

LA/THOR/004 – Land at Pound Road

Site name	Land at Pound Road
Site reference	LA/THOR/004
Site area (ha)	6.18 ha
Parish/Settlement	Thornford
Proposed uses (estimated number of homes/capacity)	Around 74 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 74 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	Impact on landscape character. Middle distant views from footpaths on higher ground to the south and east at Knighton Hill and Ratcombe Wood likely.	Retain and enhance field boundary vegetation to north-east, south-east and south-west boundaries.
Heritage	Thornford Conservation lies to the south-west. Grade II listed Vale Cottage lies immediately to the north-west of the site.	Thoroughly assess potential impacts of development on the conservation area and heritage asset, and their settings, and minimise conflict between potential development. Pre-determination archaeological assessment.
Flood risk	North-western part of the 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 site from the south-west to the north-east. Need for suitable vehicular access and pedestrian connections.	Retain and enhance public right of way. Provide vehicular and pedestrian access.

	<p>Thornford train station is located nearby.</p> <p>No bus service.</p>	<p>Seek improvements to bus service in the area, alongside development.</p>
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