

NSP012 - Land West of 67 Fortescue Street, Norton St Philip

		Assessment		Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	Neutral	The site is not in employment use	N/A
SAO2	Maintain and enhance the distinctive character of settlements	Strong Negative	The site is on sloping land in an undeveloped section of hillside, rising up towards the ridge line. It is also important to views' across Church Mead from the historic core of the village. These views are particularly important to the character of the settlement, linking the wider countryside with the greenspace at Church Mead. Development of the site would harm settlement character.	Harm to settlement character would be difficult to mitigate.
SAO3	Protect and enhance the district landscapes	Strong Negative	The site is within landscape character area C2 which is defined by a ridge of land which stretches from Norton St Philip to Buckland Dinham, and then to Orchardleigh, encircling a deep valley landscape, Area C3. Norton St Philip is seen in views from outside the settlement, with collections of buildings climbing up the hillside. Norton St Philip developed in a sheltered spot on the ridge, where the ridgeline is lowered around the Norton Brook. It consists of a higher section of village around the historic George Inn and a lower section around the church. This site is a prominent part of the hillside as it rises up to the ridge. Development would harm landscape character.	Harm to landscape character would be difficult to mitigate.
SAO4	To avoid/reduce and manage flood risk	Positive	Site is in flood zone 1 and there is a very low risk of surface water flooding. Surface water would need to be managed on the site.	Mitigation would be required to manage surface water on the site and take any cumulative effects into account.
SAO5	To protect, maintain and enhance biodiversity	negative	Site is in band C of the Mells Valley & Bradford on Avon Bats SAC area. There is a broadleaved woodland stepping stone on part of the site	Mitigation for loss of bat habitat would be required. Mitigation to protect the ecological network site would be required.
SAO6	Maintain and Improve water quality	Positive	Site is not near a water course or wetland habitat and is not within the phosphate catchment area.	N/A
SAO7	promote sustainable construction and renewable energy	negative	Only around ¼ of the site is in an area with potential solar resource and the site is not in an area with unconstrained wind resource	On site renewables will be required

		Assessment	Mitigation
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	Strong Negative The site is on sloping land on a prominent part of the hillside and is considered important to the character of the settlement for the views in allows to and from the open countryside. Development here is likely to have a significant impact therefore on the local distinctiveness of the village. The site is also directly adjacent to the village's conservation area and therefore a significant impact on the setting of the conservation area is also possible.	Mitigation would be difficult.
SAO9	Encourage more sustainable travel patterns	Positive Out of 9 everyday facilities 6 are within a 10 minute walk and 3 are not available in the village. Future residents are unlikely to be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	Strong Negative The nearest town centre is at some distance and future residents will not be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	Positive The site could provide 10 homes on the edge of a primary village.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	Positive The site is adjacent to the Norton St Philip recreation ground	N/A
SAO13	Protecting and Improving access to community facilities	Positive The site is less than a 10 minute walk from the village primary school and a convenience store. Short term capacity at the primary school is an issue. Future residents would be encouraged to support the local facilities.	Funding for additional school places may be required.

