



Stanton Drew Parish Neighbourhood Plan

Site Options List—Housing.

Please read carefully

This document represents a collection of all sites which have been suggested to have potential for Infill or as a Rural Exception site for housing development due to their location. Whilst the sites listed have notes attached as a guide to their planning status and potential for development **NONE** of the sites are considered or promoted for development.

This list is intended to provide the NP team and thereafter the community with a comprehensive guide to the physical location and specification of all sites that could be considered for development, regardless of their potential under planning regulations and of the site owners' intentions.

In order to reflect emerging Government legislation in the White Paper on Housing and Housing & Infrastructure Bill 2016, the revised National Planning Policy Framework 2018 and following advice from B&NES Planning Department in February 2017, sites have been greyscale graded to reflect Green Belt policy and to help residents' understanding of the SOL.

Prior to consideration of the options available, to facilitate the community's views on the future of the Parish and how the Neighbourhood Plan should be drafted, all remaining sites from this list will be graded by the application of the Scoring Matrix as appropriate.

August 2018vs15
Previous version June 2018 vs14



Please read carefully

This list is **NOT** a proposal for development of any site and the comments made on each site do **NOT** represent any view of the suitability of that site for development.

It should be noted that irrelevant of any workings in this and the subsequent revised SOL document for Housing, any landowner is at liberty to put forward or apply for permission to develop any area of their land as they so wish. That application would then be considered through the Planning Process in the usual way by BANES Planning Department, statutory consultees and the community.

Employment site options from this document have been transferred to the SOL for Employment March 2017 vs2. The Parish Council in conjunction with the NHP team , where applicable, will continue to work with interested parties to investigate how best to support the rural economy in the future.

This document; SOLL August 2018 vs15, and SOL for Employment March 2017 vs2 will be displayed on the Neighbourhood Plan website for consultation by the Parish.

August 2018vs15



Planning categorization for the Parish of Stanton Drew.

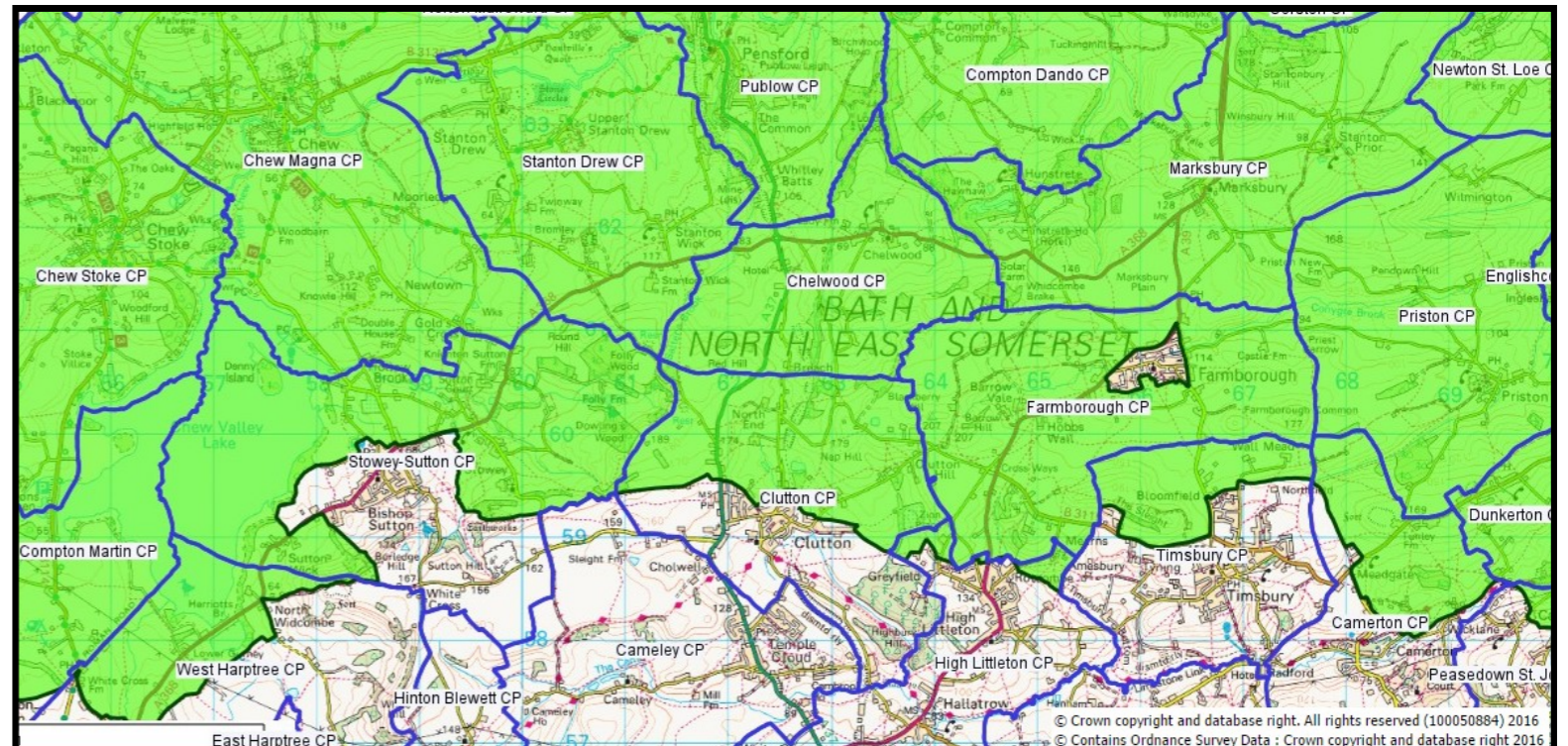
The **whole** of the Parish of Stanton Drew is **'washed over Green Belt'**, which means that development is very restricted to **protect the openness of the Green Belt**.

Not all countryside is Green Belt, in fact **only 13% of the total land area in the UK** is Green Belt land. Historically it has been important in providing the 'green lungs' of our cities and preventing the sprawl of cities.

The Green Belt encircles Bath and Bristol, with the next areas of Green Belt land encircling Gloucester to the north, Bournemouth to the south and Reading to the east. There is no protected Green Belt land southwest of our neighbouring parish of Stowey Sutton.

Locally, development in Green Belt parishes is very restricted, usually to **infill** (1 or 2 houses per site) within a **Housing Development Boundary (HDB)** or as **'Exception'** sites. Some neighbouring 'non-Green Belt' parishes were subject a great deal of 'windfall' development whilst B&NES' Core Strategy was under negotiation.

Areas shaded in green show designated Green Belt parishes 2016.

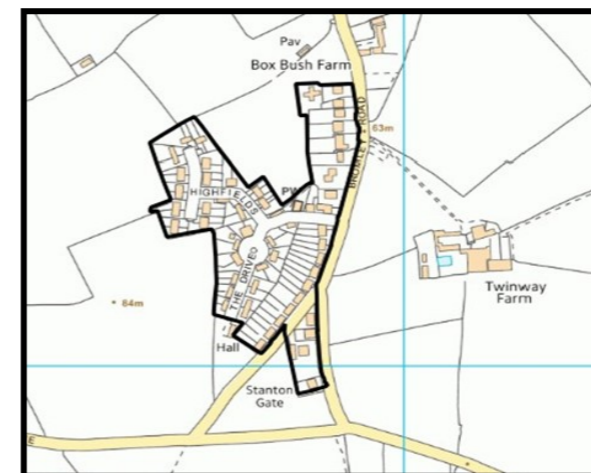




Stanton Drew Parish is classified in B&NES Core Strategy as ‘**washed over by the Green Belt**’. The parish has very limited facilities other than the school, 2 pubs and limited public transport. In planning terms, this classification in addition to its Green Belt status deems the Parish unsustainable for development of Affordable housing ***other than for Parish needs*** in accordance with government allocation requirements.

Furthermore, within the main village of Stanton Drew there is a **Conservation Area** that protects the buildings and landscape of historical note.

The Parish has three areas that are within a **Housing Development Boundary (HDB)**, the main village, Upper Stanton Drew and the Highfields area. Housing development is restricted within these boundaries, usually only infill is granted planning permission. A Housing Development Boundary protects those areas from sprawl.



Figures 2&3: HDB outlined in black.

Courtesy of Parish Online 2015. © Crown copyright and database right. All rights reserved (100050884) 2015



Other planning criteria

Heritage Setting

Due to the significance of the Neolithic Standing Stones, the Maes Knoll environ and other archaeological points, views to and from the Stones and Maes Knoll have additional protection over and above Green Belt policy. To ensure that these Heritage assets are protected the additional protection afforded to them, means that there is further restriction of development activities that could harm the sites or views to and from them. These are indicated on the following page in the Stanton Drew Heritage diagram on page 7.

Infill development (B&NES criteria)

The filling of small gaps within existing development e.g. the building of one or two houses on a small vacant plot in an otherwise extensively built up frontage. The plot will generally be surrounded on at least three sides by development sites or roads.



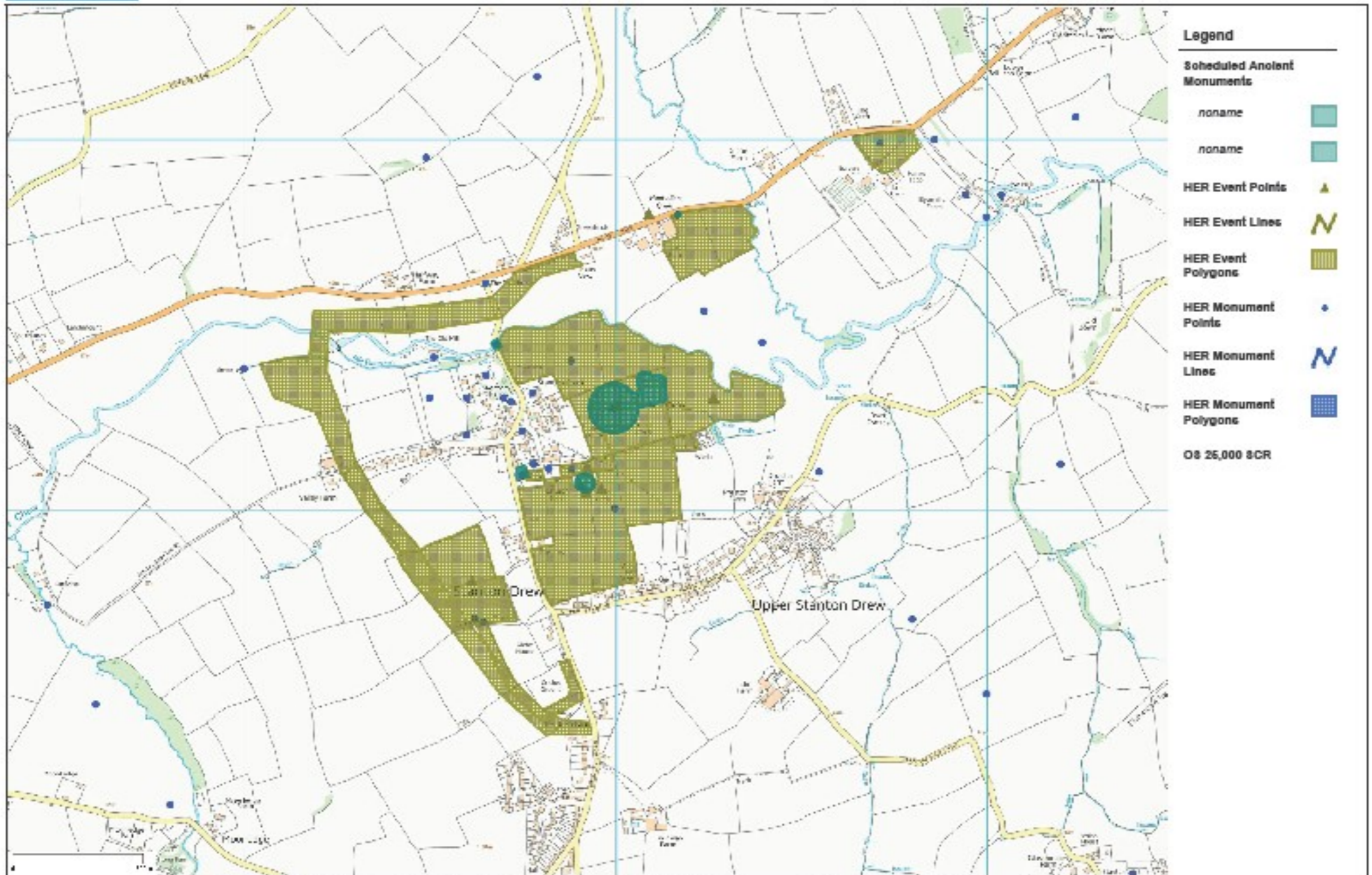
Brownfield land / site or previously developed land.

