

## Identification of recommended Key Strategic Sites and longer term key strategic sites in response to National Planning Policy Framework.

**Important note:** The exclusion of a site from the list of key strategic sites does not necessarily mean that it is unsuitable for development in terms of the Local Plan's policies for each settlement, merely that it does not satisfy the criteria for allocation as a key strategic site.

**Note regarding Habitat Regulations Assessment and Sustainability Appraisal** :- The Sustainability Appraisal of the Local Plan Preferred Strategy appraised the sustainability performance of the emerging plan's strategy and policies and was essentially supportive of the emerging plan, although due to the strategic nature of the Core Strategy, some of the proposals were insufficiently specific for detailed assessment of impact. These more specific proposals will be subject to Habitat Regulations Assessment and Sustainability Appraisal.

Relevant issues and factors influencing selection of key strategic sites.								Recommended key strategic sites with reasons	
Col 1	Col 2	Col 3	Col 4	Col 5	Col 6	Col 7	Col 8	Col 9	Col 10
Revised schedule of sites and site details following Preferred Strategy consultation.	Gross area	Notional capacity at 30 dph	Flood risk issues <sup>1</sup>	Brief description of existing landscape character / land use	Biodiversity issues	Access to services and facilities	Highways comment - SCC March 2013	Recommended Key Strategic Sites	Reasons for recommendation or non - recommendation
<b>Minehead</b>									
<b>Sub-Area A3</b> – Lower slope of Mount Brake, East of Porlock Rd	Site not recommended 1.7 ha	0 51	Flood risk zone 1	<ul style="list-style-type: none"> <li>Gentle slope at N end, steepens to S</li> <li>North facing</li> <li>Grazing pasture, woodland on western edge</li> </ul>	---	Remote from Minehead town centre and Alcombe local centre - (1.5 to 2 miles)	Access has already been discussed and agreed for this site.	Not recommended as a key strategic site.	This site is too small to satisfy the criteria for a key strategic site.
<b>Sub-Area A4</b> – South of A39 between Middlecombe Cross and west of Periton Cross	Site not recommended 12.32 Ha (Adjusted for HRA line and existing development)	0 370	Mainly flood risk zone 1 with a narrow corridor of zone 3.	<ul style="list-style-type: none"> <li>Slopes up from the A39 with local spot height (128m) at Periton Riding Stables.</li> <li>Generally north facing</li> <li>Mixed pasture and woodland</li> <li>Part of the site was previously used as a landfill site</li> </ul>	<ul style="list-style-type: none"> <li>Potential site area reduced by barbastelle bat habitat requirements (see proposed modifications in response to Habitat Regulations Assessment of Preferred Strategy.</li> </ul>	Remote from Minehead town centre and Alcombe local centre - (1.5 to 2 miles)	It would be difficult to provide an appropriate access for A4 which would work safely in relation to existing junctions and accesses on that stretch of the A39	Not recommended as a key strategic site.	It would be difficult to provide an acceptable access for the site (see highways comment). Contamination of part of the site.
<b>Sub-Area A5</b> – South of A.39 between Periton Cross and Higher and Lower Hopcott	14.50 ha (Adjusted for HRA line, also excluding Ball Copse and Hopcott Lane corridor and existing development)	435	Flood risk zone 1	<ul style="list-style-type: none"> <li>Initial bank surmounted by hedgerow (in places). Features a gentle slope which steepens towards its southern edge.</li> <li>Generally north facing.</li> <li>Limited built development adjoining the A.39. c.50:50 split arable fields and pasture land with small amount of woodland close to lane leading to Higher Hopcott</li> </ul>	<ul style="list-style-type: none"> <li>Potential site area reduced by barbastelle bat habitat requirements (see proposed modifications in response to Habitat Regulations Assessment of Preferred Strategy.</li> <li>Area of search contains an area of woodland.</li> </ul>	Remote from Minehead town centre and Alcombe local centre – (1 to 1.5 miles)	Straightforward to access.	<p><b>Proposed longer term key strategic site post 2026:</b></p> <p><b>Sub-Area A5</b> – South of A.39 between Periton Cross and Higher and Lower Hopcott 12.50 ha / 375 dwellings + 2 Ha employment and other non residential uses (Adjusted for HRA line and existing development)</p>	The site is in flood risk zone 1 and is well related to existing services and facilities in Minehead and Alcombe as well as being readily accessed. It would help to fulfill the main thrust of the Plan's policies to maintain and strengthen Minehead's role as a service centre.
