

This 'Town' specific section forms part of a wide-ranging consultation on the Local Plan Part II. It is therefore strongly recommended that you first read the 'Mendip' section to gain a wider understanding of the issues and options relating to the district as a whole.

Street (Principal Settlement)

The village of Street is the second largest settlement in the district with a population of just under 13,000 people. Despite its village status, it provides a good range of services and facilities similar to the other market towns in Mendip.

The economy of Street was formerly based around shoe making, with the Clarks brand being synonymous with the town. Following a decline in the UK manufacture of shoes in the 1980s, however, Clarks moved from their original premises in the town to their Houndwood headquarters. They remain a major employer in the town and are an internationally recognised business.

In the 1990s the original Clarks site was regenerated into Clarks Village Factory Outlet Centre. This is a sub-regional shopping destination attracting shoppers from well beyond the district's boundaries.

Street is also an important educational centre with Strode College, Crispin School and Millfield School all being located within the town.

The town has a strong relationship with nearby Glastonbury for work and access to shops and services. It also has a close relationship with the village of Walton which lies directly to the west of Street.

Planning for Street...

- Street is designated as a principal settlement in the adopted Local Plan Part I, serving a market town role to its wider rural catchment area.
- Clarks Village Factory Outlet Centre makes it a regional shopping destination.
- During the lifetime of the Local Plan the overarching aim is to improve self containment by delivering more housing to reflect employment opportunities locally as well as diversifying the local economy. Both of these aims can be achieved through greater coordination of development taking place in nearby Glastonbury. In doing so it will work towards the following adopted vision:

Street "at a glance"

- ✓ Street has just under 13,000 residents and just over 5,200 households.
- ✓ 68% of dwellings are owner occupied which is lower than the Somerset average.
- ✓ 30% of dwellings are privately or socially rented which is slightly higher than the Somerset average.
- ✓ Around a third of households are single person.
- ✓ 18% of households do not have access to a car or van.
- ✓ The average cost of a semi-detached house is £174,823 making it the lowest of all the Mendip towns.

Data sources: ONS Census Statistics 2011 & Rightmove market trend data June 2014

The Adopted Vision for Street

By 2029 Street is renowned for the quality of its education. Strode College offers a wide range of courses and acts as a hub of education within the county. A new primary school has been provided to meet the growing educational needs of Street.

The fields and open spaces within the village, that are so fundamental to its character and valued by local people, are extensively used. An extension to the village provides new homes, jobs, a primary school and playing pitch provision and facilities. This high quality environment includes multifunctional green spaces and networks, including natural green spaces.

Street has a diverse economy with a good supply of employment land and a range of quality office space in suitable locations within the town centre. This has led to the village retaining more of its home-grown businesses as appropriate accommodation is now available.

The High Street has emerged as one of the most stable in the district. The shops are fully occupied and a better convenience retail offer is available. The town centre environment is attractive and pedestrian friendly and public spaces are often used for events. The centre has an improved leisure offer in the form of places to eat, drink and socialise.

Crispin Hall has undergone extensive renovations and now operates as a multi-functional community space for the whole village to use and enjoy.

Local Plan Part I Core Policy 8: Street Parish Strategy

Community Planning in Street...

There are currently no community planning documents being prepared for Street.

Delivering the Vision for Street...

1. Housing

The adopted Local Plan Part I sets out the following policy for housing in Street:

- A minimum of 1,300 homes focusing delivery through:
 - Previously developed sites in a manner which respects and enhances the town's character.
 - A strategic greenfield site for around 500 new homes to the west of Street. This site will provide a "Green Gap" to ensure physical separation of Street and Walton, a distributor road, a new primary school and other community facilities.
 - Identification of a Future Growth Area to the south and west of the strategic site.

Current situation:

- Between 2006 and 31st March 2015, 655 additional homes have been built in Street.

- Sites with planning permission or approvals will provide a further 166 homes including further phases of the Houndwood site (around 110 homes).
- Built and approved sites total 821 homes. If the strategic site delivers 500 homes, this would be sufficient to meet the planned requirement without additional sites.

