

CORE STRATEGY UPDATE

Consultation open
11th November to
20th December 2013

This is your opportunity to comment on the suggested changes to the Core Strategy. In response to concerns raised by the Planning Inspector it is proposed to allocate strategic sites for housing development and remove land from the Green Belt on the edge of Bath, Keynsham and at Whitchurch.

Your comments will be considered by the Planning Inspector before the Core Strategy is finalised.

Find out more and respond online at
www.bathnes.gov.uk/corestrategy

CONSULTATION ON THE CORE STRATEGY AMENDMENTS

REASON FOR THE AMENDMENTS

Earlier this year the Council consulted widely on proposed changes to the Core Strategy including a revised housing figure and the identification of broad strategic locations where land should be removed from the Green Belt for development. These are at:

- Odd Down/South Stoke
- Weston
- East Keynsham
- South West Keynsham
- Whitchurch

The Core Strategy Examination has now resumed and the Inspector has raised a number of points which have led to the Council suggesting some amendments to the Core Strategy. These amendments are being published for consultation.

SCOPE OF THE AMENDMENTS

In order to address the Inspector's concerns around housing delivery the Council has defined strategic sites at each of the five strategic locations listed above. This will mean redrawing the Green Belt boundaries at each of these locations.

These amendments do not relate to the principle of releasing land in these locations but to the suggested strategic sites and Green Belt boundaries along with the placemaking principles relating to their development. It was previously envisaged that this work would be undertaken in the Placemaking Plan. The sites are now identified in the Core Strategy and will no longer be addressed in the Placemaking Plan.

All potential changes being consulted on are set out in a 'Schedule of Core Strategy Amendments'.

Comments are invited on the suggested amendments as well as alternative site and boundary options. Information on rejected locations is also included in the 'Schedule of Core Strategy Amendments'. These and other amendments the Inspector is asking us to consult on will be tested through the Examination process.

BACKGROUND EVIDENCE

A significant amount of evidence base work has been done to inform site allocations and much of this was published on 13th September 2013 as part of the Examination process. This and any additional evidence informing the site allocation details can be found on the Council's website.

CONSULTATION

The Council is providing the opportunity for comments to be made on the amendments to the Core Strategy document. This consultation is your chance to submit your views to the Planning Inspector before the Core Strategy examination hearings resume.

All comments received will be collated by the Council and passed on to the Planning Inspector to be considered during the examination of the Core Strategy. The Examination hearings to discuss the Green Belt sites are likely to be held early in 2014. The dates for these hearings will be published on the Core Examination webpage: www.bathnes.gov.uk/corestrategy

The amendments being proposed are summarised on the following pages.

The consultation runs **until 20th December 2013**.

CORE STRATEGY EXAMINATION

Only objectors to the Core Strategy have the opportunity to be heard at the examination hearings. The sessions are open so anyone can watch the proceedings.

All of the comments made will be considered by the Inspector before he makes a decision about whether the strategy is sound.

The purpose of the examination is for the inspector to consider if the plan is legally compliant and sound. The Core strategy must be judged to ensure it is legally compliant and that it meets four tests:

1. Is the plan positively prepared?
2. Is the plan justified?
3. Is the plan effective?
4. Is the plan consistent with national policy?

CONSULTATION: QUICK GUIDE

WHERE TO FIND MORE DETAIL

This display is a summary of the Core Strategy amendments.

You can view the full schedule of amendments and other background documents at:

- all libraries in the district
- Main Council offices (One Stop Shop, Bath; The Hollies Midsomer Norton and Riverside Keynsham) during opening hours
- consultation events
- www.bathnes.gov.uk/corestrategy

HOW TO MAKE A COMMENT

Please use the comment forms to let us know your views on the proposed changes. Comment forms are available at the locations listed above.

A Guidance Note has also been prepared to assist you to fill out the comment form; extra assistance is available on request.

| | | | | |
|--|--|--|--|---|
| Bath & North East Somerset Council | | Core Strategy Amendments November 2013 Comment Form Part 1 | | For official use only: Received: Acknowledged: Respondent No.: |
| For guidance on filling in this form, see note on our website: www.bathnes.gov.uk/corestrategy Text in blue indicates a hyperlink that will open the relevant document, website or email. | | | | |
| Please return this form to Planning Services by 5pm on 20 th December 2013 ideally by email to core_strategy@bathnes.gov.uk or, if you do not have access to email, by post to: Planning Policy Core Strategy Amendments, B&NES Council, PO Box 5006, Bath, BA1 1LG. | | | | |
| The Core Strategy is being examined by an independent Inspector and your comment(s) will be considered as part of this process. Please comment on the amendments only. These are available on the above website. Using this form will help ensure your comments are valid. | | | | |
| This form (Part 1) need only be completed once, but should accompany each submission of Part 2 of the Comment Form. The Schedule of Core Strategy Amendments, the Comment Form Part 1 and Part 2, and the Guidance Note can be downloaded from the website above. Please contact Planning Policy on 01225 477548 if you do not have internet access. | | | | |
| Part 1: Contact details Please note that email is the Council's preferred method of communication and enables us to contact you quickly and efficiently. Please also provide a postcode with details of your address. | | | | |
| Personal Details | | Agent Details (if applicable) | | |
| Title | | Title | | |
| First Name | | First Name | | |
| Surname | | Surname | | |
| Job Title <i>(only if applicable)</i> | | Job Title | | |
| Organisation <i>(only if applicable)</i> | | Organisation | | |
| Email | | Email | | |
| Address | | Address | | |
| | | | | |
| Postcode | | Postcode | | |
| Date | | Date | | |
| Please note that names and comments will be published. | | | | |

Please make sure that you clearly reference which change you would like to comment on. You can add a text description and if possible please include a change reference number. These change reference numbers start with the prefix "CSA". The change references are highlighted throughout this summary. For example:

CHANGE REFERENCE SHOWN HERE

HOW TO READ THE MAPS/DIAGRAMS

The amendments to the Key Diagram from the Core Strategy are highlighted together with the change reference numbers so that you can refer to them in your comments.

Illustrative concept maps are also included for each of the five strategic sites in this summary which show the suggested site boundary and indicate broadly the key placemaking principles for each of the sites referred to in the policy. These concept maps therefore form part of the Core Strategy amendments.

Please see the label on each diagram for clarification. For example:

Diagram label shown here
Text about the diagram

The detailed site boundary and amendments to the detailed Green Belt boundary to be shown on the Policies Map are set out in an Annex to the 'Schedule of Core Strategy Amendments' for comment.

STRATEGIC SITE ALLOCATIONS OVERVIEW

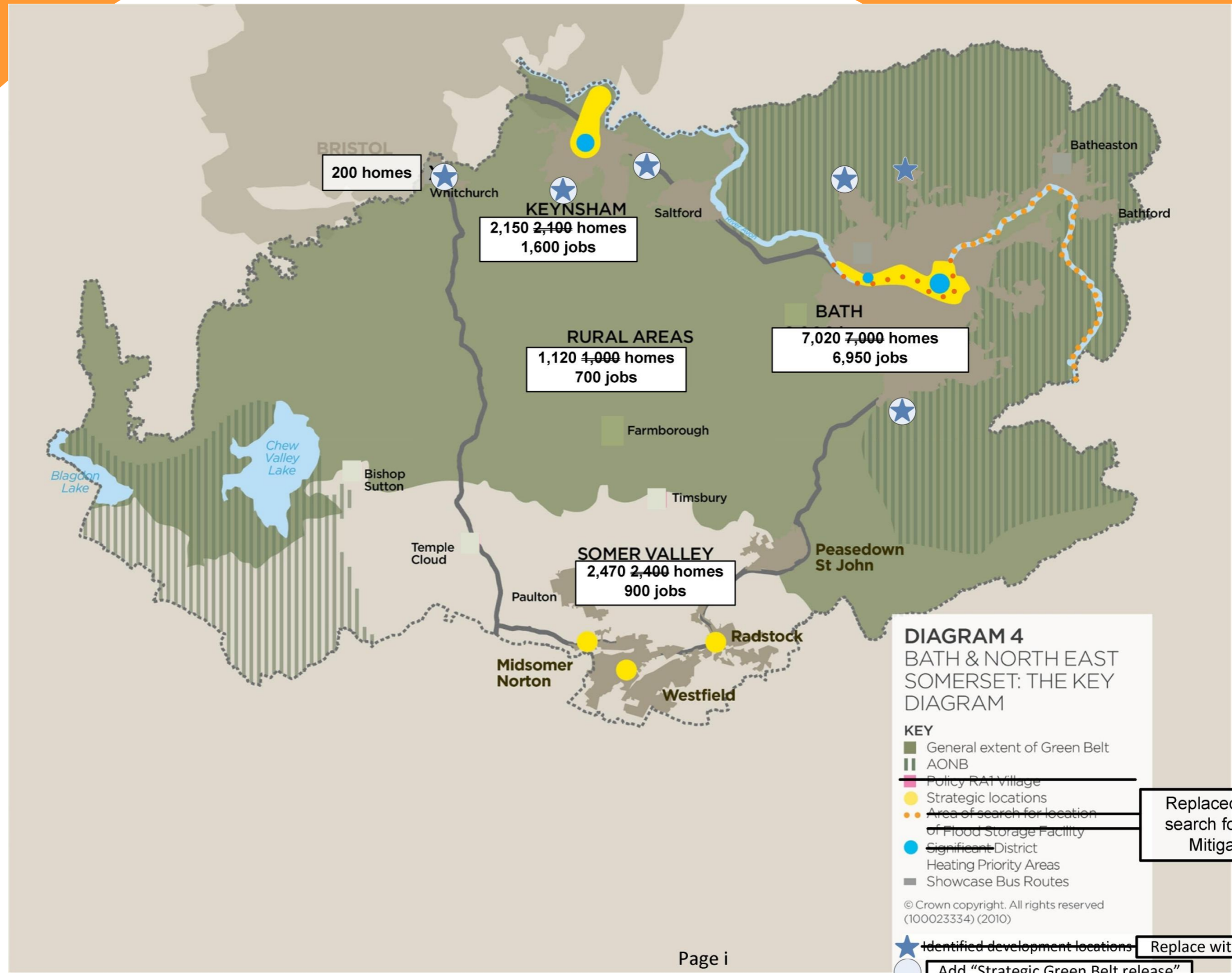
The Key Diagram (right) illustrates the broad proposals of the Core Strategy. It shows the extent of the Green Belt and the two Areas of Outstanding Natural Beauty (AONBs) in Bath and North East Somerset.