<b>Sub-Area A6</b> – South of A.39 between Lower Hopcott and Chestnut Way/Staunton Rd.	25.94 ha (Adjusted for HRA line, excluding Hopcott Lane corridor and existing development)	778	Flood risk zone 1	<ul style="list-style-type: none"> <li>Initial bank surmounted by hedgerow (in places) adjoining A.39. Variable upward sloping characteristics to south, steepens towards its southern edge.</li> <li>Generally north facing</li> <li>Disused quarry adjoining A.39 at western and eastern edge (latter currently in use as a caravan/ camping</li> </ul>	<ul style="list-style-type: none"> <li>Potential site area reduced by barbastelle bat habitat requirements (see proposed modifications in response to Habitat Regulations Assessment of Preferred Strategy.</li> <li>Area of search contains an area of woodland.</li> </ul>	Close to Minehead town centre and Alcombe local centre (c. 0.5 miles each)	Straightforward to access.	<p><b>Sub-Area A6</b> – South of A.39 between Lower Hopcott and Chestnut Way/Staunton Rd. 23.94 ha / 718 dwellings + 2 Ha employment and other non residential uses (Adjusted for HRA line and existing development)</p>	The site is in flood risk zone 1 and is well related to existing services and facilities in Minehead and Alcombe as well as being readily accessed. It would help to fulfill the main thrust of the Plan's policies to maintain and strengthen Minehead's role as a service centre.

<sup>1</sup> Environment Agency Flood Risk Mapping Refers.

				site).					
<b>Sub-Area A9</b> – Rugby Club and land to the south of it	Site not recommended 4.34 Ha (area of search)	0 50 (100)	Flood risk zone 1	<ul style="list-style-type: none"> <li>• Steeply banked frontage off A39 but gently sloping upwards to south after initial elevation.</li> <li>• Generally north facing</li> <li>• Rugby field and tarmac car park on northern part, pasture / rough grassland on southern part.</li> <li>• Extensive screening by trees and/or hedges around site</li> </ul>	---	Close to facilities at Alcombe local centre (c.0.5 miles) and supermarkets off Seaward Way (c. 1.0 miles)	This area could be accessed either from Ellicombe Roundabout or, part via the Ellicombe Meadow estate.	Not recommended as a key strategic site.	This site is too small to satisfy the criteria for a key strategic site.
<b>Sub-Area B1</b> – Land north and east of Seaward Way to the West Somerset Railway	Site not recommended Flood risk issues 16.23 ha (area of search)	0 (487)	Flood risk zone 3	<ul style="list-style-type: none"> <li>• Low lying land, relatively flat.</li> <li>• Reed-ponds in north-western corner.</li> <li>• Remainder is rough pasture / grassland.</li> </ul>	<ul style="list-style-type: none"> <li>• Local nature reserve around reed-ponds and informal public open space adjoining it to east.</li> <li>• Part of former coastal grazing marshes.</li> </ul>	<ul style="list-style-type: none"> <li>• Close proximity to Minehead town centre (c.0.5 miles) and supermarkets for employment and services and facilities.</li> </ul>	Could be adequately accessed, however the site may be unacceptable due to the high risk of flooding involved.	Not recommended as a key strategic site.	Since the Preferred Strategy was approved for consultation the Minehead Surface Water Management Plan has been published identifying this area as one where surface water would be stored during extreme events.
<b>Sub-Area B2</b> – East of Seward Way, north of A.39 and, west of Drift Rd	Site not recommended Flood risk issues 19.12ha (area of search)	0 (574)	Flood risk zone 3	<ul style="list-style-type: none"> <li>• Low lying land, relatively flat and intersected by rhynes</li> <li>• rough pasture / grassland used for grazing</li> </ul>	<ul style="list-style-type: none"> <li>• Part of former coastal grazing marshes – a priority biodiversity action plan habitat.</li> </ul>	<ul style="list-style-type: none"> <li>• Nearest services and facilities at Alcombe local centre and supermarkets c.1.0 miles</li> </ul>	Could be adequately accessed, however the site may be unacceptable due to the high risk of flooding involved.	Not recommended as a key strategic site.	Since the Preferred Strategy was approved for consultation the Minehead Surface Water Management Plan has been published identifying this area as one where surface water would be stored during extreme events.