Brownfield land/site or previously developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.

The definition includes defence buildings, but excludes:

- Land that is or has been occupied by agricultural or forestry buildings.
- Land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures
- Land in built-up areas such as private residential gardens, parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, has not been previously developed
- Land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings).

There is no presumption that land that is previously-developed is necessarily suitable for housing development nor that the whole of the curtilage should be developed.

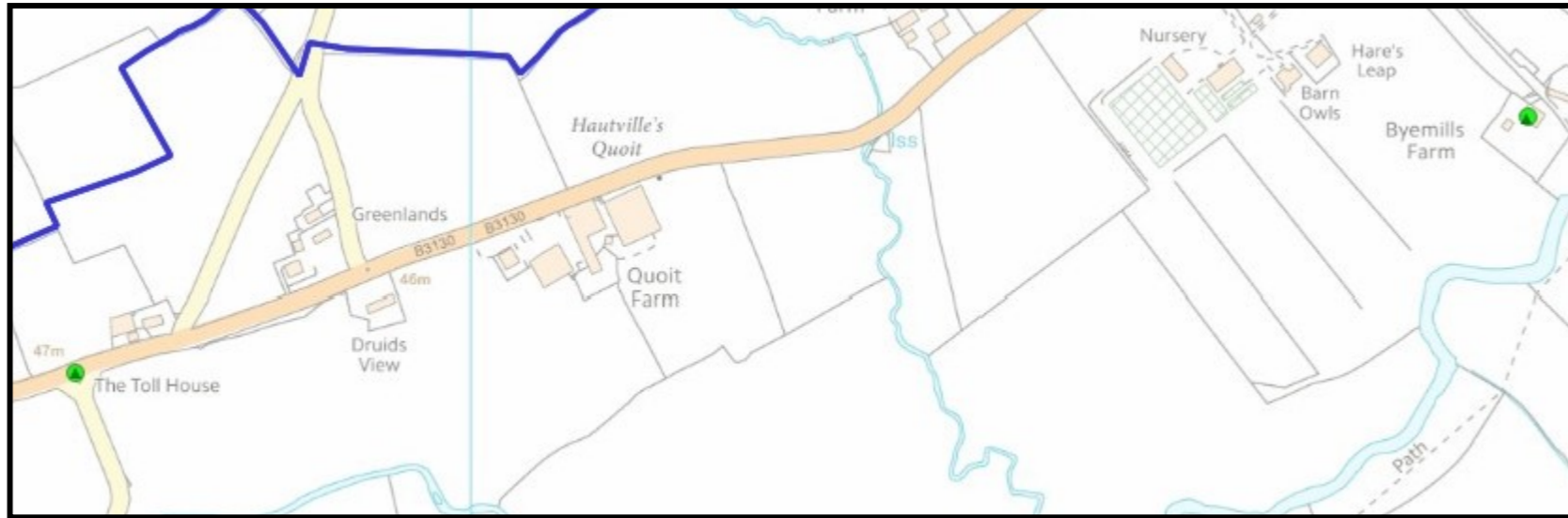


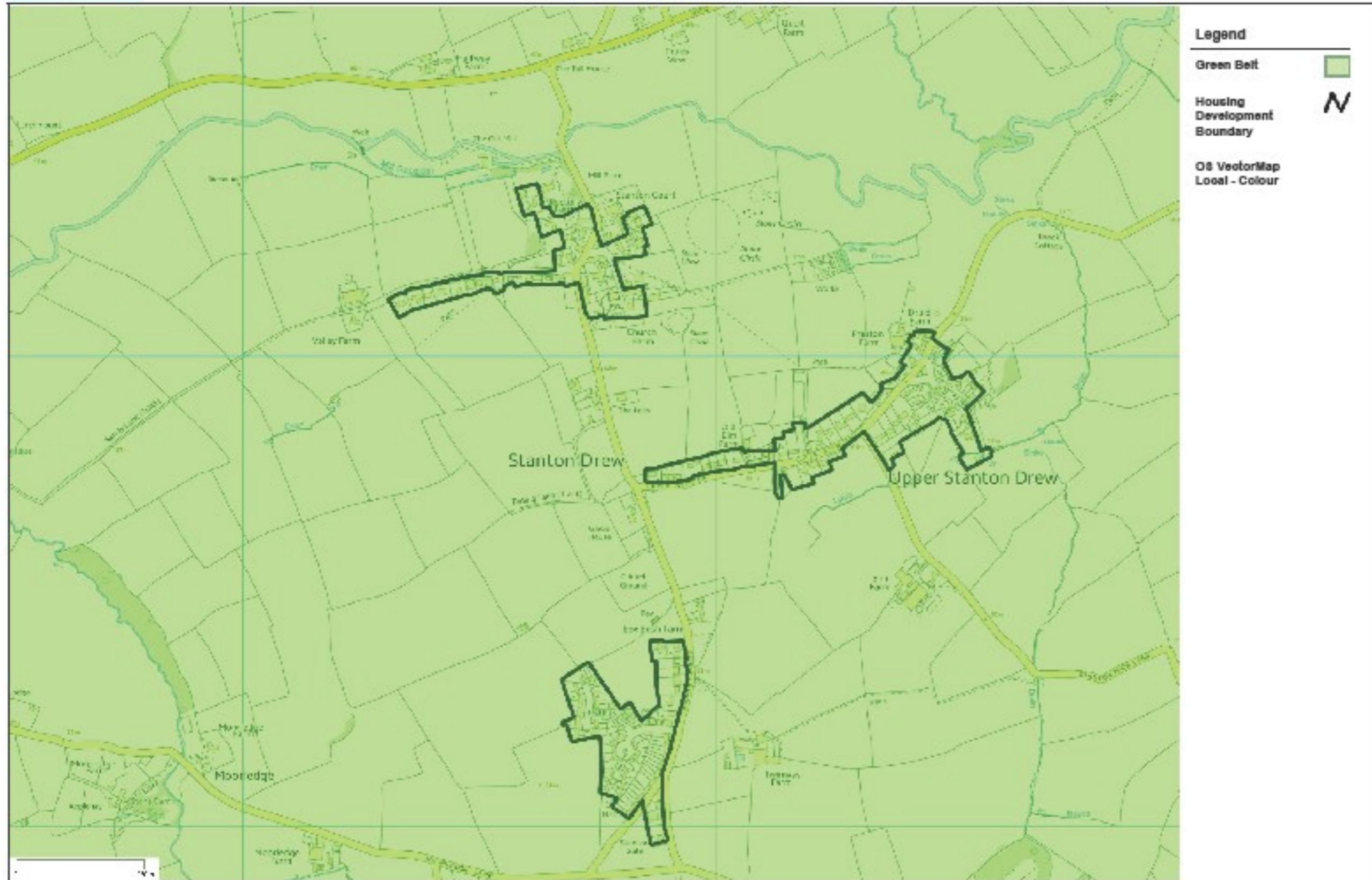
Date Created: 1-3-2017 | Map Centre (Easting/Northing): 359925 / 163183 | Scale: 1:13315 | © Crown copyright and database right. All rights reserved (100023334) 2017



Date Created: 1-3-2017 | Map Centre (Easting/Northing): 359729 / 163140 | Scale: 1:5277 | © Crown copyright and database right. All rights reserved (100023334) 2017 © Natural England copyright 2017

Other Listed Buildings within the Parish of Stanton Drew—shown as green dots.

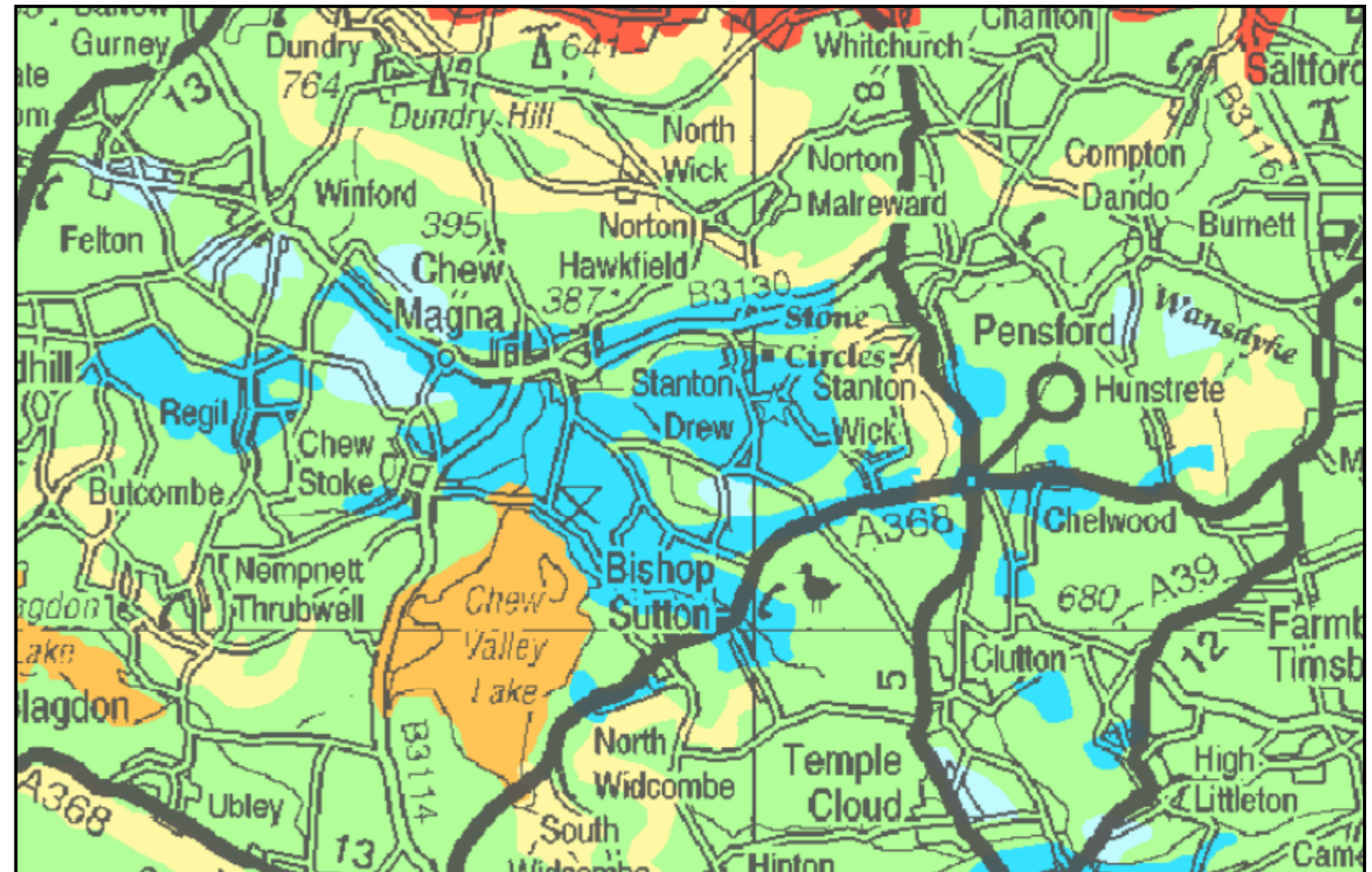




Date Created: 1-3-2017 | Map Centre (Easting/Northing): 359745 / 162814 | Scale: 1:10553 | © Crown copyright and database right. All rights reserved (100023334) 2017

Agricultural Land classifications within the Parish of Stanton drew

<u>Grade</u>	<u>Description</u>
1	Excellent
2	Very Good
3	Good to Moderate
4	Poor
5	Very Poor
<u>Non-Agricultural Land</u>	
	Other land primarily in non-agricultural use
	Land predominantly in urban use



What is Grade 1 Agricultural land?

