

SOMERSET COUNTY COUNCIL



COUNTY OF SOMERSET DEVELOPMENT PLAN
BRISTOL AND BATH GREEN BELT

Amendment No. 12 1966

Written Statement

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TOWN AND COUNTRY PLANNING ACT, 1962

COUNTY OF SOMERSET DEVELOPMENT PLAN

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Consequential Amendments to the approved Written Statement

Alterations and Additions to the Written Statement

- (a) *In paragraph 1 of the INTRODUCTION on page 1, after (7) add (8)* Inset Maps in respect of the inner boundary of the Green Belt at Pill and of eight villages in the Green Belt around the Cities of Bristol and Bath.

In paragraph 2 of the INTRODUCTION on page 1, at the end of the first sub-paragraph add The nine Inset Maps, eight of which indicate the limits within which development in the villages concerned will be allowed and one the inner boundary of the Green Belt at Pill, are drawn to a scale of 1 : 25000 (approximately 2½ inches to 1 mile).

In paragraph 2, sub-paragraph 4, of the INTRODUCTION on page 1, after Town Map, insert in both cases, or Inset Map.

- (b) *In PART ONE after paragraph 24 add*

24A GREEN BELT AROUND BRISTOL AND BATH

Reasons for the Green Belt

- (1) It is considered that any substantial expansion of the built-up areas of Bristol and Bath into the County of Somerset should be checked; also the merging of Bristol, Keynsham, Saltford and Bath should be prevented and the identity and existing character of the surrounding towns, villages and hamlets should be preserved. Land adjoining the boundaries of the County Boroughs of Bristol and Bath has therefore been defined in the Development Plan as a Green Belt.

Policy of Local Planning Authority in the Green Belt

- (2) It is the intention of the Local Planning Authority when considering applications for planning permission for development within the Green Belt to limit such development generally to that necessary for the continued vitality of the countryside and the villages therein, so that the present rural character is preserved for the well-being of the inhabitants of the cities and countryside alike.
- (3) Outside the villages selected for expansion or infilling the purposes for which building (and the change of use of existing buildings) will be permitted in the Green Belt are agriculture and forestry, sport, cemeteries, institutions standing in large grounds or other uses appropriate to a rural area or to the life of a village or hamlet.

Development detrimental to the visual amenities of the Green Belt

- (4) Generally the Local Planning Authority will exercise their powers of control of development throughout the Green Belt and the villages therein with a view to the preservation of rural character and to ensuring that the visual amenities will not be injured by proposals for development within or conspicuous from the Green Belt, which although they would not prejudice its main purpose might be inappropriate by reason of their siting, materials or design.

Development in "White" areas between the Green Belt and the areas allocated for Development in the Plan

- (5) The Green Belt notation represents a long term policy and it has only been drawn over areas where it is in the Local Planning Authority's view clear that the Green Belt policy will need to be maintained in the long term. The Inner Boundary has therefore been so defined as to leave unallocated certain areas of land between the Green Belt and the development proposals: these areas may later be allocated to meet demands for development beyond the present period of the Plan, or the Green Belt notation may be extended over them if it should later appear that they should be kept open in the long term; but in any event the Local Planning Authority will meanwhile permit only such development there as would be appropriate in the neighbouring Green Belt.

Extent and boundaries of Green Belt

- (6) The area of the land included in the Green Belt is about 145 square miles, in North Somerset, and includes land within the Urban Districts of Clevedon and Keynsham and parts of the Rural Districts of Long Ashton, Axbridge, Clutton, Bathavon and Frome.
- (7) The Inner Boundary of the Green Belt follows the western bank of the River Avon (excluding Pill as indicated on Inset Map No. 1) to Leighwoods; thence, excluding the development at Leighwoods, it follows the boundary of the City of Bristol through Ashton Park to Ashton Gate, but excludes the industrial development thereabouts: from Ashton Gate it continues along the city boundary west and south of Bishopsworth to Whitchurch, thereafter following the city boundary to the River Avon near Heath Farm.

The Inner Boundary of the Green Belt around the City of Bath follows the city boundary except at Bailbrook, Lower Swainswick and Combe Down where the development areas, which are largely built up, are excluded.