NSP013 - Land off Mackley Lane (Laverton Triangle), Norton St Philip

		Assessment		Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	Neutral	The site is not in employment use	N/A
SAO2	Maintain and enhance the distinctive character of settlements	Negative	The site presents a green frontage to the B3110 at the entrance to the village. This green frontage is important to the character of the village. There may be potential to mitigate harm by retaining the green frontage in any development scheme.	Potential to mitigate harm to settlement character.
SAO3	Protect and enhance the district landscapes	Negative	The site is within landscape character area C2 which is defined by a ridge of land which stretches from Norton St Philip to Buckland Dinham, and then to Orchardleigh, encircling a deep valley landscape, Area C3. Norton St Philip is seen in views from outside the settlement, with collections of buildings climbing up the hillside. Norton St Philip developed in a sheltered spot on the ridge, where the ridgeline is lowered around the Norton Brook. It consists of a higher section of village around the historic George Inn and a lower section around the church. This site is a triangle of land adjacent to new development at Fortescue Fields. It is high on the ridge line but is partly hidden in views from the south west. Development would have an impact on the wider landscape but there is potential to mitigate the impact.	Potential to mitigate landscape harm.
SAO4	To avoid/reduce and manage flood risk	Positive	Site is in flood zone 1 and there is a very low risk of surface water flooding. Surface water would need to be managed on the site.	Mitigation would be required to manage surface water on the site and take any cumulative effects into account.
SAO5	To protect, maintain and enhance biodiversity	neutral	Site is in band C of the Mells Valley & Bradford on Avon Bats SAC area and adjacent to a stepping stone for broadleaved woodland.	Mitigation for loss of bat habitat and to protect the ecological network sites would be required.
SAO6	Maintain and Improve water quality	Positive	Site is not near a water course or wetland habitat and is not within the phosphate catchment area.	N/A
SAO7	promote sustainable construction and renewable energy	Positive	Site is in an area with solar resource potential	On site renewables will be required

		Assessment	Mitigation
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	Negative The northern part of the site is within the conservation area for the village and this area acts as a green frontage to the B3110 at the entrance to the village. This green frontage is important to the character of the village and would need to be retained in order to minimise impact upon the conservation area.	Some potential for mitigation
SAO9	Encourage more sustainable travel patterns	Positive Out of 9 everyday facilities 6 are within a 10 minute walk and 3 are not available in the village. Future residents are likely to be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	Strong Negative The nearest town centre is at some distance and future residents will not be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	Positive The site could provide 7-10 homes on the edge of a primary village.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	Positive The site is within a 10 minute walk of the Norton St Philip recreation ground	N/A
SAO13	Protecting and Improving access to community facilities	Positive The site is less than a 10 minute walk from the village primary school and a convenience store. Short term capacity at the primary school is an issue. Future residents would be encouraged to support the local facilities.	Funding for additional school places may be required.

NSP016 - Land off Mackley Lane (South site), Norton St Philip

		Assessment		Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	Neutral	The site is not in employment use	N/A
SAO2	Maintain and enhance the distinctive character of settlements	Negative	The site is immediately south of development at Fortescue Fields. It would be partially shielded from views from the south west and from the historic core of the village around the George Inn. There is potential to mitigate impacts on settlement character.	Potential to mitigate harm to settlement character.
SAO3	Protect and enhance the district landscapes	Negative	The site is within landscape character area C2 which is defined by a ridge of land which stretches from Norton St Philip to Buckland Dinham, and then to Orchardleigh, encircling a deep valley landscape, Area C3. Norton St Philip is seen in views from outside the settlement, with collections of buildings climbing up the hillside. Norton St Philip developed in a sheltered spot on the ridge, where the ridgeline is lowered around the Norton Brook. It consists of a higher section of village around the historic George Inn and a lower section around the church. This site is a block of land south of new development at Fortescue Fields. It is part of the hillside rising up towards the ridge but is situated on a shoulder of land where the gradient briefly levels. This partly shields the site in views from the south west. Development would have an impact on the wider landscape but there is potential to mitigate the impact.	Potential to mitigate landscape harm.
SAO4	To avoid/reduce and manage flood risk	Positive	Site is in flood zone 1 and there is a very low risk of surface water flooding. Surface water would need to be managed on the site.	Mitigation would be required to manage surface water on the site and take any cumulative effects into account.
SAO5	To protect, maintain and enhance biodiversity	neutral	Site is in band C of the Mells Valley & Bradford on Avon Bats SAC area and adjacent to a stepping stone for broadleaved woodland.	Mitigation for loss of bat habitat and to protect the ecological network sites would be required.
SAO6	Maintain and Improve water quality	Positive	Site is not near a water course or wetland habitat and is not within the phosphate catchment area.	N/A

