

**EXMOOR NATIONAL PARK
STRATEGIC HOUSING LAND AVAILABILITY
ASSESSMENT**

PART 2 – SITE ASSESSMENTS

Exmoor National Park Authority

December 2014

DELIVERABLE SITES

Site Reference: SHA/BRR/1**Site Promotion Code: SHA/PRO/2****SHLAA Conclusion:** Include within SHLAA Supply **Status:** Deliverable**SITE INFORMATION****Site Address:** Land to R/O Red Deer House**Site Area (ha):** 1.17**Settlement:** Brompton Regis**Parish:** Brompton Regis**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Call for sites. Site was also identified at the Brompton Regis Your Future Exmoor event.**Planning Status:** No Status**Site Description:**

Sloping irregular field that fronts onto the main road into Brompton Regis at its western end. Residential properties front onto road along the east and north boundaries and to the north the gardens are elevated above the field levels. No access but access to workshop is good and access could come from this point. Gradient would need to be addressed. Marshy at the southern corner - lowest part of the site. No trees but mature layed hedge to rear and west. High voltage line to the south of the site.

Planning History:

N/A

Summary of Key Constraints:

No specific constraints on this site, unless structures/works are over 15m.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 18**Capacity Estimation Method:** Density Multiplier**Availability Status:** Promoted by Owner(s) **Availability Summary:** Yes site is available immediately.**JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** Yes**Achievable (within 5 years):** Yes**Achievable (longer term):** No**Conclusion:** High Landscape sensitivity - the severity of impacts upon landscape character and visual amenity would relate to the design, distribution and scale of housing within this site.**Overcoming constraints:** Would need to take account of archaeological interest of the leat. It is very visible in high landscape sensitivity area but with the backdrop of development behind it.

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/CAR/3**Site Promotion Code: SHA/PRO/45****SHLAA Conclusion:** Include within SHLAA Supply **Status:** Deliverable**SITE INFORMATION****Site Address:** Barns at Aller Farm**Site Area (ha):** 0.08**Settlement:** Classed as open countryside**Parish:** Carhampton**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** Conversion**Source:** Site promoted through 2014 Call for Sites**Planning Status:** No Status**Site Description:**

Group of traditional farm buildings adjacent to traditional farmhouse. Access via a long private drive in remote location. Local public roads are single width from A39. Some more modern farm buildings close by, but agricultural activity on the site appears relatively low key.

Planning History:

No planning history.

Summary of Key Constraints:

The barns that form the site lie within the setting of a Grade II listed building identified as Aller Farmhouse. A footpath is located to the southern boundary of the site.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 2**Capacity Estimation Method:** N/A**Availability Status:** Promoted by Owner(s) **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** Yes**Achievable (within 5 years):** Yes**Achievable (longer term):** No**Conclusion:** Traditional farm buildings are suitable for conversion with sensitive treatment.

Overcoming constraints: Capacity restricted because of access and impacts on amenity of neighbours. Archaeological evaluation likely to be needed – impact on the setting of listed building. Full assessment of buildings for protected species required.

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/CAR/4**Site Promotion Code: SHA/PRO/46****SHLAA Conclusion:** Include within SHLAA Supply **Status:** Deliverable**SITE INFORMATION****Site Address:** Barns at Broadwood Farm**Site Area (ha):** 0.18**Settlement:** Classed as open countryside**Parish:** Carhampton**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** Conversion**Source:** Site promoted through 2014 Call for Sites**Planning Status:** No Status**Site Description:**

Range of traditional barns set in yards in front of an attractive farmhouse. Accessed off a long drive in a remote location. Working farm yards and more functional buildings also on site.

Planning History:

No planning history listed for this site.

Summary of Key Constraints:

The site lies within the ancient woodland buffer zone. Adjacent to the western boundary of the site is an orchard of landscape importance, another orchard lies to the north east of the site but does not directly adjoin it. A footpath runs parallel to the southern boundary of the site and another perpendicular to the southern boundary.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 3-4**Capacity Estimation Method:** Contextual**Availability Status:** Promoted by Owner(s) **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** Yes**Achievable (within 5 years):** Yes**Achievable (longer term):** No**Conclusion:** Barn conversion possible. No significant constraints**Overcoming constraints:**

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/CUT/2**Site Promotion Code:**

SHLAA Conclusion: Include within SHLAA Supply Status: Deliverable

SITE INFORMATION**Site Address:** Land at Dunkery View Farm**Site Area (ha):** 0.20**Settlement:** Wheddon Cross**Parish:** Cutcombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified by owner, where previous planning permission for a dwelling had expired.**Planning Status:** Resolution to Permit (subject to S106)**Site Description:**

Triangular site used as agricultural storage. Planning permission granted in March 2012 for one local need affordable dwelling subject to a S106 legal agreement being granted. The application site is located to the south-western edge of the village of Cutcombe. The site lies to the immediate south-west of the Moorland Hall, adjacent to the A396. The ground level rises to the south and therefore the application site is in an elevated position above the road with views across the recreation ground to the north. The site is enclosed to the south and west by hedge banks and to the north by a wire fence and tree screen. The site has an existing field access close to the Moorland Hall onto the A396.

Planning History:

Planning permission for an agricultural workers dwelling expired. Planning consent (subject to S106) for local affordable dwelling.

Summary of Key Constraints:

The site lies within a waste buffer zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 3**Capacity Estimation Method:** Existing Information**Availability Status:** Unknown**Availability Summary:** Site is available for development - planning application approved subject to signing S106.**JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** Yes**Achievable (within 5 years):** Yes**Achievable (longer term):** No**Conclusion:** Site achievable if S106 agreement signed. Capacity for a further 2 units on the site.**Overcoming constraints:**

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/DUL/8**Site Promotion Code: SHA/PRO/8****SHLAA Conclusion:** Include within SHLAA Supply **Status:** Deliverable**SITE INFORMATION****Site Address:** R/O Barns Close Industrial Estate**Site Area (ha):** 1.00**Settlement:** Dulverton**Parish:** Dulverton**Greenfield/Previously Developed Land:** Mixed**New Build/Conversion:** New build**Source:** Call for sites. The northern part of the site has planning permission for 12 affordable units and work has started on site (31.3.11). Urban Capacity/Potential Study.**Planning Status:** Full App**Site Description:**

There is a relatively large 'estate' development to the east of the town centre, which has been built in phases over the last 50 years. The application site adjoins the southern side of this more recent estate development and specifically adjoins the south side of Barns Close Mead. New development on the western side of the site - rest of the site open with slope southwards, industrial units to the north. Mature trees and hedges to boundary of the site. Good access to residential estate via estate roads. Bus stop and service. Adjacent to new approved development for residential purposes.

Planning History:

Planning permission granted for the erection of 12 local needs affordable homes on the western part of the site. Development has been completed on site however the eastern area of the site remains available for development.

Summary of Key Constraints:

The site lies outside but adjacent to the development boundary for Dulverton. The western edge of the site lies within a waste buffer zone, and the south-western corner lies within flood zone 2.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 18**Capacity Estimation Method:** Existing Information**Availability Status:** Developer Ownership soon as a need is identified.**Availability Summary:** Further phase is available as**JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** Yes**Achievable (within 5 years):** Yes**Achievable (longer term):** No

Conclusion: High sensitivity landscape adjacent to existing development so could be accommodated with good landscaping and design. Very wet ground to south. Would have significantly greater impact if crossed over boundary to the east.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/DUL/12**Site Promotion Code: SHA/PRO/32****SHLAA Conclusion:** Include within SHLAA Supply **Status:** Deliverable**SITE INFORMATION****Site Address:** Area of land immediately east of the Central Public Car Park **Site Area (ha):** 0.22**Settlement:** Dulverton**Parish:** Dulverton**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site promoted through 2014 Call for Sites. 2005 site identified by Dulverton Housing Working Group.**Planning Status:** No Status**Site Description:**

Greenfield site - paddocks - down to grass surrounded by stone/earth bank of Abbots Way foot path and hedges with tall stone wall to the south-east of Greenstead House (bungalow). Fencing to south-west adjacent to access lane of Dun-Roamin. Has mature trees in grounds. Access may be taken from Dun-Roamin but is very narrow. A green area in amongst residential - edge of town development. Also adjacent to town car park. Walls and fencing adjacent to this area.

Planning History:

Application for a proposed extension to the existing car park was refused.

Summary of Key Constraints:

The site is located within the development boundary and the Conservation Area for Dulverton - it is also designated as an area of important open space for visual amenity. The site is within the ancient woods buffer zone and lies adjacent to a footpath.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 3**Capacity Estimation Method:** Contextual**Availability Status:** Promoted by Owner(s) **Availability Summary:** Available immediately.**JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** Yes**Achievable (within 5 years):** Yes**Achievable (longer term):** No**Conclusion:** Panel recommended including site within the SHLAA supply with a capacity of 3 and public benefit in terms of play area or public open space.**Overcoming constraints:** Further consideration of impacts on the Conservation Area and implications for area of open space for visual amenity required.

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/DUL/13**Site Promotion Code: SHA/PRO/7****SHLAA Conclusion:** Include within SHLAA Supply **Status:** Deliverable**SITE INFORMATION****Site Address:** Land to south and east of Dulverton**Site Area (ha):** 24.88**Settlement:** Dulverton**Parish:** Dulverton**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Call for sites. 2005 site identified by Dulverton Housing Working Group. Planning refusal.**Planning Status:** No Status**Site Description:**

Large area of pasture land used mostly for agricultural grazing of cattle etc. Outside of the development boundary to the south and east of the settlement area. Also triangular area of land north east of Dulverton north of the B3222 Jury Road, is also agricultural land laid to grass. There are 3 areas to this site, southern is generally flat, marshy with Culm grass and may be liable to flooding; the middle section has many water courses running through - hedging/trees etc and is also marshy; the eastern and north eastern is rising pasture land, dry with good access to the classified road.

Planning History:

Outline planning permission for one dwelling was refused - due to being located outside the defined limits of the settlement.

Summary of Key Constraints:

The site is outside but partly adjacent to the development boundary for Dulverton. Part of the southern area of the site is within flood zones 2 and 3 - part of this flood zone area is also a recorded on the Historic Environment Record as a water meadow system . The site is partly within the County Wildlife Site for the Pixton Park complex and also has some ancient trees within the southern section of the site, with further ancient tree buffer zones along part of the southern site boundary - otters have also been recorded within the site area.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 76**Capacity Estimation Method:** Density Multiplier**Availability Status:** Promoted by Owner(s) **Availability Summary:** Availability is subject to viability.**JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** Yes**Achievable (within 5 years):** Yes**Achievable (longer term):** No

Conclusion: Site partially suitable. Large site all of which is 'high sensitivity landscape'. Ecological and archaeological issues for the site. Part of site County Wildlife Site, veteran trees and impacts on

bats. Flood risk to south of site and middle of site marshy with springs and many streams running through and marshy and unimproved grassland habitat. North east of site north of Jury Road disconnected from and too far from settlement. Include 3 fields south of cemetery (most southerly being field with track to Allendale through it) – have existing access routes from existing development to west. Exclude fields/area to north of Jury Road and fields south of field with track to Allendale and leaving buffer between Pixton Park/woodland.

Overcoming constraints: Would need to take account of archaeological interest of the water meadow system. It is within high landscape sensitivity area but with the backdrop of development behind it.

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/DUN/7**Site Promotion Code: SHA/PRO/44****SHLAA Conclusion:** Include within SHLAA Supply **Status:** Deliverable**SITE INFORMATION****Site Address:** Barns at Aville Farm**Site Area (ha):** 0.11**Settlement:** Classed as open countryside**Parish:** Dunster**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** Conversion**Source:** Site promoted through 2014 Call for Sites.**Planning Status:** Lapsed Permission**Site Description:**

Range of barns to the rear of residential properties. Mixed quality but generally substantial and convertible. Barns in low key storage use and adjoining hard standing area. Attractive group of buildings set in wider open valley location.

Planning History:

Planning permission granted for the conversion of a redundant farm building to a dwelling and a subsequent renewal also approved in 1999. The permission subsequently lapsed.

Summary of Key Constraints:

Site lies entirely within flood zone 3 which is identified as flood zone 3b (the functional floodplain) in the Level 1 Strategic Flood Risk Assessment report. The site also lies within the ancient woods buffer zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 3**Capacity Estimation Method:** Contextual**Availability Status:** Promoted by Owner(s) **Availability Summary:** Immediate availability.**JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** Yes**Achievable (within 5 years):** Yes**Achievable (longer term):** No**Conclusion:** Within functional flood zone 3b. Otherwise suitable subject to flood risk assessment.**Overcoming constraints:** Flood risk assessment required.

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/EXF/21**Site Promotion Code: SHA/PRO/31****SHLAA Conclusion:** Include within SHLAA Supply **Status:** Deliverable**SITE INFORMATION****Site Address:** Quest Stables**Site Area (ha):** 0.47**Settlement:** Exford**Parish:** Exford**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Call for Sites 2014**Planning Status:** No Status**Site Description:**

Large fenced paddock in use for sheep grazing. Wraps around the new housing site. The land is adjacent to the road to the east of the housing, and is gently sloping and screened by hedging. The land to the north slopes more steeply and then comes to a steep drop to a combe.

Planning History:

Planning applications that partly affect the site, relate to the adjoining development at Westcott Mead - 9 local affordable dwellings completed in 2009.

Summary of Key Constraints:

The only constraint mapped on the site is NATS (National Air Traffic Services). The East Nethercote local wildlife site is located due south of the proposed site.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 6**Capacity Estimation Method:** Contextual**Availability Status:** Promoted by Owner(s) **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** Yes**Achievable (within 5 years):** Yes**Achievable (longer term):** No

Conclusion: 'High sensitivity landscape'. Very visible from north. Adjoins existing development. Nothing recorded on HER.

Overcoming constraints: Would need to retain existing hedgebank along road.

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/LUX/2**Site Promotion Code: SHA/PRO/34****SHLAA Conclusion:** Include within SHLAA Supply **Status:** Deliverable**SITE INFORMATION****Site Address:** Land Adjacent to Tarr Water Cottages**Site Area (ha):** 1.1**Settlement:** Luxborough**Parish:** Luxborough**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site promoted by landowner through the 2014 Call for Sites.**Planning Status:** No Status**Site Description:**

Open grazing field that slopes down to the stream to the west. One field gate entrance otherwise there is a continuous and mature hedge alongside the lane. The land gently rises to the south. Adjoins the more recent development at Tarr Water Cottages. One small field shelter. Land makes a contribution to the appearance of the area.

Planning History:

Limited planning history to agricultural development on the site.

Summary of Key Constraints:

Limited number of constraints identified on GIS. Site lies within the 500m buffer zone for ancient woodland, and proposed development on the site should also take account of NATS (National Air Traffic Services) and the statutory safeguarding height zones for the Meteorological Office at Cobbacombe Cross.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 4**Capacity Estimation Method:** Contextual**Availability Status:** Promoted by Owner(s) **Availability Summary:** Available immediately.**JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** Yes**Achievable (within 5 years):** Yes**Achievable (longer term):** No

Conclusion: Edge of settlement. Next to existing affordable housing site. Sloping site to the north east limits capacity. High landscape sensitivity. Part of site could be developed close to the existing cottages.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/LUX/3**Site Promotion Code: SHA/PRO/47****SHLAA Conclusion:** Include within SHLAA Supply **Status:** Deliverable**SITE INFORMATION****Site Address:** Barns at Baker's Farm**Site Area (ha):** 0.08**Settlement:** Classed as open countryside**Parish:** Luxborough**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** Conversion**Source:** Site promoted through 2014 Call for Sites.**Planning Status:** No Status**Site Description:**

Stone barns within hamlet surrounded by open countryside. The barns by the road have a range of opening and there are areas of hard standing. The lean-to barn is more functional but contributes to the character of the hamlet.

Planning History:

Planning permission granted for the erection of a timber stock building on part of the site in 1998, but the permission appears to have lapsed.

Summary of Key Constraints:

Proposed development on the site should take account of NATS (National Air Traffic Services) requirements and the statutory safeguarding height zones for the Meteorological Office at Cobbacombe Cross. Badgers have been recorded near the site in 1997 and a footpath is located opposite the site.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 2**Capacity Estimation Method:** Contextual**Availability Status:** Promoted by Owner(s) **Availability Summary:** Available immediately.**JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** Yes**Achievable (within 5 years):** Yes**Achievable (longer term):** No

Conclusion: Stone barns potential for conversion. High landscape sensitivity but conversions of traditional barns within a farm group. Appears on historic mapping (HER).

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/PAR/1**Site Promotion Code: SHA/PRO/15****SHLAA Conclusion:** Include within SHLAA Supply **Status:** Deliverable**SITE INFORMATION****Site Address:** Land bounded by Broadpark Lane and Bodley Lane **Site Area (ha):** 1.06**Settlement:** Parracombe**Parish:** Parracombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Call for sites.**Planning Status:** No Status**Site Description:**

Sloping greenfield site flanked to south and east by dwellings - to west and north by agricultural land with an agricultural access in the south west corner. Mature trees and hedges on the boundaries. Site is elevated above the road by approximately 2 metres - parking on the road by residents of Ash Park opposite the frontage of the site.

Planning History:

N/A

Summary of Key Constraints:

The area along the southern boundary of the site is within Parracombe Conservation Area.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 3**Capacity Estimation Method:** Contextual**Availability Status:** Promoted by Owner(s) **Availability Summary:** Available immediately.**JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** Yes**Achievable (within 5 years):** Yes**Achievable (longer term):** No

Conclusion: Within Conservation Area. Part of site is steeply sloping. Access would need to cut into hedgebank due to levels. Access issues due to width of road. High landscape sensitivity with very limited capacity. Parking issue. Potential amenity issues as overlooking housing opposite (although higher up).

Overcoming constraints: Further assessment required - within medieval field system, potential archaeological interest. Potential wildlife interest as unimproved grassland.

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/PAR/3**Site Promotion Code: SHA/PRO/16****SHLAA Conclusion:** Include within SHLAA Supply **Status:** Deliverable**SITE INFORMATION****Site Address:** East New Park**Site Area (ha):** 1.55**Settlement:** Parracombe**Parish:** Parracombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Call for sites.**Planning Status:** No Status**Site Description:**

Open field with access road that runs into village - field is grassed with two small tin sheds in the north-east corner. There is an existing agricultural access opposite the entrance to the tennis court. Field is elevated above road and village and would be visible from the surrounding countryside. Mature trees and hedgerows on the boundaries - no other features on the field other than it is slightly sloping. There is a strange leg off the site but this seems to lead to nowhere and is very narrow.

Planning History:

N/A

Summary of Key Constraints:

The central part of the site lies within an area recorded on the Historic Environment Record as a system of medieval strip fields - the site is also adjacent to Parracombe Conservation Area.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 2**Capacity Estimation Method:** Contextual

Availability Status: Promoted by Owner(s) **Availability Summary:** Land promoted by owner - no details of availability given.

JUSTIFICATION AND CONCLUSION**Suitable:** Yes**Available:** Yes**Achievable (within 5 years):** Yes**Achievable (longer term):** No

Conclusion: Medieval field system. Agricultural access off Parracombe lane. Elevated – dramatic impact on countryside character. Adjacent to Conservation Area. Very limited landscape capacity within an area of high landscape sensitivity. Lower part of site where less visible may be able to accommodate limited development.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/PAR/8**Site Promotion Code: SHA/PRO/36****SHLAA Conclusion:** Include within SHLAA Supply **Status:** Deliverable**SITE INFORMATION****Site Address:** Part OS 5088 Pencombe**Site Area (ha):** 0.08**Settlement:** Parracombe**Parish:** Parracombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site promoted by the landowner through 2014 Call for Sites.**Planning Status:** No Status**Site Description:**

Edge of village location. Narrow lane with mixed trees/hedge along field boundary together with open drainage channel. Open grazing field is gently sloping adjoining lane and then drops away more steeply. Open views in the landscape but this is typical of Parracombe which has houses on valley sides.

Planning History:

Application for outline planning permission withdrawn in 1973 for the erection of three dwellings.

Summary of Key Constraints:

Site is adjacent to the Parracombe conservation area. Any proposed development on the site should also take account of NATS (National Air Traffic Services) requirements.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 2**Capacity Estimation Method:** Contextual**Availability Status:** Promoted by Owner(s) **Availability Summary:** Available immediately.**JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** Yes**Achievable (within 5 years):** Yes**Achievable (longer term):** No

Conclusion: Adjacent to Conservation Area. Very visible. Streams run through the site. This site is of high landscape sensitivity and considered to offer very limited capacity for development without substantial harm to the landscape character and visual amenity of this location.

Overcoming constraints: A prominent site in the landscape, visibility of development would be a consideration. Not well grouped with existing development. Ecological assessment required.

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/POR/10**Site Promotion Code: SHA/PRO/33****SHLAA Conclusion:** Include within SHLAA Supply **Status:** Deliverable**SITE INFORMATION****Site Address:** Land adjacent end of Chadwyck Close to Dunster Steep **Site Area (ha):** 0.82**Settlement:** Porlock**Parish:** Porlock**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Planning permission for 15 affordable dwelling - approved on part of the original site. Site promotion through 2014 call for sites for the remaining site area - mapping and records amended to correspond to the SHLAA promotion. Site identified in 2006 through the Porlock Housing Working Group.**Planning Status:** No Status**Site Description:**

Large site area consisting of trees and scrub on sloping land to the west of modern housing development. Principle of residential development already accepted at this site. Capacity for further residential development as infill. Site accessed from Villes Lane. Site adjacent to Villes Lane with an overgrown/unused pedestrian access walkway along the western boundary of the site.

Planning History:

Planning permission for 15 local affordable dwellings completed adjoining this SHLAA site.