What this means for Street in the Local Plan Part II:

- ❖ The strategic site allocation would be sufficient to meet the planned requirement for Street village
- ❖ We need to explore whether there are any reasons why additional housing should be planned e.g. to respond to a need identified by local people. Additionally, as explained in the Mendip Section (p16), there is a need for some further housing in the district as a whole and we will be looking for sites across the district to accommodate this.
- ❖ The Part I Plan identifies a Future Growth Area which is related to the strategic site. The need for this land will be considered through Local Plan Part II
- ❖ Other greenfield sites may need to be considered depending on the capacity of brownfield sites and progress with masterplanning the strategic site. This could include sites in Table B and any further sites highlighted during this consultation.

2. Employment

The Local Plan Part I proposes an additional 9.9 hectares of additional employment land in Street over the plan period. This is to be delivered through:

- A 4.5 hectare greenfield site at Street Business Park and future extensions.
- Mixed use redevelopment of redundant employment sites within the town.
- Development of flexible workspace at suitable locations on the fringes of the town and within the strategic site.

Current situation:

- There has been a gain in the stock of employment land since 2006 of around 1 hectare.
- Based on monitoring to March 2013 which takes into account completed, allocated and consented land, at least 5 hectares of additional employment land is needed. Around 7 hectares of land has been identified for Future Employment Growth at Street Business Park.
- A revised consent for the Street Business Park (of 11,000 sq m) has been agreed for employment including enabling retail development.
- Market trends and national policies will continue to encourage conversion of underused or vacated employment land for housing.

What this means for Street in the Local Plan Part II:

- ❖ Land has been allocated at the Street Business Park to provide greenfield development opportunities and to attract new employers to the area. However there may also be a need for other local sites.
- ❖ The Council is keen to explore if other types of employment sites are needed in Street.

3. Town Centres

The adopted Local Plan Part I sets out the following policy for Street Town Centre:

- Town centre development should deliver:
 - Improved foodstore provision in a location which reinforces the role of the town centre and encourages linked trips.
 - Up to 2,500sqm of additional non food retail floorspace.
 - A proportion of the 7,100sqm of office space as part of mixed use developments.
 - A wider range of food, drink and leisure uses in the vicinity of Farm Road to improve the appeal of the town centre to residents, shoppers and students as well as further enhancing the links between the High Street and Clarks Village.
- Further development of Clarks Village Factory Outlet Centre will be supported, where appropriate, in order to maintain the individuality of the town centre. A flexible approach to food and drink uses will also be adopted in order to support the competitive position of the Factory Outlet Centre.

Current situation:

- Clarks Village Factory Outlet Centre has integrated more closely with the town centre.
- There have been new food and drink facilities provided in recent years.
- Vacancy rates in the town remain low.
- Tesco have announced their intention to close the store in the Crispin Centre.

What this means for Street in the Local Plan Part II:

- ❖ It is anticipated that the objectives will be delivered by a range of partners and projects independent of the Local Plan Part II.
- ❖ The prospects for further convenience in the town centre will need to be reviewed.

4. Green Infrastructure

The adopted Local Plan Part I sets out the following policy for Green Infrastructure in Street:

- A Green Infrastructure Strategy for the parish will:
 - Identify how around 7 hectares of new open space will be secured from new development sites and other initiatives.
 - Identify how current deficiencies, particularly for formal sports pitches, can be remedied.
 - Identify priorities for expenditure of development contributions towards improvements to the extent and quality of public open spaces and accessible natural green spaces. This will include the provision of strategic open space to offset the impact of new development on the protected Somerset Levels and Moors habitats.
 - Promote a network of open spaces across the parish.

What this means for Street in the Local Plan Part II:

- ❖ It is anticipated that a Green Infrastructure Strategy will be delivered in partnership with the Town Council, in a separate exercise to the development of the Local Plan Part II.
- ❖ Opportunities to incorporate Green Infrastructure into new development will also be a consideration in allocating sites, particularly the strategic site to the west of Street.
- ❖ Individual Open Areas of Local Significance and/or Local Green Spaces will, however, be reviewed in the Local Plan Part II and additional sites can also be put forward.

