

Rural Areas Summary

Bath and
North East
Somerset

Draft
Core
Strategy



Publication Version December 2010

What is the Core Strategy?

The Core Strategy is a key planning policy document for Bath & North East Somerset. It translates aspirations from the Sustainable Community Strategy and the Futures work for Bath, Keynsham and the Somer Valley into an overarching and strategic planning framework for the District, guiding where development is to be permitted, how much we should have, what land should be protected, and how places should change up to 2026.

Key Issues for Bath and North East Somerset

While the District has many strengths, its outward image conceals a range of economic and social challenges that, left unchecked, will lead to long-term decline. The Core Strategy therefore identifies a range of strategic objectives to address these issues. These include tackling the causes and effects of climate change, protecting and enhancing the District's natural, built and cultural assets, encouraging economic development and meeting housing needs.

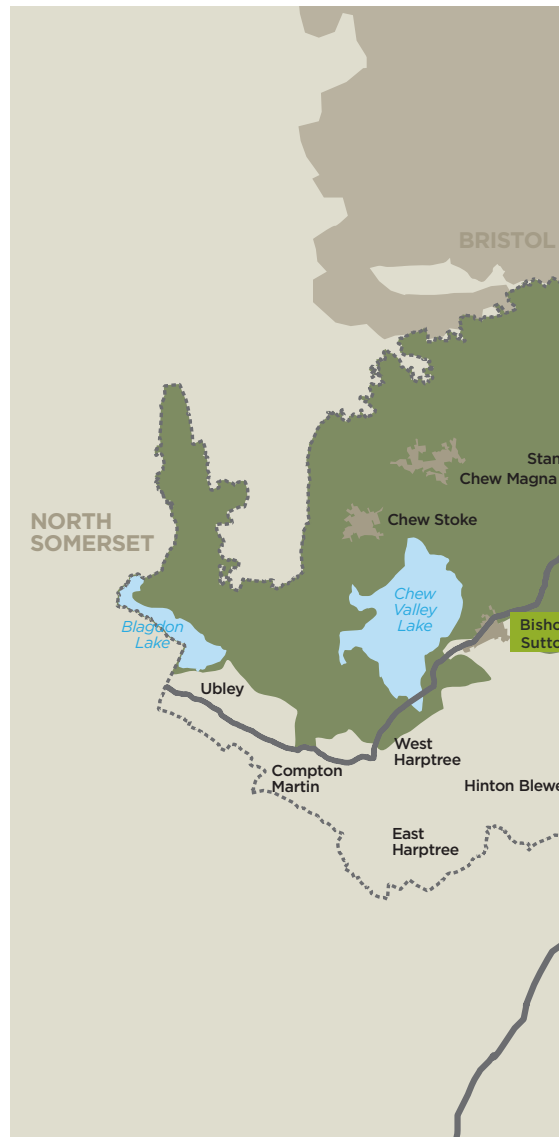
Summary of the District Wide Strategy

- Promoting sustainable development
- 11,000 new homes and around 8,700 new jobs
- Focusing the majority of growth on brownfield land (land that has been previously developed) within Bath, Keynsham, Midsomer Norton and Radstock
- Pursuing high levels of economic expansion whilst minimising the need for new floorspace (the Council is calling this 'smart growth')
- No changes to the Green Belt
- Requiring development to be resilient and to not contribute to the causes of climate change
- Protecting the District's biodiversity
- Ensuring infrastructure is aligned with new development

Rural shops and community services are critical to the sustainable functioning of the rural areas

Key information

- 800 new homes
- 500 new jobs
- Development focused at Policy 'RA1' villages
- Community facilities or shops acceptable within and adjoining all villages, provided that they are of a scale and character appropriate to the village and meet the needs of the parish
- Schemes of 100% affordable housing will be permitted as 'rural exception sites'



POLICY RA1 VILLAGES

KEY

- Green Belt
- Built Up Areas
- Policy RA1 Villages

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SOUTH
GLOUCESTERSHIRE

KEYNSHAM

Whitchurch

Upper Swainswick

Batheaston

Kelston

Saltford

Bathford

WILTSHIRE

Bathampton

Claverton

Marksbury

Corston

BATH

Pensford

Newton St Loe

Englishcombe

ton Drew

Priston

South Stoke

Farmborough

Combe Hay

Freshford

Clutton

Timsbury

Temple
Cloud

High Littleton

Camerton

Peasedown
St John

Wellow

Hinton
Charterhouse

**SOMER
VALLEY**

Paulton

Shoscombe

Radstock

MENDIP

**Midsomer
Norton**

Westfield

Frome

Shepton
Mallet

Summary

of the strategy for the Rural Areas

- Development in rural areas will be restrained in comparison with the urban areas, although provision is made to meet local needs, such as affordable housing, and to benefit the rural economy.
- New development is focussed at those rural settlements which have a range of local facilities, good public transport access and community support. These villages are called 'Policy RA1' villages. Outside these villages, development is more restricted.
- This approach provides for the development of around 800 homes and 500 jobs in the rural areas, including an additional 250 dwellings over existing commitments.
- The rural areas are economically productive and make an important contribution to the overall economy of the District. There are likely to be increasing employment opportunities arising through the growing renewable energy sector such as biomass, wind and hydro.
- The strict controls in the Green Belt will continue to apply to large parts of the rural areas and there is restraint on development that would be out of scale or harm the character of the open countryside.
- Rural shops and community services are critical to the sustainable functioning of the rural areas and will be supported, maintained and enhanced wherever possible. Proposals for new shops and facilities that benefit the community will be supported.
- A 'rural exceptions policy' allows the release of land for development of 100% affordable housing, on small sites and where there is a demonstrated local need. Occupancy of the development should remain for people with local connections to the parish in perpetuity.



Consultation

The Council has issued its Draft Core Strategy Publication Version for consultation.

Where can I view a copy?

Copies of the Core Strategy and accompanying documents can be viewed at the following Council offices between the hours of 8.30am to 5.00pm Mondays Thursdays and 8.30am to 4.30pm on Fridays:

- The Guildhall, High Street, Bath, BA1 5AW;
- The Hollies, Midsomer Norton, Bath, BA3 2DP;
- Riverside, Temple Street, Keynsham, Bristol, BS31 1LA

The document can also be viewed on the Bath & North East Somerset Council website www.bathnes.gov.uk/corestrategy and at all the public libraries within the District including the mobile libraries.

How can I comment on the document?

Comments on the Core Strategy can be made in the following ways:

- By completing the representation form online: www.bathnes.gov.uk/corestrategy
- By completing the representation form and returning it to us by email: planning_policy@bathnes.gov.uk, or by post: Core Strategy Consultation, Planning Services, PO Box 5006, Bath, BA1 1JG

Comments should be received within the 7 week consultation period which will run from 16th December 2010 – 3rd February 2011

Next stages

Providing no significant changes are required following this consultation, the Council anticipates submitting the Draft Core Strategy to the Secretary of State in April 2011 for Examination in autumn 2011.