Summary of Key Constraints:

The site is outside but adjacent to the development boundary for Porlock, and lies within the area designated as the coastal zone. There is a tree preservation order within the site and a small area of the north-eastern corner of the site is designated as an orchard of landscape importance.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 26**Capacity Estimation Method:** Contextual**Availability Status:** Promoted by Owner(s) **Availability Summary:** Available immediately.**JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** Yes**Achievable (within 5 years):** Yes**Achievable (longer term):** No**Conclusion:** Main constraint is topography. Within coastal zone. Some TPOs present. Old orchard on part of the site.**Overcoming constraints:**

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/POR/16**Site Promotion Code: SHA/PRO/18****SHLAA Conclusion:** Include within SHLAA Supply **Status:** Deliverable**SITE INFORMATION****Site Address:** Land at Doverhay Place**Site Area (ha):** 0.54**Settlement:** Porlock**Parish:** Porlock**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Call for sites.**Planning Status:** No Status**Site Description:**

Very narrow site - at the Dunster Steep end of site steeply sloping and has mature hedge and trees on it. Plot at old Coach House end is linked to the remaining area of land but separated by access to Doverhay Place. Very thin strip of land in the main but square flat area of land to foot of Old Coach house seems a suitable site.

Planning History:

Planning history relates to the change of use and subsequent development of Doverhay Place.

Summary of Key Constraints:

The site is part within and part adjacent to the development boundary for Porlock. The site is also constrained by several TPOs dispersed through the site area.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 2**Capacity Estimation Method:** Contextual**Availability Status:** Promoted by Owner(s) **Availability Summary:** Available immediately.**JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** Yes**Achievable (within 5 years):** Yes**Achievable (longer term):** No

Conclusion: Site is considerably constrained by TPOs particularly within the narrow, steeply sloping part of site. Some capacity within flat square area adjacent to the access for Doverhay Place. Landowner's agent has confirmed that a tree survey has been undertaken to enable some trees to be removed to enable access.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/POR/40**Site Promotion Code: SHA/PRO/27****SHLAA Conclusion:** Include within SHLAA Supply **Status:** Deliverable**SITE INFORMATION****Site Address:** Paddock due east of The Old Coach House & Stables **Site Area (ha):** 0.15**Settlement:** Porlock**Parish:** Porlock**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Call for sites. Overlaps site identified by the Porlock Housing Working Group in 2006 - SHA/POR/9.**Planning Status:** No Status**Site Description:**

Level grassed paddock surrounded by established hedges in low density residential area. Access along a drive via Doverhay Place. Adjoining properties to the north have windows looking towards this site and inter-relationship would need to be considered.

Planning History:

Applications relating to the siting and retention of 2 stables on the eastern edge of the site. Other applications relate to access and outline permission for the neighbouring dwelling.

Summary of Key Constraints:

Limited constraints on the site. Adjacent to the development boundary for Porlock.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 2**Capacity Estimation Method:** Contextual**Availability Status:** Promoted by Owner(s) **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** Yes**Achievable (within 5 years):** Yes**Achievable (longer term):** No

Conclusion: This site is considered to have some capacity for development of an appropriate scale, design and quality that would conserve the intrinsic character of the settlement.

Overcoming constraints: Visibility of development would be a consideration. Adjoining properties to the north have windows looking towards this site and inter-relationship would need to be considered. Ecological assessment required.

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/TIM/3**Site Promotion Code: SHA/PRO/41****SHLAA Conclusion:** Include within SHLAA Supply **Status:** Deliverable**SITE INFORMATION****Site Address:** Field Adjacent Bemerry Bank**Site Area (ha):** 1.41**Settlement:** Timberscombe**Parish:** Timberscombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site within/well related to a rural settlement. Site promoted through 2014 Call for Sites. Officer knowledge.**Planning Status:** No Status**Site Description:**

Sloping site flanked to east by dwellings, to north by A396, to west and south by agricultural land. Lies within 30mph zone and has agricultural access on to A396. Mature hedgerows and trees on boundaries only.

Planning History:

Erection of overhead power line.

Summary of Key Constraints:

The site is within the ancient woods buffer zone, and otters have been recorded in the area. The site is also partly adjacent to an area of linear banks recorded on the Historic Environment Record.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 8**Capacity Estimation Method:** Contextual**Availability Status:** Promoted by Owner(s) **Availability Summary:** Available immediately.**JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** Yes**Achievable (within 5 years):** Yes**Achievable (longer term):** No

Conclusion: High landscape sensitivity with some capacity for development. Sloping site flanked by dwellings. Would be elevated. Extends village to west. Possible frontage development. Site slopes up away from road. Access off A396 needed.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/TIM/4**Site Promotion Code: SHA/PRO/42****SHLAA Conclusion:** Include within SHLAA Supply **Status:** Deliverable**SITE INFORMATION****Site Address:** Allotment**Site Area (ha):** 1.44**Settlement:** Timberscombe**Parish:** Timberscombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site promoted through 2014 Call for Sites.**Planning Status:** No Status**Site Description:**

Sloping (up to south) grazing field surrounded by established hedgebanks. Open in views from the north-west. Narrow and only pedestrian access alongside to the east. Access not achievable from the narrow lane between the village hall and the school.

Planning History:

Historic planning applications include outline permission for the erection of a village hall, and permission refused for an outline application for the erection of a farmhouse due to concerns raised in relation to access.

Summary of Key Constraints:

The site lies within the ancient woodland buffer zone and a footpath is adjacent to the eastern boundary of the site.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 6**Capacity Estimation Method:** Contextual**Availability Status:** Promoted by Owner(s) **Availability Summary:** Available immediately.**JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** Yes**Achievable (within 5 years):** Yes**Achievable (longer term):** No

Conclusion: An open site of high landscape sensitivity; the area to the south is too elevated for development and would have an adverse landscape impact but northern section would be compatible with existing built form.

Overcoming constraints: Subject to access linked to SHA/TIM/3 - site should only be developed in conjunction with or subsequent to SHA/TIM/3. Ecological assessment required.

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/TIM/5**Site Promotion Code: SHA/PRO/48****SHLAA Conclusion:** Include within SHLAA Supply **Status:** Deliverable**SITE INFORMATION****Site Address:** Land adjacent to A396**Site Area (ha):** 0.03**Settlement:** Timberscombe**Parish:** Timberscombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site promotion received from Somerset County Council - identified by Panel Member.**Planning Status:** No Status**Site Description:**

Small corner plot at Cow Bridge, Timberscombe. Bounded by the A396 to the south and the road to Wootton Courtenay to the west. Surrounding land is agricultural to the north and east. Duddings Holiday complex lies further east. There is an informal lay-by adjacent to the southern boundary. There is various residential development south of the A396; Dinglefield, to the south west is the closest. A large two storey dwelling, Hill View, is sited beyond the road to the west. The site is agricultural land and rises steeply from north to south.

Planning History:

No planning history.

Summary of Key Constraints:

The site is adjacent to an orchard of landscape importance.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 1**Capacity Estimation Method:** Contextual**Availability Status:** Promoted by Owner(s) **Availability Summary:** Available immediately.**JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** Yes**Achievable (within 5 years):** Yes**Achievable (longer term):** No**Conclusion:** Site within a landscape of high sensitivity with topographical issues. Only appropriate for a single dwelling due to size of site, access arrangements and need for cut and fill.**Overcoming constraints:** Ecological assessment and archaeological assessment required with any development proposal.

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/WIH/9**Site Promotion Code: SHA/PRO/39****SHLAA Conclusion:** Include within SHLAA Supply **Status:** Deliverable**SITE INFORMATION****Site Address:** Part A 5151**Site Area (ha):** 0.19**Settlement:** Withypool**Parish:** Withypool and Hawkridge**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site promoted through 2014 Call for Sites.**Planning Status:** No Status**Site Description:**

Modest sized paddock surrounded by neatly clipped hedges. Access via the drive to Withymoor. Elevated site above road which slopes up to the south. The land sits up above Hill cottage and paddock visible in the wider landscape, like much of Withypool.

Planning History:

No relevant planning history pertaining to this site.

Summary of Key Constraints:

The only constraint mapped on the site is NATS (National Air Traffic Services).

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 4**Capacity Estimation Method:** Contextual

Availability Status: Promoted by Owner(s) **Availability Summary:** Land promoted by owner - no details of availability given.

JUSTIFICATION AND CONCLUSION**Suitable:** Yes**Available:** Yes**Achievable (within 5 years):** Yes**Achievable (longer term):** No

Conclusion: Elevated field with difficult access. Within an area of high landscape sensitivity with some capacity for development.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/WIH/10**Site Promotion Code: SHA/PRO/40****SHLAA Conclusion:** Include within SHLAA Supply **Status:** Deliverable**SITE INFORMATION****Site Address:** Part B 5151**Site Area (ha):** 0.17**Settlement:** Withypool**Parish:** Withypool and Hawkridge**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site promoted through the 2014 Call for Sites.**Planning Status:** No Status**Site Description:**

Two small paddocks, parallel with the Withypool Common. Gated access via village Hall car park. Very large and mature beech tree sited back in site. Access to adjoining housing scheme car park to the north of site. Paddocks bounded by hedges and attractive area separated from the common and looks more managed than open areas.

Planning History:

No planning history.

Summary of Key Constraints:

Site surrounded on three sides by SSSI and Exmoor Heaths SAC. Mapping shows a very small area within the SAC - but not clear if this is a mapping /digitising issue as it is considered that the SAC should follow the SSSI boundary.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 3**Capacity Estimation Method:** Contextual

Availability Status: Promoted by Owner(s) **Availability Summary:** Land promoted by owner - no details of availability given.

JUSTIFICATION AND CONCLUSION**Suitable:** Yes**Available:** Yes**Achievable (within 5 years):** Yes**Achievable (longer term):** No

Conclusion: Subject to achieving suitable access. Site is adjacent to a SSSI and SAC (Exmoor Heaths) site on Withypool Common. Within an area of high landscape sensitivity with some capacity for development.

Overcoming constraints: Further assessment is needed to determine whether the site would cause significant harm to the SAC/SSSI.

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/WIN/2**Site Promotion Code: SHA/PRO/25****SHLAA Conclusion:** Include within SHLAA Supply **Status:** Deliverable**SITE INFORMATION****Site Address:** Land Adjoining Darby's Knap**Site Area (ha):** 1.04**Settlement:** Winsford**Parish:** Winsford**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Call for sites. Site previously identified by Rural Housing Enabler.**Planning Status:** No Status**Site Description:**

Open agricultural field adjacent Darby's Knap. Slopes down from south - with levels dropping from higher up the field outside the identified site. Access could be achieved through the more recent housing development at Darby's Knap. To south-east of the main village along Edbrooke Road - no footway provision. Site appears to be relatively unimproved grassland with road frontage and gateway off Edbrooke Road - although better access could be achieved through Darby's Knap. Hedge boundaries.

Planning History:

N/A

Summary of Key Constraints:

The site lies within the ancient woods buffer zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 5**Capacity Estimation Method:** Contextual**Availability Status:** Promoted by Owner(s) **Availability Summary:** Available immediately.**JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** Yes**Achievable (within 5 years):** Yes**Achievable (longer term):** No

Conclusion: Well related to Darby's Knapp development. Within an area of high landscape sensitivity with very limited capacity for development. Steeply sloping field towards the rear of the site. Part of site could be developed close to road frontage and adjacent to existing development.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/WOC/11 Site Promotion Code: SHA/PRO/29

SHLAA Conclusion: Include within SHLAA Supply Status: Deliverable

SITE INFORMATION**Site Address:** Forge Workshop**Site Area (ha):** 0.004**Settlement:** Wootton Courtenay**Parish:** Wootton Courtenay**Greenfield/Previously Developed Land:** PDL**New Build/Conversion:** Conversion**Source:** 2014 call for sites**Planning Status:** No Status**Site Description:**

Small single storey building within terrace of cottages fronting street. Traditional building within village

Planning History:**Summary of Key Constraints:**

The site lies within the Wootton Courtenay Conservation Area and a small area of the eastern frontage lies within flood zone 3.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 1**Capacity Estimation Method:** Contextual**Availability Status:** Promoted by Owner(s) **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** Yes**Achievable (within 5 years):** No**Achievable (longer term):** Yes**Conclusion:** Building would convert to a small dwelling.

Overcoming constraints: Need to consider the potential loss of employment land, amenity/curtilage space and car parking provision. Within Conservation Area. Ecological assessment required.

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/WOC/12 Site Promotion Code: SHA/PRO/35

SHLAA Conclusion: Include within SHLAA Supply Status: Deliverable

SITE INFORMATION**Site Address:** Building at Riverside Farm**Site Area (ha):** 0.006**Settlement:** Wootton Courtenay**Parish:** Wootton Courtenay**Greenfield/Previously Developed Land:** PDL**New Build/Conversion:** Conversion**Source:** Site promoted through the 2014 Call for Sites.**Planning Status:** No Status**Site Description:**

Building is a two storey building amongst the farm yard. Presently used as stabling on ground floor. Lean-to to the side. Lane in front with stream close. Simple building with render elevations that appears as a group of functional buildings.

Planning History:

No planning history recorded on PACS.

Summary of Key Constraints:

The building is shown to lie within flood zone 3, and is completely within the Wootton Courtenay Conservation Area. Any proposed development on the site should also take account of NATS (National Air Traffic Services) requirements.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 1**Capacity Estimation Method:** Contextual**Availability Status:** Promoted by Owner(s) **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** Yes**Achievable (within 5 years):** Yes**Achievable (longer term):** No

Conclusion: Not an easy building to convert as amongst yard group and therefore non-compatible uses nearby. Could possibly be an extended family dwelling.

Overcoming constraints: Conservation Area and flood plain hinders potential. Flood risk assessment would be required.

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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**SITES CONSIDERED SUITABLE BUT NOT
CURRENTLY AVAILABLE**

Site Reference: SHA/BRC/1

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Floyds Field**Site Area (ha):** 0.17**Settlement:** Brendon**Parish:** Brendon and Countisbury**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Application finally disposed of. Site also identified at the Brendon Your Future Exmoor event.**Planning Status:** No Status**Site Description:**

Sloping grassed field which rises from the road through Brendon - isolated from other development but close to village hall. Mature trees and hedgerows on all flanks of the whole field - this site represents only a small part of the field. Agricultural access gate on the road frontage and relatively straight section of road with bends either end of the larger field.

Planning History:

An application in 2007 for five affordable dwellings was finally disposed of due to legalities surrounding the development of the site.

Summary of Key Constraints:

The whole site lies within the ancient woods buffer zone, and the very western edge of the site lies within flood zone 2 and flood zone 3b.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 5**Capacity Estimation Method:** Existing Information**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: The site has planning history of previous planning permission for 5 dwellings but this was not confirmed due to a covenant which made the site unviable.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/BRC/2

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Land at Leeford Farm**Site Area (ha):** 1.91**Settlement:** Brendon**Parish:** Brendon and Countisbury**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Call for sites. Agent has discussed with Rural Housing Enabler as a possible site for affordable housing. Site also identified at the Brendon Your Future Exmoor event.**Planning Status:** No Status**Site Description:**

Steeply sloping area of grassland to southern flank of road through village - flanked to the south and east by Cross Lane, to west by agricultural fields, to north by Brendon village. Site is elevated above the main village and would be viewed against hillside to south but would be visible from village, would need cut and fill.

Planning History:

N/A

Summary of Key Constraints:

The site is adjacent to an area designated as important open space for visual amenity.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 3**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Part of the site could be suitable but is not currently available.**Overcoming constraints:**

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/BRC/4

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Barn Farm**Site Area (ha):** 0.27**Settlement:** Brendon**Parish:** Brendon and Countisbury**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** MIXED**Source:** Planning application submitted for conversion of barn to open market dwelling and four new build affordable dwellings - subsequently withdrawn.**Planning Status:** No Status**Site Description:**

Rectangular linear site that follows the traditional built form of the village - fenced along frontage with dry stone wall below approximately 1 metre higher than the road and gently slopes upwards from the road. There are traditional buildings at the village end of the site which could be converted, although the one fronting the highway does not look structurally sound.

Planning History:

An application for the conversion of a barn to an open market dwelling together with the erection of 4 local needs affordable dwellings was subsequently withdrawn.

Summary of Key Constraints:

The north-western corner of the site lies within flood zone 2.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 8**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Planning application withdrawn. Potential for the site to be developed, including barn conversion.**Overcoming constraints:**

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/BRC/6

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Field to the south of the Stag Hunters Inn **Site Area (ha):** 0.60**Settlement:** Brendon**Parish:** Brendon and Countisbury**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site within/well related to a rural settlement. Site identified at the Brendon Your Future Exmoor event. Officer knowledge.**Planning Status:** No Status**Site Description:**

Relatively flat area of grassed land that is accessed via the pub car park and then along a tarmac drive which runs along the northern flank of the site to the would is wooded hillside and the other boundaries are fenced. There is a private garden area fenced off at the north-west corner.

Planning History:

N/A

Summary of Key Constraints:

The north-western corner of the site lies within flood zones 2 and 3b but does not constrain the whole site.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 4**Capacity Estimation Method:** Density Multiplier**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Part of the site is within flood zone 2 and 3b. Access to the site is constrained.**Overcoming constraints:**

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/BRC/8

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Site to the south of Little Mead**Site Area (ha):** 0.26**Settlement:** Brendon**Parish:** Brendon and Countisbury**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site within/well related to a rural settlement. Site also identified at the Brendon Your Future Exmoor event. Officer knowledge.**Planning Status:** No Status**Site Description:**

Sloping agricultural site flanked to the west by boundary with SHA/BRC/4 (Barn Farm), to north by road through Brendon, to south by field boundary to larger field. Whilst Little Mead lies on the opposite side of the road, this site feels very agricultural and in open countryside due to hedge boundary to the west and no development to the west.

Planning History:

N/A

Summary of Key Constraints:

Part of the north-eastern corner of the site is within an area recorded on the Historic Environment Record as an extensive post-medieval water meadow.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 2-3**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Archaeological and wildlife interest of part of site and landscape sensitivity. Potential for some housing close to the road. Long term site potential - could be developed if the adjacent site if SHA/BRC/4 is developed first as it is right on the edge of the village.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/BRR/7

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Haddon View**Site Area (ha):** 0.95**Settlement:** Brompton Regis**Parish:** Brompton Regis**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site within/well related to a rural settlement. Officer knowledge.**Planning Status:** No Status**Site Description:**

Sloping agricultural pasture with new tree planting on it - flanked on all boundaries by mature hedgerows access to field via access alongside church which currently serves the agricultural buildings as well. Opposite Haddon Close so access could be created along this straight stretch of road subject to hedge removal. Rear (north) of the site has steep slope down to the river valley so would need significant cut and fill - frontage of the site could be suitable for residential development.

Planning History:

N/A

Summary of Key Constraints:

The site is partly adjacent to the historic settlement core for Brompton Regis.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 3**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Part of site at the bottom of the site comparable with site frontage. Within high landscape sensitivity. Most of site not suitable as sloping down to river.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/CHA/1

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Land at Blackgate Cottage**Site Area (ha):** 0.53**Settlement:** Challacombe**Parish:** Challacombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Call for sites publicity in 2009 - signed SHLAA form not provided.**Planning Status:** No Status**Site Description:**

Scruffy area of residential curtilage with mature hedge bank and leylandii trees on boundary - the area to the east is covered in outbuildings and chickens whilst frontage area to the west of the cottage is also used as an access and has a static caravan on it. The area to the south of this land is not suitable for development due to steep slope and vegetation.

Planning History:

A number of enforcement cases have been resolved on the proposed site relating to unauthorised mobile homes/caravans and untidy land.

Summary of Key Constraints:

The main area of the site is within a post medieval water meadow system which is recorded on the Historic Environment Record. The western edge of the site is within flood zone 3b.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 4**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: High sensitivity landscape. Steeply sloping to the south, on Historic Environment Record. Wildlife interest to the south - most potential directly to the east of site.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/CHA/4

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Site adjacent 4 Barton Gate**Site Area (ha):** 0.25**Settlement:** Challacombe**Parish:** Challacombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site within/well related to a rural settlement. Officer knowledge.**Planning Status:** No Status**Site Description:**

Area of agricultural land adjoining a terrace of four houses. Slightly elevated above the road (1metre) with hedge bank at the road frontage. Site has slight slope to the rear but nothing major would be visible from rear distant hill views. Unrelated to the village but a small hamlet frontage development could fit in here.

Planning History:

N/A

Summary of Key Constraints:

The site is partially within an area recorded on the Historic Environment Record as the fragmentary remains of a medieval strip field system.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 4**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** High sensitivity landscape. Boundary treatment would be important.**Overcoming constraints:**

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/CUT/3

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Allotments at Slade Corner**Site Area (ha):** 0.20**Settlement:** Cutcombe**Parish:** Cutcombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified through settlement analysis. Officer knowledge. Expired planning permission.**Planning Status:** Lapsed Permission**Site Description:**

Generally sloping field used partly for allotment gardens on the part closest to Slade Corner. Mature hedges on the north west boundary and fence boundaries on other flanks. Small element of allotment clutter on south part of site - access presently via farm track to north west corner of the site. Residential properties to west and south.

Planning History:

Outline planning permission granted for the erection of a bungalow and garage.

Summary of Key Constraints:

The site lies within the ancient woods buffer zone and is adjacent to a bridleway.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 1**Capacity Estimation Method:** Existing Information**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Lapsed permission from 1977 for 1 bungalow. High landscape sensitivity with concerns over the visibility of development.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/CUT/6

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Land to the rear of Moorland Hall**Site Area (ha):** 0.20**Settlement:** Wheddon Cross**Parish:** Cutcombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified in 2005 by the Cutcombe Parish Housing Working Group**Planning Status:** No Status**Site Description:**

Area of sloping land behind Moorland Hall and flanked to one side by farm buildings. High voltage line crosses field to south of the site. Mature hedgerow to the south of the larger field and through site SHA/CUT/2 to the east. Access to field via agricultural access which has been retained as part of planning permission for an affordable dwelling on adjacent land (SHA/CUT/2).

Planning History:

Expired planning permission for employment use.

