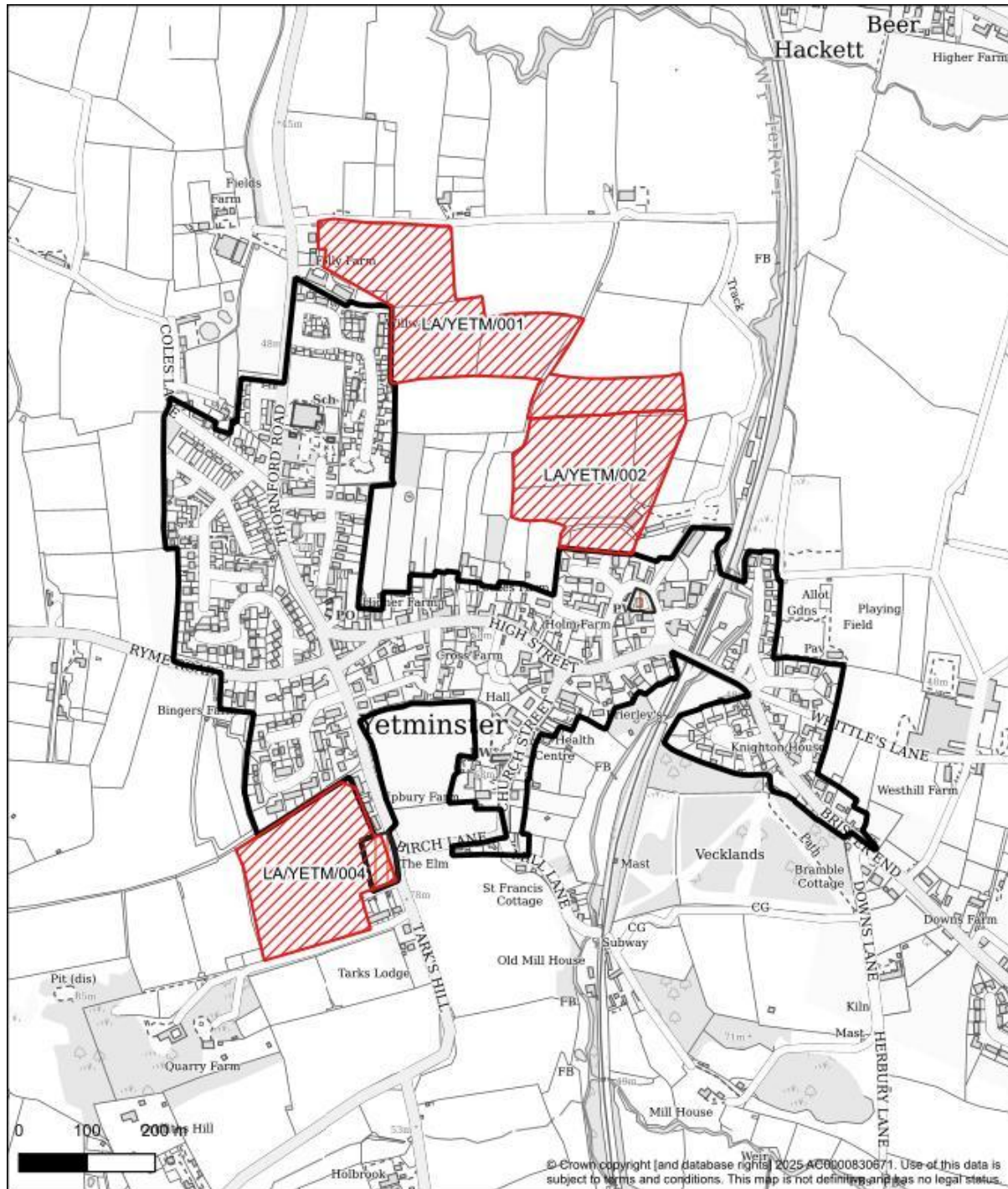




Yetminster




Consultation sites

 Residential option - proposed

Existing allocations & consents

 Settlement boundary - existing

 Residential allocation - existing NP

LA/YETM/001 - Land east of Thornford Road

Site name	Land east of Thornford Road
Site reference	LA/YETM/001
Site area (ha)	5.9 ha
Parish/Settlement	Yetminster
Proposed uses (estimated number of homes/capacity)	Around 85 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 85 homes	
Specific design requirements	Village location.	Appropriate density of development for village. High quality design with use of local materials.
Natural environment and ecology	Strong boundary hedgerows /trees that are likely to support priority species. Site is within amber risk zone for Great Crested Newt. Within Somerset Levels and Moors Ramsar Site Catchment Area.	Retain boundary hedgerows and important ecological features. Maintain and enhance habitat connectivity. Provide mitigation strategy for protected species. Development will need to ensure nitrogen and/or phosphate neutrality.
Landscape and visual	Potential for landscape character impacts associated with a new extension of the village to the north of current built area.	Retain and enhance native tree and hedgerow planting. Sensitive design to respect the landscape character.
Heritage	Yetminster Conservation Area is located to the south, which includes a series of significant medieval plots forming part of the village's historic field system.	Thoroughly assess potential impacts of development on the conservation area and its setting and minimise conflict between potential development and conservation area. Pre-determination archaeological assessment.
Flood risk	Flood zones 2 and 3 lie to the east of the site. No significant flood risk on the site itself.	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)	<p>Footpath runs through the site, linking to Thornford Road.</p> <p>Need for suitable vehicular access and pedestrian connections.</p> <p>Need for improvements to public transport provision in the area.</p> <p>Train station located nearby.</p>	<p>Retain existing right of way.</p> <p>Provide vehicular and pedestrian access onto Thornford Road.</p> <p>Seek improvements to bus service in the area, alongside development.</p> <p>Provide footpath to train station.</p>

LA/YETM/002 - Land North of Chapel Meadow

Site name	Land North of Chapel Meadow
Site reference	LA/YETM/002
Site area (ha)	3.96ha
Parish/Settlement	Yetminster
Proposed uses (estimated number of homes/capacity)	Around 60 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 60 homes.	
Specific design requirements	Village location.	Appropriate density of development for village. High quality design with use of local materials.
Natural environment and ecology	Mature hedgerows, veteran trees and tree groups around site. Likely to support priority species. Site is within amber risk zone for Great Crested Newt. Within Somerset Levels and Moors Ramsar Site Catchment Area.	Retain and enhance hedgerows and habitat connectivity. Provide mitigation strategy for protected species. Development will need to ensure nitrogen and/or phosphate neutrality.