		Assessment	Mitigation	
SAO7	promote sustainable construction and renewable energy	neutral	Less than half of the site is in an area with potential solar resource	On site renewables will be required
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	Negative	The site lies adjacent to the south of a recent development in the village. Its location means that it would be partially shielded from views from the south west and from the historic core of the village around the George Inn. Although there are likely to be some impacts on settlement character, these are likely to be able to be mitigated.	Potential to mitigate.
SAO9	Encourage mpre sustainable travel patterns	Positive	Out of 9 everyday facilities 6 are within a 10 minute walk and 3 are not available in the village. Future residents are likely to be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	Strong Negative	The nearest town centre is at some distance and future residents will not be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	Positive	The site could provide 20 homes on the edge of a primary village.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	Positive	The site is within a 10 minute walk of the Norton St Philip recreation ground	N/A
SAO13	Protecting and Improving access to community facilities	Positive	The site is less than a 10 minute walk from the village primary school and a convenience store. Short term capacity at the primary school is an issue. Future residents would be encouraged to support the local facilities.	Funding for additional school places may be required.

NSP017 - Chatley Furlong and Tellisford Lane, Norton St Philip

		Assessment		Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	Neutral	The site is not in employment use	N/A
SAO2	Maintain and enhance the distinctive character of settlements	Strong Negative	The site is on the highest part of the ridge line and spills over onto land which slopes towards the south east, onto a visually separate section of the ridge. The site is remote from the village core and development would harm settlement character.	Harm to settlement character would be difficult to mitigate.
SAO3	Protect and enhance the district landscapes	Strong Negative	The site is within landscape character area C2 which is defined by a ridge of land which stretches from Norton St Philip to Buckland Dinham, and then to Orchardleigh, encircling a deep valley landscape, Area C3. Norton St Philip is seen in views from outside the settlement, with collections of buildings climbing up the hillside. Norton St Philip developed in a sheltered spot on the ridge, where the ridgeline is lowered around the Norton Brook. It consists of a higher section of village around the historic George Inn and a lower section around the church. This site is a on the crest of the ridge, and spills over onto a visually separate section of the ridge where the land begins to slope towards the south east. Development would be very prominent and harm landscape character.	Harm to landscape character would be difficult to mitigate.
SAO4	To avoid/reduce and manage flood risk	Positive	Site is in flood zone 1 and there is a very low risk of surface water flooding. Surface water would need to be managed on the site.	Mitigation would be required to manage surface water on the site and take any cumulative effects into account.
SAO5	To protect, maintain and enhance biodiversity	neutral	Site is in band C of the Mells Valley & Bradford on Avon Bats SAC area	Mitigation for loss of bat habitat.
SAO6	Maintain and Improve water quality	Positive	Site is not near a water course or wetland habitat and is not within the phosphate catchment area.	N/A
SAO7	promote sustainable construction and renewable energy	Positive	Site is in an area with solar resource potential	On site renewables will be required

		Assessment	Mitigation
SAO8	Promote local distinctiveness, protect heritage and enhance townscape	Strong Negative The majority of this site does not lie directly adjacent to the village's development limit and there is an area of and that lies between the site and the settlement boundary. The site is located on the crest of a ridge and is therefore in a very prominent position. Development here would represent an area of relatively dense, modern housing in an area of rural character. The impact on the local distinctiveness of the village and the rural character of its surrounds is likely to be significant.	Mitigation would be very difficult.
SAO9	Encourage more sustainable travel patterns	Positive Out of 9 everyday facilities 5 are within a 10 minute walk, 1 is between a 10-20 min walk, and 3 are not available in the village. Future residents are unlikely to be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	Strong Negative The nearest town centre is at some distance and future residents will not be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	Positive The site could provide 30-60 homes on the edge of a primary village.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	Positive The site is within a 10 minute walk of the Norton St Philip recreation ground	N/A
SAO13	Protecting and Improving access to community facilities	Positive The site is less than a 10 minute walk from a convenience store and the village primary school is a 10-20 min walk. Short term capacity at the primary school is an issue. Future residents would be encouraged to support the local facilities.	Funding for additional school places may be required.