<b>Dunster Marsh</b>									
<b>Sub-Area C1</b> – North of Marsh Lane and west of Station Rd.	adjusted area 5.65ha.  (original area of search c.19.77ha)	170 (600)	Site limited to that part of the area of search lying within flood risk zone 1.	<ul style="list-style-type: none"> <li>• Low lying land, relatively flat and intersected by rhymes and hedges.</li> <li>• Cultivated for arable crops and grazing</li> <li>• Best and most versatile agricultural land (predominantly Grade 3a but possible Grade 2 on eastern edge near Station Road).</li> </ul>	Part of former coastal grazing marshes – a priority biodiversity action plan habitat.	<ul style="list-style-type: none"> <li>• Access to services and facilities in Dunster village c.0.5 miles, but most retail units orientated to tourism. Services and facilities in Alcombe c.1.0+ miles to the west and similar to supermarkets.</li> </ul>	The Marsh Lane / A39 junction currently has significant surplus capacity but could need upgrading for later phases depending on the scale of development proposed.	Not recommended as a key strategic site	Proposed key strategic sites A5 and A6 fulfill this requirement for the Minehead area and are better located in relation to local facilities.
<b>Sub-Area C2</b> – Land south of Marsh Lane	3.08 Ha	90	Flood risk zone 1	<ul style="list-style-type: none"> <li>• Low lying land, relatively flat. Hedges restricted to perimeter</li> <li>• Cultivated primarily for arable crops.</li> <li>• Best and most versatile agricultural land (predominantly Grade 3a)</li> </ul>	Part of former coastal grazing marshes – a priority biodiversity action plan habitat.	<ul style="list-style-type: none"> <li>• Access to services and facilities in Dunster village c.0.5 miles, but most retail units orientated to tourism. Services and facilities in Alcombe c.1.0+miles to the west and similar to supermarkets.</li> </ul>	The Marsh Lane / A39 junction currently has significant surplus capacity but could need upgrading for later phases depending on the scale of development proposed.	Not recommended as a key strategic site	Proposed key strategic sites A5 and A6 fulfill this requirement for the Minehead area and are better located in relation to local facilities.
<b>Sub-Area C3</b> – Land between Station Rd. and Sea Lane	Site not recommended  (c.3.38 Ha)	0 (100)	Almost entirely in flood risk zone 2	<ul style="list-style-type: none"> <li>• Terrain – Low lying land, relatively flat. Hedges restricted to perimeter.</li> <li>• Use – Cultivated primarily for arable crops.</li> <li>• Best and most versatile agricultural land (Grade 3a and Grade 2).</li> </ul>	Part of former coastal grazing marshes – a priority biodiversity action plan habitat.	<ul style="list-style-type: none"> <li>• Indirect access to services and facilities in Dunster village c.1.0 miles, but most retail units orientated to tourism. Services and facilities in Alcombe c.1.5+miles to the west and similar to supermarkets.</li> </ul>	The Marsh Lane / A39 junction currently has significant surplus capacity but could need upgrading for later phases depending on the scale of development proposed.	Not recommended as a key strategic site.	Land is within flood risk zone 2, sufficient land in flood risk zone 1 to fulfill the strategy.  Notwithstanding the flooding issue the comments above in respect of C1 and C2 also apply.  Concerns re long term coastal erosion issues / flooding. The Shoreline Management Plan 2 proposes managed realignment of coastal defences for which no funding has been identified.
