

This table of sites relates to options discussed in the 'Mendip' section of the Consultation Document. It is recommended you read this section to gain a wider understanding of the issues and options relating to the district as a whole.

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.

Sites around Midsomer Norton/Radstock

Sites put forward by Landowners for Consideration*

| Ref and Location | Area (ha) | Key Site Characteristics | Constraints and Considerations | Initial Assessment | Potential Development Option IF Needed? |
|--|-----------|---|--|--|---|
| Local Plan part I indicates that meeting district housing need on the fringe of Midsomer Norton remains an option to be explored in Local Plan Part II (see para 4.7). Allocation of land would need to be in agreement with Bath on the infrastructure impacts and requirements of any development. | | | | | |
| NRAD001M Land at White Post, Between the Fosseyway and Silver Street, Midsomer Norton | | Arable field on the southern fringe of Midsomer Norton. Residential development (in BANES) has been approved on land to the north. Promoter has indicated that a school site could be provided on this land alongside residential. | <ul style="list-style-type: none"> • Peripheral location to the town centre • Landscape Impacts • Infrastructure impacts outside the District. • Neither the Bath adopted Local Plan and emerging Neighbourhood Plan envisage greenfield extensions to the settlement or that additional housing allocations are sustainable | Land is potentially suitable subject to landscape mitigation and highways/ infrastructure issues. Development would require consultation and a co-operative approach with the adjoining local authority | Potentially |
| NRAD003 Land at Underhill Farm and north of Underhill Lane | | Land on the western edge of Midsomer Norton enclosed by Underhill Wood Promoter has indicated a much more substantial area of land to the west is also available for development Existing access to Underhill Farm | <ul style="list-style-type: none"> • Peripheral location to the town centre • Underhill Wood is a Local Wildlife Site • Infrastructure impacts outside the District. • Woodland contributes to setting of the town • Local highway capacity • Floodrisk | Land around the farm is potentially suitable but access and developable are constrained by possible loss of woodland and wildlife impacts. Land to the north of Underhill Lane is less constrained | Potentially |

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| | | (though wildlife site) | (northern parcel of land) <ul style="list-style-type: none"> • Neither Bath adopted Local Plan and emerging Neighbourhood Plan envisage greenfield extensions to the settlement or that additional housing allocations are sustainable | Development would require consultation and a co-operative approach with the adjoining local authority | |
| NRAD004 Land at Frome Road (Writhlington) | | Land promoted as a 'rounding off' on an adjacent development site outside the District which has outline permission for 53 dwellings. Application at appeal (2014/1587) | <ul style="list-style-type: none"> • Peripheral location to the town centre | Small site suitable in principle as an extension to consented scheme | Potentially |
| NRAD005 Land west of the A367 at Westfield | 6.7 | Site promoted through a planning application for 151 dwellings (2014/0093/OTA) | <ul style="list-style-type: none"> • Significant infrastructure impacts outside the District. • Landscape Impact • Peripheral location to the town centre • Neither Bath adopted Local Plan and emerging Neighbourhood Plan envisage greenfield extensions to the settlement or that additional housing allocations are sustainable | Potentially suitable although recent planning application has highlighted significant local infrastructure issues to be addressed including drainage, highways, education etc. Development would require consultation and a co-operative approach with the adjoining local authority | Potentially |