Predominantly the Parish is classified as Grade 1 agricultural land, which means it is particularly valuable & versatile for the growing of crops and therefore important for the country's food security.

'Grade 1 - excellent quality agricultural land . Land with no or very minor limitations to agricultural use. A very wide range of agricultural and horticultural crops can be grown and commonly includes top fruit, soft fruit, salad crops and winter harvested vegetables. Yields are high and less variable than on land of lower quality.'

www.wenarchive.nationalarchives.gov.uk .

The Planning [Grade 1 Agricultural Land] Bill 2010 failed through Parliament, this was to prevent development on Grade 1 land.

Groups ,such as the Campaign for the Protection of Rural Environment [CPRE], Royal Town Planning Institute [RTPI] and also BaNES Unitary Authority ,view that building development should not be allowed on Grade 1 land because of its important for the nation's food security.

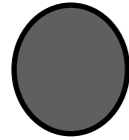
The Parish's soils are predominantly medium to heavy textured, well drained or moderately well drained, naturally calcareous.

The Parish also has areas of Grade 2 and 3 land which are classified as;

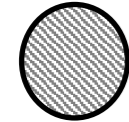
Grade 2 - very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.

Grade 3 - good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

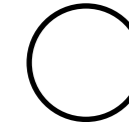
Key to greyscale grading February 2017



Site to be archived, as not in accordance with Green Belt policy National Planning Policy Framework [NPPF] para 79.



Site outside Housing Development Boundary, [HDB] Greenfield, not classed as Infill site , little potential as Rural Exception site for development identified in Housing Needs Survey 2016.



Site outside HDB, previously developed land, potential to be assessed as Rural Exception site.



Site within HDB.

Site identified for employment or potential for future use as community facility subject to feasibility & planning legislation etc.

National Planning Policy Framework [NPPF] Paragraph 133

79. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

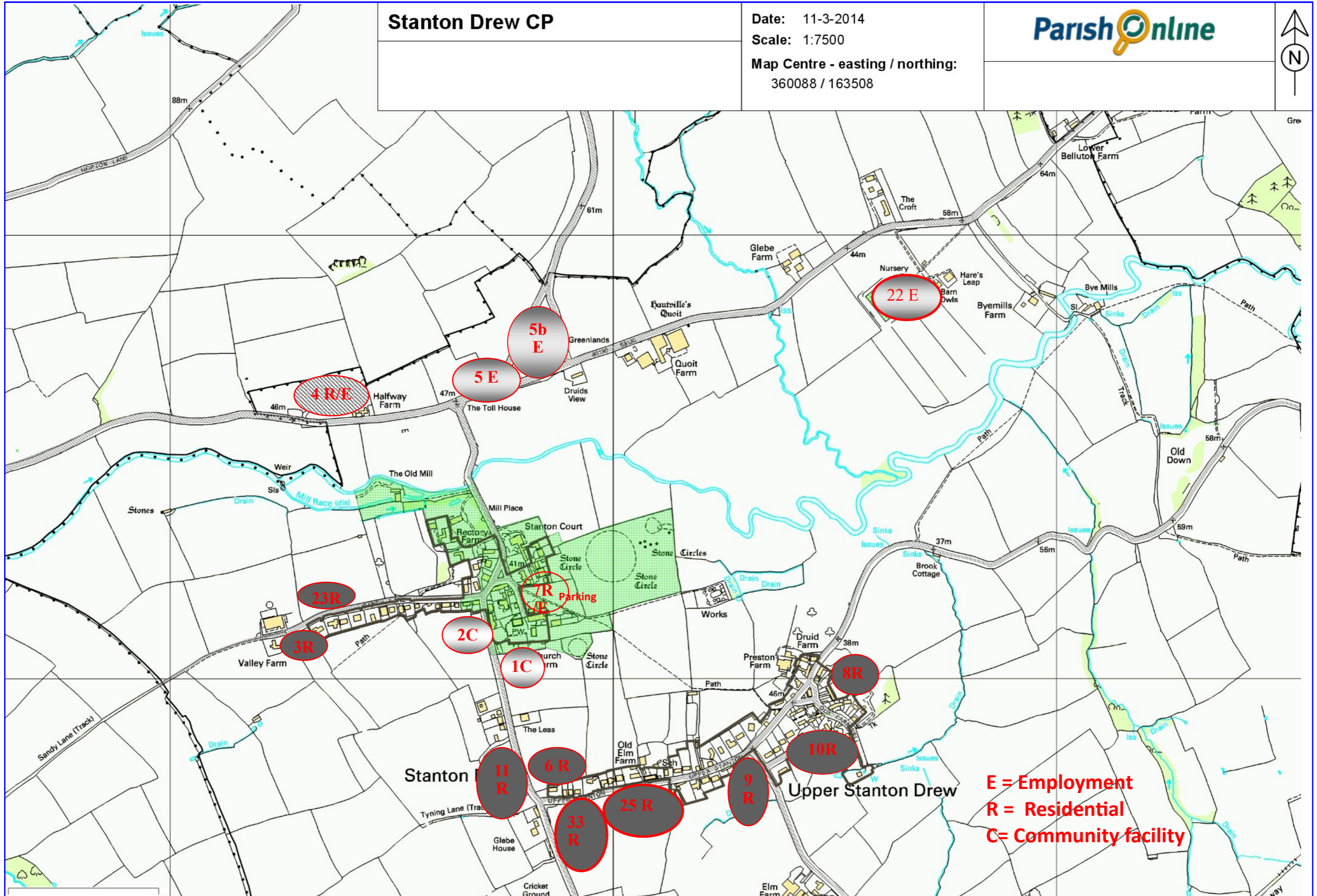
SITE NUMBER	REASON FOR ARCHIVING OR TAKING FORWARD TO REVISED SOL—HOUSING DOCUMENT
1	ARCHIVED Not in accordance with B&NES HDB criteria or methodology
2	ARCHIVED Not in accordance with B&NES HDB criteria or methodology
3	ARCHIVED Green Belt not in accordance with NPPF paragraph 79 , outside HDB
4	Green Belt not in accordance with NPPF paragraph 79 , outside HDB . [Potentially could be reviewed as an Exception site].
5	ARCHIVED Not in accordance with B&NES HDB criteria or methodology
5b	ARCHIVED Not in accordance with B&NES HDB criteria or methodology
6	ARCHIVED Green Belt not in accordance with NPPF paragraph 79 , outside HDB
7	ARCHIVED Planning permission applied for therefore excluded.
8	ARCHIVED Not Infill, outside HDB, could impact on Openness of the Green Belt, large site, landscape, views issues.
9	ARCHIVED Not Infill, outside HDB.
10	ARCHIVED Not Infill, outside HDB.
11	ARCHIVED Outside the HDB [NPPF paragraph 79], not Infill.
12	ARCHIVED Outside the HDB [NPPF paragraph 79], not Infill.
13	ARCHIVED Outside the HDB [NPPF paragraph 79], not Infill.
14	ARCHIVED Not in accordance with B&NES HDB criteria or methodology —existing employment, to be included in Business Development Document March 2017.
15	ARCHIVED Not in accordance with B&NES HDB criteria or methodology —existing employment, to be included in Business Development Document March 2017.
16	ARCHIVED Outside the HDB [NPPF paragraph 79], not Infill.
17	ARCHIVED Outside the HDB [NPPF paragraph 79], not Infill.
18	ARCHIVED Planning permission applied for therefore excluded.
19	ARCHIVED Not in accordance with B&NES HDB criteria or methodology—existing employment, to be included in Business Development Document.
20	ARCHIVED Planning permission applied for therefore excluded.
21	ARCHIVED Green Belt not in accordance with NPPF paragraph 79 , outside HDB
22	ARCHIVED Not in accordance with B&NES HDB criteria or methodology—existing employment, to be included in Business Development Document.
23	ARCHIVED Outside the HDB [NPPF paragraph 79], not Infill.
24	ARCHIVED Planning permission therefore excluded—built out scheme.
25	ARCHIVED Outside the HDB [NPPF paragraph 79], not Infill.
26	Potential HDB extension site for max 1 or 2 dwellings.
27	ARCHIVED Outside the HDB [NPPF paragraph 79], not Infill. Technically Open countryside in planning terms.
28	Potential HDB extension site ? Needs further research.
29	ARCHIVED Outside the HDB [NPPF paragraph 79], not Infill.
30	ARCHIVED Not in accordance with B&NES HDB criteria or methodology—existing employment, to be included in Business Development Document.
31	ARCHIVED Outside the HDB [NPPF paragraph 79], not Infill. Technically Open countryside in planning terms.
32	ARCHIVED Outside the HDB [NPPF paragraph 79], not Infill. Technically Open countryside in planning terms.
33	ARCHIVED Outside the HDB [NPPF paragraph 79], not Infill.

Stanton Drew CP

Date: 11-3-2014

Scale: 1:7500

Map Centre - easting / northing:
360088 / 163508



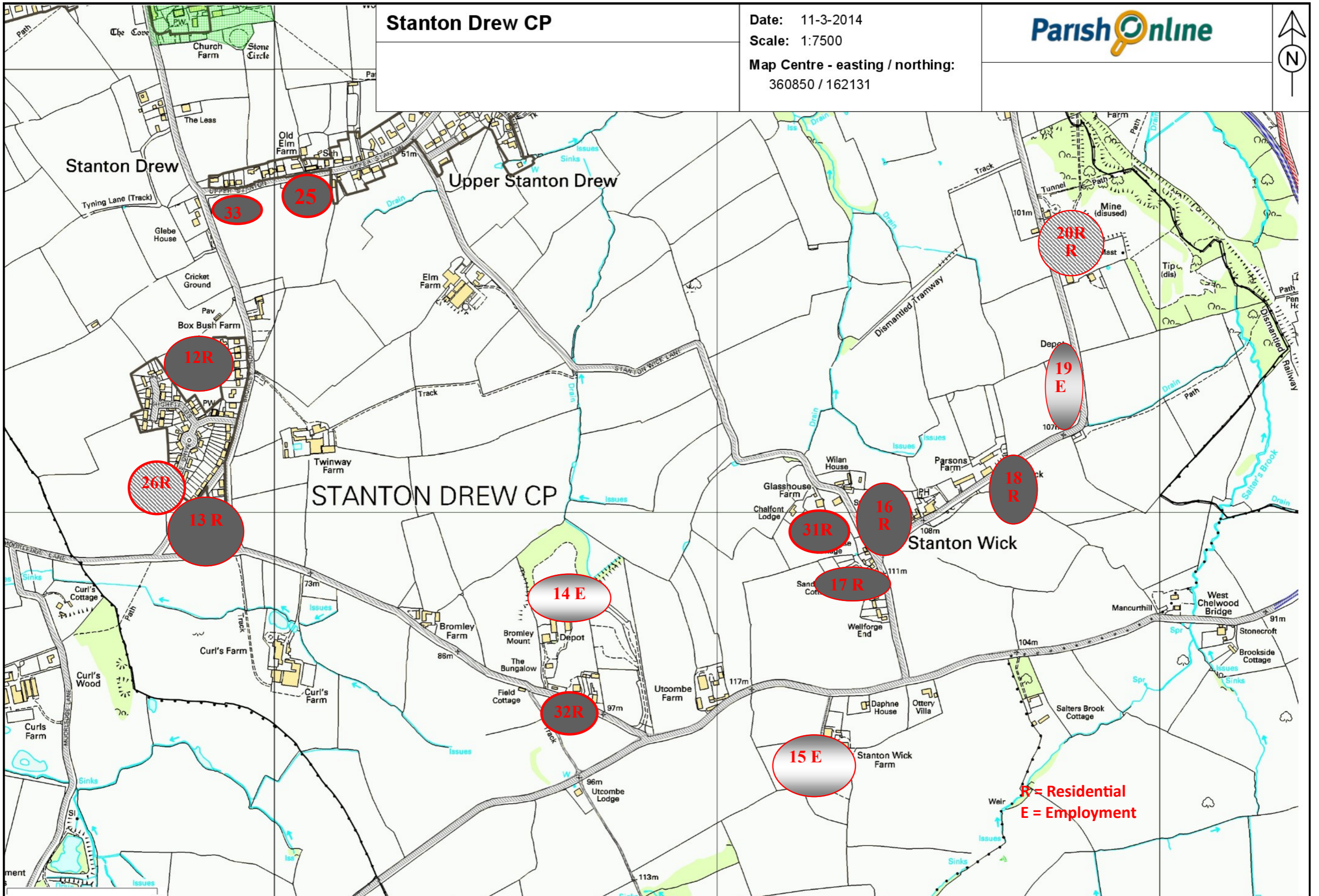
E = Employment
R = Residential
C = Community facility