The diagram also depicts the broad spatial strategy for accommodating development. It shows that most new housing is on brownfield sites in existing settlements.

There are six key greenfield proposals as shown by a blue star. These were agreed in March 2013 and consulted on in April/May 2013.

The locations where land is to be removed from the Green Belt is shown by a white circle overlaid by a blue star. It is the detailed sites and Green Belt boundaries in these locations that are the subject of the current consultation.

www.bathnes.gov.uk/corestrategy



CHANGE REF: CSA16

Replaced text with "Area of search for location of Flood Mitigation Measures"

Replace with "Strategic Site"

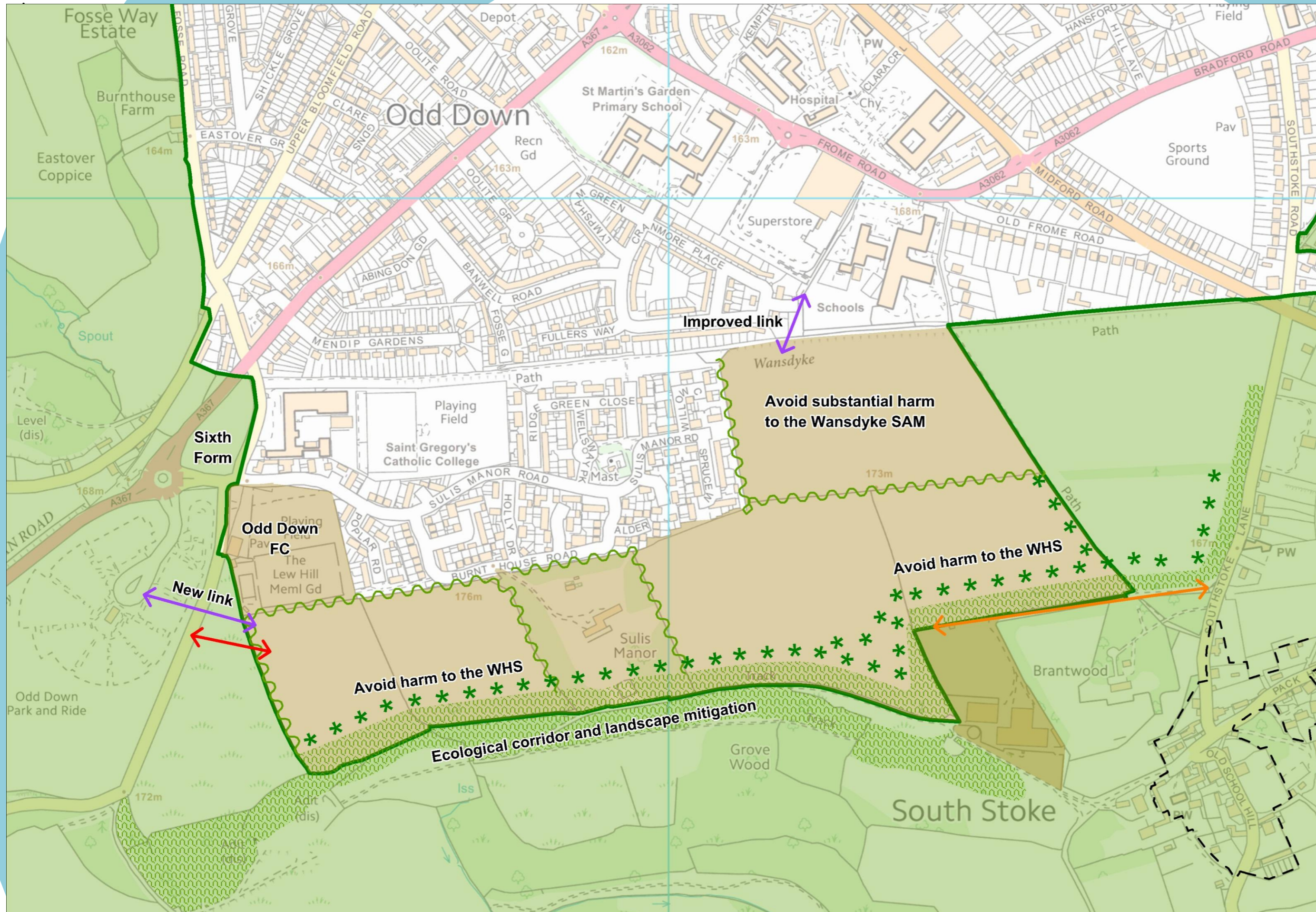
Add "Strategic Green Belt release"

STRATEGIC SITE ALLOCATION ODD DOWN/SOUTH STOKE

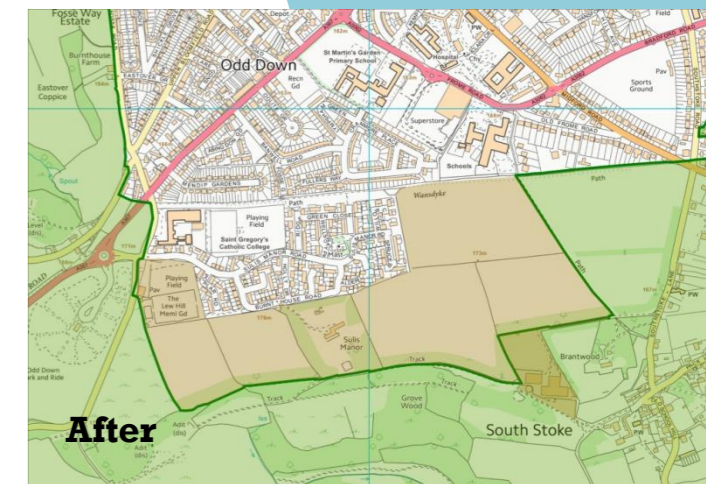
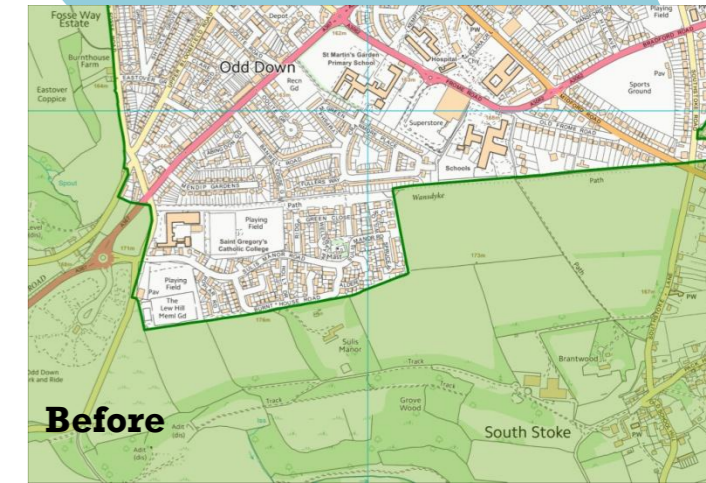
CHANGE
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CSA23

CONCEPT DIAGRAM

CHANGE
REF:
CSA24



Proposed map changes



- Green Belt (showing the proposed change)
- Strategic Site Allocation
- ↔ Primary vehicle access
- ↔ Potential vehicle access
- ↔ Pedestrian and cycle link
- Retained hedgerows and trees
- Retained vegetation
- * Additional Green Infrastructure

Land adjoining Odd Down, Bath Strategic Site Allocation

Policy B3A

Land is removed from the Green Belt as shown on the *Key Diagram* and *Policies Map* and allocated for residential development and associated infrastructure during the Plan period.

The requirements that need to be met to enable development are set out in the Placemaking Principles, Core Policies and indicated on the *Concept Diagram*. The Placemaking Principles, being site specific, take priority over the Core Policies.

Placemaking Principles:

1. Residential led mixed use development (to include 40% affordable housing) of around **300 dwellings**, in the plan period. The site should be developed at an average density of 35-40dph.

2. Preparation of a comprehensive **Masterplan**, through public consultation, reflecting best practice as embodied in 'By Design' (or successor guidance), ensuring that it is well integrated with neighbouring areas.

3. Provision of **Green infrastructure** including multifunctional green space (formal, natural and allotments); well integrated Sustainable Urban Drainage Systems and habitat, pedestrian and cycle connectivity within the site and to the surrounding area.

4. Include new **Public Rights of Way** and provide enhanced public access within the site and connecting well to the surrounding area.

5. A **Landscape and Ecological Mitigation Strategy and Management Plan** is required, as part of the Masterplan, to ensure satisfactory mitigation and protection to include:

Ecological Requirements

- Protection of dark skies to the south and east of the location including zones of no artificial light adjacent to

the protected tree belt and other ecological features retained or created within the site and in adjacent grazing lands. Light spill should be limited to no more more than 1 lux (equivalent to a moonlit night)

- Retention and cultivation of planting features and off-site habitat including the retention of hedgerows and tree belts, as indicated on the *Concept Diagram*
- Safeguard skylark interest
- New woodland planting along the southern boundary of the plateau, particularly to the east of Sulis Manor (i) within the site and (ii) off-site within the plateau in order to strengthen bat foraging and flight links with Horsecombe Vale
- A recreational strategy to minimise harm to adjacent grazing regimes and habitats

Particular attention is to be given to ensure satisfactory compensation, mitigation and protection of European protected bat species and their habitat, and the protection of Priority Species.