Summary of Key Constraints:

The site is within a waste buffer zone - this is the only key constraint from the GIS.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 3**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Low sensitivity landscape. Sloping land behind Moorland Hall. Visibility an issue - limited capacity to mitigate.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/CUT/7

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Land adjoining Higher Park Lane**Site Area (ha):** 0.24**Settlement:** Cutcombe**Parish:** Cutcombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified in 2005 by the Cutcombe Parish Housing Working Group**Planning Status:** No Status**Site Description:**

Triangular flat site fenced on the frontage to the road and mature hedge to the rear. Existing affordable housing to the south eastern end of the site. Flat grassland, isolated from other farmland with road frontage. Would extend Cutcombe closer to Wheddon Cross and extend into area that is a greenfield buffer between these two areas of built development. High voltage lines cross the site.

Planning History:

Withdrawn application regarding outline consent for 3 local needs affordable homes.

Summary of Key Constraints:

There are no key constraints extracted from the GIS.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 3**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Possible if tucked in north east corner. High landscape sensitivity. Possible encroachment of development in the green space between settlements.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/CUT/8

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Land adjoining The Beeches**Site Area (ha):** 0.97**Settlement:** Wheddon Cross**Parish:** Cutcombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified in 2005 by the Cutcombe Parish Housing Working Group**Planning Status:** No Status**Site Description:**

Sloping field with frontage to lane leading to Cutcombe First School. Site is flanked by the Beeches and another SHLAA site (SHA/CUT/7). Mature hedgerows and trees on the boundaries only. Agricultural grassland and large stone/rock on the site - not sure whether this is an issue for development or excavations.

Planning History:

N/A

Summary of Key Constraints:

There are no key constraints extracted from the GIS.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 16**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Sloping site adjacent to The Beeches. Following Panel discussion the site has been enlarged to accommodate the whole field (incorporating former site SHA/CUT/9) with a capacity figure to reflect the contextual approach to density. With potential to accommodate green infrastructure and avoid areas of unimproved grassland that have ecological value within the site.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/CUT/12

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Glebe Land Opposite Codecombe**Site Area (ha):** 0.16**Settlement:** Cutcombe**Parish:** Cutcombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Planning refusal. Site identified in 2005 by the Cutcombe Parish Housing Working Group.**Planning Status:** No Status**Site Description:**

Uneven shaped field gently sloping downwards away from the road opposite the dwelling. Infill plot that would result in linear development - has hedgerows on all four flanks and an agricultural access to the south-west corner. Some agricultural buildings on site and storage area of land at frontage of the site which is not included in the site. Residential dwellings on two flanks.

Planning History:

An outline planning proposal for the erection of 3 dwellings, refused.

Summary of Key Constraints:

The site is partly adjacent to the historic settlement core for Cutcombe.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 1**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Potential at the top of the site - slopes to the south west. Prominent site but development nearby - moderate landscape sensitivity. Grade II* church nearby.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/CUT/16

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Taymead opposite Cutcombe Church**Site Area (ha):** 0.34**Settlement:** Cutcombe**Parish:** Cutcombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Planning refusal. Site identified in 2005 by the Cutcombe Parish Housing Working Group.**Planning Status:** No Status**Site Description:**

Rectangular sloping field opposite the church flanked on all four sides by mature hedges. Slopes downwards away from the road frontage. Agricultural grazing at present with only agricultural access down the south-west flank to this site and field behind.

Planning History:

An outline planning proposal for the erection of a dwelling on part of the site was refused.

Summary of Key Constraints:

The northern area of the site along the road frontage is within a 25m ancient tree buffer zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 3**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Sloping site - moderate landscape sensitivity.**Overcoming constraints:**

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/CUT/19

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Land to the west of Wheddon Cross**Site Area (ha):** 0.60**Settlement:** Wheddon Cross**Parish:** Cutcombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified in 2005 by the Cutcombe Parish Housing Working Group.**Planning Status:** No Status**Site Description:**

Front part of the site is level grassed area with some small trees planted and frontage onto main road. Rest of the site is sloping and prominent in the landscape as it would extend the village boundary out into the open countryside. No access but agricultural gate at the south-west corner onto private access track.

Planning History:

Two hedge removal notices approved for village gateway enhancement.

Summary of Key Constraints:

The site is within the waste buffer zone - this is the only key constraint extracted from the GIS.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 6**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Part of site suitable for limited development on the north east of the site. Rest of the site is too prominent within a high sensitivity landscape.

Overcoming constraints: Potential to mitigate with screening through planted boundary treatment.

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/CUT/20

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Land south west of Bouverie Close**Site Area (ha):** 0.15**Settlement:** Wheddon Cross**Parish:** Cutcombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified in 2005 by the Cutcombe Parish Housing Working Group**Planning Status:** No Status**Site Description:**

Area of ground currently used as a garden to southern end of site with open field sloping to northern part of site. Southern part is flat and close to dwellings - access is poor via driveway/track. Some mature hedges and trees on the boundaries of the site - poultry kept on the level southern area. Bridleway runs on the flank of the site.

Planning History:

N/A

Summary of Key Constraints:

The whole site is within a lime-kiln and quarry site which is recorded on the Historic Environment Record. The site is also within the waste buffer zone and is partly adjacent to a public bridleway.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 2**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** May be suitable to the east of the site. Potential access issue. High sensitivity landscape.**Overcoming constraints:**

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/CUT/21

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Land to rear of The Bungalow**Site Area (ha):** 0.13**Settlement:** Wheddon Cross**Parish:** Cutcombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified in 2005 by the Cutcombe Parish Housing Working Group.**Planning Status:** No Status**Site Description:**

Flat level site accessed via rear of The Bungalow - poor visibility at entrance. Discussions on developing this site for a single dwelling have taken place and directed development to side garden to create infill development on site. Access could be an issue but should be OK - rest of site level and flanked by rear gardens of other dwellings and playing field - would be backland development so would need to address overlooking if rear development.

Planning History:

N/A

Summary of Key Constraints:

The site is within a waste buffer zone - the site is also partly adjacent to an important open space for recreation and a public bridleway.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 1**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Low landscape sensitivity.**Overcoming constraints:**

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/CUT/26

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Land to the north of Sundial House**Site Area (ha):** 0.10**Settlement:** Wheddon Cross**Parish:** Cutcombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified in 2005 by the Cutcombe Parish Housing Working Group.**Planning Status:** No Status**Site Description:**

Area of land sloping down to the north flanked to south by sharp bend with poor visibility at the centre of the village. Flanked to the west, north and east by residential dwellings so in built environment terms residential development would be appropriate as the site is in the middle of the village. Also access is the only issue for this site whether that can be achieved via the drive to the dwelling known as The Green or via the Cutcombe Market housing site will depend on land ownership and access. Mature cedar trees on the frontage of site which would have to be removed if access was proposed via south frontage. Opportunity to straighten the bend to improve village access.

Planning History:

Permission has been granted for a double garage and extension on part of the site, however the majority of the site is still vacant.

Summary of Key Constraints:

The majority of the site lies within the waste buffer zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 4**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Subject to suitable access. Access from main road very poor, however could be potentially accessed from potential new site SHA/CUT/28 to the east of Meadow Close.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/CUT/28

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Land to the rear of Meadow Close**Site Area (ha):** 0.36**Settlement:** Wheddon Cross**Parish:** Cutcombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Access to site from Meadow Close owned by developer Summerfield Ltd. Officer knowledge.**Planning Status:** No Status**Site Description:**

Sloping fields with occasional trees. Has boundary hedge to west. Narrower than appears on plan because of topography. The section close to road (south-east) is not readily visible but northern section more apparent and difficult to develop.

Planning History:

No relevant planning history.

Summary of Key Constraints:

Site is within 250m buffer zone for a historic waste site. Part of the north-western edge of the site lies within a possible deserted farmstead identified on the Historic Environment Record.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 8**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Suitable for 8 dwellings subject to access through Meadow Close - require sensitive design and layout to ensure relationship to existing houses was addressed.

Overcoming constraints: Potential to increase capacity to 10 with adjoining site SHA/CUT/26.

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/DUL/9

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Nursery School Site**Site Area (ha):** 0.11**Settlement:** Dulverton**Parish:** Dulverton**Greenfield/Previously Developed Land:** PDL**New Build/Conversion:** New build**Source:** 2005 site identified by Dulverton Housing Working Group.**Planning Status:** No Status**Site Description:**

Located on sloping site, with existing level car park to top of site (north) once contained nursery school building (now demolished) - only shed and lawn left existing on site. Also in front of existing school site can be accessed via road to school on to residential estate. Many large trees on site (see photos) and some hedges to boundaries. Some demolition rubble left on site. Existing car park is at higher level than most of the site.

Planning History:

An application for a replacement building in 2003 was withdrawn. Prior notification for demolition of the unit on site in 2013 (prior approval not required). Temporary building demolished.

Summary of Key Constraints:

The site is within the development boundary for Dulverton.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 6**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Former site of children's centre housed in temporary building now removed. Mature trees on site would need to be retained. Potential for flats/specialist housing? Very close proximity to school and medical centre.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/DUN/5

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Site adjacent to Hornbeams**Site Area (ha):** 0.11**Settlement:** Dunster**Parish:** Dunster**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified at the Dunster Your Future Exmoor event.**Planning Status:** No Status**Site Description:**

Flat level grassed area of garden to the separate single storey unit at Hornbeams. Access is tortuous and is an issue. Site is elevated and on the village edge but could be developed as other buildings are in the area, as a single storey with green roof to reduce impact.

Planning History:

Planning history relates to householder development to adjoining dwelling.

Summary of Key Constraints:

The site lies within the ancient woods buffer zone, and is adjacent to a bridleway and the cemetery which is also identified on the Historic Environment Record.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 1**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: 'Moderate sensitivity landscape'. St George's Street. Elevated, level land closely related to existing dwellings. Potentially suitable subject to access but only on lower part of land because prominent in landscape.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/EXF/2**SHLAA Conclusion:** Include within SHLAA Supply **Status:** Not Currently Developable**SITE INFORMATION****Site Address:** Western Entrance to Exford / land adj Hideaway **Site Area (ha):** 0.31**Settlement:** Exford**Parish:** Exford**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified at the Exford Your Future Exmoor event. 2005 site identified by the Exford Housing Working Group.**Planning Status:** No Status**Site Description:**

Sloping site which is a greenfield site with mature trees on its frontage - no access and if to be achieved off frontage would involve removal of trees and raising of ground levels to create gradient. Possible flooding at the bottom of the site close to streams. Would extend the village in a liner form into the countryside and would need levelling, cut and fill.

Planning History:

N/A

Summary of Key Constraints:

No constraints extracted from the GIS.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 4**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** 'Low Sensitivity landscape'. Suitable subject to access.**Overcoming constraints:***The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.*

Site Reference: SHA/EXF/3

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Land west of St Mary Magdalene's Church **Site Area (ha):** 0.32**Settlement:** Exford**Parish:** Exford**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Planning refusal. 2005 site identified by the Exford Housing Working Group.**Planning Status:** No Status**Site Description:**

Rectangular field used for grazing - has mature hedgerows on all boundaries - next to churchyard (possible churchyard extension?). Access gate to churchyard and access to field via agricultural access at the corner of frontage to the main road. Slightly elevated above road but access could be achieved but would involve loss of hedgerow and excavation of site at entrance. Some cut and fill required but development on all sides except rear.

Planning History:

An outline proposal for a dwelling and garage was refused.

Summary of Key Constraints:

The whole site is designated as an area of important open space for visual amenity. The site is adjacent to the historic settlement core, and the churchyard of St Mary Magdalene's Church (Grade II listed) which is recorded on the Historic Environment Record. A footpath is also adjacent the northern boundary of the site.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 3**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Panel recommended including the site within the SHLAA supply. Appropriate design would be suitable in this location.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/EXF/8

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Land adj Frogmore House**Site Area (ha):** 0.23**Settlement:** Exford**Parish:** Exford**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** 2005 site identified by the Exford Housing Working Group.**Planning Status:** No Status**Site Description:**

Site that is accessed via the drive to Frogmore House. Low lying with steep drive down from the main road which is elevated by about 5m above the site. The site currently a mix of parking (surfaced) and what looks like agricultural/curtilage area leading down to the River Exe. Unless existing access used - difficult to see how access will be achieved - possibility of linear development of form similar to Frogmore House - however flooding will probably be an issue.

Planning History:

Planning history relates to the agricultural use of the land and extending the access/turning area of the dwelling adjacent to the site.

Summary of Key Constraints:

The southern extent of the site lies within flood zone 3b - it is also partly adjacent to the historic settlement core and an area of important open space for visual amenity.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 1**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Potential access possible. Exclude part of field next to river (flood zone 3b across southern area of the site). Suitable subject to flooding and access.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/EXF/10

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** The Crown Hotel**Site Area (ha):** 0.23**Settlement:** Exford**Parish:** Exford**Greenfield/Previously Developed Land:** PDL**New Build/Conversion:** Conversion**Source:** 2005 site identified by the Exford Housing Working Group.**Planning Status:** No Status**Site Description:**

The Crown Hotel is a commercial community facility - grounds surrounding hotel could be utilised for development - additional outbuildings also the existing building could be part converted. Need to keep hotel and bar facilities if possible but mix of affordable units using outbuildings or part of the hotel as a residential dwelling could be important options. Stream runs under the site so would need to be addressed. Looks like separate unit or staff accommodation to rear of the site. Large parking area and elevated seating area could be utilised.

Planning History:

Applications all relate to the operation of the hotel and livery yard - includes advertisement, alterations and extensions.

Summary of Key Constraints:

The whole site lies within the historic settlement core for Exford. Only part of the south western edge of the site lies within flood zone 2 and flood zone 3b.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 4**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: 'Low Sensitivity Landscape' Conversions. Culverted stream poses a flood hazard. Potential for conversion of existing stables subject to flood risk (most risk south west of site).

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/EXF/17

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Land adjoining Westcott Mead**Site Area (ha):** 0.11**Settlement:** Exford**Parish:** Exford**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified as within / well related to a rural settlement. Officer knowledge. This area of Exford was identified for further housing at the Exford Your Future Exmoor event.**Planning Status:** No Status**Site Description:**

Site with building - appears to be in equestrian use with stabling, feed and bedding storage - access to field beyond. Fronts the main road leading into Exford. Ivy Cottage to the west, new development at Westcott Mead to the east - possible vehicle connection here. Gateway to residential dwelling on the opposite side of the road. Footpath link to Westcott Mead runs to rear/north of the site. Timber clad building under metal roof occupies the site - open to the north.

Planning History:

Planning permission granted for the erection of a livestock building and formation of access.

Summary of Key Constraints:

There are no key constraints extracted from the GIS.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 3**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Within 'high sensitivity landscape' but existing equine site with potential for enhancement. Could use same access.**Overcoming constraints:**

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/EXM/10

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Land to east of Birchcleave Wood**Site Area (ha):** 0.54**Settlement:** Exmoor**Parish:** Exmoor**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified by the Exmoor Parish Working Group 2008.**Planning Status:** No Status**Site Description:**

Flat rectangular field with frontage onto the road into Simonsbath - grazing land with woods to west and farm/dwellings to the east. Mature trees and hedge to frontage - no access.

Planning History:

N/A

Summary of Key Constraints:

The site is adjacent to Birchcleave wood which is Section 3 woodland, a county wildlife site and has a tree preservation order. Areas of this site are recorded on the Historic Environment Record as hollow ways in Birchcleave Wood and grass marks of a building.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 5**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: On Historic Environment Record for hollow ways. Very restricted capacity due to high landscape sensitivity. Would need break in hedgeline for access. Potential for east end of site next to adjacent housing (Beech Park) away from archaeological interest.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/EXM/11

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Paddock east of 2 Beech Park**Site Area (ha):** 0.21**Settlement:** Simonsbath**Parish:** Exmoor**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Planning refusal. Expired planning permission. Site identified by the Exmoor Parish Working Group 2008.**Planning Status:** Lapsed Permission**Site Description:**

Rectangular flat grassed site on which are situated 2 stable buildings, agricultural access drive to the buildings and offset agricultural access gate on to the highway.

Planning History:

Outline permission was granted for residential development on this site in 1981.

Summary of Key Constraints:

No key constraints were extracted from the GIS.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 2**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Some capacity within high landscape sensitivity. Two existing stable buildings on site. Existing agricultural access not suitable for residential – would require visibility splay. Potential capacity.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/EXM/14

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Land at Rose Cottage**Site Area (ha):** 0.46**Settlement:** Simonsbath**Parish:** Exmoor**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** MIXED**Source:** Site identified by the Exmoor Parish Working Group 2008.**Planning Status:** No Status**Site Description:**

Gently sloping grassed area elevated above the main road by approximately 1 metre at the western frontage - flanked by agricultural buildings to the north, east and south and located in the village centre. Will require cut and fill to accommodate development but good site for residential development. Access via farm entrance to north - existing agricultural buildings on site also - none worth retaining.

Planning History:

N/A

Summary of Key Constraints:

The site is partly within the areas recorded on the Historic Environment Record for Simonsbath House which is also a Grade II listed building.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 5**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Some capacity within moderate landscape sensitivity. Site is partly within the area recorded on the Historic Environment Record for Simonsbath house. Sloping area to south. Could be enhancement if clear some of the non-traditional or non-traditional parts of buildings. Access possible.

Overcoming constraints: Retain stone walling as part of development.

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/EXM/16

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Farm buildings east of B3223**Site Area (ha):** 0.51**Settlement:** Simonsbath**Parish:** Exmoor**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified by the Exmoor Parish Working Group 2008.**Planning Status:** No Status**Site Description:**

Agricultural buildings and yard - slopes to the east. Mature trees to north - open access to the main road across all of the western frontage. Old tin agricultural buildings occupy the site - currently in use.

Planning History:

N/A

Summary of Key Constraints:

No key constraints were extracted from the GIS.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 8**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Vicinity of Simonsbath House designed landscape. Restricted capacity as within high landscape sensitivity. Replacement of non-traditional agricultural sheds - offers opportunity for enhancement.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/LUX/1

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Chargot House**Site Area (ha):** 0.10**Settlement:** Classed as open countryside**Parish:** Luxborough**Greenfield/Previously Developed Land:** PDL**New Build/Conversion:** Conversion**Source:** Expired planning permission.**Planning Status:** Lapsed Permission**Site Description:**

Site encompasses Chargot House and an old stone barn that is separated from the main home. Potential for conversion of barn to separate dwelling could look at sub-division of main house - but very characterful listed building.

Planning History:

Planning permission granted for the formation of two flats within the property.

Summary of Key Constraints:

The site is a Grade II listed building which lies within the ancient woods buffer zone and a waste buffer zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 3**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Potential conversion of barn or subdivision of main house but grade 2 listed. Planning permission granted for 2 flats within property but not enacted.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/LYN/2

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Bottom Meadow Car Park and Part of adj Playgrounds **Site Area (ha):** 0.41**Settlement:** Lynton and Lynmouth**Parish:** Lynton and Lynmouth**Greenfield/Previously Developed Land:** PDL**New Build/Conversion:** New build**Source:** Site recommended through SHLAA publicity.**Planning Status:** No Status**Site Description:**

Car park alongside Castle Hill - used by buses as well as cars. Relatively level site on lower slopes of built up area of the town. School and pre-school adjoin the site as well as some residential properties. Castle Hill runs along northern side and provides access into the site. Stone wall boundary with some closeboard timber fencing at school boundary. Buildings to the north side with public toilets.

Planning History:

Outline approval for the erection of a sports hall in 1984 (no reserved matters).

Summary of Key Constraints:

The site is within the Lynton & Lynmouth development boundary and the ancient woods buffer zone. The site is recorded on the Historic Environment Record with regard to the archaeological significance of the settlement of Lynton.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 16**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Current car park. Previously developed land. Loss of parking. Low landscape sensitivity. Panel recommended increasing capacity from 8 to 16.

Overcoming constraints: Historic settlement - detailed evaluation needed. There is archaeological interest on the site which would require site evaluation as part of the pre-application stage of development proposals, and conditions are likely to be required as part of any planning consent.

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/LYN/3

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Residential Garages and Storage Unit**Site Area (ha):** 0.12**Settlement:** Lynton and Lynmouth**Parish:** Lynton and Lynmouth**Greenfield/Previously Developed Land:** PDL**New Build/Conversion:** New build**Source:** Urban Capacity Study undertaken in 2001. Site identified in 2004 through the Lynton & Lynmouth Housing Working Group**Planning Status:** No Status**Site Description:**

Private garaging along Broadmead Gardens. Part of built form of the town. Bungalow development to the rear (west) and flats to east/front. Level site with access off Broadmead Gardens. Context of more recent developments for this town and site is away from the Conservation Area.

Planning History:

62/41/80/028 - demolition of storage building and erection of dwelling house and integral garage (refused).

Summary of Key Constraints:

The site lies within the Lynton & Lynmouth development boundary and the ancient woods buffer zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 4**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Limited capacity due to narrow site fronting onto housing opposite. Impact on amenity of other housing. Subject to parking loss.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/LYN/5

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Health Centre and Cottage Hospital**Site Area (ha):** 0.17**Settlement:** Lynton and Lynmouth**Parish:** Lynton and Lynmouth**Greenfield/Previously Developed Land:** PDL**New Build/Conversion:** MIXED**Source:** Site identified in 2004 through the Lynton & Lynmouth Housing Working Group.**Planning Status:** Proposal**Site Description:**

Cottage hospital site - traditional core building with 60s/70s/80s additions. Site faces Lee Road and Burvill Street. Site is set down from Lee Road. Fire Station (1970s building) is to south and there is residential development to east. Vehicular access is via Burvill Street. Conservation Area adjoins the site.

Planning History:

Planning permission for the replacement of the Doctor's surgery has been granted and this redevelopment has commenced on the southern part of the site. A proposal in 2013 for the conversion of the former Cottage Hospital to mixed use development (including residential development) was withdrawn.