Stanton Drew CP

Date: 11-3-2014

Scale: 1:7500

Map Centre - easting / northing:
360850 / 162131



R = Residential
E = Employment

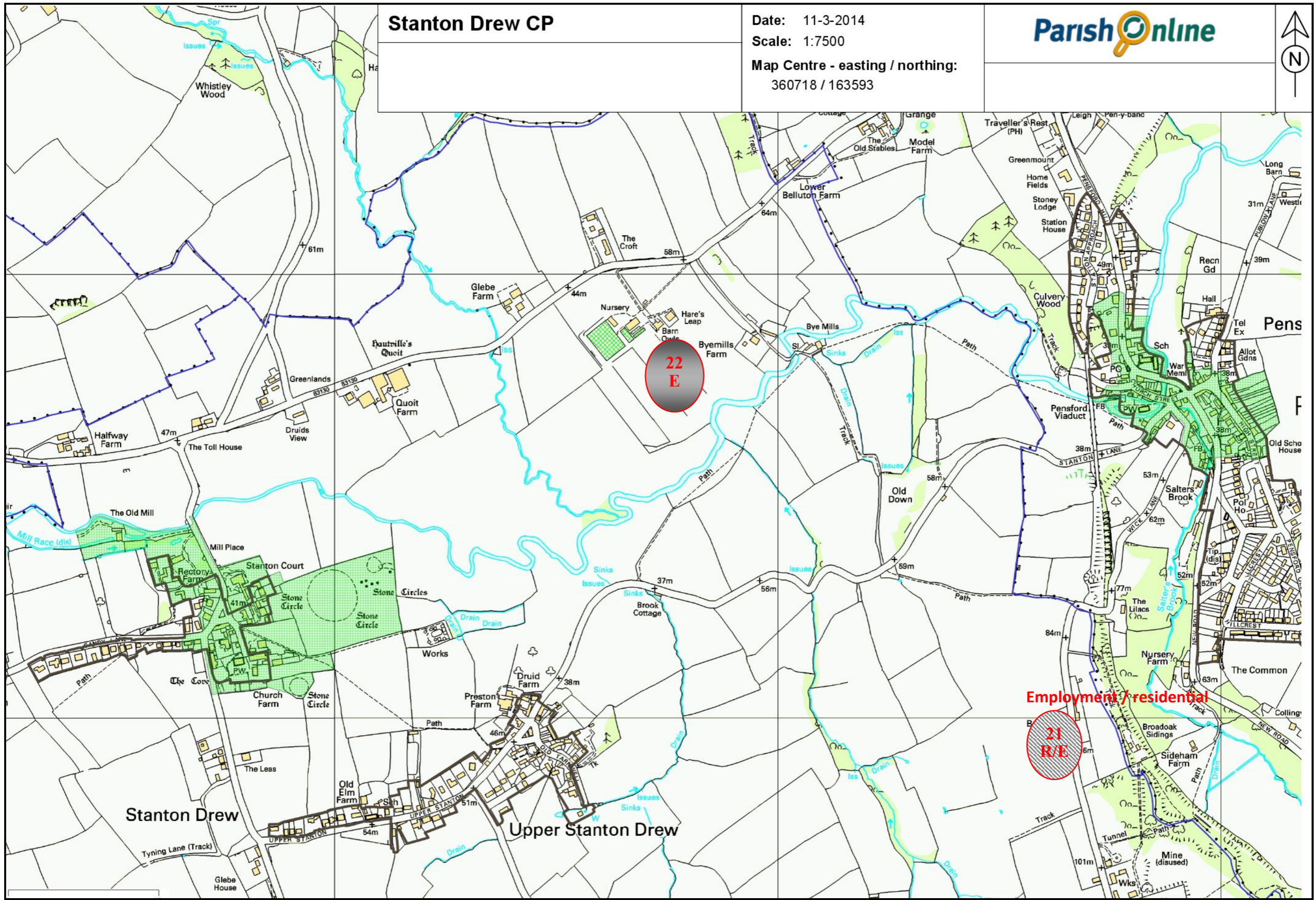
Stanton Drew CP

Date: 11-3-2014

Scale: 1:7500

Map Centre - easting / northing:

360718 / 163593

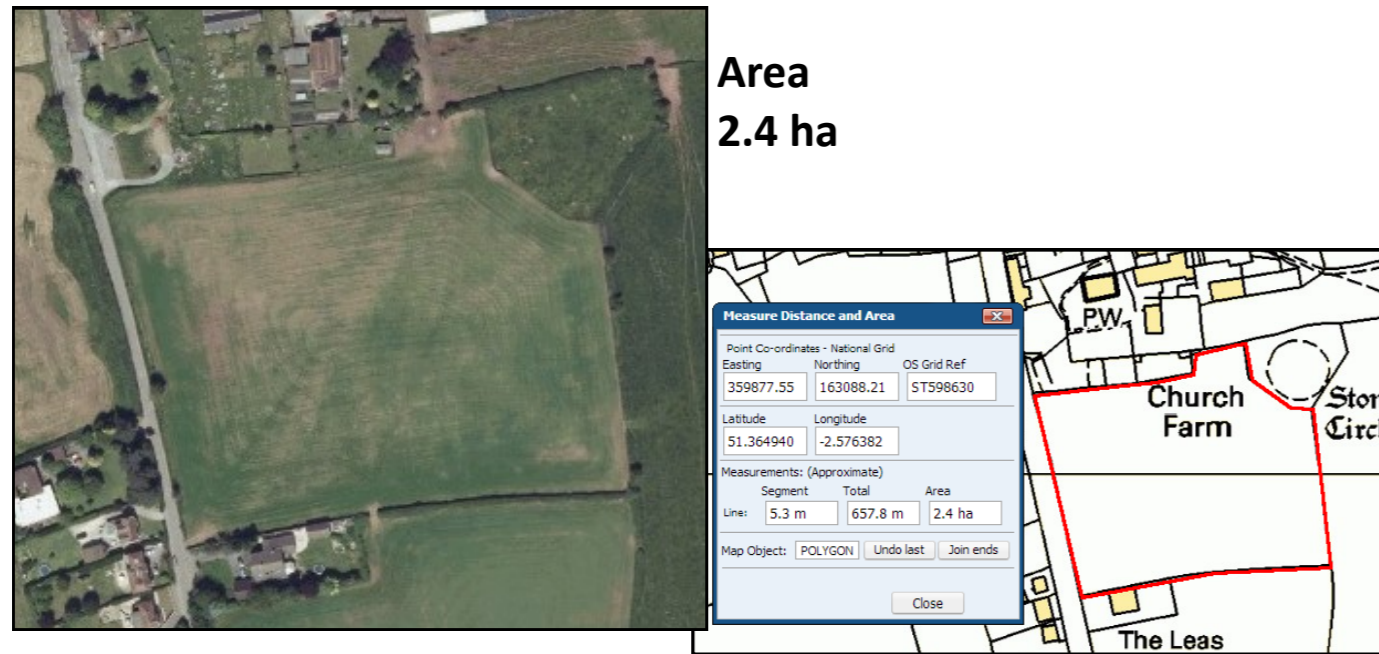


Employment / residential

The following pages (15-32) show the SOLL Options as shown at public consultations.

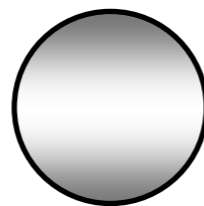
Notes in RED indicate planning status revision following planning parameter discussions with B&NES in February 2017.

OPTION 1 NOT APPLICABLE AS A SITE FOR HOUSING



Characteristics:

- Green Belt
- Greenfield
- Outside Housing Development Boundary (HDB)
- Liable to flooding/water retention
- Outside Conservation Area
- Maybe of archaeological importance due to its proximity to The Cove, secondary stones & church.
- In heart of village , adjacent to the pub.
- Opposite Village hall parking field.

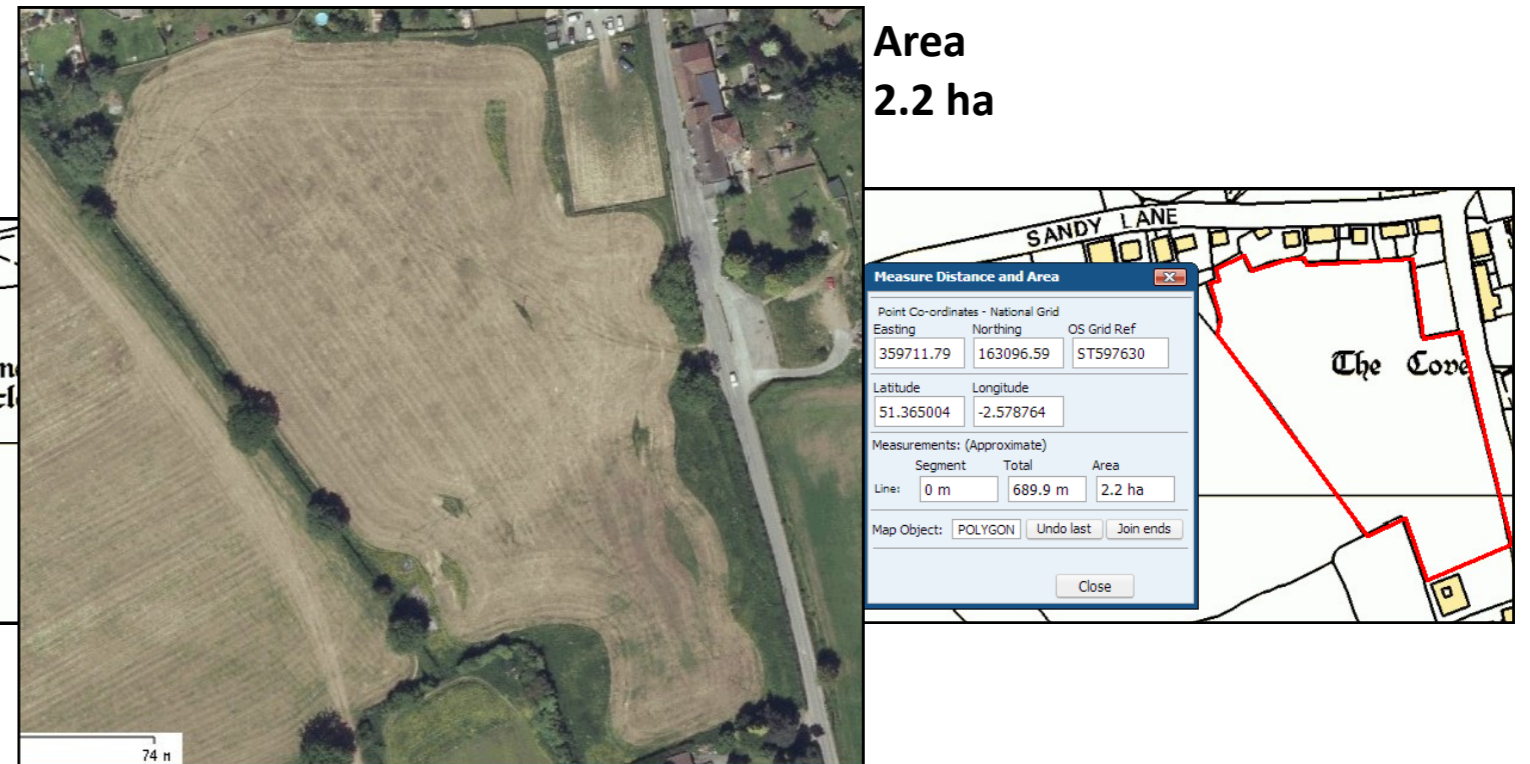


NOTES:

Links linear sub-settlements if developed
Footpath could be added along the roadside
Possible site for replacement primary school

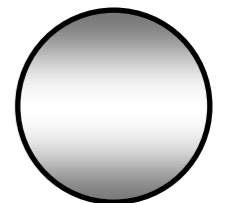
Site to be transferred to Business Development Document for further research. (Not in accordance with B&NES HDB criteria or methodology for housing).

OPTION 2 NOT APPLICABLE AS A SITE FOR HOUSING



Characteristics:

- Green Belt
- Greenfield
- Outside HDB
- Southern area , approx. 25% of total area, liable to flooding /pond area
- Outside Conservation Area
- Part of overflow parking for Village Hall events



NOTES;

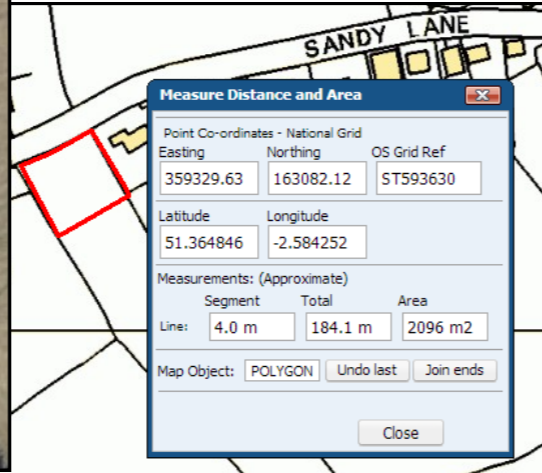
Prime area for development of village heart.
Playing fields & sports facilities / multi community facility.
Extend or develop new village hall.
Parking for village.

Site to be transferred to Business Development Document for further research. (Not in accordance with B&NES HDB criteria or methodology for housing).

OPTION 3 ARCHIVED



Area
0.2 ha

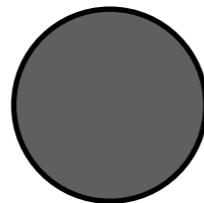


Characteristics;

- Green Belt
- Greenfield
- Outside HDB, the house to the east is in the HDB, the house to the west is a tied house.
- Outside the Conservation Area
- Has been subjected to a planning application in 2012/3, that was rejected on Openness of Green Belt grounds.

NOTES;

Gas line ?
Suitable land area for 1 house.



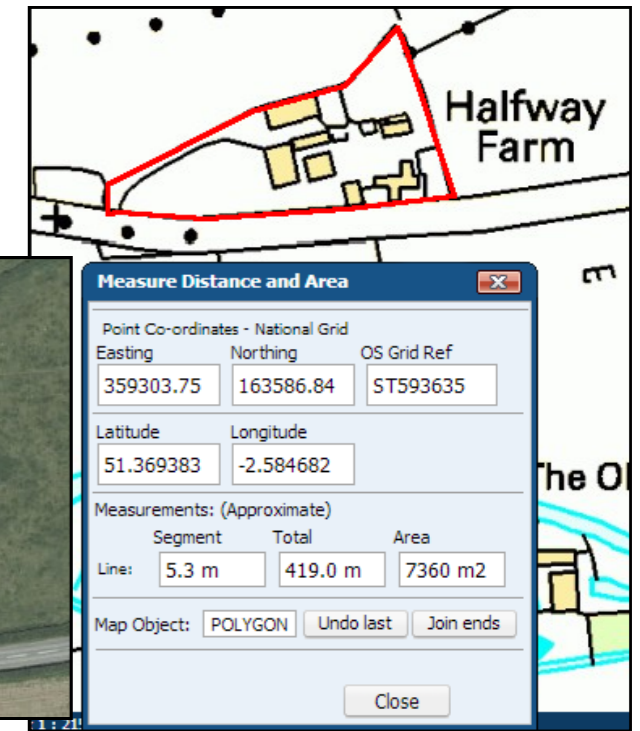
Option 3b

Conversion of farm buildings to housing.

Site to be archived on grounds of harm to openness of Green Belt & heritage setting. Not in accordance with NPPF paragraph 79 & outside HDB.

OPTION 4

Area
0.75 ha

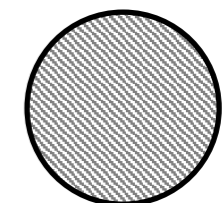


Characteristics;

- Green Belt
- Outside HDB
- Outside Conservation Area
- Dilapidated farmhouse & buildings

NOTES;

Potential for 4 or 5 houses
Potential employment site
Shutting down one access site could improve acceptability in road safety.

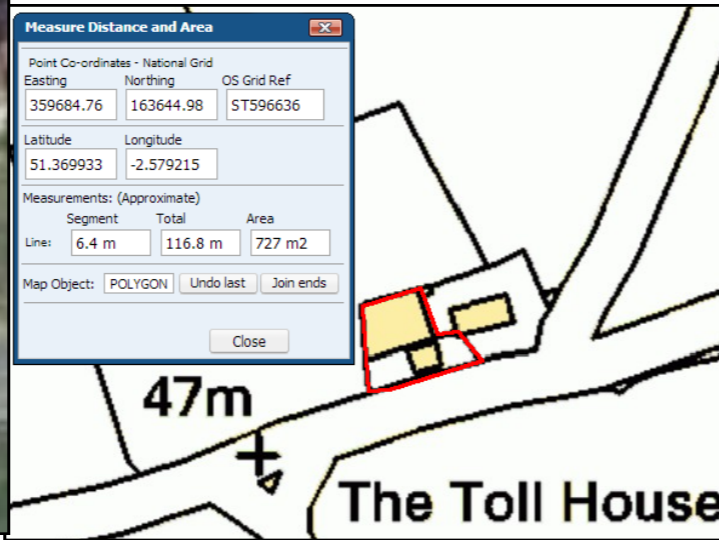


Site not in accordance with NPPF para 79 being outside HDB but potentially could be reviewed as an Exception site.

OPTION 5



Area [excluding house to the east]
0.07 ha

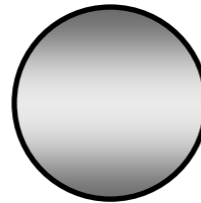


Characteristics;

- Commercial garage at present
- Outside Conservation Area
- On B3013

NOTES;

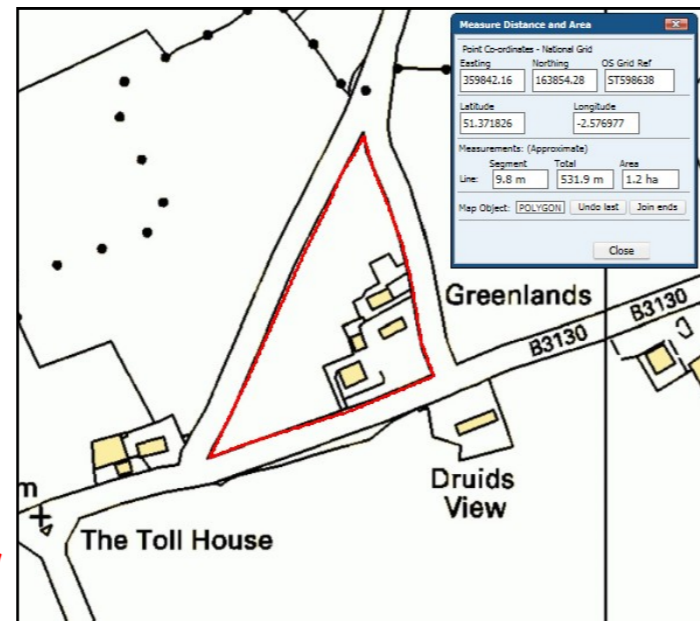
Commercial site **Site to be transferred to Business Development Document for further research**



Option 5B

Potential commercial site at Greenlands
1.2 ha

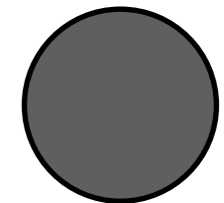
Site to be transferred to Business Development Document for further research. (Not in accordance with B&NES HDB criteria or methodology for housing).



NOTES;

Links settlement areas if developed.
Addition of footpath along roadside

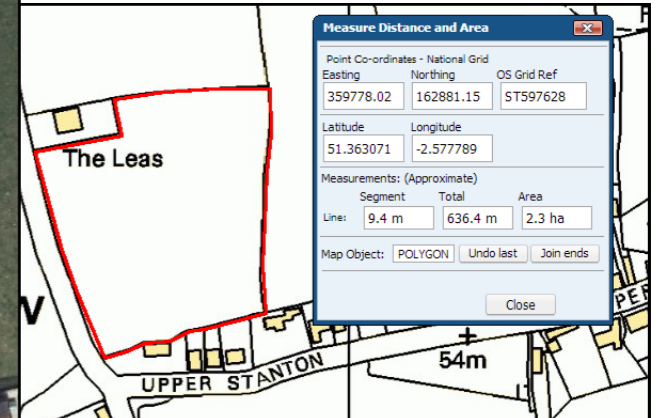
Site to be archived as not in accordance with NPPF paragraph 79 outside HDB.