Landscape Requirements

- Retention and protection of existing trees and significant hedgerows by inclusion within public open space and enhance hedgerows by provision of additional planting
- Protect the tree belt on the southern edge of the site and enhance with additional planting to ensure visual screening of the site from views to the south
- Avoid or minimise detrimental impacts on (and provide enhancements to important landscape features and significant views):
 - the Cotswolds AONB
 - South Stoke Conservation area and its setting
 - The character of the Cam Brook valley and Sulis Manor Plateau
 - The character of South Stoke and Combe Hay Lanes

- Midford Road and the Cross Keys junction including maintaining open rural views over the plateau
- The Wansdyke Scheduled Ancient Monument
- Medium and long distance views such as Upper Twinhoe and Baggridge Hill

6. Development causing substantial harm to designated heritage assets, or non-designated heritage assets of demonstrably equivalent significance, and/or their settings should be avoided. In addition, all opportunities should be taken to avoid or minimise other harm. As part of the Masterplan, the following should be addressed:

World Heritage Site

- The Southern boundary of the site should remain undeveloped to limit the visibility of development in wider views. An acceptable southerly extent of development and appropriate building heights will need to be established as part of the Masterplan.
- The Easterly extent of development and appropriate Eastern boundary treatment should be established as part of the Masterplan.
- Control light pollution to protect the visual screening of the site from views to the south.

Wansdyke Scheduled Ancient Monument

- Avoid built development in areas that would cause substantial harm to the Wansdyke. An acceptable northerly extent of development and development heights will need to be established as part of the Masterplan. To mitigate impacts tree planting should be retained as indicated on the *Concept Diagram*
- A Management Plan setting out a strategy for the long-term and effective management of the monument including detailed measures for its positive enhancement will be developed in consultation with English Heritage and form part of any development proposals. This should include a recreational and

movement solution which serves the new community and minimises harm to the Scheduled Ancient Monument.

- Limit development height and density in more prominent areas, such as higher ground and development edges, in order to avoid the development breaking the skyline in views from the Wansdyke.
- Limit lighting column heights to that of the development to minimise vertical features within the view from the Wansdyke.

South Stoke Conservation Area

- Limit the height and/or density of development closest to South Stoke Conservation Area to avoid and minimise harm to its setting

Sulis Manor

- Incorporate Sulis Manor and garden into development sensitively, retaining the framework of trees, and considering the conversion/retention of the Manor House and/or a low density development

7. In relation to **transport**, the following apply:

- Provide vehicular access, and junction enhancement, to facilitate access to the site from Combe Hay Lane
- Interconnect with Sulis Meadows Estate and Sulis Manor, connecting existing roads into the new development. This should include pedestrian and cycle links.
- Links to the National Cycle Route 24 and Two Tunnels should be facilitated.

There is a potential vehicle access to the site from South Stoke Lane which would necessitate upgrading the Cross Keys junction. Any access road from South Stoke Lane would need to be sensitively designed to enable the maintenance of an open down landscape in views from Cross Keys and Midford Road.

- Provide a sensitively designed and improved pedestrian/cycle link, following the desire line to Cranmore Place/Frome Road to allow access to Threeways School and the Supermarket
- Provide a safe and attractive pedestrian/cycle link to the Odd Down Park and Ride from the site.
- Ensure sufficient car parking in the vicinity of St Gregory's School to meet the school's needs

8. Contributions will be required to facilitate the expansion of St Martin's Garden **Primary School**.

9. The provision of additional **local employment** will be supported at Manor Farm, through conversion and redevelopment.

10. Retain and/or enhance the **Odd Down Football Club** (Football Pitches, Clubhouse and changing facilities, play area, local market and car park) either:

- i) in its current location; or
- ii) by re-providing the Football Club with an equivalent facility within the area

11. **Sustainable Construction** will be required, with all new housing meeting Code for Sustainable Homes Level 5, or its successor, from 2014. The solar energy potential of sites should be facilitated by design and orientation. Development will be expected to provide sufficient renewable energy generation to reduce carbon dioxide emissions from expected energy use in the buildings by at least 20%. Third party delivery options will be expected to have been considered and in exceptional circumstances Allowable Solutions may be utilised.

12. Localised areas of **land instability** must be either avoided or addressed with appropriate remediation.

STRATEGIC SITE ALLOCATION LAND ADJOINING WESTON (LANSDOWN LANE)

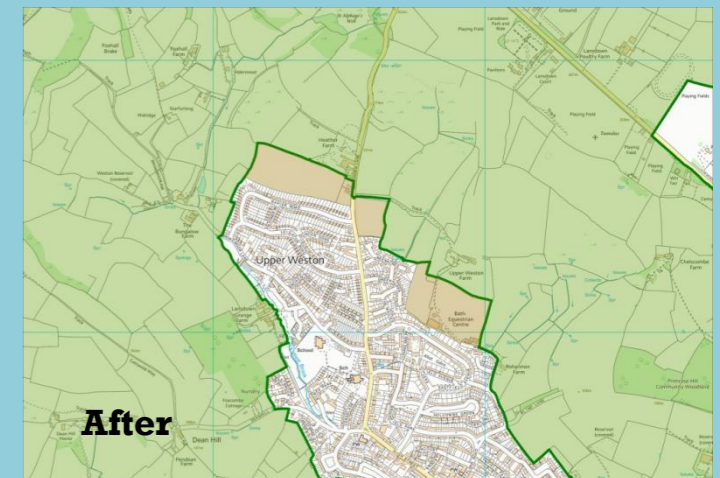
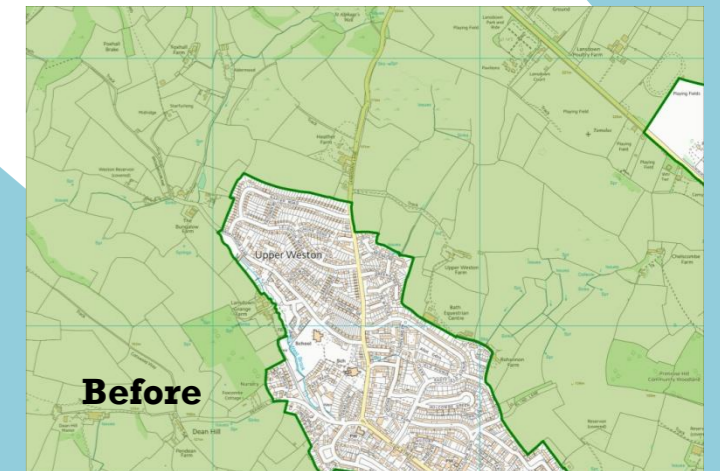
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CONCEPT DIAGRAM

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Proposed map changes



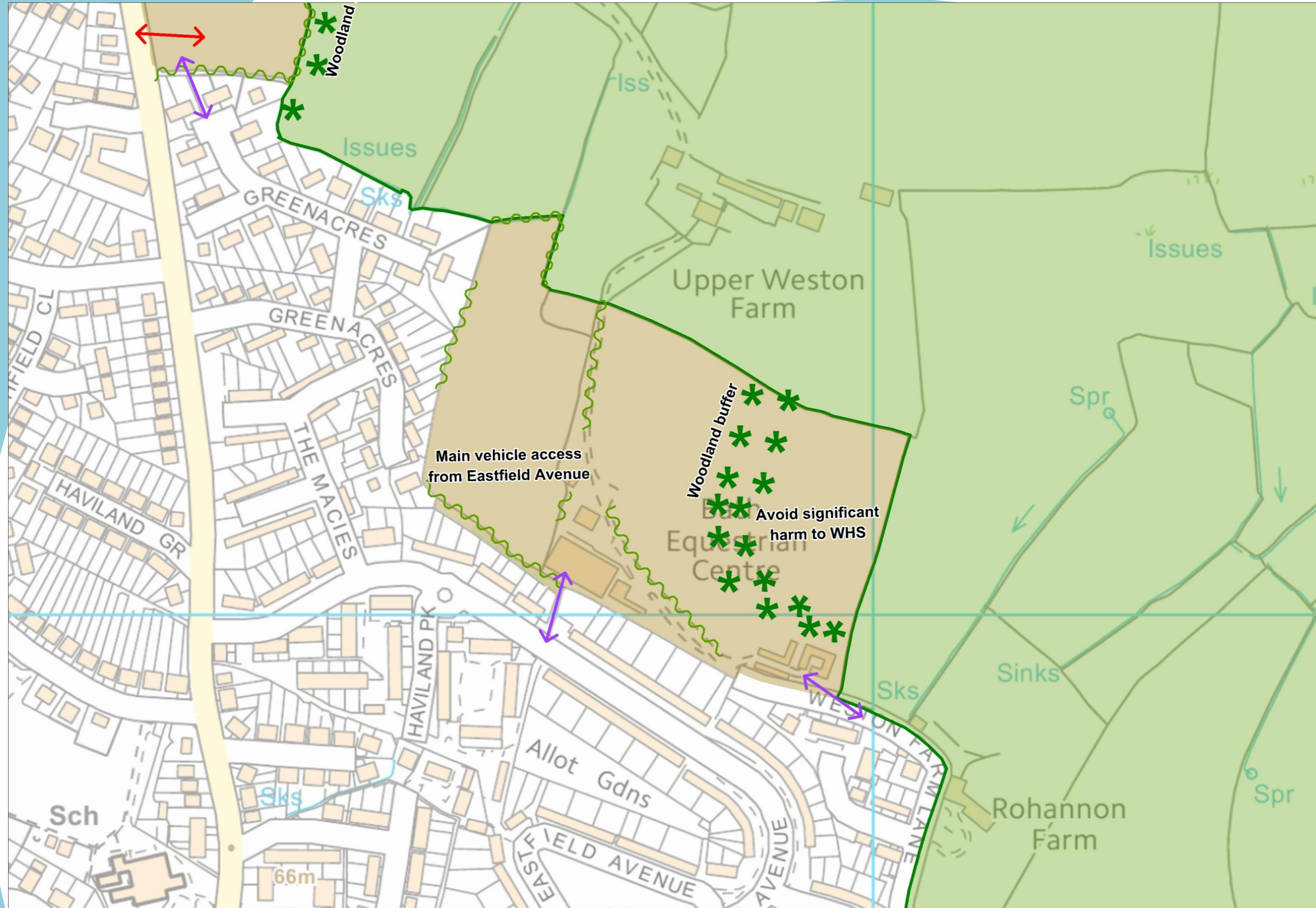
- Green Belt (showing the proposed change)
- Strategic Site Allocation
- Primary vehicle access
- Pedestrian and cycle link
- Retained hedgerows and trees
- Retained vegetation
- Additional Green Infrastructure