<b>Watchet</b>									
<b>Sub-Area D1</b> – Parsonage Farm complex, Brendon Rd.	3.34Ha	Likely to be non residential uses	Flood risk zone 1	<ul style="list-style-type: none"> <li>• Shallow valley immediately north of Five Bells ridge-line.</li> <li>• Farm buildings and some arable land</li> </ul>	---	<ul style="list-style-type: none"> <li>• Nearest services and facilities c.0.5 miles at both Watchet and Williton.</li> </ul>	D1 and D2 could access mainly on to the main road between Watchet and Washford Cross. There is potential for a	<b>Sub-Area D1</b> – Parsonage Farm complex, Brendon Rd. 3.34 Ha – non residential uses in conjunction with D2	D1 and D2 together provide a comparatively well accessed site in a location relatively close to the facilities in Watchet Town centre. The existing farm complex would provide an opportunity for development for employment and other non residential uses in

				surrounding. <ul style="list-style-type: none"> <li>Mixture of agricultural buildings of varying ages including listed farmhouse</li> <li>Best and most versatile agricultural land (predominantly Grade 3a) surrounds site</li> </ul>			secondary access via Churchill Way for the lower part of the site.		conjunction with the residential development on the adjacent land (D2).
<b>Sub-Area D2</b> – Land to east and north of Parsonage Farm	Adjusted area = 9.56ha  (c.16.45 Ha)	280  (600)	Flood risk zone 1	<ul style="list-style-type: none"> <li>Elevated location and open site set back from scarp slope overlooking Williton to the south and Watchet to the north.</li> <li>A small watercourse rises to the east of Parsonage Farmhouse and runs across the site to the east.</li> <li>Best and most versatile agricultural land (predominantly Grade 3a)</li> <li>Cultivated primarily for arable crops</li> </ul>	---	<ul style="list-style-type: none"> <li>Nearest services and facilities c.0.5 miles at both Watchet and Williton.</li> </ul>	D1 and D2 could access mainly on to the main road between Watchet and Washford Cross. There is potential for a secondary access via Churchill Way for the lower part of the site.	<b>Sub-Area D2</b> – Land to east and north of Parsonage Farm 9.56 Ha / 280 dwellings (c.16.45 Ha)	D1 and D2 together provide a comparatively well accessed site in a location relatively close to the facilities in Watchet Town centre. The existing farm complex would provide an opportunity for development for employment and other non residential uses in conjunction with the residential development on the adjacent land (D2).
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<b>Sub-Area E1</b> – Land north of Doniford Rd. and West Somerset Railway	Adjusted area = 1.93ha  c.5.72 Ha	58  (200)	Flood risk zone 1	<ul style="list-style-type: none"> <li>Relatively flat and open</li> <li>Cultivated primarily for arable crops</li> </ul>	---	<ul style="list-style-type: none"> <li>Proximity to services and facilities in Watchet via Doniford Rd. c.0.5+ miles.</li> </ul>	This site could potentially be accessed via the adjacent housing development to the west.	Not recommended as a key strategic site.	This site is too small to satisfy the criteria for a key strategic site.  Long term concerns exist regarding the risk of coastal erosion and or flooding. An element of the area of search should be reserved to provide for the realignment of the West Somerset Railway as this is directly threatened by coastal erosion.
<b>Sub-Area E2</b> – Land south of Doniford Rd. and north of Normandy Rd	Site not recommended  c.15.79 Ha	0  550	Flood risk zone 1	<ul style="list-style-type: none"> <li>Gently sloping upwards from east to west and southwards from the Doniford Rd.</li> <li>Use – Predominantly a mix of arable and good pasture fields separated by tall hedges/trees. Some scrub / rough grassland on north-west edge adjoining existing residential estate.</li> </ul>	Contains a County Wildlife Site and significant tree cover.	<ul style="list-style-type: none"> <li>Good access points off Normandy Rd. but this is sub-standard unadopted road at present.</li> <li>No existing access off Doniford Rd.</li> </ul>	---	Not recommended as a key strategic site.	The site is unsuitable as a key strategic site due to its nature conservation value, access constraint and adverse landscape impact.
<b>Sub-Area E3</b> – Land between Normandy Road. and Liddymore Lane.	Adjusted area = 1.58ha  c.7.75 Ha	47  (250)	Flood risk zone 1	<ul style="list-style-type: none"> <li>Gently sloping downwards north to south.</li> <li>Farm complex surrounded by grassland/rough pasture. Trees and hedgerows along boundaries of site.</li> </ul>	---	<ul style="list-style-type: none"> <li>Indirect access at present to services and facilities at Watchet and Williton</li> </ul>	Could be accessed acceptably subject to Transport Assessment.	Not recommended as a key strategic site.	This site is too small to satisfy the criteria for a key strategic site.
