

## LA/THOR/003 – Land at Longford Road

Site name	Land at Longford Road
Site reference	LA/THOR/003
Site area (ha)	8.78ha
Parish/Settlement	Thornford
Proposed uses (estimated number of homes/capacity)	Around 105 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 105 homes.	
Specific design requirements	Village location.	Appropriate density of development for village. High quality design and use of local materials.
Natural environment and ecology	Within Somerset Levels and Moors Ramsar Site Catchment Area.	Development will need to ensure phosphate neutrality.
Landscape and visual	Hedges along north and west boundaries are well treed and there are trees along the stream.  Impact on views south across the site from Longford Road and open views south to the Dorset National Landscape possible.	Retain and enhance field boundary and riparian vegetation to west and southern boundaries.  Sensitive design to respect the character/setting of the National Landscape.
Heritage	Thornford Conservation Area lies to the northeast of the site.	Thoroughly assess potential impacts of development on the conservation area, and its settings, and minimise conflict between potential development.  Pre-determination archaeological assessment.
Flood risk	Adjoins flood zones 2 and 3 to the south.  Site may be susceptible to groundwater flooding.	Surface water discharge location to be identified.
Amenity, health, education	Potential need for additional secondary school spaces.	Delivery of additional school capacity through financial contributions to meet need.
Transport (access and movement)	Public footpath crosses the south-east tip of the site.	Retain and enhance public right of way.

	<p>Need for suitable vehicular access and pedestrian connections.</p> <p>Thornford train station is located nearby.</p> <p>No bus service.</p>	<p>Provide vehicular and pedestrian access.</p> <p>Seek improvements to bus service in the area, alongside development.</p>
Other issues	<p>The north-eastern boundary of the site is adjacent to allotments.</p> <p>Small and medium power lines cross the site from north to south.</p>	