STRATEGIC SITE ALLOCATION LAND ADJOINING WESTON (EASTFIELD AVENUE)

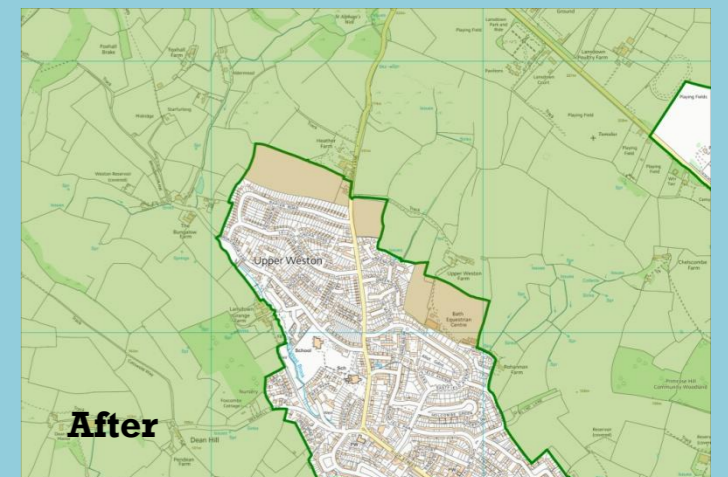
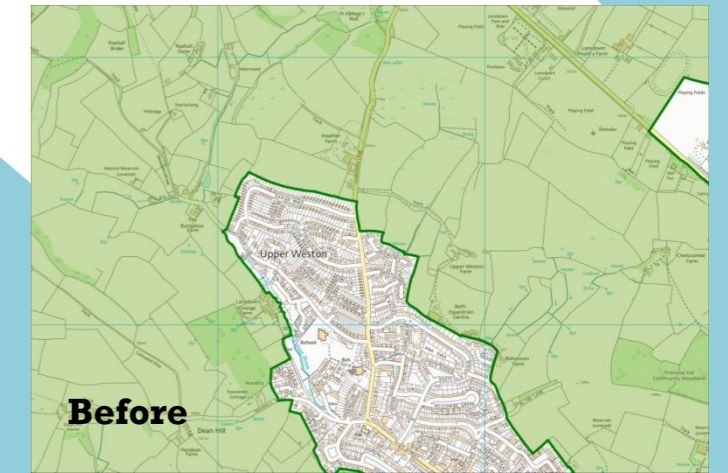
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CONCEPT DIAGRAM

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CSA28



Proposed map changes



- Green Belt (showing the proposed change)
- Strategic Site Allocation
- Primary vehicle access
- Pedestrian and cycle link
- Retained hedgerows and trees
- Retained vegetation
- * Additional Green Infrastructure

Land adjoining Weston Strategic Site Allocation

Policy B3B

Land is removed from the Green Belt as shown on the *Key Diagram* and *Policies Map* and allocated for residential development, and associated infrastructure during the Plan period.

The requirements that need to be met to enable development are set out in the Placemaking Principles, Core Policies and indicated on the *Concept Diagram*. The Placemaking Principles, being site specific, take priority over the Core Policies.

Placemaking Principles:

1. Residential led mixed use development (to include 40% affordable housing) of around **150 dwellings** in the plan period. The site should be developed at an average density of 35-40dph.

2. Preparation of a comprehensive **Masterplan(s)**, through public consultation, reflecting best practice as embodied in 'By Design' (or successor guidance), ensuring that it is well integrated with neighbouring areas. This is likely to include development facing onto Lansdown Lane, and rear gardens of new properties backing onto rear gardens of adjoining properties.

3. Provision of **Green Infrastructure** including multifunctional green space (formal, natural and allotments); habitat connectivity; pedestrian/cycle connectivity with the wider area including towards Weston local centre.

4. **Sustainable Urban Drainage** solutions should be well integrated and should serve the sites needs entirely. They should not prejudice the existing funded DEFRA scheme in the Weston area, which deals with existing flooding and surface water problems. In relation to the land behind Eastfield Avenue, any required flood remediation on the lower slopes could use

5. New **Public Rights of Way** should be provided to enhance public access. This could include a new circular walking route, within the sites and linking them together. The existing public right of way from Greenacres should be improved by redirection through the East of Lansdown Lane site.

6. A **Landscape and Ecological Mitigation Strategy and Management Plan** is required, as part of a Masterplan, to ensure satisfactory, mitigation and protection, to include:

- Retention and protection of existing trees and significant hedgerows by inclusion within public open space and enhance hedgerows by provision of additional planting
- New on/off-site woodland buffers around exposed housing areas, as indicated on the *Concept Diagrams*
- Provision of a permanent pond at a suitable location for bats to drink from
- A recreational strategy to minimise harm to adjacent grazing regimes and habitats
- Minimisation of light spill onto new habitat, retained features and adjacent grazing lands of no more than 1 lux (equivalent to a moonlit night)
- Use of new tree planting as a framework throughout the proposed development, with sufficient set back to allow growth of trees
- Avoid or minimise detrimental impacts on (and provide enhancements to important landscape features and significant views):
 - the Cotswolds AONB, particularly the character of the Cotswolds escarpment and the Lansdown Plateau
 - The City of Bath Conservation Area and its setting
 - Lansdown Lane and its open rural character

- Long distance views such as Bath City Farm and Alexandra Park
- Beckford's Tower and Lansdown Cemetery & Prospect View
- The Cotswolds Way at Dean Hill

Particular attention is to be given to ensure satisfactory compensation, mitigation and protection of European protected bat species and their habitat, and the protection of Priority Species.

7. Development causing substantial harm to designated heritage assets, or non-designated heritage assets of demonstrably equivalent significance, and/or their settings should be avoided. In addition, all opportunities should be taken to avoid or minimise other harm. As part of the Masterplan, the following should be addressed:

World Heritage Site

- The western part of the West of Lansdown Lane site should remain undeveloped to limit the visibility of development in wider views. An acceptable westerly extent of development and appropriate building heights will need to be established as part of the Masterplan. To mitigate impacts of development, new tree planting on the new boundary edge will be required.
- The eastern part of the land behind Eastfield Avenue should remain undeveloped to protect the World Heritage Site setting and Beckford's Tower. An acceptable easterly extent of development and appropriate building heights will need to be established as part of the Masterplan. To mitigate impacts of development, substantial new tree planting on the north-south break of slope will be required.

Bath Conservation Area and Listed Buildings

- Use high quality design to avoid or minimise harm to the setting of the Bath Conservation Area and Prospect Place
 - Limit development height and density in more prominent areas in order to avoid development of high impact areas including those that would break the skyline in views from the Grade I Listed Beckford's Tower
 - Limit lighting column heights to that of the development to minimise vertical features within views from across the valley
8. In relation to **transport** requirements, the following apply:
- Development should provide good connections to and support existing public transport provision (on Napier Road, Lansdown Lane and Eastfield Avenue)
 - Contributions towards measures to reduce vehicle speeds on Lansdown Lane will be required
 - The land behind Eastfield Avenue should be accessed from a new vehicle access point from Eastfield Avenue; engineering works will be required to achieve acceptable gradients
 - Land either side of Lansdown Lane should have vehicle accesses from Lansdown Lane
 - Development adjoining Lansdown should provide a new footway on either frontage
 - Land to the East of Lansdown Lane, has a level difference between the site and carriageway and requires engineering works are needed to achieve acceptable gradients

9 Contributions will be required to facilitate the expansion of **primary schools** in the North West Bath Primary School Planning Area.

10 **Sustainable Construction** will be required, with all new housing meeting Code for Sustainable Homes Level 5, or its successor, from 2014. The solar energy potential of sites should be facilitated by design and orientation. Development will be expected to provide sufficient **renewable energy** generation to reduce carbon dioxide emissions from expected energy use in the buildings by at least 20%. Third party delivery options will be expected to have been considered and in exceptional circumstances Allowable Solutions may be utilised.