Summary of Key Constraints:

This site lies within the development boundary for Lynton and Lynmouth and is part adjacent to the Lynton conservation area. Part of the site (Lynton Cottage Hospital) is listed on the Historic Environment Record. The whole site is within the ancient woods buffer zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 3**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Part of site already being redeveloped as replacement health centre. Cottage hospital site (uses relocated). Low landscape sensitivity. Potential to convert former cottage hospital building.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/LYN/12

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Ladywell**Site Area (ha):** 0.10**Settlement:** Lynton and Lynmouth**Parish:** Lynton and Lynmouth**Greenfield/Previously Developed Land:** PDL**New Build/Conversion:** New build**Source:** Site identified in 2004 through the Lynton & Lynmouth Housing Working Group.**Planning Status:** No Status**Site Description:**

Site adjacent to Cross Street car park in the centre of Lynton and its Conservation Area. Stone boundary to car park which adjoins two sides of the site. Commercial and residential properties to the north. Residential development at Stable Mews to the east. Detached single storey dwelling with outbuildings and mature garden occupies the site.

Planning History:

Applications for minor householder improvements have been approved.

Summary of Key Constraints:

The site lies within the development boundary for Lynton and Lynmouth - it is also within the historic settlement core and Lynton conservation area. As for most of Lynton, the site also lies within the ancient woods buffer zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 3**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Potential redevelopment of site. Net gain of 2 dwellings. Within Conservation Area. Low landscape sensitivity. Potential archaeological interest.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/LYN/15

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** R/O Valley of the Rocks Hotel**Site Area (ha):** 0.33**Settlement:** Lynton and Lynmouth**Parish:** Lynton and Lynmouth**Greenfield/Previously Developed Land:** PDL**New Build/Conversion:** New build**Source:** Site identified in 2004 through the Lynton & Lynmouth Housing Working Group.**Planning Status:** No Status**Site Description:**

Site to rear of hotel and alongside path leading to the top of the Cliff Railway - open views to north east. Narrow access to west side of the hotel leading off Lee Road to the site. Number of mature trees cover the site and lands has been terraced. Buildings are commercial to the southern extent of the site and by Lee Road.

Planning History:

One application for minor alteration to 3 Lee Road approved.

Summary of Key Constraints:

The site lies within the development boundary for Lynton and Lynmouth - part of the site is also within the historic settlement core and Lynton Conservation Area. As for most of Lynton, the site also lies within the ancient woods buffer zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 10**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Within an area of low landscape sensitivity and the Lynton Conservation Area. Subject to access.

Overcoming constraints:

A prominent site in the landscape that is open to the north and east where visibility of development would be a consideration.

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/LYN/20

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Telephone Exchange**Site Area (ha):** 0.14**Settlement:** Lynton and Lynmouth**Parish:** Lynton and Lynmouth**Greenfield/Previously Developed Land:** PDL**New Build/Conversion:** MIXED**Source:** Site identified for potential affordable housing site by Rural Housing Enabler.**Planning Status:** No Status**Site Description:**

Site well within the main built form of the village - residential context principally. Site slopes up from Lydiate Lane and is terraced with parking areas up the site. Residential neighbours each side. Existing unattractive building at frontage along Lydiate Lane - rough vegetation growth on the steeper parts of the site not used for parking.

Planning History:

Two applications approved for the construction of a telephone exchange and access on part of the site.

Summary of Key Constraints:

The site lies within the development boundary for Lynton and Lynmouth - it is also within the historic settlement core and Lynton Conservation Area. As for most of Lynton, the site also lies within the ancient woods buffer zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 6**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable ownership**Availability Summary:** part of site may be in different**JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Replace or convert telephone exchange. Sloping site to the rear of the existing building. Low landscape sensitivity. Within Lynton Conservation Area.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/MAR/1

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Barns at Town Farm**Site Area (ha):** 0.64**Settlement:** Classed as open countryside**Parish:** Martinhoe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** Conversion**Source:** Possibly in separate ownership, as a subsequent application for part of the site 62/43/97/002 for conversion to a dwelling also appears to have lapsed.**Planning Status:** Lapsed Permission**Site Description:**

This is a group of farm outbuildings and dwellings all of traditional stone and slate construction - the farm is in a group around the farmhouse and very close to the church. Access is via a farm track on to a single track road. Streams running through the complex and mature trees/hedgerows on the site.

Planning History:

Lapsed permission for conversion of barns to form 3 dwellings and 1 holiday unit.

Summary of Key Constraints:

The whole site is within the historic settlement core for Martinhoe with two Grade II listed buildings within the site area (Town Farmhouse and a longhouse shippon). The site also lies within the designated coastal zone and the ancient woods buffer zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 4**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Historic planning permission for residential. Conversion of traditional farm buildings. Grade 2 historic building – farmstead. Not part of landscape sensitivity study.**Overcoming constraints:**

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/POR/9

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Land east of Doverhay Place**Site Area (ha):** 0.25**Settlement:** Porlock**Parish:** Porlock**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build

Source: Pre-application advice given in 2002 regarding potential housing development on the site. Original site extent altered to reflect that a site promotion came forward on part of the site (2014) - SHA/POR/40. Site identified in 2006 through the Porlock Housing Working Group/

Planning Status: No Status**Site Description:**

A flat level site with residential development on either side and road frontage to A39. No mature trees and hedges on site. Excellent development potential providing visibility splays on access can be created or access via entrance to Doverhay Place can be created.

Planning History:

Planning applications relate to development bordering the site - access to Long Close however passes through the site.

Summary of Key Constraints:

The site is adjacent to the development boundary for Porlock, and part adjacent to an area designated with a Tree Preservation Order.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 5**Capacity Estimation Method:** Density Multiplier**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Modern dwellings either side. Potential access via Doverhay Place or A39.**Overcoming constraints:**

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/POR/29

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Field to the north of the Village Hall Car Park **Site Area (ha):** 0.11**Settlement:** Porlock**Parish:** Porlock**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Identified in the 2001 Urban Capacity Study - Porlock Site I.**Planning Status:** No Status**Site Description:**

Narrow sloping site adjacent to village hall car park. Slopes from west to east. Access via car park only - used as agricultural land now - flanked to the north by dwellings, to south by car park, to the west by agricultural buildings and to east by village hall.

Planning History:

Planning permission was granted for an extension to the village hall car park in 1979, however the area of the SHLAA site was not developed.

Summary of Key Constraints:

Although the site is designated as an orchard of high landscape importance, there are no trees present on the site. The area is within the development boundary for Porlock and adjacent to the historic settlement core and Conservation Area boundaries.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 2**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Suitable site subject to access as only through car park for the village hall.**Overcoming constraints:** Archaeological assessment required.

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/WIH/6

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Site adjacent Three Weirs**Site Area (ha):** 0.15**Settlement:** Withypool**Parish:** Withypool and Hawkridge**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified as within/well related to a rural settlement. Officer knowledge.**Planning Status:** No Status**Site Description:**

Rectangular steeply sloping wooded area of land with frontage on to main road through the village opposite the Royal Oak pub. River valley to the rear (south) of the site.

Planning History:

N/A

Summary of Key Constraints:

The north-western corner of the site is within an ancient tree buffer zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 3**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Panel recommended that the site should be included in the SHLAA supply following further discussion in relation to views into the site. It was not considered that this site would have a detrimental landscape impact.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/WIH/7

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Site south of Fir Tree Farm**Site Area (ha):** 1.57**Settlement:** Withypool**Parish:** Withypool and Hawkridge**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified as within/well related to a rural settlement. Officer knowledge.**Planning Status:** No Status**Site Description:**

Steeply sloping site which has old farm buildings to the northern end on a more level part of the site, to the other side of Fir Tree farm house. The land rises steeply alongside the road but also has a steep sided dry valley running down the middle of it. Very difficult to see development on this part being acceptable unless only frontage development. The corner (northern) part of the site could be developed and would have less landscape impact with better access. Mature hedgerows on site otherwise agricultural grassland.

Planning History:

Permission granted for overhead power lines across the site.

Summary of Key Constraints:

The site is partly within an area recorded as a water meadow system and an earthwork bank in the site is also entered on the Historic Environment Record. Fir Tree Farm county wildlife site is adjacent to the eastern boundary of the site, and partly adjacent the south western boundary is a Special Area of Conservation and Site of Special Scientific Interest.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 12**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: On Historic Environment Record as a water meadow. Within an area of high landscape sensitivity and considered to have limited capacity for development. Upper part of site will have landscape impact. Possible road frontage development to match housing opposite and some at the bottom of the site behind Fir Tree Farm.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/WIN/1

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Land adjoining Farm Grove**Site Area (ha):** 0.21**Settlement:** Winsford**Parish:** Winsford**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified by Rural Housing Enabler. Planning refusal.**Planning Status:** No Status**Site Description:**

Enclosed field on the edge of village - woodland to north with land sloping away - farm land beyond. Ash Lane, a single width public highway runs along the southern side of the site. Number of trees in the field particularly at the western end - access track also leading through here. Residential neighbour to eastern side with timber post and rail boundary - other boundaries are hedgerows. Gate off Ash Lane. Site higher than road at the eastern end - site slopes down to north. Water booster station to north west. Linear form of development leading back to Winsford to south east. Residential neighbours on the opposite side of the road to the west.

Planning History:

An application for a dwelling on this site has previously been refused.

Summary of Key Constraints:

The site lies within the ancient woods buffer zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 2**Capacity Estimation Method:** Existing Information**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Difficult topography. Access limited and elevated above the road. Within an area of high landscape sensitivity with very limited capacity for development.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/WIN/3

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Land Adjacent to Darby's Knap (south)**Site Area (ha):** 0.14**Settlement:** Winsford**Parish:** Winsford**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified by the Rural Housing Enabler.**Planning Status:** No Status**Site Description:**

Enclosed field - used in part as allotments with sheds, greenhouses and fences erected. Access through car park at Darby's Knap. Site slopes gently down from south to rear of residential dwellings. Hedge boundaries and overhead power lines to the west. Western part of the field has been planted with ash trees and is covered with tree brash.

Planning History:

The site was included within the development area for the six houses previously delivered on site and is owned by the same housing association.

Summary of Key Constraints:

The site lies within the ancient woods buffer zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 4**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Currently used as allotments. Within an area of high landscape sensitivity with some capacity for development.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/WIN/7

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Site west of Darby's Knap**Site Area (ha):** 0.15**Settlement:** Winsford**Parish:** Winsford**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified within/well related to a rural settlement. Officer knowledge.**Planning Status:** No Status**Site Description:**

Part of enclosed rectangular field with frontage to Edbrooke Road. Mature hedgerows although boundary to road has recently been felled. There are overhead power cables although these appear to be just outside the site boundary. Access on to road at north west corner - joins with access to The Close. Darby's Knap to the east. Site slightly higher than the road - gentle slope back up from the road over the site in a southwards direction.

Planning History:

N/A

Summary of Key Constraints:

The site lies within the ancient woods buffer zone. There is also an Article 4 Direction on the whole site relating to tents and temporary accommodation.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 3**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Suitable subject to access. Well related to the settlement. Within an area of high landscape sensitivity with very limited capacity for development.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/WIN/8

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Field west of The Close**Site Area (ha):** 0.42**Settlement:** Winsford**Parish:** Winsford**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified as within/well related to a rural settlement. Officer knowledge.**Planning Status:** No Status**Site Description:**

Enclosed field with frontage along Edbrooke Road. Residential neighbours either side and farmland to the rear (south west). Hedge boundaries and a number of small structures to the south west side of field - used by chickens. Gate access off the road - slopes up into the field - tree stumps at access. Gentle slope over the site down towards the road, but field level is higher than the road level at the point of the shared boundary - boundary here has stone ditching to the wall.

Planning History:

N/A

Summary of Key Constraints:

The site lies within the ancient woods buffer zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 13**Capacity Estimation Method:** Density Multiplier**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Well related to the settlement. Within an area of high landscape sensitivity with some capacity for development. Potential access subject to visibility splay - has road frontage.**Overcoming constraints:** Need ecological and archaeological assessment.

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/WIN/9

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Royal Oak Farm Barns**Site Area (ha):** 0.11**Settlement:** Winsford**Parish:** Winsford**Greenfield/Previously Developed Land:** PDL**New Build/Conversion:** Conversion**Source:** Site identified as within/well related to a rural settlement. Officer knowledge.**Planning Status:** No Status**Site Description:**

Traditional farm building complex within village. Building plots to the southern side, Halse Lane to the east with pub beyond. Residential neighbour is to the north and adjoining the site with windows facing in. Farmland to the west. Access is restricted and between two existing buildings. Buildings are principally stone built under tile roofs - central courtyard area - barns are one and two storey.

Planning History:

N/A

Summary of Key Constraints:

The whole site lies within the historic settlement core for Winsford and the ancient woods buffer zone. The northern area of the site also lies within flood zones 2 and 3b.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 3**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Suitable for conversion of existing traditional barns. Some of the site lies within flood zones 2 and 3.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/WOC/3

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Site west of Wreford**Site Area (ha):** 0.32**Settlement:** Wootton Courtenay**Parish:** Wootton Courtenay**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified as within/well related to a rural settlement. Officer knowledge.**Planning Status:** No Status**Site Description:**

Small square area of gently sloping land flanked to north west by access to nearby farm, to north east by mature hedgerow and lane through village, and north east and south east by residential properties. Currently used as an informal garden space / agricultural grazing.

Planning History:

Planning history relates to adjacent dwelling.

Summary of Key Constraints:

The whole site is within Wootton Courtenay conservation area, with the south eastern corner of the site within the historic settlement core.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 4**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Suitable for development subject to access.**Overcoming constraints:**

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/WOC/5

SHLAA Conclusion: Include within SHLAA Supply	Status: Not Currently Developable
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SITE INFORMATION**Site Address:** Site east of the Village Hall**Site Area (ha):** 0.13**Settlement:** Wootton Courtenay**Parish:** Wootton Courtenay**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified as within/well related to a rural settlement. Officer knowledge.**Planning Status:** No Status**Site Description:**

Sloping rectangular site adjacent to village hall access strip to field at frontage of village hall and behind dwellings. Flanked to west by village hall, to north and east by agricultural land, and to south by residential dwellings. Slopes to south and is currently vacant agricultural pasture land. HV lines run across site at an angle.

Planning History:

N/A

Summary of Key Constraints:

The site's eastern boundary is adjacent to the historic settlement core for Wootton Courtenay.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Include within SHLAA Supply**AVAILABILITY & DELIVERY****Potential capacity:** 1**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** Yes**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Site suitable subject to access. Limited access adjacent to village hall. Impact on amenity of neighbours due to overlooking dwellings. Within an area of high landscape sensitivity with some capacity for development.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan

SITES EXCLUDED AT STAGE B

Site Reference: SHA/BRR/5**Site Promotion Code: SHA/PRO/3****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land adjacent to Ridge Cottage**Site Area (ha):** 0.94**Settlement:** Brompton Regis**Parish:** Brompton Regis**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Call for sites. Planning refusal. Site was also identified at the Brompton Regis Your Future Exmoor event.**Site Description:**

Site lies on a challenging area of land that slopes steeply to a central stream then steeply up the other side of the stream to the hedge boundary. Site has road frontage but very poor visibility - would need cut and fill and would need significant access issues to be addressed. Possible frontage development with sloping rear gardens but this would extend the village in a linear form.

Planning History:

Planning application for 2 dwellings refused.

Summary of Key Constraints:

No specific constraints on this site, unless structures are over 15m.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Excluded due to topography and access.**Overcoming constraints:**

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/CHA/6**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Field opposite Combe Cottage**Site Area (ha):** 0.19**Settlement:** Challacombe**Parish:** Challacombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:****Site Description:**

Elevated site in agricultural field - site slopes towards road but is still approximately 5 foot higher than the road. Access is a farm gate which cuts into the ground to create access. Just inside speed limit signs - hedgerows on all flanks.

Planning History:

Application for an agricultural worker's dwelling withdrawn.

Summary of Key Constraints:

The majority of the site is included within an area recorded on the Historic Environment Record as fragmentary remains of medieval strip field system. An open greenfield site of high sensitivity, detached from existing residential buildings, development would risk substantial harm to the landscape character, field pattern and visual amenity.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** High sensitivity landscape. Exclude on landscape grounds - not related to the village.**Overcoming constraints:**

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/CHA/7**Site Promotion Code: SHA/PRO/28****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Bray Meads**Site Area (ha):** 0.28**Settlement:** Challacombe**Parish:** Challacombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Overlaps with existing SHLAA site - historic planning application refused for agricultural workers dwelling.**Site Description:**

As for SHA/CHA/6 (overlapping site) - Elevated site in agricultural field. Site slopes towards the road but is still approximately 5 foot higher than the road. Access is a farm gate which cuts into ground to create access. Jus inside the speed limit signs. Hedgerows on all flanks.

Planning History:

Withdrawn application for an agricultural workers dwelling on part of the site in 1988 (SHA/CHA/6 - site)

Summary of Key Constraints:

Site adjoins the historic settlement core for Challacombe and its western edge. The majority of the site falls within the fragmentary remains of a medieval strip field system identified on the Historic Environment Record. An open greenfield site of high sensitivity, detached from existing residential buildings, development would risk substantial harm to the landscape character, field pattern and visual amenity.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** Promoted by Owner(s) **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** High sensitivity landscape. Exclude on landscape grounds - not related to the village.**Overcoming constraints:**

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/CUT/10**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land to the east of Watercombe Farm**Site Area (ha):** 0.45**Settlement:** Wheddon Cross**Parish:** Cutcombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified in 2005 by the Cutcombe Parish Housing Working Group**Site Description:**

Sloping agricultural field on a sharp bend of the A396, approximately 100m outside Wheddon Cross. Isolated location in a prominent position with very limited access potential for change of use of farm buildings and dwellings adjacent to this site. Hedges and fencing on the roadside frontage and steeply sloping with large drop to northern flank of the sited down to dwellings. Isolated and poor access.

Planning History:

One application approved relating to advertisement consent.

Summary of Key Constraints:

The site is within the ancient woods buffer zone and partly adjacent to a public bridleway.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Site within high sensitivity landscape - this site is not suitable due to the prominence of the site in the surrounding landscape. Access is very poor at present - no real options perceived on site.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/CUT/11**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Watercombe Farm Buildings**Site Area (ha):** 0.25**Settlement:** Wheddon Cross**Parish:** Cutcombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** MIXED**Source:** Expired planning permission. Site identified in 2005 by the Cutcombe Parish Housing Working Group**Site Description:**

Stone and metal sheeting agricultural buildings plus two-storey stone barn with converted single storey extension (dwelling). Southern area of land surrounding the site - steep slope of ground to south of site up to fields behind which are between 2 and 4 metres higher. Most of the sheeted buildings could be removed and some could be converted. Access on sharp bend on the A396 road between Timberscombe and Cutcombe.

Planning History:

Permission was granted for the conversion of barns to two residential units in 1986 - will require site visit to assess whether this has occurred.

Summary of Key Constraints:

The site lies within the ancient woods buffer zone, and bats have been recorded as present in the adjacent property. There is also a public bridleway adjacent to the site.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Site excluded from further consideration due to unsuitable access for further dwellings. Existing access directly onto a bend on the main A396 - limited opportunity for improving the access or other options.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/CUT/15**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land to the south of Shute Close**Site Area (ha):** 0.14**Settlement:** Cutcombe**Parish:** Cutcombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified in 2005 by the Cutcombe Parish Housing Working Group.**Site Description:**

Rectangular area of elevated field which is fenced off - has mature hedge on frontage and is fenced on other boundaries. To the north flank is a detached bungalow and garden area. No access to the site only via agricultural access.

Planning History:

N/A

Summary of Key Constraints:

There are no key constraints extracted from the GIS.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:****Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Site is excluded as it is detached from existing residential development, elevated and prominent, and considered to have no capacity for development without substantial harm to the landscape character and visual amenity of this location.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/CUT/22**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land to the south of Fairfield**Site Area (ha):** 0.17**Settlement:** Wheddon Cross**Parish:** Cutcombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified in 2005 by the Cutcombe Parish Housing Working Group.**Site Description:**

Storage area of land wrapping around Fairfield curtilage - access off highway is agricultural and crosses two areas of fenced off fields. Includes areas of three fenced off fields mature hedgerow on the eastern boundary and tyres stored at the entrance to the site. Slopes gently and extends residential development into the open countryside. Field access would be difficult due to poor visibility splay and would involve drive across the field to access larger plot.

Planning History:

Permission granted for the re-positioning of the agricultural access.

Summary of Key Constraints:

There are no key constraints extracted from the GIS.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Exclude site due to difficult access from B3224 and limited opportunity for adequate visibility splay. High landscape sensitivity. The site is not considered suitable for development as it cuts across historic field boundaries.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/CUT/23**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land to the south of Chapel Cottage**Site Area (ha):** 0.12**Settlement:** Wheddon Cross**Parish:** Cutcombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified in 2005 by the Cutcombe Parish Housing Working Group.**Site Description:**

Irregular isolated area of part of a field that is dissected by a mature hedge. Extends village in a linear form and access would be problematic due to poor visibility - agricultural access only at present. Gently sloping agricultural grassland - some tyres stored on site.

Planning History:

N/A

Summary of Key Constraints:

There are no key constraints extracted from the GIS.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:** Site crosses two fields which may have separate ownership.**JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Exclude site due to difficult access as only an agricultural field entrance at present with limited visibility onto a narrowing section of the B3224 as it approaches the village. High landscape sensitivity. The site is not considered suitable for development as it cuts across historic field boundaries.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/CUT/24**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land opposite the school**Site Area (ha):** 0.11**Settlement:** Wheddon Cross**Parish:** Cutcombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified in 2005 by the Cutcombe Parish Housing Working Group.**Site Description:**

Elevated site opposite the First School - is currently agricultural land (grazing) and elevated approximately 1.5m above adjacent road height. Could be suitable for frontage development but would require major excavation to ensure appropriate finished floor levels. The access would be close to road junction but could be an opportunity to set back dwellings and improve visibility on the junction and improve access to the school. Highways will be concerned as the site is opposite the school entrance and new access will need to be addressed.

Planning History:

N/A

Summary of Key Constraints:

A small area of the south-western corner of the site is designated as a county geological site (Wheddon Cross car park).