NSP019 - Land North of Bell Hill Garage, Norton St Philip

		Assessment		Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	Neutral	The site is not in employment use	N/A
SAO2	Maintain and enhance the distinctive character of settlements	Strong Negative	Norton St Philip consists of a higher section of village around the historic George Inn and a lower section around the church. This site is an open space between the higher and the lower villages and is important to the landscape setting of the village. It is also identified as an Open Area of Local Significance in LPP1. Development would be prominent and harm settlement character.	Harm to settlement character would be difficult to mitigate.
SAO3	Protect and enhance the district landscapes	Strong Negative	The site is within landscape character area C2 which is defined by a ridge of land which stretches from Norton St Philip to Buckland Dinham, and then to Orchardleigh, encircling a deep valley landscape, Area C3. Norton St Philip is seen in views from outside the settlement, with collections of buildings climbing up the hillside. Norton St Philip developed in a sheltered spot on the ridge, where the ridgeline is lowered around the Norton Brook. It consists of a higher section of village around the historic George Inn and a lower section around the church. This site is an open space between the higher and the lower villages and is important to the landscape setting of the village. It is also identified as an Open Area of Local Significance in LPP1. Development would be prominent and harm landscape character.	Harm to landscape character would be difficult to mitigate.
SAO4	To avoid/reduce and manage flood risk	Positive	Site is in flood zone 1 and there is a very low risk of surface water flooding. Surface water would need to be managed on the site.	Mitigation would be required to manage surface water on the site and take any cumulative effects into account.
SAO5	To protect, maintain and enhance biodiversity	neutral	Site is in band C of the Mells Valley & band B of Bradford on Avon Bats SAC areas	Mitigation for loss of bat habitat.
SAO6	Maintain and Improve water quality	Positive	Site is not near a water course or wetland habitat and is not within the phosphate catchment area.	N/A

		Assessment	Mitigation
SAO7	promote sustainable construction and renewable energy	Strong negative	The site is not in an area with potential solar resource or an area of unconstrained wind resource. Mitigation would be difficult
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	Strong Negative	This site is located between the higher and lower sections of the village, is designated as an Open Area of Local Significance in LPP1 and is within the conservation area. Development here is likely to have a significant impact upon the character of the settlement. Mitigation would be very difficult.
SAO9	Encourage more sustainable travel patterns	Positive	Out of 9 everyday facilities 6 are within a 10 minute walk and 3 are not available in the village. Future residents are unlikely to be encouraged to adopt sustainable travel patterns. N/A
SAO10	Maintain and enhance the vitality of town centres	Strong Negative	The nearest town centre is at some distance and future residents will not be encouraged to use town centre facilities. N/A
SAO11	Meeting housing needs in sustainable locations	Strong Positive	The site could provide 20 and is within the development limit of a primary village. N/A
SAO12	Promoting healthy and safe communities. Opportunities	Positive	The site is within a 10 minute walk of the Norton St Philip recreation ground N/A
SAO13	Protecting and Improving access to community facilities	Positive	The site is less than a 10 minute walk from a convenience store and the village primary school. Short term capacity at the primary school is an issue. Future residents would be encouraged to support the local facilities. Funding for additional school places may be required.