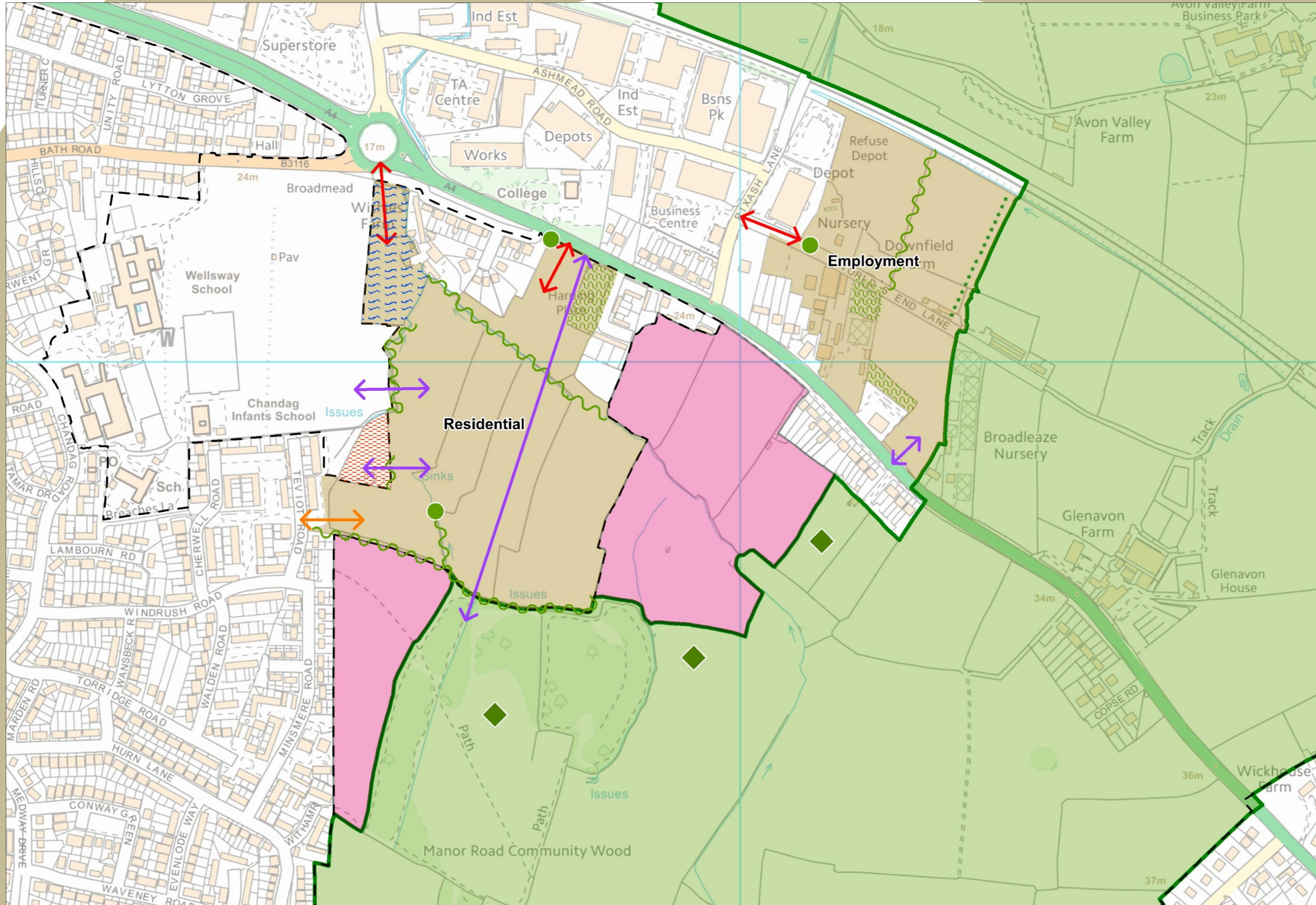
11 Avoid development of areas of High Risk in terms of **slope or underlying geology**, unless satisfactory remediation work can be demonstrated by the developer to be effective and safe. A full ground investigation survey to determine the site specific ground conditions should be undertaken to inform the Masterplan.

STRATEGIC SITE ALLOCATION LAND ADJOINING EAST KEYNSHAM

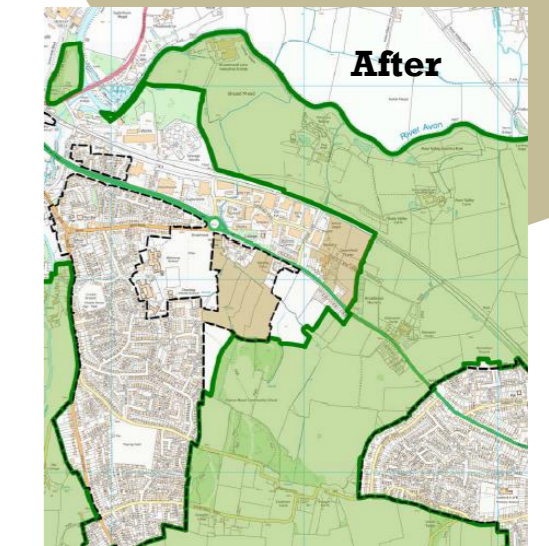
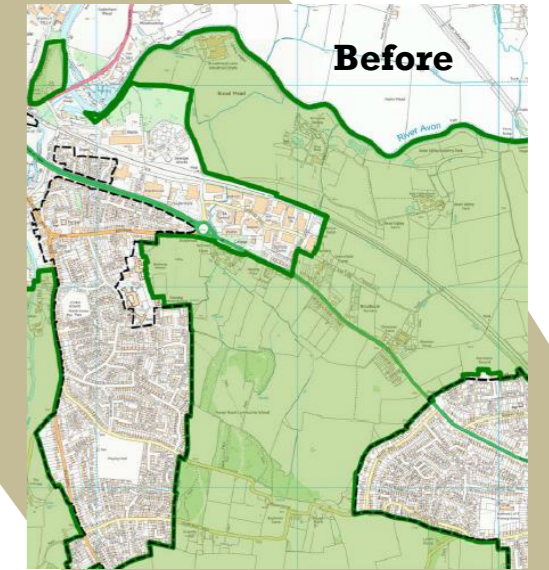
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CONCEPT DIAGRAM



Proposed map changes



- Green Belt (showing the proposed change)
- Strategic Site Allocation
- Housing Development Boundary (showing the proposed change)
- Safeguarded Land
- Primary vehicle access
- Potential vehicle access
- Pedestrian and cycle link
- Playground area enhancement
- Retained trees or ponds
- Retained hedgerows and trees
- Retained vegetation
- Woodland extension
- Flood Zone / Wetland Habitat
- Additional Green Infrastructure

STRATEGIC SITE ALLOCATION LAND ADJOINING EAST KEYNSHAM

PLACEMAKING PRINCIPLES

CHANGE
REF:
CSA34

Land adjoining East Keynsham Strategic Site Allocation

Policy KE3A

Land is removed from the Green Belt as shown on the Key Diagram and Policies Map in order to provide for residential and employment development with associated infrastructure.

The requirements that need to be met to enable development are set out in the Placemaking Principles, Core Policies and indicated on the Concept Diagram. The Placemaking Principles, being site specific, take priority over the Core Policies.

Placemaking Principles:

1. Residential development (to include 30% affordable housing) of around 250 dwellings in the plan period south of the A4 as shown on the concept diagram. The site should be developed at an average density of between 40 to 45 dwellings per hectare, with the higher densities closest to the A4.
2. Around 30,000sqm of employment floorspace within Use Classes B1 (b) & (c), B2 and B8 north of the A4 as shown on the concept diagram.
3. Preparation of a comprehensive Masterplan, through public consultation, and agreed by the Council, reflecting best practice as embodied in 'By Design' (or successor guidance), ensuring that development is well integrated with neighbouring areas.

4. Dwellings should front onto the A4 and have a positive relationship with all publically accessible routes. Development should face outwards towards the open countryside, adopting a perimeter block layout, with a clear distinction between the fronts and backs of properties.

5. Employment / industrial buildings should have a positive frontage onto the A4 and all publically accessible routes, and seek to avoid creating a corridor of parking and yards along the roadside.

6. Development should incorporate an element of traditional materials, including natural lias limestone.

7. Incorporation of green infrastructure, including on-site provision of well integrated allotments and play provision, and off-site enhancements to formal and natural green space, including the provision of woodland and copse planting as an extension to Manor Road Community Woodland. New planting should maximise native species woodland edge habitat and provide for public access.

8. Existing hedgerows and hedgerow specimen trees should be retained and strengthened where shown on the concept diagram to provide a strong landscape and green infrastructure framework. Sufficient setback of development should allow for growth of trees, including within gardens and open spaces, which will eventually break up the rooflines and frame development.

9. Utilise the green corridors through the development to provide new shared pedestrian and cycle routes. Existing public rights of way should be retained, enhanced and connected with these new routes. Public space and footpaths should incorporate species-rich verges and grassland habitat.

10. The Roman road alignment and any surviving remains should be preserved by incorporating it into the development layout, preferably as open space or public footpath as part of the green infrastructure strategy.

11. Development to fully incorporate SuDS as part of the green infrastructure strategy. Streams and watercourses that cross the site should remain open, improved, and incorporated into the development as an attractive landscape and SuDS feature, with wetland habitat provided at in the North West part of the residential site.

12. Direct highway access from the residential site to be formed to the A4 and to the Chandag estate allowing a through bus route. The layout should be pedestrian and cycle dominant. A 'shared space' ethos for streets and spaces should prevail throughout the site. Connections to existing bus stops should be enhanced, with new stops provided within the site.

13. Direct highway access from the employment site to be formed to Pixash Lane.

14. The layout of the employment site should be designed to enable a future vehicular bridge over the railway line.

15. Off-site highway capacity improvements required, including the A4 and Broadmead roundabout, and Wellsway / Bath Road / Bath Hill junction.

16. Improve crossing facilities on the A4. Improve pedestrian and cycle access to Wellsway School.

17. Development should be designed to allow future highway, pedestrian and cycle connections to the safeguarded land.

18. Land and contributions for a new Primary School on site will be required. The new school should be designed to facilitate future expansion, should have direct pedestrian and cycle access from the residential site and existing residential areas, and incorporate new junior playing pitches to be available for wider community use.

19. The solar energy potential of sites should be facilitated by design and orientation. Development will be expected to provide sufficient renewable energy generation to reduce carbon dioxide emissions from expected energy use in the buildings by at least 20%. Third party delivery options will be expected to have been considered and in exceptional circumstances Allowable Solutions may be utilised.

20. Non-residential developments of 1000m2 or more will be expected to meet BREEAM Excellent (or equivalent) and smaller non-residential development will be expected to meet BREEAM Very Good (or equivalent) from 2014 onwards.

