

Appendix I

SSHP01 Revised Housing Development Boundary

B&NES Placemaking Plan Principles

This policy has been considered in conjunction with the B&NES Placemaking Plan Principles as set out in the letter below.

Dear Clerk,

Review of Housing Development Boundaries

I am writing to you with an update on the Placemaking Plan and to invite you to extend your involvement in planning for the future of your Parish or Town Council area. As you are aware B&NES are currently working on the Placemaking Plan (part two of the new B&NES Local Plan). The Council recently published the Options document for consultation and is intending to publish the Draft Plan in September 2015. As we have had a great response from Parishes wanting to get involved in the Placemaking Plan process and because the evidence gathered by the Parishes has been very useful informing the Placemaking Plan Options Document, I would like to invite your Parish to become involved in the review of the Housing Development Boundaries (HDBs). Updated HDBs will be defined in the Draft Placemaking Plan. To enable your Parish to become involved in the Placemaking Plan process below is information on the principles behind HDBs and what they should seek to achieve, a methodology and a program.

Purpose of HDBs

Housing Development Boundaries (HDBs) should be delineated to enable appropriate housing development to come forward within the policy framework of the Core Strategy, reflecting the roles of each settlement. This includes identification of sites and facilitation of appropriate windfall sites in line with the Core Strategy. They also therefore help to resist development on inappropriate sites.

HDBs are not the same as '*Settlement Boundaries*'. Settlement Boundaries are broader and define the extent of a settlement, whereas HDBs enable greater specificity and control of areas that are appropriate for housing development. Further the Council's Core Strategy document references Housing Development Boundaries and confirms a Policy commitment to Housing Development Boundaries through the Placemaking Plan process.

National Planning Policy Framework

In drawing up Local Plans, Local Planning Authorities must have regard to the National Planning Policy Framework (NPPF) and the principles of sustainability. The NPPF outlines a presumption in favour of sustainable development and includes a number of Policies that provide the national framework guiding the location and form of residential development. The NPPF encourages the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. The NPPF sets out the importance of protecting and maintaining Green Belts and establishes policies for appropriate and inappropriate development within them (please see the Green Belt section below). Paragraph 157 of the NPPF states that Local Plans should "*identify land where development would be inappropriate, for instance because of its environmental or historical significance*".

The Green Belt

Villages '*washed over by the Green Belt*' are subject to a slightly different approach to definition of HDBs. Under paragraph 89 of the NPPF, the HDB is defined to enable "*limited infilling in villages, and limited affordable housing for local community needs*". The Core Strategy has already established which villages are washed over by the Green Belt and which villages are excluded from the Green Belt. The task for those villages washed over by the Green Belt is to review their HDBs in light of the requirements of Paragraph 89 of the NPPF.

Somer Valley

The strategy in the Somer Valley is to locate new development in the most sustainable locations and therefore the priority is to steer growth to brownfield land in the larger settlements in the Somer Valley. As part of that strategy the Somer Valley Policy Area is to deliver 2,400 homes, with 350 on greenfield sites adjoining the HDB. These 350 have already been permitted and there are 2,100 other units that will be delivered within the HDB. Therefore, no additional greenfield allocations will need to be made in the Placemaking Plan. The HDB will need to be reviewed and amended to reflect these permissions.

Keynsham

Keynsham is a historic town that occupies a strategically important location between Bristol and Bath and is therefore well placed to improve and attract investment. It will continue to act as a market town and service centre for the surrounding area. Keynsham is surrounded by the Green Belt and the current HDB reflects this. The B&NES Core Strategy removed two sites from the Green Belt sites, allocated them for development and defined a revised Green Belt boundary and HDB accordingly. Opportunities to further amend the HDB in other parts of Keynsham will be limited due to the Green Belt and any additional development in Keynsham will be limited to the urban area.

The four HDB guiding principles:

The four guiding principles must be applied when proposing revisions to the HDBs:

Principle 1:

The HDB will be defined tightly around the housing of the village.

Principle 2:

HDBs will be defined to include:

- a) Existing commitments for built development i.e. unimplemented planning permissions and allocations
- b) Land within residential curtilages except large gardens or other open areas which are visually detached from the settlement.

Principle 3:

HDBs will exclude:

- a) Playing fields or open space at the edge of settlements (existing or proposed)
- b) Isolated developments which are physically or visually detached from the village (including farm buildings or agricultural buildings on the edge of the settlement which relate more to the countryside than the settlement)
- c) Large gardens and other open areas which are visually open and relate to the open countryside rather than the settlement
- d) Large gardens or other areas whose inclusion or possible development would harm the structure, form and character of the village
- e) Areas where development and intensification would harm the character of the village or would have an unacceptable impact on the highway or on the character and landscape

- f) Significant employment sites that are important in providing sources of local employment

Principle 4:

HDBs do not need to be continuous. It may be appropriate given the nature and form of village to define two or more separate elements.