NSP020 - Land at Bell Hill Garage, Norton St Philip

		Assessment	Mitigation	
SAO1	Promoting a strong, thriving, and diverse local economy	Negative	The site is currently in use as a garage, development could result in the loss of this.	Could retain business on site and develop the remainder.
SAO2	Maintain and enhance the distinctive character of settlements	Negative	Norton St Philip consists of a higher section of village around the historic George Inn and a lower section around the church. This site is mainly brownfield land, previously used as a garage but extends into Great Orchard, which is an open space between the higher and the lower villages and is important to the landscape setting of the village. It is also identified as an Open Area of Local Significance in LPP1. Development would harm settlement character but there is potential for mitigation as only a small part of the site is within the open space.	Potential to mitigate harm to settlement character.
SAO3	Protect and enhance the district landscapes	Negative	The site is within landscape character area C2 which is defined by a ridge of land which stretches from Norton St Philip to Buckland Dinham, and then to Orchardleigh, encircling a deep valley landscape, Area C3. Norton St Philip is seen in views from outside the settlement, with collections of buildings climbing up the hillside. Norton St Philip developed in a sheltered spot on the ridge, where the ridgeline is lowered around the Norton Brook. It consists of a higher section of village around the historic George Inn and a lower section around the church. This site is mainly brownfield land, previously used as a garage but extends into Great Orchard, which is an open space between the higher and the lower villages. It is important to the landscape setting of the village. It is also identified as an Open Area of Local Significance in LPP1. Development would harm settlement character but there is potential for mitigation as only a small part of the site is within the open space.	Potential to mitigate harm to landscape character.
SAO4	To avoid/reduce and manage flood risk	Positive	Site is in flood zone 1 and there is a very low risk of surface water flooding. Surface water would need to be managed on the site.	Mitigation would be required to manage surface water on the site and take any cumulative effects into account.
SAO5	To protect, maintain and enhance biodiversity	neutral	Site is in band C of the Mells Valley & band B of Bradford on Avon Bats SAC areas	Mitigation for loss of bat habitat.

		Assessment	Mitigation	
SAO6	Maintain and Improve water quality	Positive	Site is not near a water course or wetland habitat and is not within the phosphate catchment area.	N/A
SAO7	promote sustainable construction and renewable energy	Strong negative	Only a very small part of the site is in an area with potential solar resource. The site is not in an area of unconstrained wind resource	Mitigation will be difficult
SAO8	Promote local distinctiveness, protect heritage and enhance townscape	Negative	The site is a brownfield site within the conservation area and partly includes the Great Orchard Open Area of Local Significance. Development here is likely to have some impact on the character of the settlement.	Potential to mitigate impacts
SAO9	Encourage mpre sustainable travel patterns	Positive	Out of 9 everyday facilities 6 are within a 10 minute walk and 3 are not available in the village. Future residents are unlikely to be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	Strong Negative	The nearest town centre is at some distance and future residents will not be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	Strong Positive	The site could provide 9 and is within the development limit of a primary village.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	Positive	The site is within a 10 minute walk of the Norton St Philip recreation ground	N/A
SAO13	Protecting and Improving access to community facilities	Positive	The site is less than a 10 minute walk from a convenience store and the village primary school. Short term capacity at the primary school is an issue. Future residents would be encouraged to support the local facilities.	Funding for additional school places may be required.

NSP021 - Land at Farleigh Road, Norton St Phillip

		Assessment		Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	Neutral	The site is not in employment use	N/A
SAO2	Maintain and enhance the distinctive character of settlements	Strong Negative	The site is on the highest part of the ridge line and is prominent. This is an open area on the highest part of the ridge and would be at odds with the village's character, nestled on the south west facing hillside. Development would harm settlement character.	Harm to settlement character would be difficult to mitigate.
SAO3	Protect and enhance the district landscapes	Strong Negative	The site is within landscape character area C2 which is defined by a ridge of land which stretches from Norton St Philip to Buckland Dinham, and then to Orchardleigh, encircling a deep valley landscape, Area C3. Norton St Philip is seen in views from outside the settlement, with collections of buildings climbing up the hillside. Norton St Philip developed in a sheltered spot on the ridge, where the ridgeline is lowered around the Norton Brook. It consists of a higher section of village around the historic George Inn and a lower section around the church. This site is a on the crest of the ridge and is prominent on this high ground. Development on the crest of the ridge would be at odds with the village's position in the landscape, nestled on the south west facing hillside. Development would be prominent and harm landscape character.	Harm to landscape character would be difficult to mitigate.
SAO4	To avoid/reduce and manage floodrisk	Positive	Site is in flood zone 1 and there is a very low risk of surface water flooding. Surface water would need to be managed on the site.	Mitigation would be required to manage surface water on the site and take any cumulative effects into account.
SAO5	To protect, maintain and enhance biodiversity	neutral	Site is in band C of the Mells Valley & Bradford on Avon Bats SAC areas	Mitigation for loss of bat habitat.
SAO6	Maintain and Improve water quality	Positive	Site is not near a water course or wetland habitat and is not within the phosphate catchment area.	N/A
SAO7	promote sustainable construction and renewable energy	positive	The site is in an area with potential solar resource	On site renewables will be required