5. Walton Bypass

The adopted Local Plan Part I sets out the following policy for the route of the Walton Bypass:

- The route of the Walton Bypass is safeguarded from development that would prejudice its delivery in the long term.

What this means for Street in the Local Plan Part II:

- ❖ Walton Bypass is seen as a significant infrastructure project for Mendip and the Council is continuing to determine ways in which it can be funded.

6. Additional Matters

The adopted Local Plan Part I includes the following additional objectives for Street:

- Promote the refurbishment of the Crispin Hall, or provide a replacement community venue.
- Deliver a multi-user path fully linking Walton, Street and Glastonbury.
- Identify priorities for expenditure of development contributions towards infrastructure to support the growing population.

What this means for Street in the Local Plan Part II:

- ❖ It is envisaged that these objectives will be achieved through a range of projects and initiatives independent of the Local Plan Part II. These will be coordinated by a range of organisations and partners such as the Town Council, infrastructure providers and the District and County Councils.

Have your say...

The following appendix has information on the designations in and around the village as well as the sites that have been put forward for consideration by landowners. To ensure that the views of local communities and stakeholders are reflected in the Local Plan Part II we would welcome views on a number of issues. Please answer as many (or as few) of the following questions as you wish:

Housing

- STRQ1: A need for a minimum of 1,300 homes has been identified in Street. Are there any reasons, however, why we should consider providing additional housing in Street in the Local Plan Part II?
- STRQ2: Which of the sites in Table B would you support / not support to accommodate housing and why? Please include site reference(s) where applicable and have regard to the constraints outlined in Tables A and B in explaining your reasons.
- STRQ3: Are there any other potential development sites (including brownfield) that we have not identified which you would like to draw our attention to?
- STRQ4: What types of development would you like to see on any of the site(s) identified e.g. housing of a particular size or type, affordable housing, custom build or mixed use schemes?

Employment

- STRQ5: Given the need outlined for approximately 5 Ha hectares of additional employment space, which site(s) or area(s) in or around Street are most suitable for new employment development? Please state where and why.
- STRQ6: Is there a need for land for employment/commercial development allocations in addition to the need already identified (for example because of land constraints in nearby Glastonbury)? If so, what types and where could such development take place?
- STRQ7: Are there any existing employment or commercial sites in or around the town that are currently unsuitable and underused and may present an opportunity for redevelopment? If so where and why?
- STRQ8: Are there any existing employment or commercial sites in or around the town that you feel are important to be retained in their current use if at all possible? If so where and why?

Development Limit

- STRQ9: Does the current Development Limit reflect the existing and likely future built up area(s) of Street?
- STRQ10: Do you feel the current Development Limit should be changed? If so where and why?

Infrastructure/Facilities

STRQ11: Is there a need for further infrastructure or facilities in the village e.g. open space, footpaths or cycleways, meeting places, car parks? If so, please specify what and where.

Open Areas of Local Significance/Local Green Spaces

STRQ12: Looking at the Open Areas of Local Significance/Local Green Space criteria (see Mendip Section Appendix 2), do you think all of the sites listed still warrant designation? If so, why are they special?

STRQ13: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

STRQ14: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

Other Matters

STRQ15: Are there any other planning issues in Street that you feel should be addressed in the Local Plan Part II?

STRQ16: Is any of the information presented incorrect or in need of updating? If so, please specify.