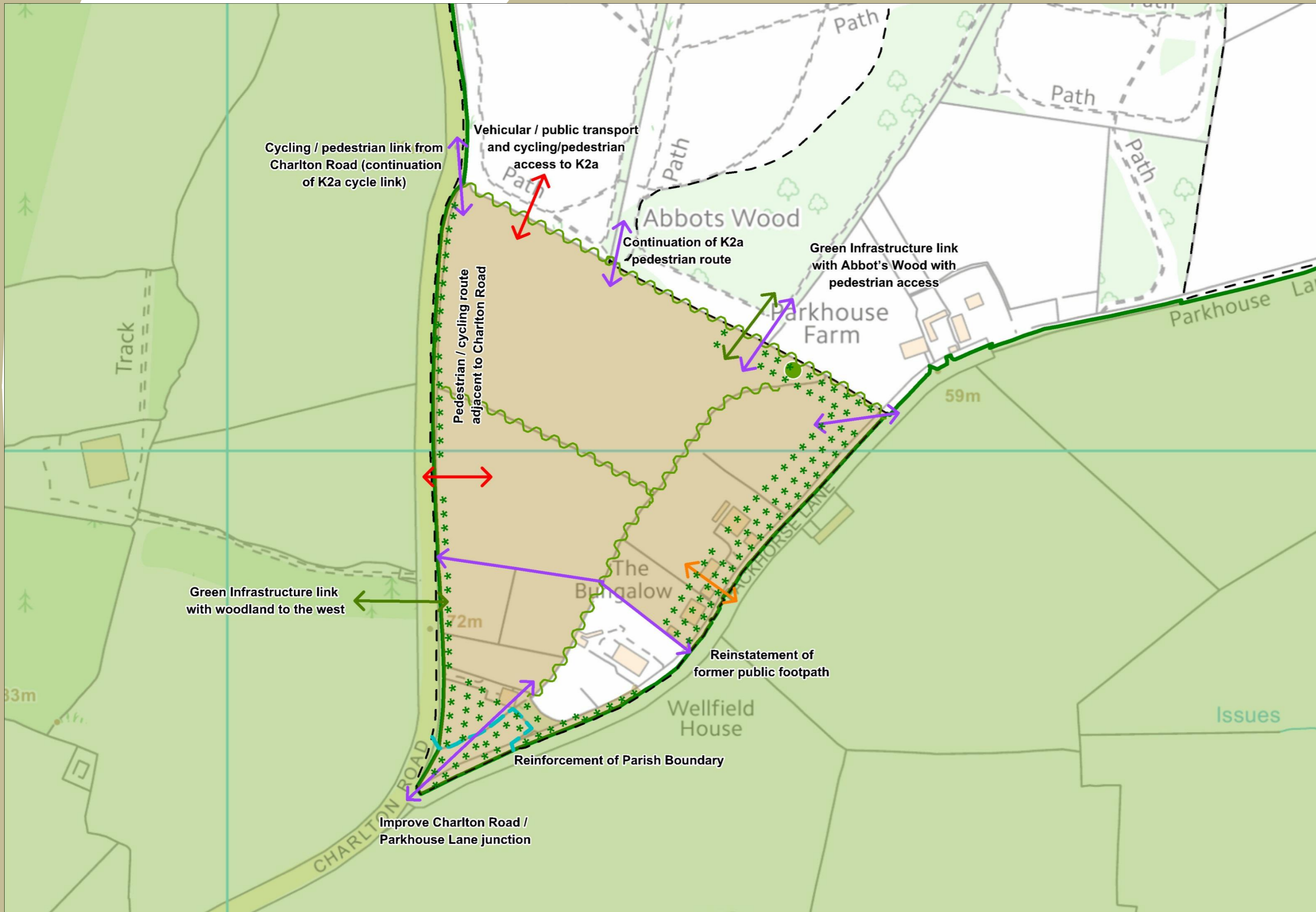
21. Downstream sewer improvements.

STRATEGIC SITE ALLOCATION LAND ADJOINING SOUTH WEST KEYNSHAM

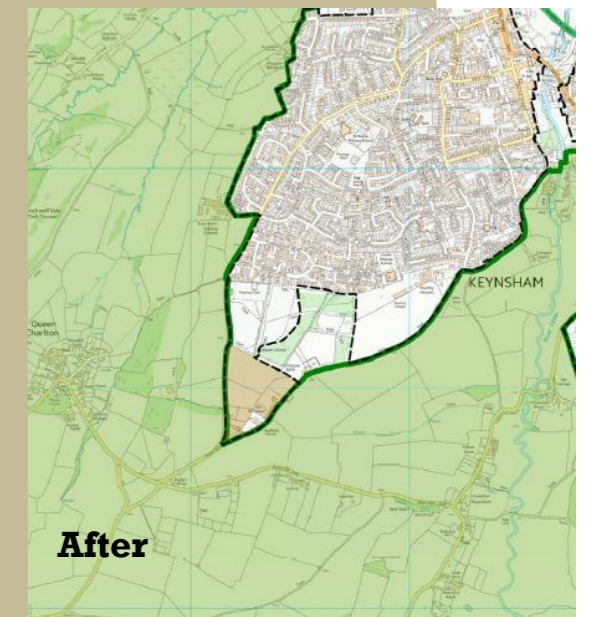
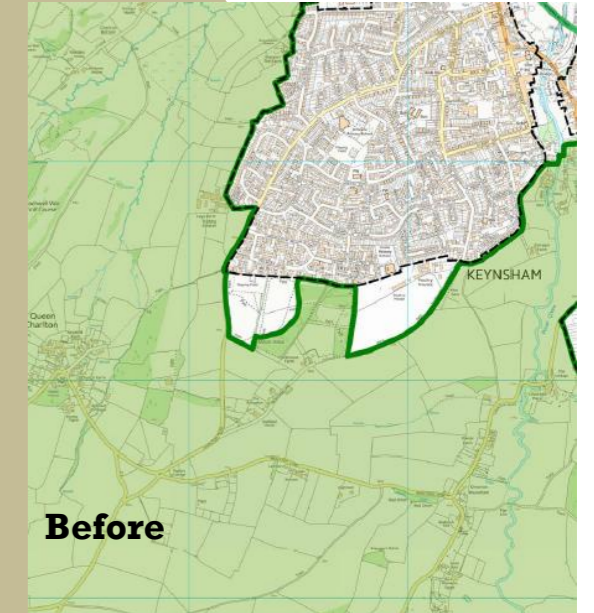
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CONCEPT DIAGRAM



Proposed map changes



- Green Belt (showing the proposed change)
- Strategic Site Allocation
- Housing Development Boundary (showing the proposed change)
- Primary vehicle access
- Potential vehicle access
- Pedestrian and cycle link
- Playground area enhancement
- Retained trees or ponds
- Retained hedgerows and trees
- Retained vegetation
- Parish boundary enhancement

CHANGE
REF:
CSA37

Land adjoining South West Keynsham Strategic Site Allocation

Policy KE4

Land is removed from the Green Belt as shown on the *Key Diagram* and *Policies Map* and allocated for residential development and associated infrastructure during the Plan period.

The requirements that need to be met to enable development are set out in the Placemaking Principles, Core Policies and indicated on the Concept Diagram. The Placemaking Principles, being site specific, take priority over the Core Policies.

Placemaking Principles:

1. Residential development (to include 30% affordable housing) of around 200 dwellings in the plan period at South West Keynsham as shown on the concept diagram. The site should be developed at an average density of 35 dwellings per hectare.
2. Preparation of a comprehensive Masterplan, through public consultation, and to be agreed by the Council, reflecting best practice as embodied in 'By Design' (or successor guidance), ensuring that development is well integrated with neighbouring areas.

3. Dwellings should front onto Charlton Road and have a positive relationship with all publicly accessible routes. Development should face outwards towards the open countryside, adopting a perimeter block layout, with a clear distinction between the fronts and backs of properties.

4. Building heights to be generally limited to 2/2.5 storeys, ensuring development does not break the skyline in views from Queen Charlton Conservation Area.

5. Development should incorporate an element of traditional materials, including natural lias limestone.

6. Incorporation of green infrastructure, including on-site provision of well integrated formal and natural green space and play provision, and off-site enhancements to allotments. A key part of the on-site requirement should be the provision of woodland and copse planting along Parkhouse Lane as shown on the Concept Diagram, to provide a landscape buffer from views from the south and east, and strengthen the sylvan character of the area. New planting should maximise native species woodland edge habitat and provide for public access.

7. Retain and strengthen the existing hedgerows and tree screening surrounding the site, with new screening along unplanted boundaries.

8. Retention and enhancement of internal hedgerows including hedgerow specimen trees, enabling the subdivision of the site into a number of development areas, and providing a strong landscape and green infrastructure framework. Sufficient setback of development should allow for growth of trees.

9. Utilise the green corridors through the development to provide shared pedestrian and cycle routes. Public space and footpaths should incorporate species-rich verges and grassland habitat.

10. Development to fully incorporate SuDS as part of the green infrastructure strategy to provide betterment to the existing surface water flood issues.

11. Direct highway access to be formed to Charlton Road with a through link to K2a sufficient to enable bus service provision to pass through the sites without turning.

12. The layout should be pedestrian and cycle dominant. A 'shared space' ethos for streets and spaces should prevail throughout the site.

13. Off-site highway capacity improvements required, including the St Ladoc Road/A4175 Bristol Road/Trescothick Close roundabout and A37/Queen Charlton Lane junction.

14. Financial contributions for primary school places and contribution in lieu of land will be required for primary school provision within the Keynsham primary school planning area.

15. The solar energy potential of sites should be facilitated by design and orientation. Development will be expected to provide sufficient renewable energy generation to reduce carbon dioxide emissions from expected energy use in the buildings by at least 20%. Third party delivery options will be expected to have been considered and in exceptional circumstances Allowable Solutions may be utilised.