OPTION 6 ARCHIVED



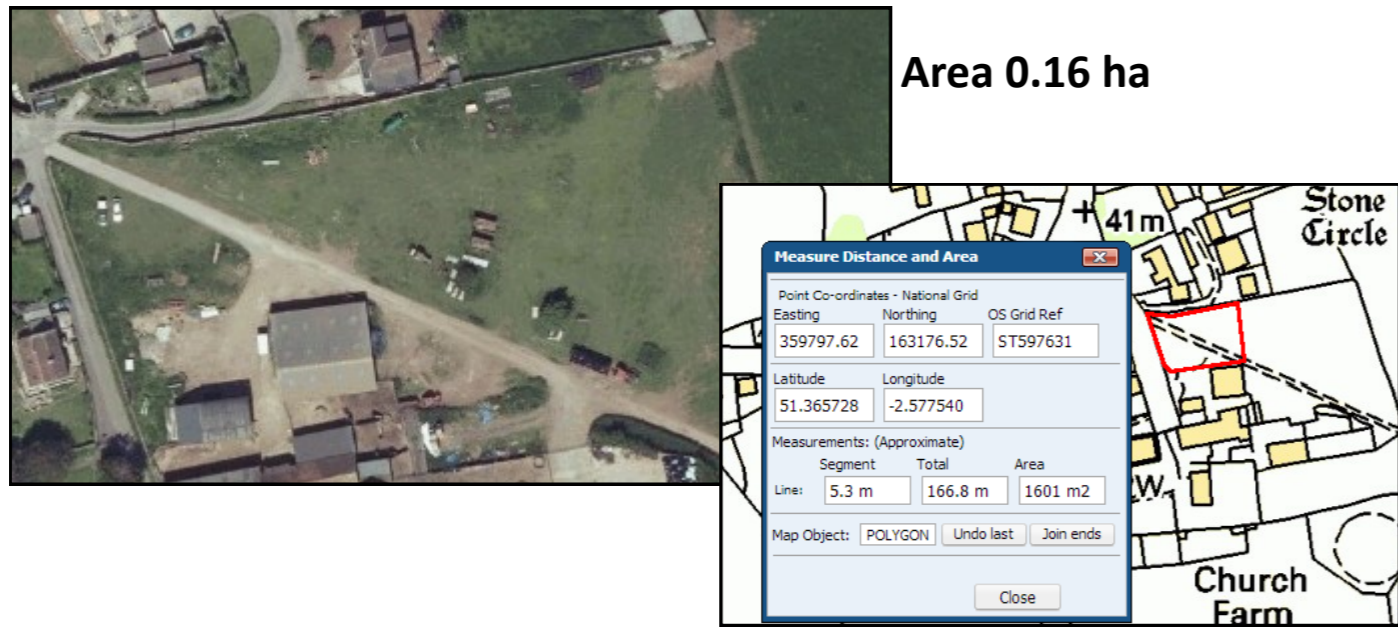
Area
2.3ha



Characteristics;

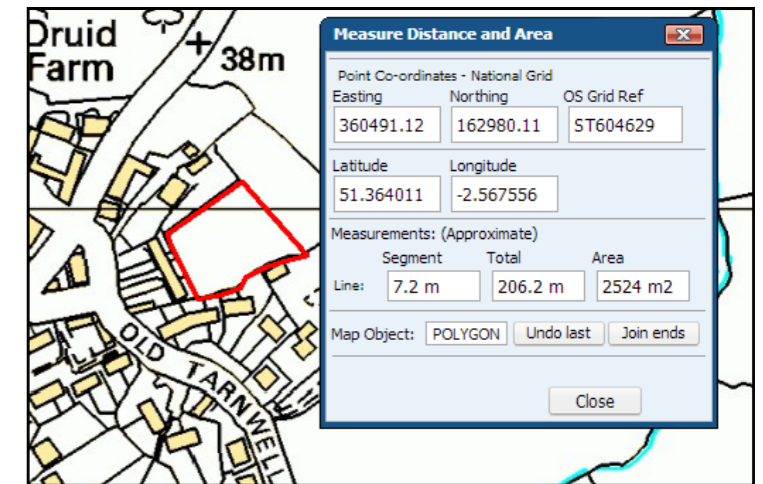
- Green Belt
- Greenfield
- Adjacent & south of Option1
- Outside Conservation Area
- Outside HDB
- Development to north, south & north west
- Steep sided bank on left/west

OPTION 7 UNDER PLANNING



OPTION 8 ARCHIVED

Area 0.25 ha



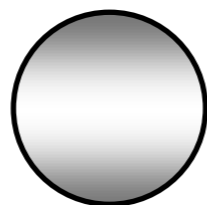
Characteristics;

- Green Belt
- Within Conservation Area
- Possibly archaeological restrictions
- Adjacent to HDB to west.
- Used as permissive parking by landowner.
- Proposal to use as designated parking for Stone circle visitors

NOTES;

Parking
Residential
Flats / small residential units with parking

Site has been permitted for residential & shop in 2016.



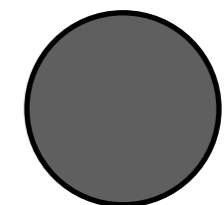
Characteristics;

- Green Belt
- Greenfield
- Outside HDB
- Outside Conservation Area
- May have covenant restrictions

NOTES;

Residential options

**Any potential development would require alteration to HDB.
Not applicable as Infill site.**



OPTION 9 ARCHIVED



Area
0.12 ha



Measure Distance and Area

Point Co-ordinates - National Grid

Easting	Northing	OS Grid Ref
360274.16	162795.13	ST602627
Latitude	Longitude	
51.362332	-2.570652	

Measurements: (Approximate)

Segment	Total	Area
Line: 7.2 m	144.8 m	1188 m2

Map Object: POLYGON Undo last Join ends

Close

Characteristics;

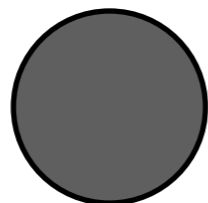
- Green Belt
- Greenfield
- Outside HDB
- Development on 3 sides

NOTES;

Residential

Access via rear opposite The Orchard.

Not applicable for Infill, outside HDB



OPTION 10 ARCHIVED



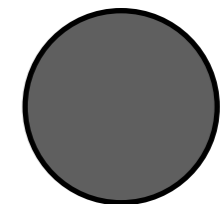
Area
west 0.47 ha
east 0.52 ha

Characteristics;

- Green Belt
- Greenfield
- Outside HDB
- Outside Conservation Area
- Development on 2 sides

NOTES;

Not applicable as Infill or Rural Exception site.



Measure Distance and Area

Point Co-ordinates - National Grid

Easting	Northing	OS Grid Ref
360480.47	162860.60	ST604628
Latitude	Longitude	
51.362936	-2.567696	

Measurements: (Approximate)

Segment	Total	Area
Line: 3.8 m	336.7 m	4664 m2

Map Object: POLYGON Undo last Join ends

Close

Measure Distance and Area

Point Co-ordinates - National Grid

Easting	Northing	OS Grid Ref
360437.84	162762.39	ST604627
Latitude	Longitude	
51.362049	-2.568298	

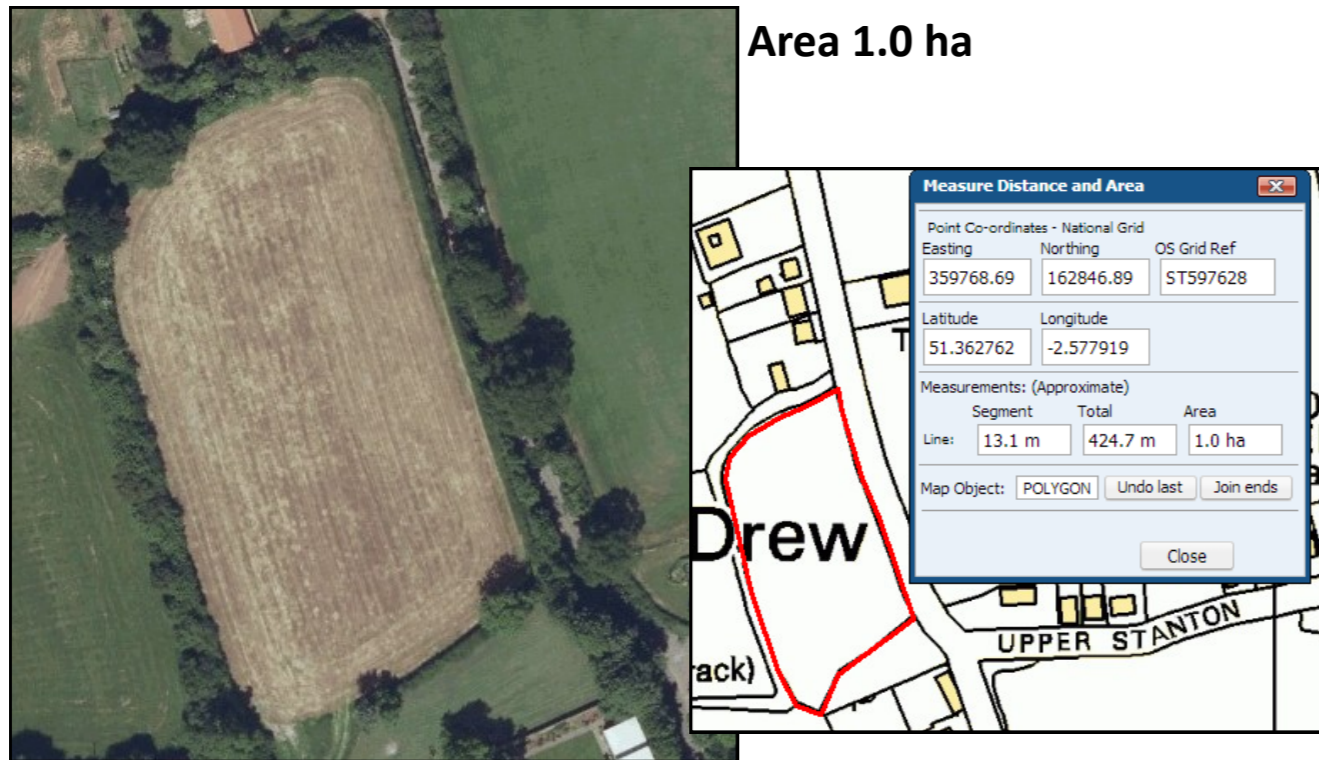
Measurements: (Approximate)

Segment	Total	Area
Line: 31.5 m	346.4 m	5230 m2

Map Object: POLYGON Undo last Join ends

Close

OPTION 11 ARCHIVED



Area 1.0 ha

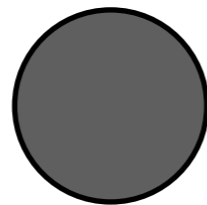
Characteristics;

- Green Belt
- Greenfield
- Outside HDB
- Outside Conservation Area
- Steep sided bank on right/east
- Development on 2 sides

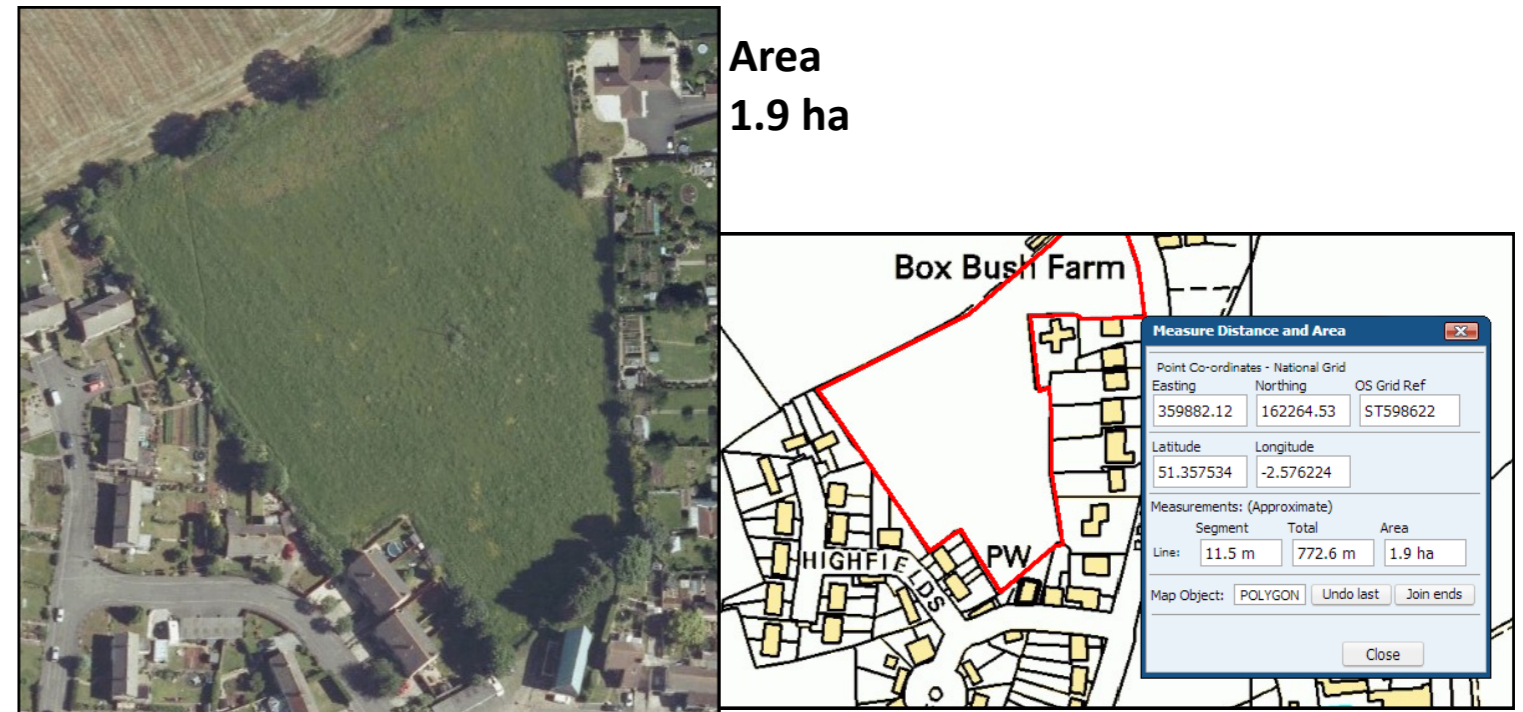
NOTES;

Possible large single residence.
Possible agricultural facilities.