		Assessment	Mitigation
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	Strong Negative The site is on the highest part of the ridge line and is prominent. This is an open area on the highest part of the ridge and would be at odds with the village's character, nestled on the south west facing hillside. Development would harm settlement character.	Mitigation would be very difficult.
SAO9	Encourage more sustainable travel patterns	Positive Out of 9 everyday facilities 6 are within a 10 minute walk and 3 are not available in the village. Future residents are unlikely to be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	Strong Negative The nearest town centre is at some distance and future residents will not be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	Positive The site could provide 20-30 homes on the edge of a primary village.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	Positive The site is within a 10 minute walk of the Norton St Philip recreation ground	N/A
SAO13	Protecting and Improving access to community facilities	Positive The site is less than a 10 minute walk from a convenience store and the village primary school. Short term capacity at the primary school is an issue. Future residents would be encouraged to support the local facilities.	Funding for additional school places may be required.

NSP022 - Site to West of Fortescue Fields & Drainage Ponds, Norton St Philip

		Assessment		Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	Neutral	The site is not in employment use	N/A
SAO2	Maintain and enhance the distinctive character of settlements	Strong Negative	The site is on sloping land in an undeveloped section of hillside, rising up towards the ridge line. It is also important to views across Church Mead from the historic core of the village. These views are particularly important to the character of the settlement, linking the wider countryside with the greenspace at Church Mead and providing far reaching views of the landscape. Development of the site would harm settlement character.	Harm to settlement character would be difficult to mitigate.
SAO3	Protect and enhance the district landscapes	Strong Negative	The site is within landscape character area C2 which is defined by a ridge of land which stretches from Norton St Philip to Buckland Dinham, and then to Orchardleigh, encircling a deep valley landscape, Area C3. Norton St Philip is seen in views from outside the settlement, with collections of buildings climbing up the hillside. Norton St Philip developed in a sheltered spot on the ridge, where the ridgeline is lowered around the Norton Brook. It consists of a higher section of village around the historic George Inn and a lower section around the church. This site is on the lower slopes of the hillside as it rises up to the ridge. Development would harm landscape character.	Harm to landscape character would be difficult to mitigate.
SAO4	To avoid/reduce and manage flood risk	Positive	Site is in flood zone 1 and there is a very low risk of surface water flooding. Surface water would need to be managed on the site.	Mitigation would be required to manage surface water on the site and take any cumulative effects into account.
SAO5	To protect, maintain and enhance biodiversity	neutral	Site is in band C of the Mells Valley & Bradford on Avon Bats SAC areas	Mitigation for loss of bat habitat
SAO6	Maintain and Improve water quality	Positive	Site is not near a water course or wetland habitat and is not within the phosphate catchment area.	N/A
SAO7	promote sustainable construction and renewable energy	neutral	Around half of the site is in an area with potential solar resource	On site renewables will be required