Street Appendix

Table A: Key designations and other relevant planning information

Constraint	Information	Implications for Local Plan Part II
Agricultural Land Classification	The land to the west, south and east of the village is Grade 3 (good to moderate quality), with that to the north being Grade 4.	In choosing development sites, local planning authorities should seek to use areas of poorer quality agricultural land in preference to that of a higher quality. The grades of agricultural land range from best and most versatile to poor.
Ancient Woodland	None.	Ancient woodlands are an irreplaceable natural habitat and development should avoid their unnecessary loss or deterioration.
Areas of High Archaeological Potential and Interest	There is an AHAP in the centre of Street heading north-east along the High Street into Glastonbury.	Any development within an area of known or potential archaeological interest will have to take into account this archaeological potential.
Area of Outstanding Natural Beauty (AONB)	None.	Development within an AONB is more strictly controlled and must be designed in a way which will not negatively impact upon the characteristics of the AONB.
Coal Consultation Zone	None.	The Coal Authority will need to be consulted on potential sites to see whether there are any possible issues from old coal mining works.
Conservation Area	There is a Conservation Area in Street split into two discrete areas - one runs along the High Street in the north-east of the village and the other is in the south around Overleigh.	Any development within the Conservation Area will need to be sympathetic.
Flood Zones	The northern edge of Street is surrounded by Flood Zone 2.	Development should generally be directed away from areas designated as at most risk from flooding (Zones and 2 and 3).
Green Belt	None.	Development in the Green Belt should be resisted in line with Chapter 9 of the NPPF.
Groundwater Source Protection Zone	None.	Particular care is needed in such areas to ensure development does not adversely affect the quality of groundwater.
Historic Parks & Gardens	None.	Recorded by English Heritage in recognition of their special historic significance. Any proposed development should be considered

		against whether it would be likely to impact on the special character of any Historic Park and Garden.
Landfill sites	There are a number of closed landfill sites in and around Street – there are two to the south and one to the west, as well as two beyond the development limit to the south and one beyond the development limit to the north.	Areas of land which are, or have been subject to landfill may be contaminated and/or lead to abnormal development costs.
Listed Buildings	There are around 40 listed buildings in Street. All of these are Grade II except one – the Church of the Holy Trinity – which is Grade I.	Listed buildings are protected by national policy and development policy 3 of the Local Plan Part I. Any development will need to ensure the integrity of these listed buildings.
Local Wildlife Sites	There are a number of Local Wildlife Sites in and around Street. These are: <ul style="list-style-type: none"> • South Moor to the north-east (has species of aquatic importance) • Stone Hill and Tucking Mill to the west (has a species rich grassland community) • Bullmead Ditch bordering the development limit to the west (has rare invertebrate species) 	Development should be directed away from these sites to ensure no negative impact upon the potential biodiversity there.
Mendip Bat Consultation Zone	None.	Any development within this area will need to take account of the potential for bats.
Mineral Consultation Areas	Street lies to the south-east of a Mineral Consultation Area.	MCA's identify where mineral reserves exist which potentially could be needed at some point in the future.
National Nature Reserves (NNRs)	None.	National Nature Reserves are statutorily protected for their ecological and biodiversity value. Development should be directed away from such sites to ensure any adverse impacts.
Open Areas of Local Significance/Local Green Spaces	12 Open Areas of Local Significance are designated in the Local Plan Part I.	These areas are protected from development under development policy 2 of the Local Plan Part I. However all of the areas designated as Local Green Spaces are being reviewed as part of the Local Plan Part II. More details can be found below.
Protected Recreation Areas	There are 13 Protected Recreation Areas located in and around Street.	These areas are protected from development under development policy 16 of the Local Plan Part I. Any development here will therefore be