The HDB program

The methodology for reviewing the housing development boundaries is outlined in detail below:

Step 1: (This stage has been completed)

B&NES will provide a list of completions and unimplemented planning permissions. Where it is considered that the boundary may need to be altered this will be recorded. The desk top review will result in a set of draft boundaries.

Step 2: (All submissions need to be sent to B&NES by 5pm on February 27th 2015)

Parish Cocunisl will have until 27th February 2015 to suggest adjustments to the existing HDBs. Any adjustments must take into consideration the HDB principles (detailed above) and must follow the existing housing limits of the village and exclude valued landscapes, nature conservation sites and must be in accordance with the character of the settlement.

Step 3: (March-April 2015)

B&NES will then use the desk top exercise results and the parishes submission to make recommendations on the HDB revision.

Step 4: (June 2015)

B&NES will feedback to the parishes and Town Councils.

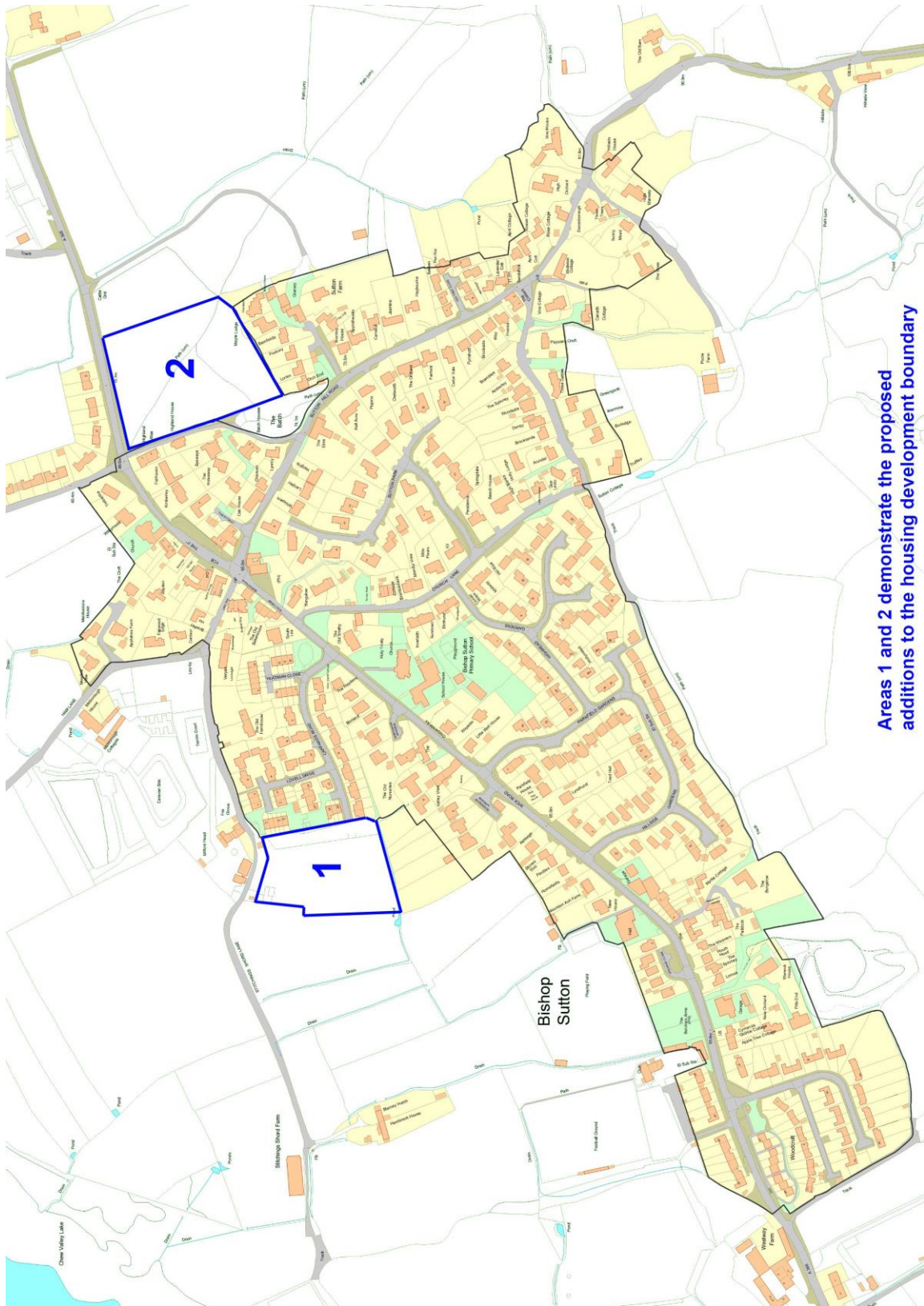
Step 5: (Autumn 2015)

Recommendations are put into the Draft Placemaking Plan for consultation, everyone in the district will be given the opportunity to make comments.

Yours sincerely,

Julie O'Rourke, Policy Planner

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Areas 1 and 2 demonstrate the proposed additions to the housing development boundary