

South Somerset Housing and Employment Land Availability Assessment - Site Assessment Form

1. GENERAL SHLAA year
 Site Ref No Entered ID
 Parish Settlement
 Site Name
 Street Address Postcode
 Easting Northing

Total Site Area (ha) Current Use
 Brownfield/Greenfield Bad neighbour?
2. SITE CATEGORISATION
 Within dev area/settlement Edge of settlement Edge of business park
 Countryside DOG Allocation
 Boundary Treatment
 Surrounding land uses

3. DESIGNATIONS AND CONSTRAINTS
 Site Topography

Category 1:			
SPA	<input type="text" value="No"/>	Historic Park and Garden	<input type="text" value="No"/>
SAC	<input type="text" value="No"/>	Flood Zone 3	<input type="text" value="No"/>
RAMSAR	<input type="text" value="No"/>	Ancient Woodland	<input type="text" value="No"/>
SSSI	<input type="text" value="No"/>	Archaeological site of National Importance	<input type="text" value="No"/>
AONB	<input type="text" value="No"/>		
Category 2:			
Derelict Land	<input type="text" value="No"/>	Conservation Area	<input type="text" value="No"/>
Car park	<input type="text" value="No"/>	TPO trees	<input type="text" value="No"/>
Gas pipe consultation zone	<input type="text" value="No"/>	BMV Agricultural Land	<input type="text" value="Yes"/>
Area of High Archaeological Potential	<input type="text" value="No"/>	Adjoining LB / within curtilage of LB	<input type="text" value="Yes"/>
Allotment	<input type="text" value="No"/>	Landscape study	<input type="text" value="Yes"/>
Airfield Safeguarding Area	<input type="text" value="Yes"/>	County Geological Site	<input type="text" value="No"/>
Mineral Safeguarding Area	<input type="text" value="Yes"/>	Potentially Contaminated Land	<input type="text" value="No"/>

Additional details e.g. BMV ALC grade, Landscape Appraisal category, any other constraints
 Approx 80% of site in Grade 3a Agric Land (source SSSC ArcView)
 Yeovilton Airfield Safeguarding Zone : works exceeding 45.7m in height
 Peripheral Landscape Assessment : moderate-high capacity and moderate to low capacity.
 Conservation Officer comments: Limited potential due to potential impact upon setting of grade 2* listed building, and archaeological interest of former Templar preceptory.

4. PLANNING HISTORY
 Site has Planning Permission? Planning Application Number
 Planning application site details

5. OWNERSHIP
 Ownership
 Proposed Use

Housing	<input checked="" type="checkbox"/>	Employment	<input type="checkbox"/>	Mixed Use	<input type="checkbox"/>	Gypsy / Traveller	<input type="checkbox"/>
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Ownership details e.g. unresolved multiple owners, ransom strips, tenancies or restrictive covenants

6. UTILITIES
 Water Sewerage Gas
 Electricity Broadband

7. INFRASTRUCTURE AND PROXIMITY TO SERVICES
 Access details

Existing pedestrian access/footpaths to site
 Within 400m of bus stop
 Frequency of bus service
 Bus service information
 Within 800m of railway station
Within 800m walking distance of:
 Convenience Shop GP
 Primary School

Within 30 minutes public transport to:
 Hospital Secondary School
 Areas of Employment

8. DELIVERABILITY / DEVELOPABILITY/ VIABILITY
 Is this site suitable? Is this site available?
 Developable Area Estimated Yield
 Housing (ha) @ 30 dph
 Landowner Panel Yield
 Yield - Housing (final)
 Site Area ED (ha)
 Landowner Panel ED
 ED (sqm) (sq m)

Is the site deliverable?
 Commence 0-5 years Completions 0-5 years
Is the site developable?
 Commence 6-10 year Completions 6-10 years
 Commence 11 years plus Completions 11+ years

Panel Comments
 2016: Templecombe market overview: attractive due to the presence of a large employer, train station. Settlement could deliver approx 25 dw/yr. Need for landscape mitigation tends to reduce density in rural areas. Appears to have access, but not sure if suitable. Does site adjoin highway?
 2018 - Suggest reduced density due to Conservation issues.