16. Downstream sewer upsizing works and pumping station upgrade.

STRATEGIC SITE ALLOCATION LAND AT WHITCHURCH

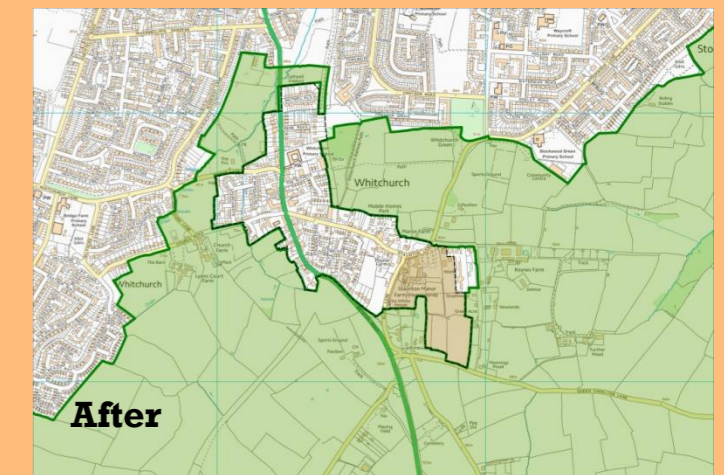
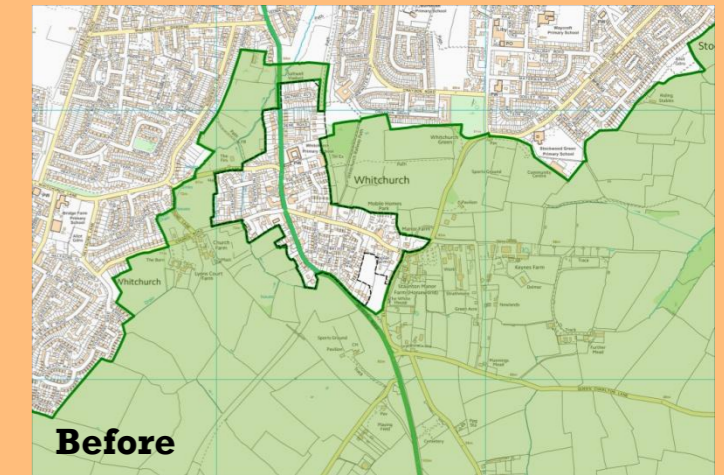
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CSA47

CONCEPT DIAGRAM



Proposed map changes



- Green Belt (showing the proposed change)
- Strategic Site Allocation
- Primary vehicle access
- Pedestrian and cycle link
- Retained trees or ponds
- Retained hedgerows and trees
- Retained buildings
- Retained vegetation
- Additional Green Infrastructure

Land at Whitchurch Strategic Site Allocation

Policy RA5

Land is removed from the Green Belt as shown on the *Key Diagram* and *Policies Map* and allocated for residential development and associated infrastructure during the Plan period.

The requirements that need to be met to enable development are set out in the Placemaking Principles, Core Policies and indicated on the *Concept Diagram*. The Placemaking Principles, being site specific, take priority over the Core Policies.

Placemaking Principles:

1. Residential led development (to include 40% affordable housing) of around **200 dwellings**, in the plan period. The site should be developed at an average density of 35-40dph (with the exception of Sulis Manor).
2. Preparation of a comprehensive **Masterplan**, through public consultation, reflecting best practice as embodied in 'By Design' (or successor guidance), ensuring that it is well integrated with the existing village and provides links to south Bristol.
3. Provision of **Green infrastructure** including multifunctional green space (formal, natural and allotments); well integrated Sustainable Urban Drainage Systems and habitat, pedestrian and cycle connectivity within the site and to the surrounding area. To include a multi-functional Green Infrastructure corridor as indicated on the *Concept Diagram*.

4. New **Public Rights of Way** should be provided to enhance public access within the site and to the surrounding area. This should include a new north-south access across the site to enable a connection between the north of the site (Priests path) and Queen Charlton Lane.

5. A **Landscape and Ecological Mitigation Strategy and Management Scheme** is required to ensure satisfactory compensation, mitigation and protection and to inform site master planning, to include:

- Provision for bat foraging/ecological corridor enhancement
- Retention, enhancement and management of linear planting features
- Retention and protection of existing trees and significant hedgerows by inclusion within public open space, as shown on the *Concept Diagram*
- Provision of additional planting to provide visual screening and to maintain the wooded appearance of the site
- Retention of existing ponds, as indicated on the *Concept Diagram*
- Use of new tree planting as a framework throughout the proposed development, with sufficient set back to allow growth of trees
- Retention of species rich grassland, as shown on the *Concept Diagram*
- Minimise harm and provide enhancements to important landscape features and significant views, including:

- Queen Charlton Conservation Area and its setting
 - Maes Knoll Scheduled Ancient Monument and its setting
 - the character of the open plateau landscape leading towards the Chew Valley

6. Development causing substantial harm to designated **heritage assets**, or non-designated heritage assets of demonstrably equivalent significance, and/or their settings should be avoided. In addition, all opportunities should be taken to avoid or minimise other harm. As part of the Masterplan, the following should be addressed:

- Limit the height and density of development to avoid and minimise harm to Queen Charlton Conservation Area
- Limit development height and density in more prominent areas, such as higher ground and development edges, in order to avoid the development breaking the skyline in wider views from the east

7. **Transport** requirements are to:

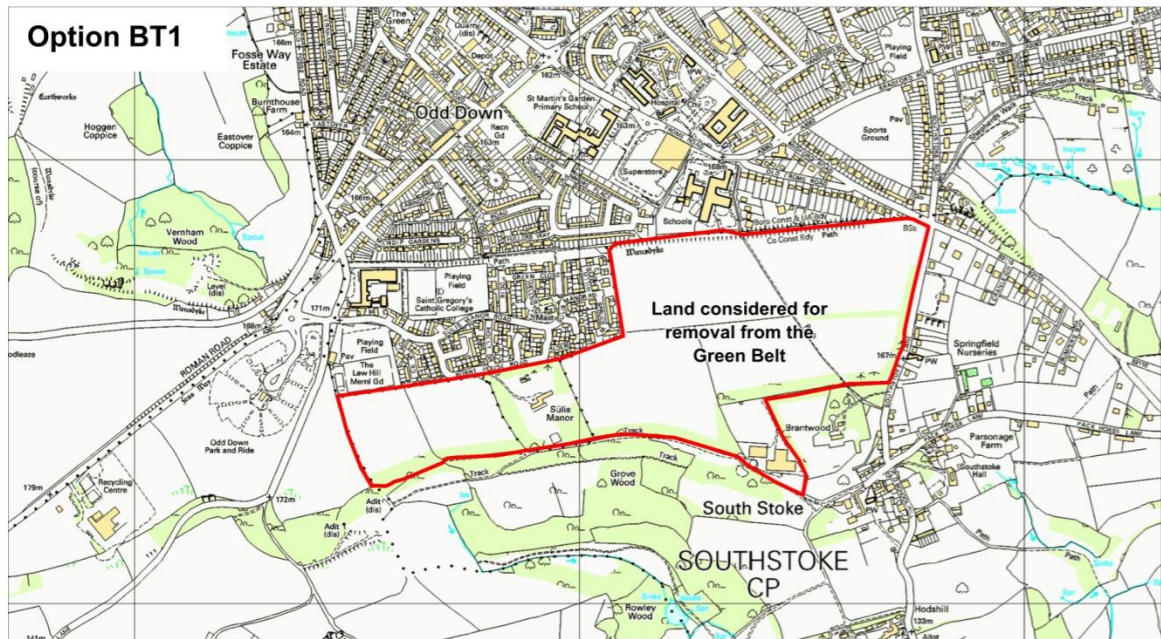
- Provide vehicular access, and junction enhancement, to facilitate principal access to the site from Staunton Lane and Sleep Lane (linking to the new roundabout).

- Ensure the integration of this area into neighbouring developments, to provide more direct access to local facilities and services, and to encourage walking and cycling. The Masterplan will need to ensure development interconnects with Whitchurch village including enhanced safe and attractive pedestrian and cycle routes to the Local Centre and bus stops on the A37. A connection from the new site to National Cycle Route 3 should be facilitated.
- Provide links to existing bus routes and contribute towards improved local bus services and other local highway improvements (in both B&NES and Bristol), including Queen Charlton Lane.
- Contributions will be required to facilitate the expansion of Whitchurch Primary School and to fund the provision of a new playing field, in a suitable location close to the school to enable expansion to support development. A new Early Years facility will also need to be provided on site.

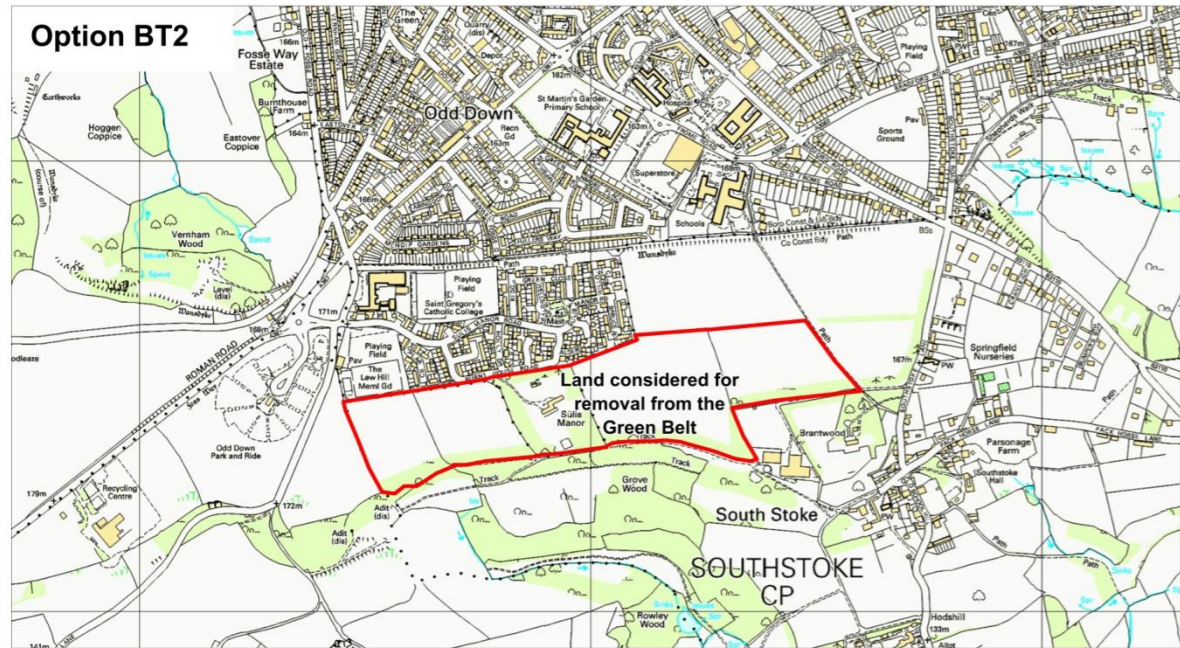
7. **Sustainable Construction** will be required, with all new housing meeting Code for Sustainable Homes Level 5, or its successor, from 2014. The solar energy potential of sites should be facilitated by design and orientation. Development will be expected to provide sufficient **renewable energy** generation to reduce carbon dioxide emissions from expected energy use in the buildings by at least 20%. Third party delivery options will be expected to have been considered and in exceptional circumstances Allowable Solutions may be utilised.