		resisted.
Quarries – SMLP Quarries	None.	The existence of a quarry site may constrain the development of nearby sites due to noise etc.
Ramsar Sites	None.	A Habitat Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the integrity of the Ramsar site.
Regionally Important Geological/ Geomorphological Sites (RIGS)	None.	RIGS are locally designated areas of importance for geology or geomorphology. Any new development would need to be assessed against whether there would be likely to be any adverse effects on such areas.
Rights of Way	There are a large number of Rights of Way both in and around Street.	Routes over which the public enjoy a legal right to access by foot and sometimes other means. All public rights of way would need to be incorporated into, or reasonably diverted around, new development.
Road Infrastructure	The A39 goes through the north-western part of Street passing through Glastonbury to the north and Walton to the west. The B3151 also passes through the village from north to south.	The standard of local roads may dictate the scale of development a settlement can accommodate.
Scheduled Ancient Monuments (SAMs)	There are no SAMs within the village but Pomparles Bridge adjoins the development limit to the north.	Any development must ensure that the integrity of the SAMs is not damaged.
Sewage Treatment Buffer Zones	None.	Buffer Zones may constrain areas which are capable of being developed for housing in particular.
Sites of Special Scientific Interest	Walton and Ivythorn Hills SSSI lies beyond the development limit to the south-west of the village.	Development should be directed away from these areas and from sites which may have a negative impact upon their integrity.
Special Areas of Conservation (SAC)	None.	A Habitat Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the integrity of Special Areas of Conservation.
Special Landscape Feature	Ivythorn Hill Special Landscape Feature lies beyond the development limit to the south-west of the village.	Any new development should not have a negative impact upon a Special Landscape Feature and should ideally be located away from it.
Special Protection Areas (SPAs)	The Somerset Levels and Moors Special Protection Area lies just under 4kms to the north-west of the village.	A Habitat Regulations Assessment will have to be carried out to look at the possible impact of potential future

		development on the integrity of the Special Protection Area.
Traditional Orchards	There are a number of Traditional Orchards in and around the village.	Traditional Orchards are an important rural feature and habitat. Development should therefore avoid their unnecessary loss or deterioration.
Tree Preservation Orders - Areas and Trees	There are a large number of Tree Preservation Orders in the village, applying to both areas and individual trees.	Any new development should take account of these areas and ensure that there is no negative impact upon them.

Table B: Sites put forward by Landowners for Consideration

This table shows land promoted or urban development opportunities in addition to the development allocations identified in the Local Plan Part I and sites with planning permission. It includes sites in Walton Parish on the western edge of Street. It excludes sites with 5 units or less or proposals being actively progressed via planning applications.

PLEASE NOTE: The sites listed below are NOT proposals for development put forward by the Council. They are simply a range of options that we need to consider should any additional development be needed.

Site Reference Number	Size of site (ha)	Key site characteristics	Constraints and Considerations	Initial Assessment	Potential Development Option
Land within current development limits					
No sites put forward at present.					
Sites outside Development Limits					
WAL022b Land west of Street (in Walton Parish) in Future Growth Area	24.9	Agricultural land adjoining strategic site on the western edge of Street.	<ul style="list-style-type: none"> Identified as part of the Future Growth Area Will require masterplanning along with strategic site Potential landscape impacts 	Potentially suitable as part of the masterplanning for the adjacent strategic site.	Yes
STR001 Land adjacent to Brooks Farm, Brooks Road in Future Growth Area	5.6	Fields lying north and adjacent to Brooks Farm which include an access to Brooks Road. The farm is screened by a distinct tree belt.	<ul style="list-style-type: none"> Identified as part of the Future Growth Area Will require masterplanning along with strategic site Potential landscape impacts Site contains tree belt 	Potentially suitable as part of the masterplanning for the adjacent strategic site. This land falls within the southern portion of the Future Growth Area and would provide options to create a southern spine road.	Yes
WAL023 Land opposite Mildred Road, Main	0.37	Rectangular field lying adjacent to and south of the A39 on the approach to the village of Walton.	<ul style="list-style-type: none"> Site lies in an area identified as Green Gap in the adopted Local Plan to maintain 	Land is not considered suitable given the strategic requirement to	No