Not applicable as Infill or Rural Exception site.



OPTION 12 ARCHIVED



Area 1.9 ha

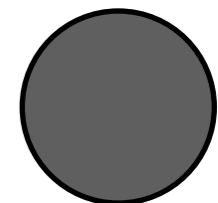
Characteristics;

- Green Belt
- Greenfield
- Outside HDB
- Has drainage/water system already installed some time ago
- Development on 3 sides
- Road system easily conjoined
- Land lower than development to west

NOTES;

Possible school site
Close to existing sports facilities
Link area
Alternative as small scale Rural Exception residential site.
On public transport route
Access for coaches

Archived due to development would harm Openness of Green Belt and Heritage setting.



OPTION 13 ARCHIVED



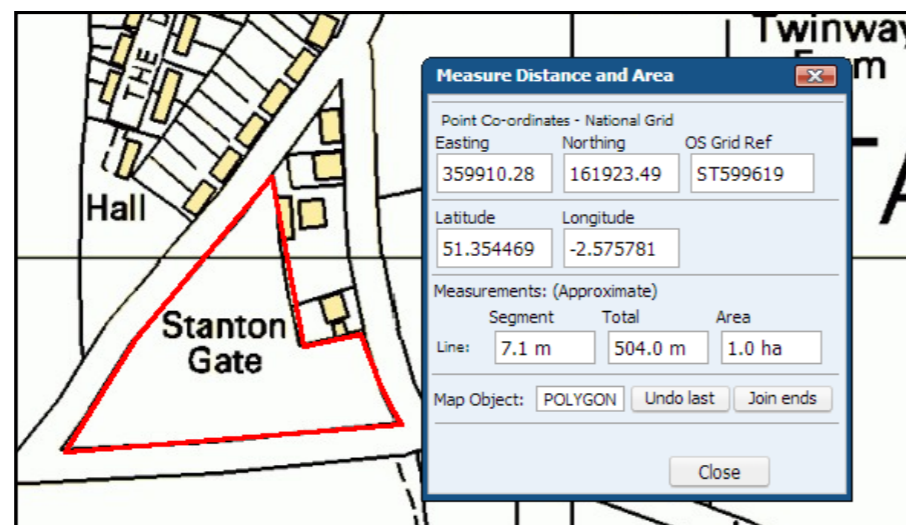
Area
1.0 Ha

Characteristics;

- Green Belt
- Outside HDB
- Outside Conservation Area
- Playing field to north west [not shown in true exist]
- Bounded by single track tarmac road on 3 sides

NOTES;

Outside the HDB (NPPF Paragraph 133), not applicable for Infill



OPTION 14 - EXISTING EMPLOYMENT



Area
NA

Characteristics;

- Area of employment
- Brownfield in Green Belt
- Outside HDB
- Outside Conservation Area
- Good road linkage to A368

NOTES;

At present industrial & office use.
Future potential for high tech / science park

OPTION 15 EXISTING EMPLOYMENT

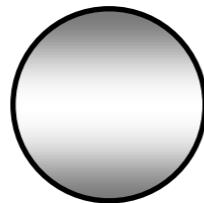


Area not calculated as already under development.

Characteristics;

- Agricultural showrooms
- Agricultural contractors
- Substantial development of site since 2000.

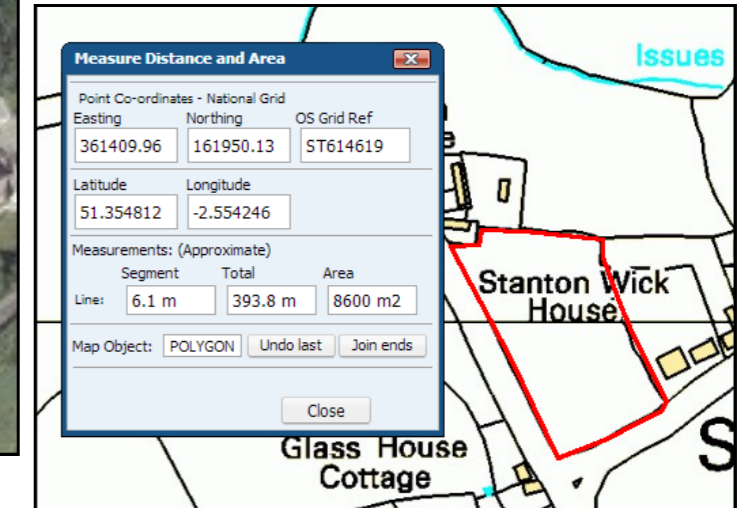
NOTES;



OPTION 16 ARCHIVED



Area
0.86 ha

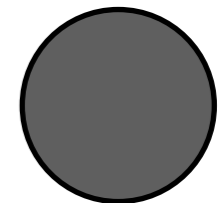


Characteristics;

- Green Belt
- Greenfield
- Outside HDB
- Development on 3 sides
- Raised above houses to north
- Potential to take line across S edge to run in line with boundary of Glasshouse Cottage curtilage and Greenhayes to east.
- 1 / 2 houses.

NOTES;

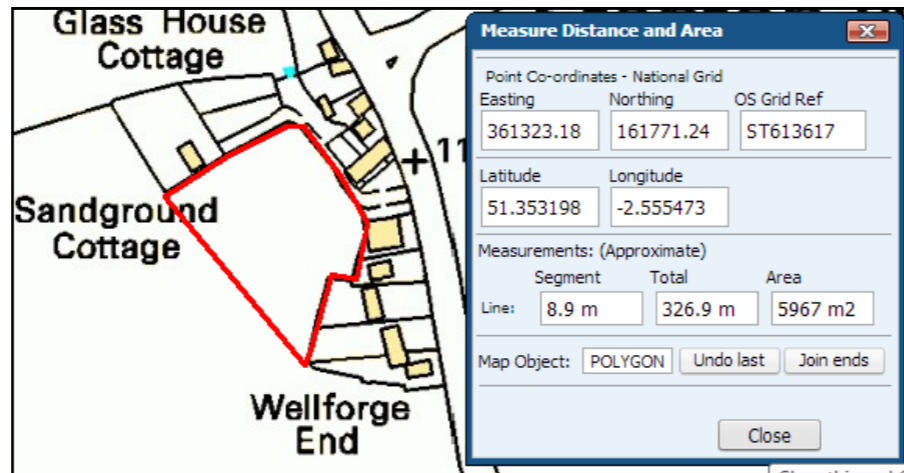
Outside HDB (NPPF paragraph 133), not applicable for Infill



OPTION 17 ARCHIVED



Area
0.6 ha



Measure Distance and Area

Point Co-ordinates - National Grid

Easting	Northing	OS Grid Ref
361323.18	161771.24	ST613617

Latitude Longitude

51.353198	-2.555473
-----------	-----------

Measurements: (Approximate)

Segment	Total	Area
Line: 8.9 m	326.9 m	5967 m2

Map Object: POLYGON Undo last Join ends

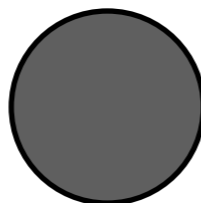
Close

Characteristics:

- Green Belt
- Greenfield
- Development on 3 sides
- Not in HDB
- Greenfield in Stanton Wick

NOTES;

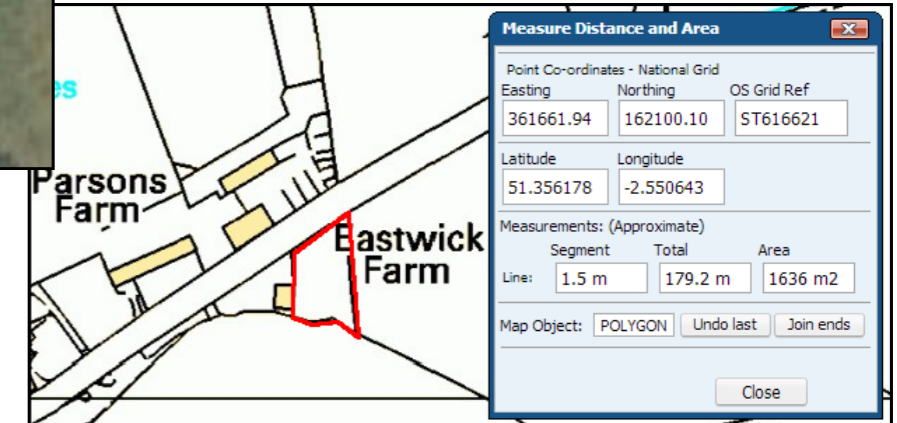
Outside HDB (NPPF paragraph 133), not applicable for Infill



OPTION 18—UNDER PLANNING



Area
0.16ha



Measure Distance and Area

Point Co-ordinates - National Grid

Easting	Northing	OS Grid Ref
361661.94	162100.10	ST616621

Latitude Longitude

51.356178	-2.550643
-----------	-----------

Measurements: (Approximate)

Segment	Total	Area
Line: 1.5 m	179.2 m	1636 m2

Map Object: POLYGON Undo last Join ends

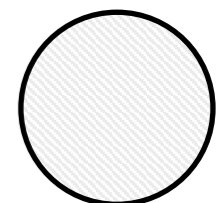
Close

Characteristics;

- Green Belt
- not in HDB
- land to north agricultural sheds
- land to west residential owned by land owner.
- available.

NOTES;

Encourage development of residential opposite
Leave south open.