ALTERNATIVE STRATEGIC SITE ALLOCATIONS CONSIDERED

Bath

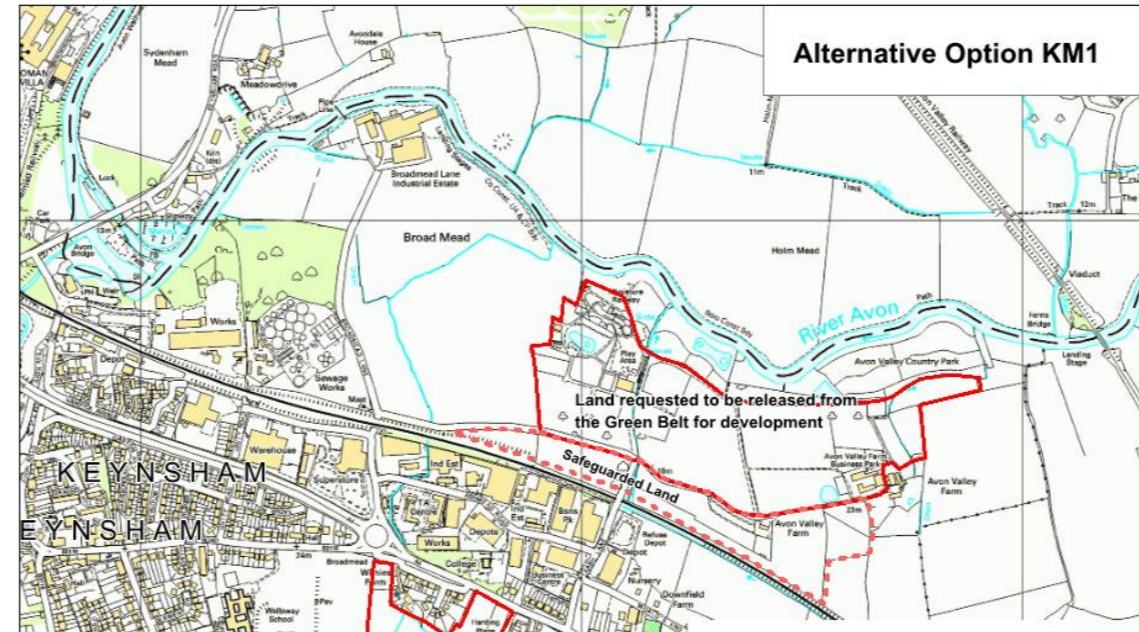


Land adjoining Odd Down, Bath (larger option)

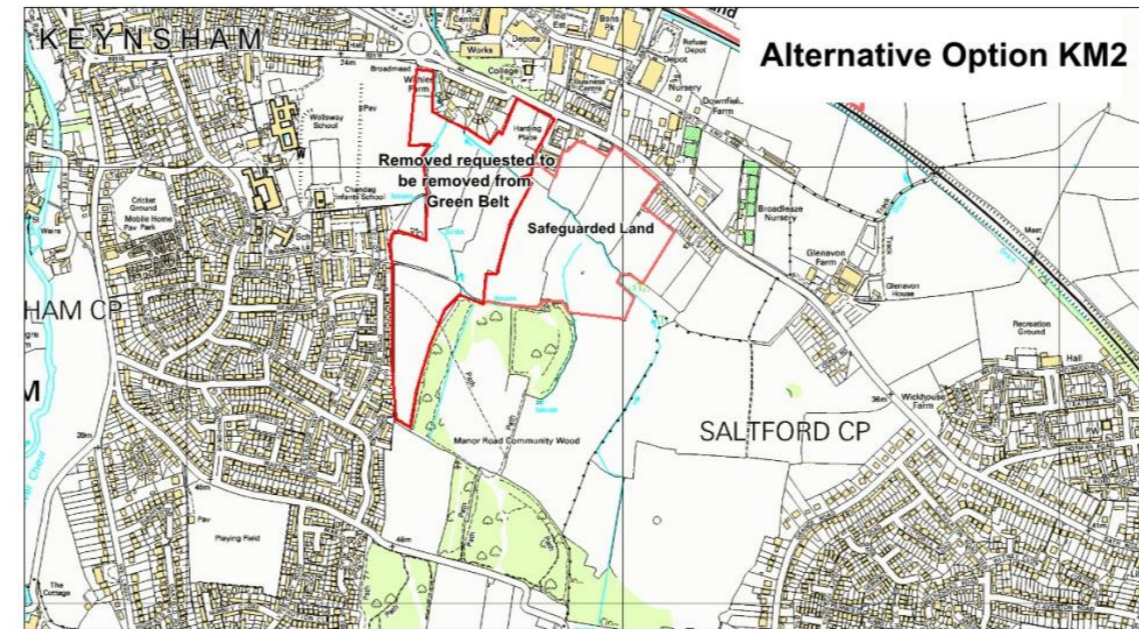


Land adjoining Odd Down, Bath (smaller option)

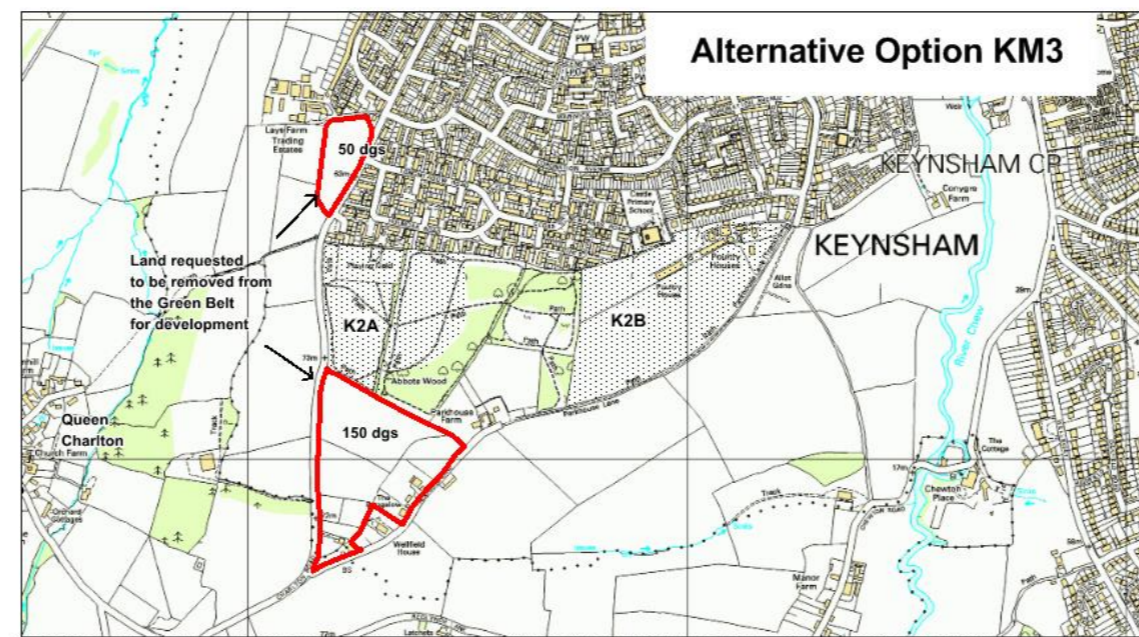
Keynsham



Land adjoining East Keynsham (North of railway line)

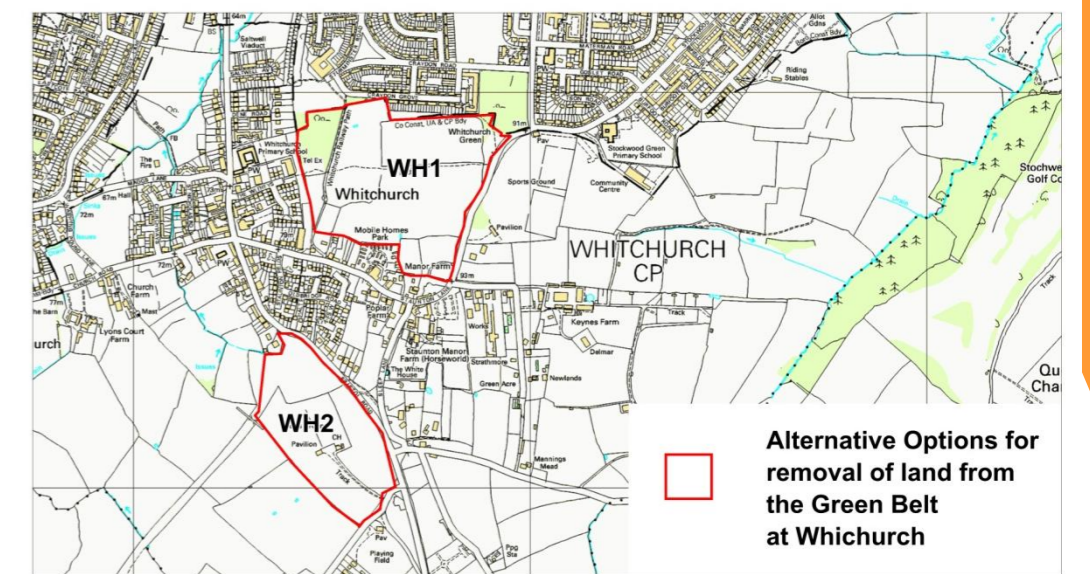


Land adjoining South West Keynsham (South of railway Line)



Land adjoining South West Keynsham (including land at Lays Farm)

Whitchurch



Land at Whitchurch, Orchard Park and Horseworld