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Exclude due to high landscape sensitivity. This site is not considered suitable as it is breaking into open fields. The field is higher than the adjacent road and therefore access/level issues arise. A small area of the south-western corner of the site is designated as a county geological site.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/CUT/25**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Alfán**Site Area (ha):** 0.19**Settlement:** Cutcombe**Parish:** Cutcombe**Greenfield/Previously Developed Land:** Mixed**New Build/Conversion:** New build**Source:** Site identified in 2005 by the Cutcombe Parish Housing Working Group.**Site Description:**

Rectangular site comprising a dwelling and garden area - slopes up at rear garden. No perceivable access around the house - from front access as dwelling virtually fills full width of plot.

Planning History:

N/A

Summary of Key Constraints:

There are no key constraints extracted from the GIS.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Not suitable for development unless a replacement dwelling is provided on the original footprint of the existing dwelling. No net gain in dwelling provision.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/DUL/1**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** R/O Barnsclose West**Site Area (ha):** 0.12**Settlement:** Dulverton**Parish:** Dulverton**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site owned by Magna West Somerset**Site Description:**

Back land, rear gardens location to No.'s 7-10. On sloping site - backing on to eastern boundary to Middle School. Trees and hedging on boundary. Difficult to gain access to site without going through existing bungalows or using vehicular access of the school. Land set to ornamental lawns and residential curtilage.

Planning History:

N/A

Summary of Key Constraints:

The site lies within the development boundary for Dulverton.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Poor site which would remove existing garden/amenity space of existing dwellings while causing significant visual/amenity impact to the residents of these dwellings. Poor vehicular access.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/DUL/2**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** 1a-1d Barns Close Industrial Estate**Site Area (ha):** 0.18**Settlement:** Dulverton**Parish:** Dulverton**Greenfield/Previously Developed Land:** PDL**New Build/Conversion:** New build**Source:** 2005 site identified by Dulverton Housing Working Group.**Site Description:**

Brownfield site, presently occupied with small industrial units with tarmac car parking area and access to site from Barns Close. Site on edge of built-up area of Dulverton. The existing surrounding development is also residential. Buildings are of masonry walls with metal/steel profiled sheeting for upper walls and roof - small site.

Planning History:

Applications relate to the erection and use of industrial units on the site.

Summary of Key Constraints:

The site lies within the development boundary for Dulverton.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:** 8**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Current employment land - so only suitable if meets policy tests for loss of employment land. Panel recommendation to exclude this site from the SHLAA due to its existing business use and policy requirement in the adopted Local Plan is to safeguard employment land.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/DUL/5**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Car Sales area adjacent to Fire Station**Site Area (ha):** 0.11**Settlement:** Dulverton**Parish:** Dulverton**Greenfield/Previously Developed Land:** PDL**New Build/Conversion:** New build**Source:** 2005 site identified by Dulverton Housing Working Group. Urban Capacity/Potential Study.**Site Description:**

On a large open site, adjacent to fire station, terrace houses at rear of site and public house (The Bridge) to the south. Slightly sloping site from rear down to frontage - recently kerb installed by highways. Used as car sales and vehicle storage area for nearby Subaru garage. Could have flooding issues but is protected by flood bank and walls. Access on Kemps Way.

Planning History:

Previous applications relating to the business use of the site approved. Formerly a resolution to permit one local affordable dwelling subject to S106 - application finally disposed of.

Summary of Key Constraints:

The site lies within the development boundary for Dulverton - part of the site is also within the Historic Settlement Core and the historic monument listing for Dulverton Town - it is also adjacent to Dulverton Conservation Area. There is an ancient tree and associated buffer zone within part of the site, and the whole site is within the ancient woods buffer zone. The majority of the site also lies within flood zone 2 and 3a.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Exclude site as within area identified as at risk of flooding (flood zone 2 and 3a). Current employment land - so only suitable if meets policy tests for loss of employment land. Panel recommendation to exclude this site from the SHLAA due to its existing business use and policy requirement in the adopted Local Plan is to safeguard employment land.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/DUL/10**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Play Area**Site Area (ha):** 0.11**Settlement:** Dulverton**Parish:** Dulverton**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** 2005 site identified by Dulverton Housing Working Group.**Site Description:**

Set on the very edge of built up area of eastern Dulverton - open to the south west and north west, with mature trees and hedges on these boundaries. Land used as amenity / open space (public) activity play area - land mostly to grass. Flooding at the bottom of the site. Land much lower level to development north and north-east up embankments to access road. Gently sloping to south. Good access roads from residential estate with street lighting etc - small retirement bungalows to north and block of garages.

Planning History:

N/A

Summary of Key Constraints:

The site is within the development boundary for Dulverton and is designated as an important open space for recreation. The site also lies within the waste buffer zone for the sewage works..

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Unsuitable because designated as Important Open Space for recreation – play area.**Overcoming constraints:**

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/DUL/11**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Field at end of Great Meadows**Site Area (ha):** 0.77**Settlement:** Dulverton**Parish:** Dulverton**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** 2005 site identified by Dulverton Housing Working Group. Planning refusal.**Site Description:**

Greenfield site used for horses as paddock - it gently rises towards the north of the site, seems wet at the bottom near the pond. Also adjacent to footpath which links east Dulverton to the main settlement. Field is surrounded on west, north and east sides with mature trees, hedges and scrub. Access to site can be from two locations on the eastern side, one gateway already present. Site also adjacent to residential areas to north and east.

Planning History:

Proposal for mixed development (housing and primary school) refused - the subsequent appeal was a split decision.

Summary of Key Constraints:

The site lies within the development boundary for Dulverton and is designated as an important open space for visual amenity. The site is within the ancient woods buffer zone and is adjacent to a footpath.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Site unsuitable as it is designated as an Important Open Space for Visual Amenity.**Overcoming constraints:**

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/DUL/14**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Ridlers**Site Area (ha):** 0.25**Settlement:** Dulverton**Parish:** Dulverton**Greenfield/Previously Developed Land:** PDL**New Build/Conversion:** New build**Source:** 2005 site identified by Dulverton Housing Working Group.**Site Description:**

Existing commercial garage for cars and maintenance depot for coaches. Areas of shed/garage buildings - post war - forecourt, petrol pumps, parking area. Different levels on side of hill. Access off main Dulverton road. Located in amongst residential dwellings. Brownfield land/employment. Various boundary treatments to site, tall hedge on east, owners bungalow to south, open to road to north and drainage ditch and walls and conifers - level change.

Planning History:

Applications approved relating to the use and operation of the site for business use. There is also an expired permission for a dwelling tied to the business.

Summary of Key Constraints:

This site is within the development boundary for Dulverton.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:** 4**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Current employment land - so only suitable if meets policy tests for loss of employment land. Panel recommendation to exclude this site from the SHLAA due to its existing business use and policy requirement in the adopted Local Plan is to safeguard employment land.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/DUL/17**Site Promotion Code: SHA/PRO/9****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** R/O 2-12 Musgraves**Site Area (ha):** 1.62**Settlement:** Dulverton**Parish:** Dulverton**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Call for sites.**Site Description:**

Agricultural fields on the very edge of Dulverton (outside of policy boundary) surrounded by mature trees/hedgerows. Fields - rough grassed (seen little agriculture/grazing recently). Electrical lines running overhead to lower field. Surface damp to wet due to springs and drainage channels. Can be access via existing non-metalled track - also down to lower fields (outside the site area). Open rear garden boundaries to adjacent bungalow dwellings at a higher level and overlook fields.

Planning History:

N/A

Summary of Key Constraints:

The site lies outside but adjacent to the development boundary for Dulverton.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: An open greenfield site of high landscape sensitivity, although adjacent to existing development, there is little capacity for development without landscape harm. The site forms open green space providing a setting for the settlement and acts as a buffer to Pixton Park county wildlife site and Section 3 woodland. The whole of the area is of high ecological value with unimproved grassland (a priority habitat for Exmoor), small streams and mature outgrown hedgerows. Fields damp to wet due to springs and stream/ watercourse with rough/marshy grassland.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/DUL/22**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Public car park adjacent to Exmoor House **Site Area (ha):** 0.15**Settlement:** Dulverton**Parish:** Dulverton**Greenfield/Previously Developed Land:** PDL**New Build/Conversion:** New build**Source:** Identified in the 2001 Urban Capacity Study - Dulverton Site 3.**Site Description:**

Existing tarmaced public car parking area for Dulverton on reasonably level site, close to centre of settlement, site surrounded by low level hedges and planting opposite Exmoor National Park Authority offices. Also partially surrounded by mature trees and a mill leat (higher) to the north.

Planning History:

Approval for alterations to car park.

Summary of Key Constraints:

The site is within the development boundary for Dulverton and the whole site is within an area of former allotments recorded on the Historic Environment Record. The majority of the site is within flood zone 3a with the remaining area along the western edge of the site in flood zone 2. The site is also within the ancient woods buffer zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Site excluded as would result in loss of parking.**Overcoming constraints:**

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/DUL/24**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Lion Car Park off the High Street**Site Area (ha):** 0.13**Settlement:** Dulverton**Parish:** Dulverton**Greenfield/Previously Developed Land:** PDL**New Build/Conversion:** New build**Source:** Identified in the 2001 Urban Capacity Study - Dulverton Site 5**Site Description:**

Existing public pay car park with tarmac surface, located within town centre and adjacent to Abbots Way footpath. Excellent access to centre. Stone walls to north-east (tall) and south-east of site, with barns and buildings (lower-level) to the south-west and backs of houses and road access with public conveniences (WC) to north-west. There is a slight fall/slope on site to south-west and north-west of site - also connects with SHLAA site SHA/DUL/12 for possible access.

Planning History:

Planning history relates to the use of the land for car parking.

Summary of Key Constraints:

The site is within the development boundary, historic settlement core and conservation area for Dulverton. There are two historic monuments recorded within the site which include the former Lion Hunting Stables and wells in Dulverton. Part of the site is within flood zone 3a and a footpath passes directly through the site along the northern edge. The whole site also lies within the ancient woods buffer zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Site excluded as would result in loss of parking.**Overcoming constraints:**

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/DUL/25**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Allotments to the rear of Church Lane**Site Area (ha):** 0.15**Settlement:** Dulverton**Parish:** Dulverton**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Identified in the 2001 Urban Capacity Study - Dulverton Site 5**Site Description:**

On the edge of the historic heart of the town on steep slopes above an existing water course. Access leads via footpaths via Church Lane. Open site used as allotment gardens for residents of Dulverton - small area generally facing south to south-east. Can be seen from many angles within this part of town. Site surrounded stone walls of varying heights. Also many period and listed buildings are adjacent to the site including the town church All Saints. Little to no road access.

Planning History:

Currently a planning application is being processed to change the use of part of the allotment gardens to private residential gardens for 3 - 5 Church Lane.

Summary of Key Constraints:

The site is designated as an important open space for visual amenity and lies within the development boundary, historic settlement core and conservation area for Dulverton. A small area of the site lies within flood zone 2 with a greater proportion within flood zone 3a - the site is also within the ancient woods buffer zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Unsuitable: 'High sensitivity landscape'. Area of Important Visual Amenity. Existing allotments. Flood risk area (flood zones 2 and 3a). Site to the rear of and setting of listed Church Lane Cottages and All Saints Church.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/DUL/27**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Field no. 5357, Millham Lane**Site Area (ha):** 0.50**Settlement:** Dulverton**Parish:** Dulverton**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Identified in the 2001 Urban Capacity Study - Dulverton Site 10.**Site Description:**

Large garden to detached house laid mostly to lawn with little in the way of landscaping beyond boundary hedging and some small ornamental trees. House at rear of the site (all the residential curtilage of the dwelling) on higher bank to main garden which gently slopes toward access and Millham Lane. A tarmaced access driveway runs from the lane up to the main house complex.

Planning History:

Planning history relates to householder development.

Summary of Key Constraints:

The site is within the development boundary for Dulverton and is partly adjacent to the public footpath along Millhams Lane.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Site excluded as access not possible. Appeal decisions upheld on access.**Overcoming constraints:**

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/DUN/6**Site Promotion Code: SHA/PRO/43****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land adjacent to the Playing Field**Site Area (ha):** 0.57**Settlement:** Dunster**Parish:** Dunster**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site promoted through 2014 Call for Sites.**Site Description:**

Open agricultural land, adjoining the playing fields at the very edge of Dunster. Extremely prominent and open site that makes a significant contribution to the setting of Dunster.

Planning History:

Planning permission granted for a Car Park and Sportsfield, Pavilion on part of a larger site area in 1996.

Summary of Key Constraints:

The site is within the Dunster Conservation Area and adjoins the Dunster Playing Field which is an Important Open Space for Recreation. The site is also within the ancient woods buffer zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:** 0**Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Very prominent and open site within high landscape sensitivity area. This greenfield site is detached from existing residential development and considered to have no capacity for development without substantial harm to the landscape character and visual amenity of this location.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/EXF/1**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Sweetlands site and adjoining field**Site Area (ha):** 0.18**Settlement:** Exford**Parish:** Exford**Greenfield/Previously Developed Land:** PDL**New Build/Conversion:** New build**Source:** 2005 site identified by the Exford Housing Working Group.**Site Description:**

Area of steeply sloping land with a small level rectangular part on upper side of the site. Previously developed land in the main - existing corrugated iron buildings on site that were industrial units. Located on very sharp corner bend and elevated above the road at Monk Cross - currently overgrown with mature trees and scrub. Access is very limited due to proximity to sharp bend and would be very prominent due to its elevated position.

Planning History:

Planning permission refused for the erection of 3 bungalows on the site (1987).

Summary of Key Constraints:

No constraints extracted from the GIS.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Unsuitable: Access very poor due to steep sharp bend - limited visibility.**Overcoming constraints:**

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/EXF/7**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land East of Combe Lane**Site Area (ha):** 0.12**Settlement:** Exford**Parish:** Exford**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** 2005 site identified by the Exford Housing Working Group.**Site Description:**

Gently sloping grassed field elevated above the lane that leads to it - access via adjacent dwellings - drive to bottom frontage corner. Mature hedgerows to boundaries - residential development opposite the site and closer to village flank to other flank open field and agricultural-tie bungalow.

Planning History:

N/A

Summary of Key Constraints:

The whole site is recorded as a post medieval water meadow on the Historic Environment Record. A footpath also runs diagonally across the site, with a bridleway adjacent the western boundary.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Unsuitable due to access issues and would need some excavation to create access and visibility splays - elevated site so some cut and fill required to accommodate development. Historic Environment Record includes post medieval water meadow. Footpath across site.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/EXF/11**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land adj to 1&2 Auction Field**Site Area (ha):** 0.63**Settlement:** Exford**Parish:** Exford**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** 2005 site identified by the Exford Housing Working Group.**Site Description:**

Steeply sloping agricultural pasture with residential properties to the west and north - also ENPA Depot to the south. Site is bounded by mature trees and hedges. Access would have to be via private drive past two houses.

Planning History:

N/A

Summary of Key Constraints:

The majority of the site lies within an area listed on the Historic Environment Record as lynchets.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: 'Moderate sensitivity landscape' but very visible elevated hillside. Steep site. Access would need to be to higher part of site with consequent landscape issues. This location provides important open space within the built complex of the settlement and existing historic buildings. Steeply sloping and elevated so development would affect the valley side. Cut and fill required to create level plots.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/EXF/16**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** R/O Hunters Moon**Site Area (ha):** 0.11**Settlement:** Exford**Parish:** Exford**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** 2005 site identified by the Exford Housing Working Group.**Site Description:**

Sloping site to the rear of Hunters Moon - unless access provided via the Rectory entrance seems landlocked. Slopes gently at the rear of Hunters Moon but then very steeply to the southern end of the site. Flanked by mature hedges and trees - currently agricultural grazing.

Planning History:

N/A

Summary of Key Constraints:

No key constraints have been extracted from the GIS.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Back land site with no direct access. Open site of high landscape sensitivity where any development would risk harm to landscape character and visual amenity.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/EXF/20**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Field adjacent Linacre**Site Area (ha):** 1.05**Settlement:** Exford**Parish:** Exford**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified at the Exford Your Future Exmoor event.**Site Description:**

Open agricultural field (pasture) to the west of the main village links with part of the linear form of development leading along Edgcott Road. Site slopes typically from the north down to the south. Mature hedge boundaries. Eastern boundary flanked by other residential developments. Edgcott Road runs along the southern boundary with a narrow raised footpath. Site steps up steeply from the road level - particularly to the eastern end. Gateway providing access off road at the western end of the field.

Planning History:

Permission granted for the erection of over head power lines (1987).

Summary of Key Constraints:

There are no key constraints identified on the GIS.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Access issues. Constrained by topography of the site and access - steeply sloping land into site. Road providing access is essentially single width with narrow raised footway. 'High sensitivity landscape'. This location provides important open space within the built complex of the settlement.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/EXM/1**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Birchcleave Wood**Site Area (ha):** 10.11**Settlement:** Simonsbath**Parish:** Exmoor**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:****Source:** Land owned by Exmoor National Park Authority. Site identified by the Exmoor Parish Working Group 2008.**Site Description:**

Large area of sloping woodland with bridleways and footpaths crossing the site - good wildlife habitat and elevated above the village - so not suitable for development.

Planning History:

Previous general development orders relate to the formation of forestry tracks within the woodland.

Summary of Key Constraints:

The whole site is designated as Section 3 woodland and is entirely covered by a tree preservation order, a large extent of the site is also designated as Birchcleave Wood county wildlife site. Parts of the site are recorded as storage pits and hollow ways on the Historic Environment Record. Birchcleave Quarry is also recorded as a county geological site within the site area. Additionally there are two bridleways which pass within the site.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** The site is a valuable habitat section 3 woodland, entirely covered by TPO and county wildlife site and landscape feature that should be protected from development.**Overcoming constraints:**

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/EXM/3**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Simonsbath Sawmill site**Site Area (ha):** 0.41**Settlement:** Exmoor**Parish:** Exmoor**Greenfield/Previously Developed Land:** PDL**New Build/Conversion:** Conversion**Source:** Land owned by Exmoor National Park Authority. Site identified by the Exmoor Parish Working Group 2008.**Site Description:**

Sloping site at the centre of the village on the main junction - existing stone buildings should be retained but business use also should be retained. Land to the south slopes down to the River Barle and is low lying. Land to the north west of the existing buildings is elevated with road frontage. Access via existing sawmill access.

Planning History:

Permission granted for the erection of a metal flue in connection with the installation of a wood pellet stove.

Summary of Key Constraints:

The land to the south of the buildings lies within flood zones 2 and 3b. The main building lies outside areas of flood risk and is listed on the Historic Environment Record. The site is also adjacent to the River Barle Site of Special Scientific Interest.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Historic building Sawmill site. New build not possible as in flood plain. The land to the south of the buildings lies within flood zones 2 and 3b. The main building lies outside areas of flood risk and is listed on the Historic Environment Record. The site is also adjacent to the River Barle Site of Special Scientific Interest.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/EXM/4**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land south of the Challacombe Road**Site Area (ha):** 0.85**Settlement:** Simonsbath**Parish:** Exmoor**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Land owned by Exmoor National Park Authority. Site identified by the Exmoor Parish Working Group 2008.**Site Description:**

Lone rectangular sloping site that extends the village settlement in a linear form - prominent as elevated above the River Barle so will be visible. Mature hedge and trees on the long road frontage. Significant cut and fill will be required to accommodate any development.

Planning History:

N/A

Summary of Key Constraints:

The site contains the historic leat to Simonsbath Sawmill which is listed on the Historic Environment Record, and a permitted footpath runs through the site. The site is also adjacent to the River Barle Site of Special Scientific Interest.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Steeply sloping site within an area of high landscape sensitivity. The site contains the historic leat to Simonsbath Sawmill which is listed on the Historic Environment Record, and a permitted footpath runs through the site. The site is also adjacent to the River Barle Site of Special Scientific Interest. Unimproved grassland of county wildlife site standard.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/EXM/5**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Ashcombe Woods, toilets and car park**Site Area (ha):** 7.21**Settlement:** Simonsbath**Parish:** Exmoor**Greenfield/Previously Developed Land:** Mixed**New Build/Conversion:** MIXED**Source:** Land owned by Exmoor National Park Authority. Site identified by the Exmoor Parish Working Group 2008.**Site Description:**

Mature woodland and footpaths alongside the car park area. Steeply sloping and wooded valley to north of the site. Southern part is a bit flatter and grassed and close to other development, so could be utilised for development if access across the stream is achieved. Development would affect the character of the woodland area.

Planning History:

Various applications have been approved in relation to the development of the car parking area and public conveniences. Other applications approved relate to the provision of utilities to properties in the village. An application for a dwelling on the site was refused.

Summary of Key Constraints:

The whole site is designated as Ashcombe Plantation county wildlife site, with part of the woodland designated as Section 3 land. A footpath also runs through the site.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:** 1**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Panel recommended that the site was excluded due to the current community use of the building, adjacent county wildlife site and historic environment considerations.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/EXM/6**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Field Studies Centre**Site Area (ha):** 0.19**Settlement:** Simonsbath**Parish:** Exmoor**Greenfield/Previously Developed Land:** PDL**New Build/Conversion:** MIXED

Source: Pre-application enquiry regarding the provision of local needs affordable housing on the site - detailed collaboration with Rural Housing Enabler. Site owned by West Somerset Council. Site identified by the Exmoor Parish Working Group 2008.

Site Description:

Derelict buildings adjacent to the car park which are currently run down and overgrown. Site could be cleared and dwellings constructed - access could be via existing access. Relatively flat and elevated above adjacent dwellings.

Planning History:

N/A

Summary of Key Constraints:

The site is adjacent to the Ashcombe Plantation county wildlife site.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:** 3**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Panel recommended that the site was excluded due to the existing community use of the building, adjacent county wildlife site and historic environment considerations.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/EXM/7**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** R/O Jubilee Villas and Field Studies Centre **Site Area (ha):** 0.40**Settlement:** Simonsbath**Parish:** Exmoor**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified by the Exmoor Parish Working Group 2008.**Site Description:**

Area of low lying ground currently used as allotment and emu enclosure. Site was mostly cleared of vegetation only agricultural access gate to the road leading to Ashcombe car park, but frontage onto main road into Simonsbath.

Planning History:

Permission has been granted for the erection of loose boxes and poultry houses on the paddock area of the site.

