

## South of Burnett, adjacent to the A39

This location has been identified as a potential long-term opportunity for a standalone development or new community as part of a longer-term spatial strategy. The council is seeking views on whether stakeholders consider it should be explored.

It is included in the Options document to assess the potential issues that would need to be considered and whether this area has any merit for further discussion and exploration. The map below indicates a broad area of search. The area is identified as causing less harm to the landscape than other locations close to Bath, although woodland planting would be required in the area to the west as screening to the Chew Valley.

As it is some distance away from any reasonably sized communities, it would need to be of sufficient scale to provide day-to-day services such as a primary school and local shops. It would also be reliant on improvements to public transport and active travel routes, which if delivered, would also benefit other existing communities along this route and in the wider area. Considerable further work is required to identify whether these issues are achievable.

One of the potential benefits of this location is that a significant portion of this area is owned by the Duchy, who have a proven track record of delivering high quality, sustainable and mixed use development.

An additional benefit of this location is that given its proximity to the Bath Spa University campus, there could be opportunities to deliver some of their future needs in this location. This has not been discussed with Bath Spa University.