Between Heath Farm and Tellisford the Green Belt extends to the County boundary with the exception of parts of Keynsham and Freshford.

- (8) The Outer Boundary of the Green Belt leaves the western bank of the River Avon and proceeds in a southerly direction to the line of the Bristol-Portishead railway line which it follows to Portbury thence proceeding in a westerly direction it excludes Portishead and the villages of North Weston and Weston-in-Gordano and includes the Tickenham Ridge as far west as Court Hill, swinging east to exclude Nailsea and West Town and west again to include the villages of Brockley, Cleeve and Cadbury Hill; it excludes the villages of Congresbury, Wrington, Burrington, Blagdon, Ubley, Compton Martin and West Harptree; it includes the Chew Valley Reservoir; it excludes the villages of Clutton, Farmborough, Timsbury and Peasedown St. John; it includes the village of Wellow; it excludes the village of Norton St. Phillip and rejoins the county boundary at Tellisford.
- (9) The area between the River Avon and Portbury Wharf north of the Bristol to Portishead Railway line has been excluded from the Green Belt solely because of its potentiality in this area for dock development.

Development in existing towns and villages in the Green Belt

- (10) (1) The following Town Maps which are included in this submission define the limits within which development will be allowed at the following places:-

(i) Town Map for the South Eastern Environs of the City and County of Bristol

Whitchurch
Keynsham
Saltford

(ii) Town Map for the South Western Environs of the City and County of Bristol

Abbots Leigh
Falland (Sixty-Acres)
Long Ashton
Part of Barrow Gurney
Dundry

(iii) Town Map for the Environs of the City of Bath

Corston
Lower Swainswick and Bailbrook
Batheaston
Bathford
Bathampton
Combe Down
Monkton Combe

- (2) The following Town Maps which are already before the Minister but have not yet been added to the Development Plan define the limits within which development will be allowed at the following places:-

(i) Town Map for the Nailsea Area

Flax Bourton
Part of Barrow Gurney

(ii) Town Map for Clevedon

Tickenham road area

- (11) Insets to the County Map define the limits within which development will be permitted in:-

Clapton-in-Gordano
Cleeve
Felton
Freshford
Portbury
Redhill
Tickenham
Winford

- (12) It is proposed to permit only a limited amount of infilling in:-

Butcombe
Chew Magna
Chew Stoke
Combe Hay
Compton Dando
Hinton Charterhouse
Lower Falland
Marksbury

Naish Lane (Barrow Gurney)
Pensford
Priston
Ridgehill
Stanton Drew
Tunley
Upper Stanton Drew
Wellow

and no limits of development have therefore been shown in these cases.

- (13) In the approved Town Maps for the Environs of Bristol and Bath certain detached small areas of existing development were marked with the notation for residential development; such areas are now included within the Green Belt notation.

Minerals

- (14) Deposits of Fullers Earth at South Stoke (M.R. 746616). The site contains Fullers Earth and should not be sterilised by surface development.

- (c) *In PART TWO(A), after paragraph 12, on page 6, add:-*

12A GREEN BELT

The major portion of this Town Map Area is within the Green Belt for Bristol and Bath referred to in paragraph 24A of PART ONE of this Written Statement.

In PART TWO(B), in 11(b) delete the word 'trunk'.

- (d) *In PART TWO (B), after paragraph 15, on page 9, add:-*

15A GREEN BELT

The major portion of this Town Map Area is within the Green Belt for Bristol and Bath referred to in paragraph 24A of PART ONE of this Written Statement.

In paragraph 16, delete No. 25 and substitute No. 27.

- (e) *In PART THREE, after paragraph 14, on page 12, add:-*

14A GREEN BELT

The major portion of this Town Map Area is within the Green Belt for Bristol and Bath referred to in paragraph 24A of PART ONE of this Written Statement.

- (f) *In PART SEVEN, after paragraph 12, on page 21; add:-*

12A GREEN BELT

An area of about 76 acres in the south-eastern corner of the Town Map Area is within the Green Belt for Bristol and Bath referred to in paragraph 24A of this Written Statement.

L. GOODMAN
Assistant Secretary
Ministry of Housing and
Local Government.