: Mells Valley - Gurney Slade to Vobster.																													
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		Notes Ground conditions: Eastern half of site in Tip Interest Zone. Nearest tip is 180m to the east. Highways: There is an access road running through the western part of the site (which has been classed as a structure). HA issues with lack of pedestrian or NMU infrastructure along Edford Hill.																											
		Summary: Development of site likely to have significant impacts on landscape and settlement character which would be hard to mitigate. Outside and removed from the development limits of a secondary village which has exceeded the minimum requirements of LPP1. Limited access to local facilities, limited bus service to nearest town. The site is not recommended for allocation.																											

Land South of Firbanks, Coalpit Lane, Stoke St Michael		SSM007																											
Town/Parish: Stoke St Michael	Division: Mendip Central and East	Permission																											
Site Description / Adjacent Land Uses Greenfield site, currently in agricultural use, to the north-east of Stoke St Michael. Bordered by Coalpit Lane to the west. Surrounded by development to the south and west, and open fields, tree cover and scattered areas of development to the north and east.																													
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Proposed Development Total site area - 1.64 Ha. Proposal - Outline permission for 47 dwellings, public open space, ecological mitigation land, landscaping and associated works with access from Coalpit Lane.																													
Policy Status and Policies Map Designations Adjacent to the development limit.																													
Planning History / SHLAA Status / Eligibility (for permissions) 2020/0580/OTS was refused. An appeal was lodged and upheld in May 2021.																													
Flood Risk River flooding – Flood Zone 1. Surface water flooding - There is an area of high and medium risk on the northern boundary. A drainage strategy was agreed as part of the application – this was not a reason for refusal at appeal.																													
Conservation Area / Listed Buildings / Areas of High Archaeological Potential There is a group of listed buildings nearby to the south-east.																													
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Notes Minerals and Waste: Proximity to Stoke Lane Quarry, as well as Cookwood Quarry. If this site continues to be considered for allocations, further discussion with minerals policy team required.																													
Summary: Adjacent to development limits of a primary village which has significantly over delivered against the CP2 requirement. No short-term school capacity. Good access to local village facilities but limited bus services to nearby town. Site capable of delivery but not suitable for allocation given minerals safeguarding issue and sensitivity to designated habitats. The site is not recommended for allocation.																													

Land East of Coalpit Lane, Stoke St Michael		SSM007a																												
Town/Parish: Stoke St Michael	Division: Mendip Central and East	New Site																												
Site Description / Adjacent Land Uses Greenfield site to the north-east of Stoke St Michael. Bordered by Coalpit Lane to the west. Surrounded by open fields, scattered areas of development and tree cover. Access is via Coalpit Lane.																														
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Proposed Development Total site area – 3.6 Ha (2.2 Ha developable). Proposal – 60-65 dwellings (market, affordable, self and custom build).																														
Policy Status and Policies Map Designations Outside the development limit. Adjacent to a Site of Special Scientific Interest (DP5).																														
Planning History / SHLAA Status / Eligibility (for permissions) 2020/0580/OTS - permission was granted on appeal in Feb 2023 (APP/Q3305/W/21/3286463) for residential development of up to 47 dwellings on the southern field.																														
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 <p>© Crown copyright and database rights 2023 Ordnance Survey AC0000861332. Additional Information © Somerset Council</p>																														
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Proposed Development Total site area - 0.33 Ha (0.3 Ha developable). Proposal - 4 market units (1 detached 4 bed, 1 detached 3 bed, 2 semi-detached 2 beds) starting 2024-26.																		
Policy Status and Policies Map Designations Outside the development limit.																		
Planning History / SHLAA Status / Eligibility (for permissions) 2019/2580/PREAPP - response received on 21/01/2020 was generally supportive of the proposal for 4 dwellings.																		
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Marketability	No known interest																	
Progress on Phosphate Mitigation Solution	Not applicable																	
Impact on A36 Improvements - Policy DP27	Not applicable																	
Strategic or Local Risks to delivery	Too small - only 4 dwellings																	
		Notes																
		Summary: Screened out.																

Land south of Fosse Road, Stoke St Michael		SSM014																												
Town/Parish: Stoke St Michael	Division: Mendip Central and East	New Site																												
Site Description / Adjacent Land Uses Greenfield site, currently used for grazing, to the west of Stoke St Michael. Bordered by Fosse Road to the north and Red Lane to the east. Surrounded predominantly by open fields, with development to the north-east and north-west. Access is via Fosse Road.																														
		© Crown copyright and database rights 2023 Ordnance Survey AC0000861332. Additional Information © Somerset Council																												
Proposed Development Total site area - 2.9 Ha (1.9 Ha developable). Proposal - 50 dwellings (market and affordable) starting 2027-2029. Build out rate - 24 months.																														
Policy Status and Policies Map Designations Adjacent to development limit. A Protection of Formal and Informal Recreation Space (DP16) is relatively nearby.																														
Planning History / SHLAA Status / Eligibility (for permissions) This site has no planning history.																														
Flood Risk River flooding – Flood Zone 1. Surface water flooding - very low risk.																														
Conservation Area / Listed Buildings / Areas of High Archaeological Potential None.																														
Designated Landscape Landscape Character Area A7: Northern Flank.																														
Accessibility <table border="1" data-bbox="172 1423 1380 1780"> <tbody> <tr> <td>Corner shop/food shop</td> <td>480m</td> <td>Londis</td> </tr> <tr> <td>Primary school (secondary school)</td> <td>990m</td> <td>Stoke St Michael Primary School</td> </tr> <tr> <td>GP Surgery</td> <td></td> <td>Out of settlement</td> </tr> <tr> <td>Bank/Post Office</td> <td>332m</td> <td>Stoke St Michael Post Office</td> </tr> <tr> <td>Community hub (pub/hall)</td> <td>460m</td> <td>Stoke St Michael War Memorial Hall</td> </tr> <tr> <td>Open space (can be provided on site)</td> <td>216m</td> <td>Stoke St Michael Football Ground</td> </tr> <tr> <td>Employment cluster</td> <td></td> <td>Out of settlement (Shepton Mallet)</td> </tr> <tr> <td>Bus stop</td> <td>205m</td> <td>Vealethe. 649, daily.</td> </tr> <tr> <td>Town centre/high order hub</td> <td></td> <td>Out of settlement (Shepton Mallet)</td> </tr> </tbody> </table>				Corner shop/food shop	480m	Londis	Primary school (secondary school)	990m	Stoke St Michael Primary School	GP Surgery		Out of settlement	Bank/Post Office	332m	Stoke St Michael Post Office	Community hub (pub/hall)	460m	Stoke St Michael War Memorial Hall	Open space (can be provided on site)	216m	Stoke St Michael Football Ground	Employment cluster		Out of settlement (Shepton Mallet)	Bus stop	205m	Vealethe. 649, daily.	Town centre/high order hub		Out of settlement (Shepton Mallet)
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Summary: Development of site likely to have significant impacts on landscape and settlement character which would be hard to mitigate. Adjacent to development limits of a primary village which has significantly over delivered against the CP2 requirement. No short-term school capacity. Good access to local village facilities but limited bus services to nearby town. The site is not recommended for allocation.																														