		Assessment	Mitigation
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	Strong Negative The site is on sloping land in an undeveloped section of hillside, rising up towards the ridge line. Development of the site would result in a densification of development that would be inappropriate in this location - there are a few low-density properties to the north of the site but apart from that the area is very rural in character.	Mitigation would be very difficult.
SAO9	Encourage more sustainable travel patterns	Positive Out of 9 everyday facilities 6 are within a 10 minute walk and 3 are not available in the village. Future residents are unlikely to be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	Strong Negative The nearest town centre is at some distance and future residents will not be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	Positive The site could provide 30 homes on the edge of a primary village.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	Positive The site is within a 10 minute walk of the Norton St Philip recreation ground	N/A
SAO13	Protecting and Improving access to community facilities	Positive The site is less than a 10 minute walk from a convenience store and the village primary school. Short term capacity at the primary school is an issue. Future residents would be encouraged to support the local facilities.	Funding for additional school places may be required.

NSP023 - Land adjoining Mackley Lane, Norton St Philip

		Assessment		Mitigation
SAO1	Promoting a strong, thriving, and diverse local economy	Neutral	The site is not in employment use	N/A
SAO2	Maintain and enhance the distinctive character of settlements	Strong Negative	The site is remote from the settlement accessed by a narrow lane with a rural character. The remote location would extend the built-up area into open countryside and harm settlement character.	Harm to settlement character would be difficult to mitigate.
SAO3	Protect and enhance the district landscapes	Negative	The site is within landscape character area C2 which is defined by a ridge of land which stretches from Norton St Philip to Buckland Dinham, and then to Orchardleigh, encircling a deep valley landscape, Area C3. Norton St Philip is seen in views from outside the settlement, with collections of buildings climbing up the hillside. Norton St Philip developed in a sheltered spot on the ridge, where the ridgeline is lowered around the Norton Brook. It consists of a higher section of village around the historic George Inn and a lower section around the church. This site is a block of land south of and separated from new development at Fortescue Fields. It is part of the hillside rising up towards the ridge but is situated on a shoulder of land where the gradient briefly levels. This partly shields the site in views from the south west. Development would have an impact on the wider landscape but there is potential to mitigate the impact.	Potential to mitigate landscape harm.
SAO4	To avoid/reduce and manage flood risk	Positive	Site is in flood zone 1 and there is a very low risk of surface water flooding. Surface water would need to be managed on the site.	Mitigation would be required to manage surface water on the site and take any cumulative effects into account.
SAO5	To protect, maintain and enhance biodiversity	neutral	Site is in band C of the Mells Valley & Bradford on Avon Bats SAC areas	Mitigation for loss of bat habitat.
SAO6	Maintain and Improve water quality	Positive	Site is not near a water course or wetland habitat and is not within the phosphate catchment area.	N/A

		Assessment	Mitigation	
SAO7	promote sustainable construction and renewable energy	negative	A very small part of the site is in an area with potential solar resource. The site is not in an area of unconstrained wind resource.	Mitigation would be difficult
SAO8	Promote local distinctiveness, protect heritage, and enhance townscape	Strong Negative	The site is removed from the settlement boundary and effectively in open countryside with little development in the immediate vicinity. Development here would therefore result in the densification of an area of very rural character.	Mitigation would be very difficult.
SAO9	Encourage more sustainable travel patterns	Positive	Out of 9 everyday facilities 4 are within a 10 minute walk, 2 are a 10-20 min walk and 3 are not available in the village. Future residents are unlikely to be encouraged to adopt sustainable travel patterns.	N/A
SAO10	Maintain and enhance the vitality of town centres	Strong Negative	The nearest town centre is at some distance and future residents will not be encouraged to use town centre facilities.	N/A
SAO11	Meeting housing needs in sustainable locations	Negative	The site could provide 20 homes but sits outside and removed from the development limit of a primary village.	N/A
SAO12	Promoting healthy and safe communities. Opportunities	Positive	The site is within a 10 minute walk of the Norton St Philip recreation ground	N/A
SAO13	Protecting and Improving access to community facilities	Positive	The site is less than a 10 minute walk from a convenience store and the village primary school. Short term capacity at the primary school is an issue. Future residents would be encouraged to support the local facilities.	Funding for additional school places may be required.