Summary of Key Constraints:

No key constraints have been extracted from the GIS.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:** 6**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable
only part of the site might be developable**Availability Summary:** number of different landowners,**JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Panel recommended that the site was excluded due to difficulties with access and different land ownership. Also close to designed landscape of Simonsbath House on the Historic Environment Record.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/EXM/8**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land south of St Luke's Church**Site Area (ha):** 0.46**Settlement:** Exmoor**Parish:** Exmoor**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified by the Exmoor Parish Working Group 2008.**Site Description:**

L-shaped site surrounding the church - part of which is sandwiched between the church and the vicarage - slopes steeply in this section and elevated above the road. At the bottom of the slope is wet ground and a small stream and the gently rises to road level - effectively site forms both sides of the stream valley. Some mature small trees alongside the stream - mostly grassed site with some scrub and stone walling on the boundaries. Access possible off the frontage but will need levelling and wall removed. Crossing the stream will be an issue.

Planning History:

N/A

Summary of Key Constraints:

The whole site is designated as an important open space for visual amenity and is adjacent to St Luke's churchyard which is a county wildlife site and listed on the Historic Environment Record - St Luke's Church is also a Grade II listed building.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Exclude site as within County Wildlife Site and designated Important Open Space for visual amenity. Also affecting the setting of listed building.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/EXM/9**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land to the east of St Luke's Church**Site Area (ha):** 1.59**Settlement:** Simonsbath**Parish:** Exmoor**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified by the Exmoor Parish Working Group 2008.**Site Description:**

Large rectangular agricultural field with streams running through it - frontage (stone wall) on to lane and mature hedges elsewhere. Grass and reeds on site - mainly agricultural grazing. Agricultural access in the south west corner. Otherwise no access to the site - would need wall removal and new access on the front stretch of road near to slight bend. Could be ok but highway will have conditions.

Planning History:

N/A

Summary of Key Constraints:

This site is within the Winstitchen Cross county wildlife site and is also adjacent to St Luke's churchyard which is a county wildlife site and listed on the Historic Environment Record - St Luke's Church is also a Grade II listed building.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Exclude site as within County Wildlife Site and also affecting the setting of listed building.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/EXM/12**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land west of Winstitchen Lane**Site Area (ha):** 0.43**Settlement:** Exmoor**Parish:** Exmoor**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified by the Exmoor Parish Working Group 2008.**Site Description:**

Flat, level site used as agricultural grazing - flanked on two sides by roads and sited behind existing development patterns. Level site - mature hedge on the east and south boundaries - no access only agricultural gates.

Planning History:

N/A

Summary of Key Constraints:

No key constraints were extracted from the GIS.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Unsuitable due to high landscape sensitivity. This site is of high sensitivity to development with poor association with the village core. Difficult access onto the lane. Archaeology - near earthwork enclosure.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/EXM/13**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land west of B3223**Site Area (ha):** 0.12**Settlement:** Simonsbath**Parish:** Exmoor**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified by the Exmoor Parish Working Group 2008.**Site Description:**

Semi-circular area of mature scrubland on wrong side of the road to the village - flanked by bridleway/road to the east which loops around the site. Mature hedge on all boundaries - mature trees on site and road frontage to the east. Slopes slightly and close to road junction B3223/B3358.

Planning History:

N/A

Summary of Key Constraints:

The site is adjacent to a restricted byway.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: In vicinity of Site of Special Scientific Interest. High landscape sensitivity, not well related to the built form of the existing settlement - on opposite side of road to all development.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/EXM/15 **Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land east of B3223, south of farm buildings **Site Area (ha):** 0.48**Settlement:** Simonsbath**Parish:** Exmoor**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified by the Exmoor Parish Working Group 2008.**Site Description:**

Area of rectangular gently sloping agricultural land with agricultural land on the east and south. Main road with stone walling to the western boundary and agricultural buildings to the north. Group of mature trees in the middle of the site and small stone building (pigsty) on the eastern flank. No access at present.

Planning History:

N/A

Summary of Key Constraints:

No key constraints were extracted from the GIS.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Site excluded as it is within a area of high landscape sensitivity with poor association with the village core. Some mature trees within the site. Proximity to Simonsbath House designed landscape. Could be of interest for wildlife as unimproved grassland.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/EXM/17**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land north of farm buildings, east of B3223 **Site Area (ha):** 0.39**Settlement:** Simonsbath**Parish:** Exmoor**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified by the Exmoor Parish Working Group 2008.**Site Description:**

Rectangular gently sloping field with mature hedges and trees on the boundaries to the west, east and south. Agricultural access to the south onto farm building area. Flanked to the west by main B3223 road and to the east and north by agricultural land and to the south by agricultural buildings.

Planning History:

N/A

Summary of Key Constraints:

No key constraints were extracted from the GIS.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Extends village beyond village limit, high landscape sensitivity. Vicinity of Simonsbath House designed landscape. This site has poor association with the village core. Very prominent and open sloping field.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/EXM/18**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land west of Hillcrest**Site Area (ha):** 0.30**Settlement:** Simonsbath**Parish:** Exmoor**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified by the Exmoor Parish Working Group 2008.**Site Description:**

Rectangular gently sloping agricultural field used for grazing - access via farm to the east. Surrounded by agricultural land and elevated above the village.

Planning History:

N/A

Summary of Key Constraints:

A small area of the south-western corner of the site is within a catchwater meadow system recorded on the Historic Environment Record.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Extends village beyond village limit, high landscape sensitivity. Vicinity of Simonsbath House designed landscape. This site has poor association with the village core. Very prominent and open sloping field. Open field on elevated site on edge of village.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/LYN/6**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Allotments**Site Area (ha):** 0.41**Settlement:** Lynton and Lynmouth**Parish:** Lynton and Lynmouth**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified in 2004 through the Lynton & Lynmouth Housing Working Group.**Site Description:**

This is an elevated site behind Grattons Drive with access via a steep drive which serves garages and the allotments and an electricity sub station. The site is relatively level and is currently used as allotments and an open grassed area of field. The site is flanked on all sides by mature trees and hedgerows. The site is elevated to approximately ridge height of the dwellings in Gratton Drive which are on the north and east flanks of the site.

Planning History:

None.

Summary of Key Constraints:

The site is outside but adjacent to the development boundary for Lynton & Lynmouth, and lies within the ancient woods buffer zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: High landscape sensitivity, ridge top site. Designated as Important Open Space for visual amenity and currently used as allotments.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/LYN/8**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Hardings Yard**Site Area (ha):** 0.10**Settlement:** Lynton and Lynmouth**Parish:** Lynton and Lynmouth**Greenfield/Previously Developed Land:** PDL**New Build/Conversion:** New build

Source: Identified in the 2001 Urban Capacity Study - Lynton Site vii. Site identified in 2004 through the Lynton & Lynmouth Housing Working Group.

Site Description:

Commercial building with open yard /parking area to the west side. Lee Road to the north, Cross Street to the west and Belle Vue Avenue to the east. Two rows of terraced dwellings lead from the south and there is a residential flat in part of the existing building on the site.

Planning History:

Applications for minor improvements to the garage have been approved.

Summary of Key Constraints:

This site lies within the development boundary for Lynton & Lynmouth and the ancient woods buffer zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:** 8**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Commercial building. Possibility of contaminated land as garage site. Panel recommendation to exclude this site from the SHLAA due to its existing business use and policy requirement in the adopted Local Plan is to safeguard employment land.

Overcoming constraints: Assessment of possible contaminated land.

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/LYN/14**Site Promotion Code: SHA/PRO/12****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land west of Holman Park**Site Area (ha):** 1.19**Settlement:** Lynton and Lynmouth**Parish:** Lynton and Lynmouth**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Call for sites. Planning refusal. Site identified in 2004 through the Lynton & Lynmouth Housing Working Group.**Site Description:**

Large site with frontage on to Valley of Rocks road - dry stone wall at this frontage with edge and trees on top. Has mature trees on all flanks - is bounded to east by playing fields to west by cemetery. Slopes upwards to south away from road, has mature trees/hedge running through middle of site from north to south. Wild grassland with ferns and bluebells. No buildings on site.

Planning History:

Three applications have previously refused for holiday chalets or open market housing on this site on the grounds of landscape, amenity and prematurity.

Summary of Key Constraints:

This site is designated as an important open space for visual amenity and lies within the coastal zone (designated Heritage Coast). Within an area of high landscape sensitivity. The site is outside, but adjacent to the development boundary, and an area of important open space for recreation.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** Developer Ownership**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Site excluded as designated as Important Open Space for visual amenity. Within an area of high landscape sensitivity. This site provides open green space within the settlement, impacts upon open space and visual amenity of consideration. Land seen from above and adjacent to the cemetery. Distant from other residential development and extending settlement development. Previous applications refused.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/LYN/31**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land between Rose Cottage and School House **Site Area (ha):** 0.34**Settlement:** Barbrook**Parish:** Lynton and Lynmouth**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified by Rural Housing Enabler. Planning refusal.**Site Description:**

Section of land parallel to road. Steep slope from footpath and then more gently sloping. Covered in bushes and trees. Listed Old School House to left and lower level cottages to right/west. Important central village location which makes a contribution to the character of the area.

Planning History:

Previous applications for a dwelling on the site have been refused or withdrawn. A further application to improve existing access and turning area was also refused.

Summary of Key Constraints:

The site lies within the ancient woods buffer zone, and is partly adjacent to Section 3 Woodland and the curtilage of a Grade II listed building.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:** 2**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Panel recommended to exclude this site due to viability from cost of cut and fill.**Overcoming constraints:**

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/LYN/34**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land to the rear of Keals Croft**Site Area (ha):** 0.27**Settlement:** Lynton & Lynmouth**Parish:** Lynton and Lynmouth**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Identified in the 2001 Urban Capacity Study - Lynton Site viii.**Site Description:**

Very steep site sloping down from Station Hill and below Normans Cleave. Wooded area with no apparent vehicular access, overlooking town. Part of a band of woodland to rear of dwellings facing on to Lydiate Lane.

Planning History:

N/A

Summary of Key Constraints:

The site lies within the development boundary for Lynton & Lynmouth and is partly adjacent to an important open space for visual amenity. The whole site is within the ancient woods buffer zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:** 6**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Panel recommended that the site is excluded as steeply sloping topography.**Overcoming constraints:** Requires ecological assessment.

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/LYN/37**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land west of The Old Dairy**Site Area (ha):** 1.01**Settlement:** Lynton & Lynmouth**Parish:** Lynton and Lynmouth**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified by the Rural Housing Enabler - owned by Lynton & Lynmouth Town Council.**Site Description:**

Site elevated above road by 2.5m. Slopes steeply upwards to rear of site - covered in wild growth with hedgerows running across the site. No access road only option would be via drive to Sea Pines, if Sea Pines was knocked down. Elevated above the town with isolated detached dwellings closer to Lynton.

Planning History:

No planning history.

Summary of Key Constraints:

The site is outside but adjacent to the development boundary for Lynton & Lynmouth - it is also within the ancient woods buffer zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:** 10**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Panel recommended that the site is excluded as steeply sloping topography and difficultly in achieving access.

Overcoming constraints: Implications for Lynton & Barnstaple Railway extension. Only option for access would be via Sea Pines (existing bungalow) but this would involve access across Sea Pines land and via single track lanes with poor access on to Station Hill.

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/OLC/3**Site Promotion Code: SHA/PRO/30****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land off Mount Lane**Site Area (ha):** 0.59**Settlement:** Roadwater**Parish:** Old Cleeve**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Identified by the Rural Housing Enabler and promoted during 2014 call for sites. Site boundary amended to match promotion (excludes residential curtilage of Knapp Cottage).**Site Description:**

Agricultural field access via Old Manse parking area that is accessed via Mount Lane. Access from Mount Lane to the main Roadwater road through the village is very poor due to lack of visibility and gradient. This site would be very prominent and need major cut and fill to make it work on site due to steep gradient.

Planning History:

One outline permission for 3 dwellings approved in 1959, and a subsequent full planning permission granted for 3 dwellings in 1971.

Summary of Key Constraints:

The site lies within the ancient woods buffer zone and a small area is within the historic settlement core of Roadwater. There is a footpath within the southern area of the site. The site also lies partly adjacent to the County Wildlife Site Little Wood to the south west.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:****Availability Status:** Promoted by Owner(s) **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Part of site is steeply sloping with significant landscape impact as elevated. Within an area of high landscape sensitivity. Will be visible in the landscape - potential landscape impact dramatic due to need for cut and fill. Very poor access due to gradient and visibility splay on to highway (Mount Lane).

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/PAR/2**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Glebe field**Site Area (ha):** 0.59**Settlement:** Parracombe**Parish:** Parracombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site recommended through SHLAA publicity. Site was also flagged for affordable housing at the Your Future Exmoor events.**Site Description:**

Flanked to the west by the church and dwelling to the north, to the south by access roads to east by dwelling. In the centre of the village the site gently slopes to the south, with high voltage lines on the south-western corner of the site, layed hedges to the north and west, but domestic hedge to east - one window first floor level in close proximity to the boundary. To south no hedge only a metal fence - grassed ground no features.

Planning History:

Permission has been granted for an extension to the graveyard into this site. A previous outline application for housing on the site has been refused on highway concerns.

Summary of Key Constraints:

The site is designated as an area of important open space for visual amenity. It lies within Parracombe conservation area and the historic settlement core. The site is also adjacent to the Grade II listed Christ Church, and partly adjacent to an orchard of historic/cultural value.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Site excluded as it affects the setting of a Grade II listed church within Conservation Area. Designated as Important open space for visual amenity and within an area of high landscape sensitivity. Previous permission for housing refused on highways grounds. Permission lapsed for extension to graveyard.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/PAR/7**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Site between Rose Cottage and Edgehill**Site Area (ha):** 0.11**Settlement:** Parracombe**Parish:** Parracombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified at the Parracombe Your Future Exmoor event. Potential site - flag not explicit.**Site Description:**

Small rectangular site close to the village pub - it is elevated above the narrow single track road leading to the village by 2.5m approximately. There is a stone building on site, telephone lines cross the site and there are apple trees on the site. It is flanked to the south by agricultural land, to the west and east by residential dwellings and to the north by a single track road marked as a cycle route. The site is elevated above properties to the east, at the same level as first floor and slopes towards the south.

Planning History:

Planning history relates to householder development.

Summary of Key Constraints:

The site is within the Parracombe conservation area and adjacent to the historic settlement core.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Very difficult access issues, elevated site above single track road. Within Conservation Area.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/POR/2**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land west of Parsons Street**Site Area (ha):** 0.21**Settlement:** Porlock**Parish:** Porlock**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified in 2006 through the Porlock Housing Working Group. Planning refusal.**Site Description:**

Very steeply sloping hill side that is densely wooded with stream at eastern flank - no access and residential properties surrounding the site would require significant excavation and loss of trees to create a suitable site.

Planning History:

Although outline approval was granted for the erection of 2 dwellings on an area including this site in 1977, subsequent applications for residential development on the site have been refused and an appeal dismissed.

Summary of Key Constraints:

The site lies within the development boundary for Porlock, and is within flood zone 3a. On the eastern edge of the site there are flood defences against Hawkcombe stream. The site is within the ancient woods buffer zone and partly within Hawkcombe stream county wildlife site.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Very steeply sloping hillside. High landscape sensitivity with no capacity for development. Adjacent to Hawkcombe stream County Wildlife Site. No access and within flood zone 3a. Adjacent to Porlock Conservation Area.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/POR/7**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land that could be accessed from Hawkcombe View **Site Area (ha):** 0.60**Settlement:** Porlock**Parish:** Porlock**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified in 2006 through the Porlock Housing Working Group.**Site Description:**

Open field with stable (unauthorised) and mature trees on site - elevated above the Oaks Hotel to north west end. Also above Dunster Steep A39 along the north flank. Existing agricultural access to field at the south east corner. Field slopes to north with a large drop at the northern boundary. Also steep slope to north corner. Mature hedges on all flanks except adjacent to the dwelling at tend of Hawkcombe View. Agricultural field - grassland.

Planning History:

Permission granted for an overhead power line.

Summary of Key Constraints:

The site is outside but adjacent to the development boundary for Porlock and part of the western edge of the site is within an area protected by a tree preservation order.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Site excluded as within an area of high landscape sensitivity. This site is considered to have no capacity for development without substantial harm to the landscape character and visual amenity of this location. Poor access.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/POR/8**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Porlock Abattoir**Site Area (ha):** 0.25**Settlement:** Porlock**Parish:** Porlock**Greenfield/Previously Developed Land:** PDL**New Build/Conversion:** MIXED**Source:** Site identified in 2006 through the Porlock Housing Working Group.**Site Description:**

Abattoir site has poor access but currently used by commercial vehicles. Residential dwelling on eastern flank of access. Unsuitable neighbouring development (abattoir) but is classified as employment land. Sloping narrow site would have to involve SHA/POR 31 as well to create acceptable development potential. Overlooking and access would be an issue. Close to village centre therefore loss of unsightly industrial buildings would be of benefit.

Planning History:

The majority of applications have regard to the extension and operation of the site as an abattoir. One application for the erection of dwellings on the site (following relocation of the abattoir) was withdrawn.

Summary of Key Constraints:

The site is partly within the development boundary, the historic settlement core and the conservation area for Porlock. Part of the site is also recorded on the Historic Environment Record as the site of a tannery.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:** 4**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Former abattoir site - employment use. Panel recommendation to exclude this site from the SHLAA due to its existing business use and policy requirement in the adopted Local Plan is to safeguard employment land.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/POR/11**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Parsons Street**Site Area (ha):** 0.14**Settlement:** Porlock**Parish:** Porlock**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified in 2006 through the Porlock Housing Working Group.**Site Description:**

Relatively thin strip of land. Flanked to the east by Hawkcombe Stream. Extremely steep site with land rising to the west. Currently a wooded area with various mature tree specimens. Public footpath to the west of the site. Access at Mill Lane - narrow for use by a greater number of residential properties and flood risk issues. Access issues as Parson's Street is also narrow. Opposite the site to the east are allotment gardens (important open space).

Planning History:

Land included as part of larger outline proposals for residential development.

Summary of Key Constraints:

The site lies within the development boundary for Porlock and the ancient woods buffer zone. The whole site lies within flood zone 3a, with flood defences along Hawkcombe Stream the length of the eastern boundary of the site. The southern area of the site is recorded on the Historic Environment Record in relation to Hawkcombe corn mill.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Narrow steeply sloping site with flood defences along Hawkcombe Stream the length of the eastern boundary of the site. Environment Agency requires 8m buffer to the stream. Difficult access across stream.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/POR/14**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Porlock Recreation Ground**Site Area (ha):** 3.70**Settlement:** Porlock**Parish:** Porlock**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified as a possibility by Porlock Parish Council through the Call for Sites process.**Site Description:**

Site located to the south of the village accessed by Parsons Street. Large level site within a wooded valley surrounded by residential development. Site designated as important open space for recreation within Local Plan settlement maps. To the north of the site there is a children's playground and several buildings used as toilet/changing facilities, lie just outside the boundary of the site. The site also comprises tennis courts and a small cricket pavilion to the western boundary. To the south is an area which is fenced off and consists of grass which is not maintained or used as a primary part of the recreation ground.

Planning History:

Permission granted for development associated with the public use of the recreation ground.

Summary of Key Constraints:

This area is designated as important open space for recreation and is within the development boundary for Porlock. There is a small area with a tree preservation order within the site and the whole site lies within the ancient woods buffer zone. The majority of the site lies within flood zone 2 and otters (BAP species) have been recorded in the area.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Excluded as site designated as an important open space for recreation.**Overcoming constraints:**

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/POR/19**Site Promotion Code: SHA/PRO/19****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land to Rear of Hawkcombe View**Site Area (ha):** 1.11**Settlement:** Porlock**Parish:** Porlock**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Call for sites.**Site Description:**

Elevated area of agricultural grassland flanked to the north, east and south by agricultural land, but to the west the site is flanked by the rear of residential properties along Hawkcombe View. The site is elevated over Porlock, has no access and comprises of a gently sloping grassed field. Access could be achieved via adjacent field onto A39 but very close to Dunster Steep and issues with visibility.

Planning History:

Permission was granted to erect overhead power lines over part of the site.

Summary of Key Constraints:

The southern area of the site is within the ancient woods buffer zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** Developer Ownership**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Excluded as the site lies within an area of high landscape sensitivity and is in an elevated area over Porlock. Prominent, visibility issues, seen in conjunction with Hawkcombe View. No access available.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/POR/21**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land adjacent The Cleeve**Site Area (ha):** 0.18**Settlement:** Porlock**Parish:** Porlock**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Expired planning permission.**Site Description:**

Site to north of existing dwelling, open levelled area at higher level than existing dwelling with land rising steeply to the north and west. Pedestrian path located to the northern boundary of the site, with vegetation beyond. South of the site falls away steeply with views over recreation ground/Parsons Street to the opposite side of the valley.

Planning History:

Several applications for residential development on this site have been approved. The last application granted permission has subsequently lapsed during 2010.

Summary of Key Constraints:

This site is within the development boundary, historic settlement core, and conservation area for Porlock. The site is also within the ancient woods buffer zone and partly lies within flood zone 3a. The site is also adjacent to an area of section 3 woodland and a bridleway.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** Unknown**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Site excluded due to poor access. Access to existing property from Mill Lane, small single track, substandard and no visibility splay at Mill Lane / Parsons Street junction. Other potential accesses would be problematic as site is much higher level than highway (Parsons Street). Also amenity issues for adjacent building. High landscape sensitivity with no capacity for development.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/POR/25**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Doverhay Car Park**Site Area (ha):** 0.15**Settlement:** Porlock**Parish:** Porlock**Greenfield/Previously Developed Land:** PDL**New Build/Conversion:** New build**Source:** Identified in the 2001 Urban Capacity Study - Porlock Site C.**Site Description:**

Car park - land very gently slopes to the south. Access from High Street, and Doverhay. Whole site is tarmac with highways markings. Stone wall to the boundary of the site. Residential development and public toilets beyond the northern boundary, to the east of the site Doverhay Museum and Forge. To the south and west of the site there is existing residential development.