Landscape and visual	Impact on landscape character of the site. Development would create a new extension of the village to the north of the current built area.	Retain and enhance tree and hedgerow planting within site and on boundaries. Strong new structural landscape planting particularly along boundary abutting Conservation Area.
Heritage	Yetminster Conservation Area is located immediately to the west, which includes a series of significant medieval plots forming part of the village's historic field system.	Thoroughly assess potential impacts of development on the conservation area and its setting and minimise conflict between potential development and conservation area. Pre-determination archaeological assessment.
Flood risk	Southern part of site may be susceptible to groundwater flooding. Site borders flood zone 2 to the east.	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)	<p>Need for suitable vehicular access and pedestrian connections.</p> <p>No bus service. Need for improvements to public transport provision in the area.</p> <p>Train station located nearby.</p>	<p>Provide vehicular and pedestrian access.</p> <p>Seek improvements to bus service in the area, alongside development.</p> <p>Provide footpath to train station.</p>
Other issues	Wessex Water foul sewer crosses site.	

LA/YETM/004 - Land west of Melbury Road

Site name	Land west of Melbury Road
Site reference	LA/YETM/004
Site area (ha)	3.75 ha
Parish/Settlement	Yetminster
Proposed uses (estimated number of homes/capacity)	Around 55 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 55 homes.	
Specific design requirements	Village location.	Appropriate density of development for village. High quality design and use of local materials.
Natural environment and ecology	Hedgerows likely to support priority species. Within Somerset Levels and Moors Ramsar Site Catchment Area.	Retain habitats on site. Development will need to ensure phosphate neutrality.
Landscape and visual	Open site sloping down to the east. Impact on landscape character and particular impact of development in southeast corner.	Avoid development in southeast corner of site where the site is most elevated, and potential landscape impacts will be the most far reaching. Retain existing hedgerows.
Heritage	Yetminster Conservation Area is located to the east/north-east of the site on the opposite side of Melbury Road. Grade II* Upbury Farm House and Grade I Parish Church of St Andrew located to the north-east.	Thoroughly assess potential impacts of development on the heritage assets and conservation area, and their settings, and minimise conflict between potential development. Pre-determination archaeological assessment.
Flood risk	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 runs along northern boundary of site. And east-west through the centre of the site.	Retain existing rights of way. Seek improvements to bus service in the area, alongside development.

	<p>No bus service. Need for improvements to public transport provision in the area.</p> <p>No pedestrian connectivity to village centre.</p>	Provide new pedestrian route.
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