<b>Sub-Area E4</b> – Land south-east of Liddymore Road	3.69ha  c.8.34 Ha	111  (300)	Flood risk zone 1	<ul style="list-style-type: none"> <li>open fields gently sloping upwards, north to south. Hedges and trees on boundaries</li> <li>Predominantly cultivated for arable crops with some pasture.</li> <li>Overhead electricity power lines across site</li> </ul>	---	<ul style="list-style-type: none"> <li>Access to services and facilities (c.0.5+ miles) only possible by indirect routeing.</li> </ul>	Could be accessed acceptably subject to Transport Assessment.	Not recommended as a key strategic site.	This site is too small to satisfy the criteria for a key strategic site.

Williton									
<b>Sub-Area F1</b> – Land south of A.39	c.5.62 Ha	200	Almost entirely within flood risk zone 3	<ul style="list-style-type: none"> <li>Relatively flat site rising at the southern end. Open fields with limited hedge growth. Boundaries comprise A.39 (County Primary route) to north, Monksilver Stream to west and, West Somerset Railway along north-east.</li> <li>Mixture of arable crops and pasture</li> </ul>	The area lies within the proposed barbastelle bat consultation zone.	<ul style="list-style-type: none"> <li>Access to services and facilities in Williton (c.0.5 miles) restricted to A.39 (Long Street).</li> </ul>	---	Not recommended as a key strategic site.	The site lies almost entirely within zone 3 flood risk area.
<b>Sub-Area F2</b> – Eastern edge of elevated land overlooking Doniford Stream	Amended area = 5.74ha  (c.9.91 Ha)	172  (350)	The northern part is in flood risk zone 3, the southern part is on a prominent ridge.	<ul style="list-style-type: none"> <li>Northern part of site gently sloping upwards in southerly direction to form plateau with steep scarp slope facing east. Land mainly open fields on plateau with woodland in south-eastern corner.</li> <li>Predominantly pasture/grazing but some low quality arable crops on plateau. Woodland/copse in centre close to eastern edge of site.</li> </ul>	The area lies within the proposed barbastelle bat consultation zone	<ul style="list-style-type: none"> <li>Access to services and facilities in Williton (c.1.0+ miles) by car would be indirect via A.39 or A.358 in conjunction with development of sub-area F1 and/or F4.</li> </ul>	---	Not recommended as a key strategic site.	The northern part of the site lies within the zone 3 flood risk area, the southern part of the site is on a very prominent area of high ground overlooking the open countryside of the Doniford Stream valley to the east. The site has insufficient potential for substantial development to perform the role of a key site.
<b>Sub-Area F3</b> – Western edge of land bounded by Catwell to the north and Tower Hill Quarry to the south	Amended area = 6.51ha  (c.8.56 Ha)	195  (300)	The northern edge of F3 is in flood risk zone 3, the southern part is on the lower slope of Tower Hill	<ul style="list-style-type: none"> <li>Gently sloping, open landscape on lower slopes of Tower Hill.</li> <li>Predominantly pasture/grassland</li> </ul>	The area lies within the proposed barbastelle bat consultation zone		Vehicular access via Half Acre would be unacceptable, so this would have to be either via the A39 to the north at Pondhead Cross or the A358 to the south at Raglan's Cross	Not recommended as a key strategic site.	Development to the east of Williton is severely constrained by zone 3 flood risk area, the Barbastelle bat consultation zone and the elevated nature of parts of the land. Difficulties in providing an appropriate vehicular access also count against this site fulfilling the criteria for a key strategic site.
<b>Sub-Area F4</b> – Land north of A.358 and eastern edge of Tower Hill	Amended area = 13.46ha  (c.12.43 Ha)	404  (450)	The northern edge of F4 is in flood risk zone 3, the southern part is on the lower slope of Tower Hill	<ul style="list-style-type: none"> <li>Gently sloping, open landscape on lower slopes of Tower Hill.</li> <li>Predominantly pasture/grassland</li> </ul>	The area lies within the proposed barbastelle bat consultation zone		Vehicular access via Half Acre would be unacceptable, so this would have to be either via the A39 to the north at Pondhead Cross or the A358 to the south at Raglan's Cross	Not recommended as a key strategic site.	Development to the east of Williton is severely constrained by zone 3 flood risk area, the Barbastelle bat consultation zone and the elevated nature of parts of the land. Difficulties in providing an appropriate vehicular access also count against this site fulfilling the criteria for a key strategic site.