Planning History:

Planning history relates to the previous use of the site as a filling station.

Summary of Key Constraints:

The site is within the development boundary for Porlock and adjacent to the historic settlement core and Conservation Area. The updated Strategic Flood Risk Assessment shows the site within flood zone 3a.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Exclude as the site lies within flood zone 3.**Overcoming constraints:**

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/POR/26**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Garden to the rear of The Rectory**Site Area (ha):** 0.22**Settlement:** Porlock**Parish:** Porlock**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Identified in the 2001 Urban Capacity Study - Porlock Site D.**Site Description:**

Being used as garden for the Old Rectory. Square plot of land which has been landscaped for domestic use to include patio area to north of the plot. The Old Rectory is to the north of the plot, recreation ground to the south. East is land part of St Dubricius School and west is The Rectory.

Planning History:

One application for foul/sewer drainage through the site was approved in 1974.

Summary of Key Constraints:

The site is within the development boundary and conservation area for Porlock, and partly within the historic settlement core. The whole area falls within the ancient woods buffer zone and there is one tree preservation order (TPO) on the site. The site is also partly within flood zone 2.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Excluded due to unsuitable access via existing access to the Rectory and impact on setting of listed building. Site is also within a Conservation Area and has a TPO on site.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/POR/27**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land to rear of the Library**Site Area (ha):** 0.12**Settlement:** Porlock**Parish:** Porlock**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Identified in the 2001 Urban Capacity Study - Porlock Site E. Currently used as a community orchard.**Site Description:**

Sloping orchard site has lower ground level than that of library (south) and has residential properties to east flank, with fire station to north, to west runs High Bank. Currently used as community orchard. Slopes south to north.

Planning History:

Many of the planning applications approved relate to the adjacent building's former use as a school. A storage building has been granted approval on the site in conjunction with its current use as a community orchard.

Summary of Key Constraints:

The site is within the development boundary, historic settlement core and conservation area for Porlock. It is also designated as an orchard of high landscape importance.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Site is excluded as it is designated as an orchard of high landscape importance and used as a Community Orchard. Also within the historic settlement core and Conservation Area for Porlock.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/POR/28**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Site to the west of Sparkhayes Lane and to the north of Sparkhayes House**Site Area (ha):** 0.65**Settlement:** Porlock**Parish:** Porlock**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Identified in the 2001 Urban Capacity Study - Porlock Site H.**Site Description:**

This is an area of flat land to the rear (north) of Sparkhayes farm house. It comprises of gravel parking area, derelict agricultural buildings, a pond, a newly planted orchard area, and part of the Sparkhayes campsite. The site is flanked to the east by Sparkhayes Lane, to the west by Hawkcombe stream and Tannery flats development, to the north open fields - residential dwellings are located on the south, east and west elevations of the site.

Planning History:

Previous applications for residential development on this site have been refused. There is only temporary site warden's accommodation permitted on site currently.

Summary of Key Constraints:

The majority of the site is within the development boundary for Porlock and the southern area of the site lies within the historic settlement core. The majority of the site is within flood zone 3a, with the remaining areas to the east and south west corner within flood zone 2. There are flood defences aligning Hawkcombe Stream along the western boundary of the site.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Excluded as the majority of the site is within flood zones 2 and 3.**Overcoming constraints:**

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/POR/30**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Fields to the east of Court Place Farm**Site Area (ha):** 0.19**Settlement:** Porlock**Parish:** Porlock**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Identified in the 2001 Urban Capacity Study - Porlock Site K.**Site Description:**

Triangular area of part garden, part agricultural land - flanked to the north by road to Porlock Weir, to south by recess to Court Place Farm, to west by Court Place Farm and to the east by junction with High Bank and library. Slopes west to east - hedgerows on all flanks and one running north to south across the western part of the site.

Planning History:

N/A

Summary of Key Constraints:

The site lies within the development boundary for Porlock and is adjacent to the historic settlement core. Part of the site also lies within the designated coastal zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Site excluded due to access issues - Court Place Farm access has poor visibility and site elevated above Porlock Weir road. Part of site within coastal zone. Visual impact on Conservation Area and Court Place farm.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/POR/31**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Site to the rear of the abattoir**Site Area (ha):** 0.30**Settlement:** Porlock**Parish:** Porlock**Greenfield/Previously Developed Land:** PDL**New Build/Conversion:** New build**Source:** Identified in the 2001 Urban Capacity Study - Porlock Site K.**Site Description:**

Area of land to the east of abattoir - mid part currently used for lorry parking without planning permission which to the west of the site access created from abattoir to Monreath (without planning permission). Area to the south of lorry parking area left as grassland has been tarmaced to create level platforms. Hedges to east and south retained. Area to north now fenced off and grassed - used as curtilage for homes to north (no planning permission). Slopes downwards from south to north.

Planning History:

N/A

Summary of Key Constraints:

The site is outside but adjacent to the development boundary and conservation area for Porlock.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:** 4**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Can only achieve if access enabled through linking with SHA/POR/8. Panel recommendation to exclude this site from the SHLAA due to access only being possible through SHA/POR/8 which has been excluded due to its existing business use and policy requirement in the adopted Local Plan is to safeguard employment land.

Overcoming constraints: Difficult to achieve due to poor access unless joined with POR/8 - in same ownership.

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/POR/32**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Garden of Exmoor House**Site Area (ha):** 0.23**Settlement:** Porlock**Parish:** Porlock**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Outline planning permission for a dwelling obtained on appeal - no reserved matters submitted.**Site Description:**

Flat grassed garden area - frontage to A39. Residential dwellings surrounding site and a few semi mature trees on the site.

Planning History:

Outline planning permission for a dwelling allowed on appeal - no reserved matters submitted.

Summary of Key Constraints:

The site is within the development boundary for Porlock and is designated as an orchard of high landscape importance.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Site excluded as it is designated as an orchard of high landscape importance.**Overcoming constraints:**

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/POR/35**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Site adjacent to Fairgarden**Site Area (ha):** 0.69**Settlement:** Porlock**Parish:** Porlock**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified at the Porlock Your Future Exmoor event.**Site Description:**

Square plot of land which has a gentle slope rising to the north west. Agricultural land grazed by cows/sheep bounded to the north and west by hedgerows and trees. There is no boundary treatment to the east of the site, it extends into further agricultural land. There is an existing agricultural access of Old Lane. This is an open site which is surrounded by agricultural land to the north, east and south. There is residential development to the west of the site which is relatively modern. There is one residential property directly adjacent the site to the north.

Planning History:

N/A

Summary of Key Constraints:

The site lies outside but adjacent to the development boundary for Porlock.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Site is excluded as it is within an area of high landscape sensitivity with no capacity and would encroach built development into the open countryside.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/POR/38**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land north of Sparkhayes Camping Site**Site Area (ha):** 1.19**Settlement:** Porlock**Parish:** Porlock**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified at the Porlock Your Future Exmoor event.**Site Description:**

Flat rectangular field bounded to the north east and west by stone wall -post and rail fence where the wall is collapsing. Field is bounded to the south by hedgerow. Existing access to the field is through campsite to the south. Access gate in the south-east corner of the field unused and overgrown with vegetation. Ground level of the field slightly higher than Sparkhayes Lane to the east. This is a large open site flanked to the south by an existing campsite, to the north by further agricultural land, to the east by highway and residential development and to the west by a static caravan site. Potential coastal flooding. Overhead power line runs across the site.

Planning History:

Permission granted for over head power lines.

Summary of Key Constraints:

The site lies outside but adjacent to the development boundary for Porlock and is within the designated coastal zone. The site is within an area of flood risk with flood zones 2, 3a and 3b within the site area.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Site excluded as within flood zones 2 and 3.**Overcoming constraints:**

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/POR/39**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land west of Porlock Caravan Park**Site Area (ha):** 2.05**Settlement:** Porlock**Parish:** Porlock**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified at the Porlock Your Future Exmoor event.**Site Description:**

Relatively flat rectangular field bounded on all sides by layed mature hedgerows with one or two mature trees. Site slopes gently from the south west to north east. There is a stream/drain running across the south west corner . Access is via a narrow grassed track which runs past Splatt Barn. Although there is a much better potential access at the south east corner across adjoining land and onto High Bank. HV line runs across the site. This is a large open site flanked to south by bungalows, to east by caravan part (statics) and to the north and west by agricultural land (potential coastal flooding??).

Planning History:

N/A

Summary of Key Constraints:

The site lies outside but adjacent to the development boundary for Porlock and is within the designated coastal zone. The northern area of the site lies within flood zone 2.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Site excluded as within flood zones 2 and 3. No access as land within different ownership.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/TIM/2**Site Promotion Code: SHA/PRO/21****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Timberscombe Quarry**Site Area (ha):** 0.93**Settlement:** Timberscombe**Parish:** Timberscombe**Greenfield/Previously Developed Land:** PDL**New Build/Conversion:** New build**Source:** Call for sites (letter and map provided).**Site Description:**

Derelict quarry that has buildings on level plateau at entrance. Rest of site overgrown with high cliffs to eastern boundaries effectively site has access and two level plateaus which could be built on.

Planning History:

Certificate of lawfulness approved for an agricultural and forestry engineering business.

Summary of Key Constraints:

The whole site is recorded as a historic monument (Timberscombe Quarry) with further monuments within the site including building platforms and a rectangular enclosure, identified on the Historic Environment Record. The site is also within the ancient woods buffer zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:** 4**Capacity Estimation Method:** Contextual

Availability Status: Promoted by Owner(s) **Availability Summary:** Land promoted by owner - no details of availability given. Queries over access as part of access under different ownership.

JUSTIFICATION AND CONCLUSION**Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Panel recommendation to exclude this site from the SHLAA due to its existing business use and policy requirement in the adopted Local Plan is to safeguard employment land.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/WIN/10**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Site south of Rose Cottage**Site Area (ha):** 0.46**Settlement:** Winsford**Parish:** Winsford**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified as within / well related to a rural settlement. Officer knowledge.**Site Description:**

Open and exposed farmland on the village edge - significantly higher than Halse Lane where it runs along the eastern boundary of the site. Residential neighbours to the north-east corner on significantly lower level. Overhead cables passing over the site. Views from north and north-east are long reaching. Access from the road to south west corner.

Planning History:

N/A

Summary of Key Constraints:

The majority of the site lies within the ancient woods buffer zone.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Site is excluded as it is within an area of high landscape sensitivity and would have an adverse impact on the amenity of neighbours. Site is elevated in relation to Halse Lane and those neighbours to the north east - visual relationship with existing developments would be poor as a result of the significant difference in levels.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/WOC/1**Site Promotion Code: SHA/PRO/23****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Field Number 9247**Site Area (ha):** 0.42**Settlement:** Wootton Courtenay**Parish:** Wootton Courtenay**Greenfield/Previously Developed Land:** Mixed**New Build/Conversion:** MIXED**Source:** Call for sites. Site identified at the Wootton Courtenay Your Future Exmoor event.**Site Description:**

Single storey workshop building on site (winery) with double gate access on to corner of the main route through the village. Majority of site covered in semi mature woodland and scrub and steeply sloping. Overhead power lines across the bottom of the site and right of way lies adjacent to the entrance to the site. Very steep prominent site - poor access on to sharp corner.

Planning History:

Permission granted for wine-making building.

Summary of Key Constraints:

The site is partly adjacent to the historic settlement core for Wootton Courtenay.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:** 1**Capacity Estimation Method:** Contextual**Availability Status:** Promoted by Owner(s) **Availability Summary:** Available within 5 years.**JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion Panel recommendation to exclude this site from the SHLAA due to its existing business use and policy requirement in the adopted Local Plan is to safeguard employment land.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/WOC/4**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Fields south of Dunkery Beacon Hotel**Site Area (ha):** 0.84**Settlement:** Wootton Courtenay**Parish:** Wootton Courtenay**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified as within/well related to a rural settlement. Officer knowledge.**Site Description:**

Sloping agricultural pasture land with frontage on upper part of site on to the road running through the village. Located on south eastern flank of crossroads at the west end of Wootton Courtenay. Footpath fenced off and runs across the site. Mature trees and hedge to frontage. No access only agricultural and footpath. Gradient on site would result in poor visibility at access on to road unless levels altered which would involve significant cut and fill.

Planning History:

Planning history relates to development outside the defined SHLAA site area.

Summary of Key Constraints:

The site is adjacent to Wootton Courtenay conservation area, and a footpath passes directly through the site (north to south).

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Site excluded as it is within an area of high landscape sensitivity. Views across the valley to site impacts on setting of the village. Cut and fill would be required to achieve level plots and safe access.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/WOC/6**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Site west of Crossways**Site Area (ha):** 0.68**Settlement:** Wootton Courtenay**Parish:** Wootton Courtenay**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified as within/well related to a rural settlement. Officer knowledge.**Site Description:**

Sloping site that is currently agricultural pasture bounded on all sides by mature hedgerows located on crossroads at western/northern end of Wootton Courtenay. Slopes gently to the east south and north west. No current access to highway. Some sporadic residential development surrounding the site but really quite isolated and separate from the village due to road junction and distance from the village centre.

Planning History:

N/A

Summary of Key Constraints:**SUITABILITY****Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:** 2**Capacity Estimation Method:** Contextual**Availability Status:** Deemed Unavailable**Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Panel recommended the site is excluded due to impacts on the landscape, access and character of the village.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/WOC/7**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Site north of Mill Farm**Site Area (ha):** 0.92**Settlement:** Wootton Courtenay**Parish:** Wootton Courtenay**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified as within/well related to a rural settlement. Officer knowledge.**Site Description:**

Sloping rectangular site following the road frontage on the eastern end of the village - lies alongside the farm access and opposite to detached dwellings on the other side of the road. Mature trees and hedge to road frontage - phone lines and overhead cables on the site and mature hedge crosses the site. No access to highway and due to steep gradient this may be a problem - currently agricultural grazing pasture.

Planning History:

Advertisement consent approved.

Summary of Key Constraints:

The site is partly within an area identified on the Historic Environment Record as the remains of an old quarry pit (earthwork).

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Site excluded as within an area of high landscape sensitivity and would extend the village in its linear form. Topography would require levelling - quite a prominent site despite the dwellings on the opposite side of the road being higher.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/WOC/8**Site Promotion Code:****SHLAA Conclusion:** Exclude at Stage B**SITE INFORMATION****Site Address:** Land to rear of The Garage**Site Area (ha):** 0.15**Settlement:** Wootton Courtenay**Parish:** Wootton Courtenay**Greenfield/Previously Developed Land:** Mixed**New Build/Conversion:** New build**Source:** Expired planning permission.**Site Description:**

Area of sloping ground currently occupied by abandoned cars, agricultural building and agricultural pasture. Slopes steeply to back of site which is elevated above road level and dwellings fronting the road access is a steeply sloping single carriage way which passes the rear of the adjacent dwelling at first floor level then through a gated entrance to a yard and vacant industrial building to the gated entrance to the site. Site has a overhead power line crossing it and is flanked to the west by residential properties and another SHLAA site, to east by the church, to north by hillside and woodland and south by rear of dwellings.

Planning History:

Planning permission granted for the proposed erection of a dwelling and garage.

Summary of Key Constraints:

The site lies within the historic settlement core and partly within the Wootton Courtenay Conservation Area. The site is also adjacent to the Church of All Saints which is entered on the Historic Environment Record as a Grade I listed building. Part of the site is also within buffer zones for ancient trees.

SUITABILITY**Stage A Decision:** Carry to Stage B**Stage B Decision:** Exclude at Stage B**AVAILABILITY & DELIVERY****Potential capacity:****Capacity Estimation Method:** N/A**Availability Status:** N/A **Availability Summary:****JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Site excluded due to a number of constraints: adverse impact on the setting of the listed Church; restricted access and site slopes steeply to the rear; amenity of adjacent dwelling; currently part of the site is employment land.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan

SITES EXCLUDED AT STAGE A

Site Reference: SHA/CAR/1**Site Promotion code: SHA/PRO/4****SHLAA Conclusion:** Exclude at Stage A**SITE INFORMATION:****Site Address:** Land south of Park Lane**Site Area (ha):** 0.32**Settlement:** Carhampton**Parish:** Carhampton**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Call for sites.**Planning Status:** No Status**Site Description:**

Relatively flat field elevated above the road (2m approximately) with mature hedge on the frontage. Dwellings on the opposite side of the road and to the east end of the site. Access via agricultural access, but narrow and steep - would need visibility splay and widening. Elevated site - very visible from rear - would need cut and fill to get dwellings lower and would extend the village in a linear form.

Planning History:

N/A

Summary of Key Constraints:

No relevant constraints present.

SUITABILITY STAGE A:**Development Distribution****Biodiversity/Geodiversity****Flood Risk**

No

Yes

Yes

Stage A Decision: No Further Consideration**JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Site is located in the open countryside and is therefore considered to be not in conformity with strategic policies in the Local Plan and therefore has been excluded from further consideration in the SHLAA process.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/CAR/2**Site Promotion code: SHA/PRO/5****SHLAA Conclusion:** Exclude at Stage A**SITE INFORMATION:****Site Address:** Land south of The Court**Site Area (ha):** 0.22**Settlement:** Carhampton**Parish:** Carhampton**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Call for sites.**Planning Status:** No Status**Site Description:**

Flat level field currently pasture - no real issues on site except for access via narrow lanes. Extends village development beyond current area of built development.

Planning History:

N/A

Summary of Key Constraints:

No relevant constraints present.

SUITABILITY STAGE A:**Development Distribution****Biodiversity/Geodiversity****Flood Risk**

No

Yes

Yes

Stage A Decision: No Further Consideration**JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Site is located in the open countryside and is therefore considered to be not in conformity with strategic policies in the Local Plan and therefore has been excluded from further consideration in the SHLAA process.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/CUT/1**Site Promotion code: SHA/PRO/6****SHLAA Conclusion:** Exclude at Stage A**SITE INFORMATION:****Site Address:** Land at Higher Ley Farm**Site Area (ha):** 2.22**Settlement:** Classed as open countryside**Parish:** Cutcombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Call for sites.**Planning Status:** No Status**Site Description:**

Sloping area of isolated agricultural land surrounding Higher Ley Farm. Sited approximately 0.5 miles from the village centre. No services and hugely prominent in the landscape. No access at present but agricultural access alongside Higher Ley.

Planning History:

N/A

Summary of Key Constraints:

The northern area of the site is within the ancient woods buffer zone. The southern edge of the site is included within an area identified on the Historic Environment Record as a water meadow / field gutter system.

SUITABILITY STAGE A:**Development Distribution**

No

Biodiversity/Geodiversity

Yes

Flood Risk

Yes

Stage A Decision: No Further Consideration**JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Site is located in the open countryside and is therefore considered to be not in conformity with strategic policies in the Local Plan and therefore has been excluded from further consideration in the SHLAA process.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/DUL/3**Site Promotion code:****SHLAA Conclusion:** Exclude at Stage A**SITE INFORMATION:****Site Address:** Exmoor Lawns**Site Area (ha):** 0.32**Settlement:** Dulverton**Parish:** Dulverton**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** SHLAA publicity - site identified by member of the public. Previously identified through the 2001 Urban Capacity Study.**Planning Status:** No Status**Site Description:****Planning History:**

N/A

Summary of Key Constraints:

The site lies within the development boundary for Dulverton and Dulverton Conservation Area - it is also designated as an important site for visual amenity. Flood defences surround the eastern and northern boundaries of the site, with the whole area within flood zone 3. The western half of the site is within flood zone 3b and the eastern half in 3a. The southern end of the site also has further constraints including an ancient tree buffer zone, part of the historic settlement core including part of the area identified on the Historic Environment Record as Dulverton Town. Part of the area identified as a Scheduled Ancient Monument for Barle Bridge is also included in the site. The whole site is within the ancient woodland buffer zone.

SUITABILITY STAGE A:**Development Distribution****Biodiversity/Geodiversity****Flood Risk**

Yes

Yes

No

Stage A Decision: No Further Consideration**JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Site is excluded from development as it is within flood zone 3.**Overcoming constraints:**

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/DUL/6**Site Promotion code:****SHLAA Conclusion:** Exclude at Stage A**SITE INFORMATION:****Site Address:** Land Adjoining Oldberry Lane**Site Area (ha):** 0.18**Settlement:** Dulverton**Parish:** Dulverton**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:****Planning Status:** No Status**Site Description:****Planning History:**

Outline proposal for a dwelling refused and the subsequent appeal was dismissed.

Summary of Key Constraints:

The site is outside the development boundary for Dulverton, with over half the of the site lying within flood zone 3b. The site is also wholly within the ancient woods buffer zone.

SUITABILITY STAGE A:**Development Distribution****Biodiversity/Geodiversity****Flood Risk**

No

Yes

No

Stage A Decision: No Further Consideration**JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Site is excluded as it is outside the development boundary for Dulverton, with over half the of the site lying within flood zone 3b.**Overcoming constraints:**

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

**Site Reference: SHA/DUL/18 Site Promotion code: SHA/PRO/10 -
landowner withdrew promotion due to the risk of flooding on the site**

SHLAA Conclusion: Exclude at Stage A

SITE INFORMATION:

Site Address: Land at Barle Corner

Site Area (ha): 0.35

Settlement: Classed as open countryside

Parish: Dulverton

Greenfield/Previously Developed Land: Greenfield

New Build/Conversion: New build

Source: Call for sites.

Planning Status: No Status

Site Description:

SITE WITHDRAWN FROM THE SHLAA PROCESS 10/2/14

Planning History:

N/A

Summary of Key Constraints:

The site lies within flood zone 3 (identified as flood zone 3b in the Strategic Flood Risk Assessment) and the ancient woods buffer zone.