Road, Walton		Surrounded by open agricultural land although to the west there are a number of single dwellings within 100m which in turn give way to established development as part of the main settlement of Walton.	<p>the separation of Walton and the eastern edge of Street.</p> <ul style="list-style-type: none"> Part of the site is a Traditional Orchard which is a Priority Habitat. 	retain separation between Walton and Street and potential impact on a priority orchard habitat.	
STR033 Applethorn - Land south of Higher Brooks	8.82	Land comprises a property and orchard and five fields fronting Higher Brooks. Land extends away from Higher Brooks towards Ivy Thorn Woods.	<ul style="list-style-type: none"> Restricted access via a narrow rural lane. Potential impacts on the rural character and wider setting of Street and Ivy Thorn Hill. Potential impact on habitat (Teazle Wood). Piecemeal sites would not lead to clear defensible development limit. Public right of way crosses site. Impact on Priority Habitat – Traditional Orchards. Isolation from adopted development limit. 	<p>Development in the vicinity of Higher Brooks is not considered suitable given its existing access constraints and impact on the countryside.</p> <p>A comprehensive access and infrastructure plan involving adjacent sites may overcome this but is not considered achievable at present.</p>	No
STR034 and STR036 Land off Higher Brooks	2.10	A small part of STR036 adjacent to Higher Brooks has been promoted for affordable housing (6 units) as a stand-alone development. Forms part of a larger field which	<ul style="list-style-type: none"> Restricted access via a narrow rural lane. Public rights of way (larger field). Potential impacts on rural character and wider setting of 	Development in the vicinity of Higher Brooks is not considered suitable given its existing access constraints and impact on the	No

		<p>extends away from the settlement towards Ivy Thorn Woods to the south. Teazole wood is to the east.</p> <p>STR036 is located off a rural lane and is adjacent to the settlement boundary. STR034 has no direct highway access. (Ownership includes part of site STR036).</p>	<p>Street and Ivy Thorn Hill.</p> <ul style="list-style-type: none"> • Potential impact on habitat (Teazole Wood). • No clear defensible development boundary. • Peripheral location from town centre facilities. 	<p>countryside. It lies outside the preferred growth area for Street.</p> <p>A comprehensive access and infrastructure plan involving adjacent sites may overcome this but is not considered achievable at this stage.</p>	
STR035 Hedges Farm, Middle Brooks	0.22	<p>Agricultural buildings and adjacent smallholding located to the rear of residential development on Middle Brooks and adjacent to the development limit. There is a narrow private lane along the eastern boundary to Middle Brooks.</p>	<ul style="list-style-type: none"> • Narrow access. • Potential impact on land identified as Woodland Priority Habitat. 	<p>Potentially suitable for development subject to scale of development and establishing a safe means of access.</p>	Yes
STR104 Land to rear of Arcobaleno	0.23	<p>Garden to the rear of residential property on Middle Brooks and adjacent to the development limit. Access from narrow private lane.</p>	<ul style="list-style-type: none"> • Small site (with 3 dwellings). • Narrow access. 	<p>Potentially suitable for development subject to scale of development and establishing safe means of access.</p>	Yes
STR037 Land adjoining Woodlands, Higher Brooks	1.87	<p>Site consists of small fields, orchards and small derelict buildings. Surrounding uses are agricultural. Site slopes to the north.</p>	<ul style="list-style-type: none"> • Restricted access via a narrow rural lane. • Potential landscape impact. • Land identified as Woodland Priority Habitat. 	<p>This land is not considered suitable taking into account existing access constraints and impact on existing woodland.</p>	No

			<ul style="list-style-type: none"> • Isolation from adopted development limit. • Peripheral location from town centre facilities and outside preferred Future Growth Area for Street. 		
STR004 Land to the west of Greenacres, Higher Brooks	0.68	Enclosed paddock adjacent to residential property. Accessible from Higher Brooks. This site lies around 300m beyond the southern development limit in an area essentially rural in character.	<ul style="list-style-type: none"> • Restricted access via a narrow rural lane. • Potential landscape impact. • Land in open countryside and isolated from adopted development limit. • Recent appeal 2014/0105/OTA highlights concern over the suitability of this area for piecemeal development. 	<p>Development in the vicinity of Higher Brooks is not considered suitable given its existing access constraints and impact on the countryside.</p> <p>A comprehensive access and infrastructure plan involving adjacent sites may overcome this but is not considered achievable at this stage.</p>	No
STR131 Land south of Higher Brooks and west of Pinewood	1.69	Open field fronting Higher Brooks enclosed by trees to the south. Lies adjacent to STR004.	<ul style="list-style-type: none"> • Restricted access via a narrow rural lane. • Potential landscape impact. • Isolated from adopted development limit. • Peripheral location from town centre facilities and outside preferred Future Growth 	<p>Development in the vicinity of Higher Brooks is not considered suitable given its existing access constraints and impact on the countryside. It lies outside the preferred growth area for Street.</p> <p>A</p>	No