<b>Sub-Area G1</b> – Land north of schools and west of Liddymore Lane	Amended area = 5.42 ha  (c.11.19 Ha)	163  (400)	The southern fringe of the area is in a narrow corridor of zone 3 flood risk area along the brook north of Danesfield school.	<ul style="list-style-type: none"> <li>Flat open land rising gently but with increasing steepness towards northern limit. Lower part of escarpment that overlooks Williton village from the north. Stream runs from west to east through southern part of site.</li> <li>Predominantly arable and pasture but with some rough grassland on southern edge between the stream and the school grounds.</li> </ul>	---	Access to services and facilities, less than 0.5 miles via North Road (B.3191) and Doniford Road both of which have limited capacity for improvement due to previous development and poor quality junction with A.39 in Williton	The site could work well in highways terms in principle.	<b>Sub-Area G1</b> – Land north of schools and west of Liddymore Lane  5.42 Ha / 163	Site could be masterplanned in conjunction with site G2 to provide a functioning key strategic site.
<b>Sub-Area G2</b> – Land north of Roughmoor Industrial Estate between Liddymore Lane and West Somerset Railway	Amended area = 3.45 Ha  (c.11.85 Ha)	104  (400)	The area includes land in flood risk zones 1, 2 and 3.	<ul style="list-style-type: none"> <li>Flat and open land with few hedges except around edges. Watercourses on north-western boundary with Liddymore Lane, northern edge to the West Somerset Railway and, across centre of site.</li> <li>Predominantly low grade arable and grassland/rough pasture. Equestrian centre in central southern part of site.</li> </ul>	---	---	The site could work well in highways terms in principle.	<b>Sub-Area G2</b> – Land north of Roughmoor Industrial Estate between Liddymore Lane and West Somerset Railway  1.45 Ha / 44 + 2 Ha employment and other non residential uses	Site could be masterplanned in conjunction with site G1 to provide a functioning key strategic site.
<b>Sub-Area H1a</b> – Land west of Williton and north of A.39/Mamsey House	Amended area = 17.89 Ha  (c.30.15 Ha) area H1 is subdivided into two sub- areas H1a and H1b	537  (1050)	Parts of the eastern half of H1 are in flood risk zone 3, the western half is in flood risk zone 1.	<ul style="list-style-type: none"> <li>Open fields gently sloping upwards from east to west and north to south. Man-made watercourses running southwards through centre of site alongside Predominantly arable crops with some hedges and trees alongside watercourses. Few small areas of informal/uncultivated grassland.</li> </ul>	---	<ul style="list-style-type: none"> <li>Good proximity to services and facilities (c.0.2 miles) but accessibility problematic at present due to lack of safe routes for pedestrians and/or cyclists</li> </ul>	Links through to the shops and school for pedestrians and cyclists would be essential. Few practical problems with the site in principle.	<b>Sub-Area H1a</b> – Land west of Williton and north of A.39/Mamsey House  15.89 Ha / 477 + 2 Ha employment and other non residential uses	

<b>Sub-Area H1b</b> – Land west of Williton and north of A.39/Mamsey House	Amended area = 23.73 Ha	712	The area includes land in flood risk zones 1, 2 and 3.	<ul style="list-style-type: none"> <li>• Open fields gently sloping upwards from east to west and north to south. Man-made watercourses running southwards through centre of site alongside Predominantly arable crops with some hedges and trees alongside watercourses. Few small areas of informal/uncultivated grassland.</li> </ul>	---	<ul style="list-style-type: none"> <li>• Good proximity to services and facilities (c.0.2 miles) but accessibility problematic at present due to limited safe routes for pedestrians and/or cyclists.</li> </ul>	---	Not recommended as a key strategic site.	This site is adjacent to H1a recommended above as a key strategic site. Although there is clear potential for substantial development in the latter part of the plan period, having two such substantial sites adjacent to each other is unlikely to result in the successful development of both at the same time.
<b>Sub-Area H2</b> – The Bury (south of the A.39 and north of Bridge Farm)	Site not recommended due to covenant  (9.40 Ha)	0  (350)						Not recommended as a key strategic site.	This site is protected from development by covenant.

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