SUITABILITY STAGE A:

Development Distribution

Biodiversity/Geodiversity

Flood Risk

No

Yes

No

Stage A Decision: No Further Consideration

JUSTIFICATION AND CONCLUSION

Suitable: No

Available: No

Achievable (within 5 years): No

Achievable (longer term): No

Conclusion: Site is excluded as it is considered to be in the open countryside and within functional flood plain. Site promotion withdrawn by the owners.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/DUL/28 Site Promotion code:**SHLAA Conclusion:** Exclude at Stage A**SITE INFORMATION:****Site Address:** Land adjacent to The Gardens**Site Area (ha):** 0.12**Settlement:** Dulverton**Parish:** Dulverton**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Identified in the 2001 Urban Capacity Study - Dulverton Site 12**Planning Status:** No Status**Site Description:****Planning History:**

Planning approval granted for development associated with horticultural land use.

Summary of Key Constraints:

The site is within the development boundary and Conservation Area for Dulverton. The area is also recorded on the Historic Environment Record as former allotments to the north of Dulverton. The whole site is within flood zone 3a and directly adjacent to flood zone 3b - a historic flood event is also recorded on the site (Strategic Flood Risk Assessment).

SUITABILITY STAGE A:**Development Distribution****Biodiversity/Geodiversity****Flood Risk**

Yes

Yes

No

Stage A Decision: No Further Consideration**JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Site is excluded from development as it is within flood zone 3.**Overcoming constraints:***The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.*

Site Reference: SHA/DUN/1**Site Promotion code: SHA/PRO/11****SHLAA Conclusion:** Exclude at Stage A**SITE INFORMATION:****Site Address:** Land fronting Avill Farm**Site Area (ha):** 0.15**Settlement:** Classed as open countryside**Parish:** Dunster**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Call for sites.**Planning Status:** No Status**Site Description:**

Flat, level road frontage site that is a former road now fenced off and has become overgrown. High voltage lines and telecommunication lines on the edge of the site - bridleway and access due to Aville Farm entrance.

Planning History:

N/A

Summary of Key Constraints:

The site lies within the ancient woods buffer zone. The northern edge of the site lies within flood zone 2.

SUITABILITY STAGE A:**Development Distribution**

No

Biodiversity/Geodiversity

Yes

Flood Risk

Yes

Stage A Decision: No Further Consideration**JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Site is excluded as it is in the open countryside - over 1km outside the village of Dunster.**Overcoming constraints:**

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/EXF/5**Site Promotion code:****SHLAA Conclusion:** Exclude at Stage A**SITE INFORMATION:****Site Address:** Land at Chibbet Post**Site Area (ha):** 5.54**Settlement:** Classed as open countryside**Parish:** Exford**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site previously put forward for affordable housing by owner.**Planning Status:** No Status**Site Description:****Planning History:**

Approval for continued use of land for siting a caravan.

Summary of Key Constraints:

The site is within the open countryside. Part of the site is recorded on the Historic Environment Record as a water meadow system. There is also a footpath on a north-south direction through the centre of the site.

SUITABILITY STAGE A:**Development Distribution****Biodiversity/Geodiversity****Flood Risk**

No

Yes

Yes

Stage A Decision: No Further Consideration**JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Site is located in the open countryside and is therefore considered to be not in conformity with strategic policies in the Local Plan and therefore has been excluded from further consideration in the SHLAA process.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/EXM/2 **Site Promotion code:**

SHLAA Conclusion: Exclude at Stage A

SITE INFORMATION:

Site Address: Land between Simonsbath Bridge & Birchcleave Wood **Site Area (ha):** 4.04

Settlement: Simonsbath

Parish: Exmoor

Greenfield/Previously Developed Land: Greenfield

New Build/Conversion:

Source: Land owned by Exmoor National Park Authority.

Planning Status: No Status

Site Description:

Planning History:

Planning history relates to the reed bed sewage treatment system present on part of the site.

Summary of Key Constraints:

A large extent of the site lies within areas of flood risk - including a small area of flood zone 2, and a large area within flood zone 3b. Part of the site is within the River Barle Site of Special Scientific Interest and otters (protected BAP species) have also been recorded near the site. The site also lies adjacent to a bridleway and Simonsbath Bridge, a Grade II listed structure.

SUITABILITY STAGE A:

Development Distribution

Biodiversity/Geodiversity

Flood Risk

Yes

No

No

Stage A Decision: No Further Consideration

JUSTIFICATION AND CONCLUSION

Suitable: No

Available: No

Achievable (within 5 years): No

Achievable (longer term): No

Conclusion: Site is excluded as it is a sensitive site which falls within the River Barle Site of Special Scientific Interest and is partly within flood zone 3b.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/KEN/2**Site Promotion code: SHA/PRO/26****SHLAA Conclusion:** Exclude at Stage A**SITE INFORMATION:****Site Address:** Part of Higher Week Farm**Site Area (ha):** 0.8**Settlement:** Classed as open countryside**Parish:** Kentisbury**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site promotion through 2014 Call for Sites.**Planning Status:** No Status**Site Description:**

Open grazing field on elevated site overlooking village. Sunken level as it leads to the north. Field entrance with restricted visibility and close to The Thornes. The field rises to the north and any development would require removal of sections of bank and extensive earth works.

Planning History:

None

Summary of Key Constraints:**SUITABILITY STAGE A:****Development Distribution****Biodiversity/Geodiversity****Flood Risk**

No

Yes

Yes

Stage A Decision: No Further Consideration**JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Site excluded as it does not conform to the adopted settlement strategy in the Local Plan. Site can be reviewed once the emerging plan is adopted if Kentisbury is identified as a Rural Community within the spatial strategy where new local need affordable housing is considered to be acceptable.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/LYN/9**Site Promotion code:****SHLAA Conclusion:** Exclude at Stage A**SITE INFORMATION:****Site Address:** Pump House (South West Water)**Site Area (ha):** 0.12**Settlement:** Barbrook**Parish:** Lynton and Lynmouth**Greenfield/Previously Developed Land:** Mixed**New Build/Conversion:** MIXED**Source:** Site identified by Rural Housing Enabler**Planning Status:** No Status**Site Description:****Planning History:**

Buildings/works approved in relation to the function of the site.

Summary of Key Constraints:

This site is within the open countryside. The pump house within the site lies within flood zone 3b - only the northern edge of the site lies outside the areas of flood risk.

SUITABILITY STAGE A:**Development Distribution****Biodiversity/Geodiversity****Flood Risk**

No

Yes

No

Stage A Decision: No Further Consideration**JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Site is excluded as it is within the open countryside. The pump house within the site lies within flood zone 3b - only the northern edge of the site lies outside the areas of flood risk.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/LYN/36 Site Promotion code:**SHLAA Conclusion:** Exclude at Stage A**SITE INFORMATION:****Site Address:** Field adjacent Summer House Hill Path**Site Area (ha):** 0.28**Settlement:** Classed as open countryside**Parish:** Lynton and Lynmouth**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:****Planning Status:** No Status**Site Description:****Planning History:**

N/A

Summary of Key Constraints:

The site lies within the ancient woods buffer zone and is adjacent to a public right of way. The whole site lies within the remains of an extensive medieval strip field system which is identified on the Historic Environment Record.

SUITABILITY STAGE A:**Development Distribution****Biodiversity/Geodiversity****Flood Risk**

No

Yes

Yes

Stage A Decision: No Further Consideration**JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Site is located in the open countryside and is therefore considered to be not in conformity with strategic policies in the Local Plan and therefore has been excluded from further consideration in the SHLAA process.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/NET/1 Site Promotion code: SHA/PRO/13 - site has been sold. Promoter has withdrawn this site.

SHLAA Conclusion: Exclude at Stage A

SITE INFORMATION:

Site Address: Land at Faircross

Site Area (ha): 0.10

Settlement: Classed as open countryside

Parish: Nettlecombe

Greenfield/Previously Developed Land: Greenfield

New Build/Conversion: New build

Source: Call for sites.

Planning Status: No Status

Site Description:

Irregular shaped area of land located at the north eastern flank of the junction between the B3190 and B3188. The site is elevated above the adjacent highways (1m approx) and has mature hedgerows on the north east and south boundaries with larch lap fencing along the western flank. The site is accessed via private drive to residential properties on the western flank and is currently used for parking cars/caravan with gated access and gravel parking area (unauthorised) - the remaining area of the site is grassed. The site has residential properties on the west and east of the site - one small stone outbuilding on the site.

Planning History:

An application for the erection of a bungalow was refused - subsequently a CLEUD has been approved for the lawful use of the land for a car parking area and garden.

Summary of Key Constraints:

The site is within the open countryside and within a waste buffer (based around a disused quarry which has been used for the disposal of [inert] waste).

SUITABILITY STAGE A:

Development Distribution

Biodiversity/Geodiversity

Flood Risk

No

Yes

Yes

Stage A Decision: No Further Consideration

JUSTIFICATION AND CONCLUSION

Suitable: No

Available: No

Achievable (within 5 years): No

Achievable (longer term): No

Conclusion: Site is located in the open countryside and is therefore considered to be not in conformity with strategic policies in the Local Plan and therefore has been excluded from further consideration in the SHLAA process. The site was withdrawn by the promoter.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/NET/2**Site Promotion code: SHA/PRO/14****SHLAA Conclusion:** Exclude at Stage A**SITE INFORMATION:****Site Address:** Land Opposite Nurseries**Site Area (ha):** 0.09**Settlement:** Classed as open countryside**Parish:** Nettlecombe**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Call for sites.**Planning Status:** No Status**Site Description:**

This is a narrow strip of land currently used as car parking which runs along the flank of an unclassified road. The site has a footpath at the western end and straddles a stream. Part of the site to the western end is overgrown and has mature trees located within it. The site is relatively level with dwellings on opposite side of the road to the north and east and open countryside to the rear (south) and west of the site. There are a few stone walls (low) and a stone bridge and a small stone building (poor state of repair).

Planning History:

Enforcement issue regarding untidy site - negotiated with landowner - no further action required.

Summary of Key Constraints:

The site is part of the area denoted on the Historic Environment Record as Woodford shrunken village, and part of the site is within the designated Historic Park & Garden of Nettlecombe Court. A footpath runs north to south through the centre of the site. The western area of the site also lies within flood zone 3 (identified as Flood Zone 3b on the Strategic Flood Risk Assessment).

SUITABILITY STAGE A:**Development Distribution****Biodiversity/Geodiversity****Flood Risk**

No

Yes

No

Stage A Decision: No Further Consideration**JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Site excluded as located within the open countryside and flood zone 3b.**Overcoming constraints:**

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/OAR/1 **Site Promotion code:****SHLAA Conclusion:** Exclude at Stage A**SITE INFORMATION:****Site Address:** Field Centre**Site Area (ha):** 0.1**Settlement:** Classed as open countryside**Parish:** Oare**Greenfield/Previously Developed Land:** PDL**New Build/Conversion:****Source:** Pre-application enquiry regarding the conversion of the building to a local needs affordable dwelling. Site highlighted as possible local affordable housing.**Planning Status:** Pre-App**Site Description:**

Small triangular site on side of road and side of river valley. Steep slopes on river valley side with mature trees. Has access on to highway via existing double gate and is currently occupied by a derelict village hall building which is single storey and timber framed. Stone walling to the frontage of the site. Country lane through Oare runs past frontage of site and residential properties to east of site - on the west of site open fields to Lorna Doone Farm - approximately 150m to the west.

Planning History:

N/A

Summary of Key Constraints:

This site is within the open countryside - there are no key constraints listed on the GIS - apart from flood zone 3b which is near the site.

SUITABILITY STAGE A:**Development Distribution****Biodiversity/Geodiversity****Flood Risk**

No

Yes

Yes

Stage A Decision: No Further Consideration**JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Exclude from the SHLAA supply as the site is not consistent with the adopted spatial strategy. Site can be reviewed once the emerging plan is adopted if Oare/Malmsmead is identified as a Rural Community within the spatial strategy where new local need affordable housing is considered to be acceptable.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/POR/13 Site Promotion code: SHA/PRO/17**SHLAA Conclusion:** Exclude at Stage A**SITE INFORMATION:****Site Address:** Land at Glen Halse**Site Area (ha):** 0.65**Settlement:** Porlock**Parish:** Porlock**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Call for sites.**Planning Status:** No Status**Site Description:**

Steeply sloping wooded valley side to eastern flank of Glen Halse - very poor access onto A39 at Porlock Hill - no services and unrelated to development.

Planning History:

No previous planning applications. Enforcement cases relating to untidy land on part of the site have been resolved.

Summary of Key Constraints:

The majority of the site is designated as Section 3 woodland and falls within part of the Halse Common county wildlife site. The site is also within the ancient woods buffer zone. High landscape sensitivity.

SUITABILITY STAGE A:**Development Distribution****Biodiversity/Geodiversity****Flood Risk**

No

Yes

Yes

Stage A Decision: No Further Consideration**JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Site excluded as it lies outside the development boundary for Porlock.**Overcoming constraints:**

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/POR/36 Site Promotion code:**SHLAA Conclusion:** Exclude at Stage A**SITE INFORMATION:****Site Address:** Site adjacent Chapelknap**Site Area (ha):** 1.29**Settlement:** Classed as open countryside**Parish:** Porlock**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site identified at the Porlock Your Future Exmoor event.**Planning Status:** No Status**Site Description:**

Greenfield site flanked to east, south and north by hedgerows - flanked to south by toll road and east/south by the main Porlock Weir road. Chapel Knap to west is a detached residential dwelling with other dwellings further to the west. Very prominent elevated site that slopes to the north. Poor visibility for access to the site - no access currently. Options would be via Toll Road or Porlock Weir road but both have visibility splay issues.

Planning History:

N/A

Summary of Key Constraints:

The site is in the open countryside and lies within the Conservation Area for Porlock Weir and the designated coastal zone. The area is also covered by the ancient woods buffer zone and part of the site is designated as an orchard of high landscape importance.

SUITABILITY STAGE A:**Development Distribution****Biodiversity/Geodiversity****Flood Risk**

No

Yes

Yes

Stage A Decision: No Further Consideration**JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Site is excluded as it is within the open countryside and therefore not within plan policy. Any development in Porlock Weir would need to be considered as part of an overall strategy as part of Coastal Change Management Area under proposals in the emerging Local Plan.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/SLW/1 **Site Promotion code:**

SHLAA Conclusion: Exclude at Stage A

SITE INFORMATION:

Site Address: Land to the south of Harepark

Site Area (ha): 1.18

Settlement: Allerford
Without

Parish: Selworthy and Minehead

Greenfield/Previously Developed Land: Greenfield

New Build/Conversion: New build

Source: Land owned by National Trust and considered to be a site within/well related to a rural settlement.

Planning Status: No Status

Site Description:

Planning History:

N/A

Summary of Key Constraints:

The site is designated as an important open space for visual amenity and is within a ground water protection zone. The site also lies within flood zone 3b and a public footpath passes directly through the centre of site.

SUITABILITY STAGE A:

Development Distribution

Yes

Biodiversity/Geodiversity

Yes

Flood Risk

No

Stage A Decision: No Further Consideration

JUSTIFICATION AND CONCLUSION

Suitable: No

Available: No

Achievable (within 5 years): No

Achievable (longer term): No

Conclusion: Site is excluded as it lies within flood zone 3b.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/SLW/3 **Site Promotion code:**

SHLAA Conclusion: Exclude at Stage A

SITE INFORMATION:

Site Address: Site adjacent Myrtle Cottage

Site Area (ha): 0.12

Settlement: Allerford
Without

Parish: Selworthy and Minehead

Greenfield/Previously Developed Land:

New Build/Conversion:

Source:

Planning Status: No Status

Site Description:

Planning History:

N/A

Summary of Key Constraints:

The site lies within Allerford Conservation Area and the historic settlement core. The site is also within flood zone 3b and a ground water protection zone.

SUITABILITY STAGE A:

Development Distribution

Biodiversity/Geodiversity

Flood Risk

Yes

Yes

No

Stage A Decision: No Further Consideration

JUSTIFICATION AND CONCLUSION

Suitable: No

Available: No

Achievable (within 5 years): No

Achievable (longer term): No

Conclusion: Site is excluded as it lies within flood zone 3b.

Overcoming constraints:

<i>The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.</i>
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Site Reference: SHA/STO/1**Site Promotion code: SHA/PRO/20****SHLAA Conclusion:** Exclude at Stage A**SITE INFORMATION:****Site Address:** Land south west of Combecross Hill**Site Area (ha):** 5.58**Settlement:** Classed as open countryside**Parish:** Stogumber**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Call for sites.**Planning Status:** No Status**Site Description:**

Gently sloping open field in an elevated position above Monksilver - road runs to east and south but basically this is an isolated area of land separate from the village.

Planning History:

N/A

Summary of Key Constraints:

The southern area of the site lies within the ancient woods buffer zone.

SUITABILITY STAGE A:**Development Distribution****Biodiversity/Geodiversity****Flood Risk**

No

Yes

Yes

Stage A Decision: No Further Consideration**JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Site is located in the open countryside and is therefore considered to be not in conformity with strategic policies in the Local Plan and therefore has been excluded from further consideration in the SHLAA process.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/WIH/8**Site Promotion code: SHA/PRO/24****SHLAA Conclusion:** Exclude at Stage A**SITE INFORMATION:****Site Address:** Garliscombe Cottage and land**Site Area (ha):** 0.34**Settlement:** Withypool**Parish:** Withypool and Hawkridge**Greenfield/Previously Developed Land:** Mixed**New Build/Conversion:** MIXED**Source:** Call for sites.**Planning Status:** No Status**Site Description:**

Open meadow adjoining rivers at entrance to the village. Small tin shed adjoining the road. Road frontage bounded by low stone wall with views over paddock to Cranscombe Mill (listed). Site helps form the setting to the village.

Planning History:

No planning history shown on PACS

Summary of Key Constraints:

Majority of the site, including the ruined cottage lies within flood zone 3, a small area within flood zone 2, and a small area of the north-east corner outside areas of flood risk. Site lies within the Ancient Woods buffer zone.

SUITABILITY STAGE A:**Development Distribution****Biodiversity/Geodiversity****Flood Risk**

Yes

Yes

No

Stage A Decision: No Further Consideration**JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Site is excluded as it lies within flood zone 3b.**Overcoming constraints:**

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/WIN/11 Site Promotion code: SHA/PRO/37**SHLAA Conclusion:** Exclude at Stage A**SITE INFORMATION:****Site Address:** Land between Winsford Stores and Winsford Garage **Site Area (ha):** 0.08**Settlement:** Winsford**Parish:** Winsford**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site promoted through 2014 Call for Sites.**Planning Status:** No Status**Site Description:**

Corner site adjoining two rivers. Overgrown site in central village location. Larger self-seeded trees along north boundary by river and appears to be a previous allotment site. Self-seeded smaller trees at the front of the site which is set back behind grass verge.

Planning History:

Planning permission approved in 1980 for the demolition and rebuild of the Post Office, which incorporated this site. This permission was not enacted.

Summary of Key Constraints:

The site lies within Flood Zone 3b - defined as the functional flood plain within Level 1 Strategic Flood Risk Assessment. The site is also defined as Important Open Space - Visual Amenity on the proposals map of the adopted Local Plan and is adjacent to the Grade II listed telephone kiosk. Proposed development on the site should also take account of NATS (National Air Traffic Services) requirements and the statutory safeguarding height zones for the Meteorological Office at Cobbacombe Cross.

SUITABILITY STAGE A:

Development Distribution	Biodiversity/Geodiversity	Flood Risk
Yes	Yes	No

Stage A Decision: No Further Consideration**JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No**Conclusion:** Site is excluded from development as it is within flood zone 3b.**Overcoming constraints:**

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/WOC/9 **Site Promotion code:**

SHLAA Conclusion: Exclude at Stage A

SITE INFORMATION:

Site Address: Appledore

Site Area (ha): 0.25

Settlement: Classed as open countryside

Parish: Wootton Courtenay

Greenfield/Previously Developed Land: Greenfield

New Build/Conversion: New build

Source:

Planning Status: No Status

Site Description:

Planning History:

Planning history relates to householder development.

Summary of Key Constraints:

The site is located in the open countryside - however there are no specific constraints identified on the GIS.

SUITABILITY STAGE A:

Development Distribution

Biodiversity/Geodiversity

Flood Risk

No

Yes

Yes

Stage A Decision: No Further Consideration

JUSTIFICATION AND CONCLUSION

Suitable: No

Available: No

Achievable (within 5 years): No

Achievable (longer term): No

Conclusion: Site is located in the open countryside and is therefore considered to be not in conformity with strategic policies in the Local Plan and therefore has been excluded from further consideration in the SHLAA process.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan.

Site Reference: SHA/WOC/13 Site Promotion code: SHA/PRO/38**SHLAA Conclusion:** Exclude at Stage A**SITE INFORMATION:****Site Address:** Site Adjacent to Robin How**Site Area (ha):** 0.29**Settlement:** Wootton Courtenay**Parish:** Wootton Courtenay**Greenfield/Previously Developed Land:** Greenfield**New Build/Conversion:** New build**Source:** Site promoted through 2014 Call for Sites.**Planning Status:** No Status**Site Description:**

The outlined area is relatively flat and open to wide views in the landscape. It sits away from Robin How and is located in an area where the village has tapered off to countryside. Narrow lane to service this site. The outlined area is bisected by a hedge with a mature tree so not appropriate to accommodate both elements in a single development. Only the front triangle would be possible but site is judged more out of the village than in.

Planning History:

Outline planning permission for a dwelling refused in 1963 - considered to be detached from the main built-up part of Wootton Courtenay, would result in detriment to the visual amenity, and Brockwell Lane is inadequate by reason of its width and alignment

Summary of Key Constraints:

The only constraint mapped on the site is NATS (National Air Traffic Services).

SUITABILITY STAGE A:**Development Distribution****Biodiversity/Geodiversity****Flood Risk**

No

Yes

Yes

Stage A Decision: No Further Consideration**JUSTIFICATION AND CONCLUSION****Suitable:** No**Available:** No**Achievable (within 5 years):** No**Achievable (longer term):** No

Conclusion: Site is located in the open countryside and is therefore considered to be not in conformity with strategic policies in the Local Plan and therefore has been excluded from further consideration in the SHLAA process.

Overcoming constraints:

The inclusion of a site within the SHLAA does not indicate that planning permission will be granted for housing development or that the site will be allocated for development as part of the Local Plan