			Area for Street.	comprehensive access and infrastructure plan involving adjacent sites may overcome this but is not considered achievable at this stage.	
STR108 Land at Overleigh and Stallgrove Lane	1.73	Large residential property with an extensive area of associated garden.	<ul style="list-style-type: none"> • Site lies within Conservation Area. • Site contains listed gazebo. • Heritage value of garden and property. 	This location is not considered suitable given the impact on heritage assets.	No
STR003 Land west of Somerton Road	11.59	Three agricultural fields on the south eastern edge of Street. Site adjoins existing housing on the northern site. The southern and western fringes lie adjacent to open agricultural land. Access from Somerton Road.	<ul style="list-style-type: none"> • Site contains a number of hedgerows and trees. • A stream runs through the site. • Public footpath crosses the site. • Conservation Area to the west. 	Potentially suitable for development subject to consideration of the identified constraints.	Yes
STR0031 Land at East Mead Lane	21.06	Site consists of 6 open fields in agricultural use that slope down to the north east. Hedgerow boundaries and mature trees divide the site. The north west fringe of the site adjoins existing residential development whilst the western fringe lies adjacent to Millfield School's sports facilities.	<ul style="list-style-type: none"> • Impact on the setting of Street and longer distance views towards Glastonbury. • Potential landscape impact. • Public rights of way cross the site. • Flood risk from watercourse (wraps around the southern perimeter). 	The site is potentially suitable for development subject to careful consideration of identified constraints.	Yes
STR137	0.94	Open land with a	<ul style="list-style-type: none"> • Trees fronting 	Potentially	Yes

Land adjacent to Street Cemetery		frontage to Cemetery Lane and a smaller plot fronting Portland Road. Adjacent to development limits with open land to the north and woodland cover at the eastern end of the site.	Portland Road. <ul style="list-style-type: none"> Peripheral location from town centre facilities and outside preferred 	suitable for development subject to consideration of identified constraints.	
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Suitable sites not confirmed as available

The following sites were assessed as suitable in the 2013 SHLAA but have not been confirmed as available.

- **STR002** – Farm Lane/Westway (north of Street)
- **WAL04** - Land between Badgers Green and Quarry Batch (in strategic gap)
- **STR106** – Land adjacent Albion House, off Higher Brooks

Table C: Open Areas of Local Significance / Local Green Spaces

Site Reference	Size of site (in ha)	Description	Notes
OALSSTR001	0.88	Churchyard.	Site lies within the Street Conservation Area.
OALSSTR002	0.31	Grassed area with path into housing behind.	Site lies within the Street Conservation Area.
OALSSTR003	0.15	Pub garden with large mature tree and planting.	Site lies within the Street Conservation Area.
OALSSTR004	0.17	Grassed area with walkway into Clarks Village. Contains a number of mature trees.	Site lies within the Street Conservation Area.
OALSSTR005	1.25	Swimming pool and fields behind containing sculptures.	Site lies within the Street Conservation Area.
OALSSTR006	2.65	Field crossed by a number of footpaths.	Site lies within the Street Conservation Area.
OALSSTR007	0.86	Park and play area (Merriman Gardens).	Site covered by DP16: Protection of Formal and Informal Recreation Spaces.

OALSSTR008	0.25	Grassed area with seating in front of the Houndwood development.	Not covered by any other designations.
OALSSTR009	3.94	Field crossed by several footpaths.	Not covered by any other designations.
OALSSTR010	0.75	Playing fields of Brookside School.	Site covered by DP16: Protection of Formal and Informal Recreation Spaces.
OALSSTR011	3.33	Woods Batch Recreation Fields.	Most of the site (except the southern corner) is covered by DP16: Protection of Formal and Informal Recreation Spaces.
OALSSTR012	1.01	Land adjacent to Woods Batch Recreation Fields. Contains a large number of mature trees.	Not covered by any other designations.