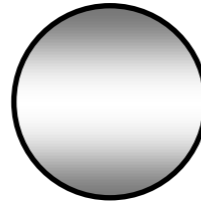
OPTION 19 EXISTING EMPLOYMENT



Area
0.87ha

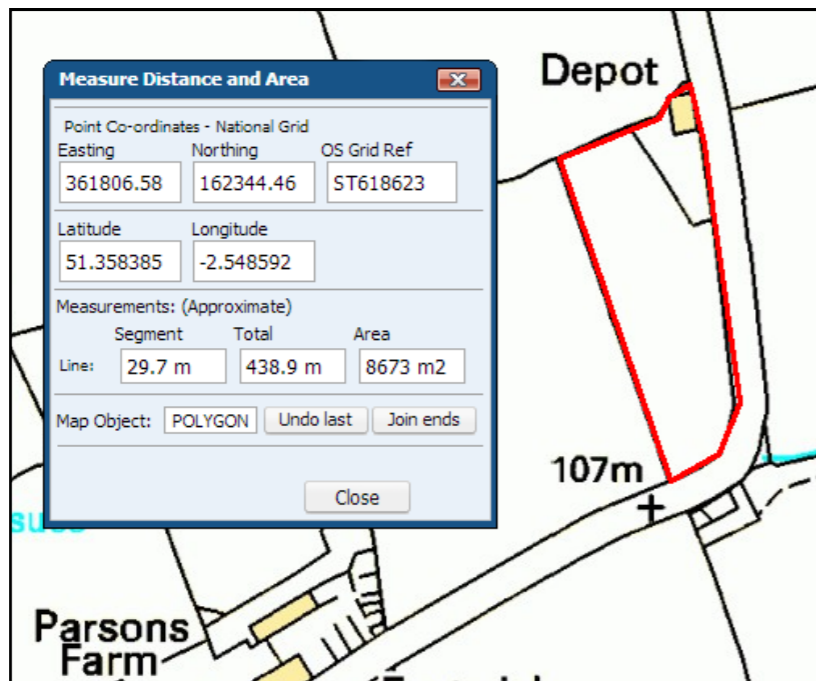
Characteristics;

- Green Belt
- Area of employment
-



NOTES;

Commercial vehicle maintenance / agricultural fitters
Small scale



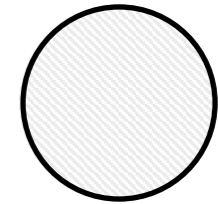
OPTION 20 NORTHSIDE UNDER PLANNING



Area
0.54 ha
+ 0.97 ha

Characteristics;

- Green Belt
- area to east Greenfield, some needs reinstating

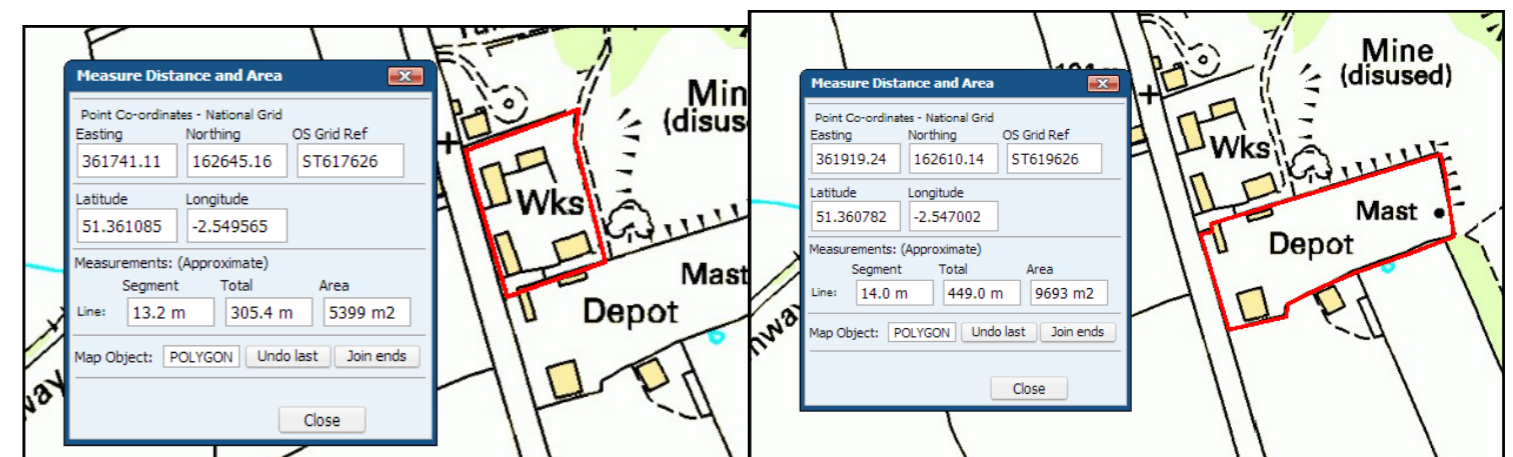


- potential mixed use, residential dominant
- north area available now
- south are available in long term
- May have restrictive covenants etc

NOTES;

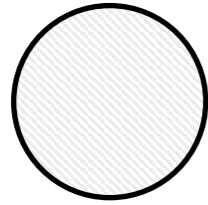
North side—maintenance of heritage
Southside

High end communications reliant / science park / high tech.



OPTION 21 POTENTIALLY FOR REVIEW AS EXCEPTION SITE

Area
0.46 ha



Characteristics;

- Green Belt
- derelict farm building
- isolated

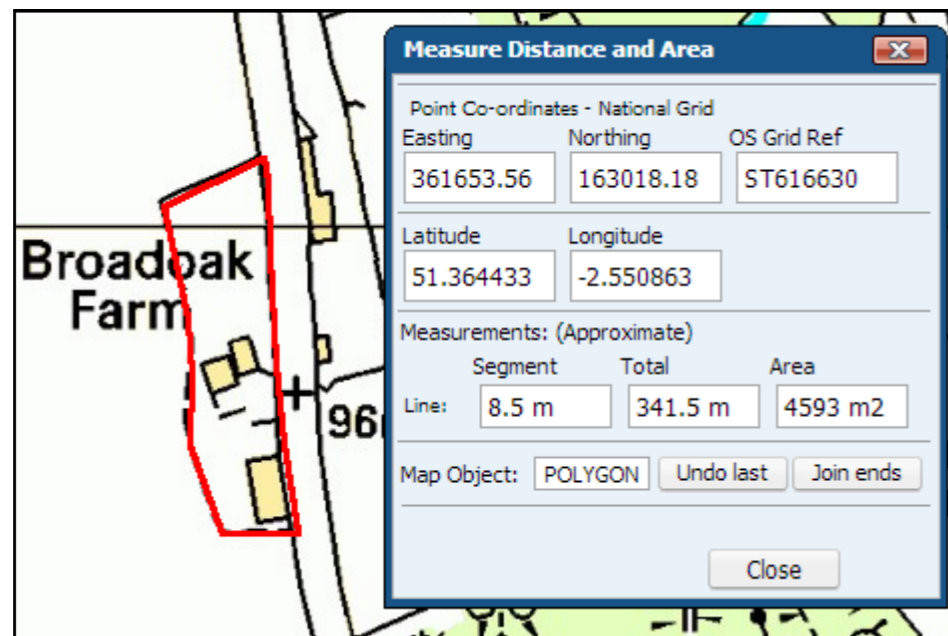
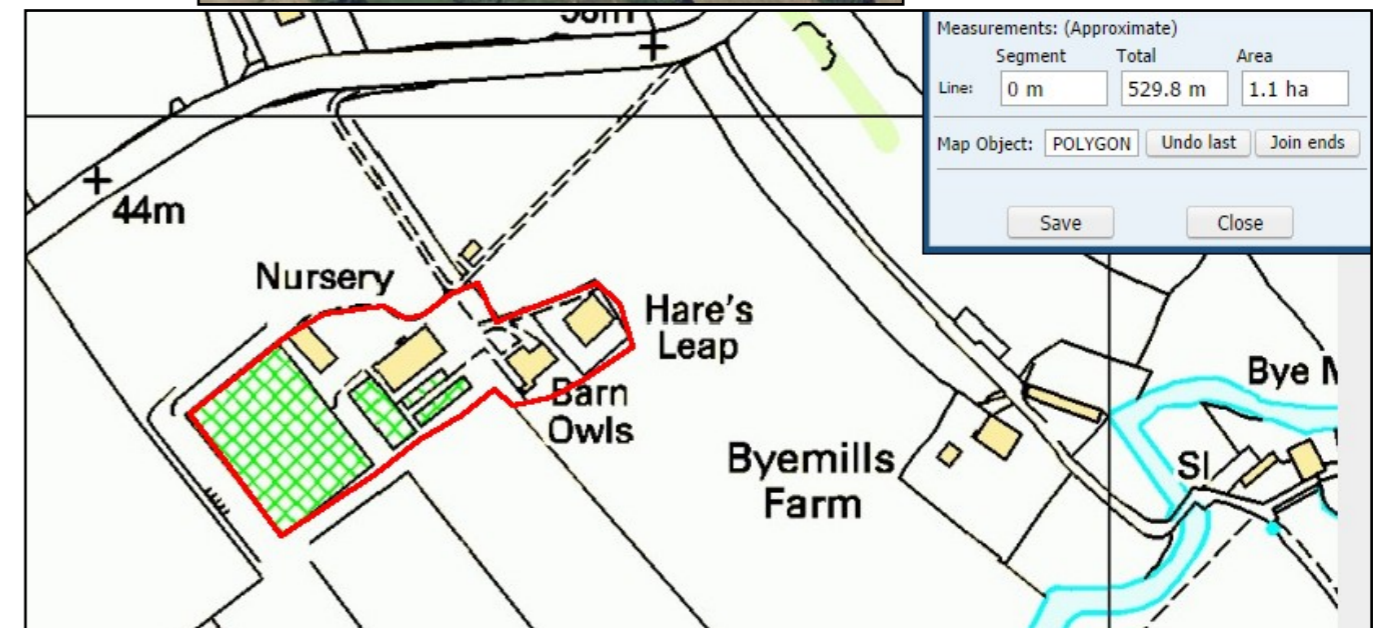
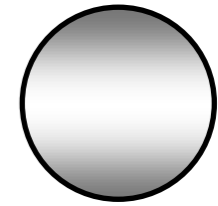
NOTES;

Holiday chalet development.



OPTION 22 EXISTING EMPLOYMENT

Area
1.1 ha



Characteristics;

- Green Belt
- Horticultural business with glasshouses and tied dwellings

NOTES;

Diversification of horticultural business: café and amenity use

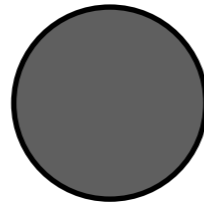
OPTION 23 ARCHIVED

Area 0.6 ha

Considered to be inappropriate to include in HDB alteration due to conflict with openness of GB

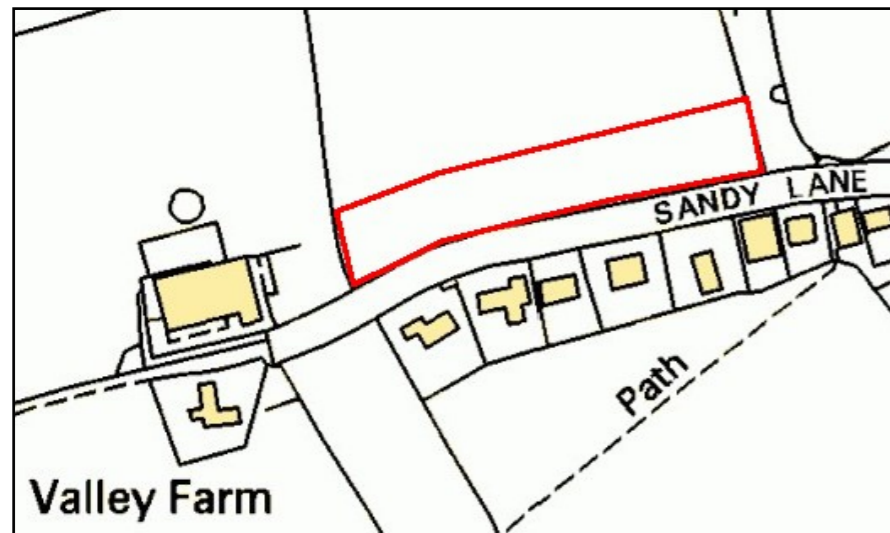
Characteristics;

- Green Belt
- Greenfield
- Outside housing development boundary



NOTES;

Single storey residential



359336.81	163181.52	ST593631
Latitude	Longitude	
51.365741	-2.584161	
Measurements: (Approximate)		
	Segment	Total
Line:	49.6 m	451.4 m
		Area
		5939 m2

NOTES;
Infill

OPTION 24—BUILT OUT SCHEME



Area

Characteristics;

- Green Belt
- In HDB
- At present back garden with planning permission

OPTION 25 ARCHIVED

Area 0.38 ha

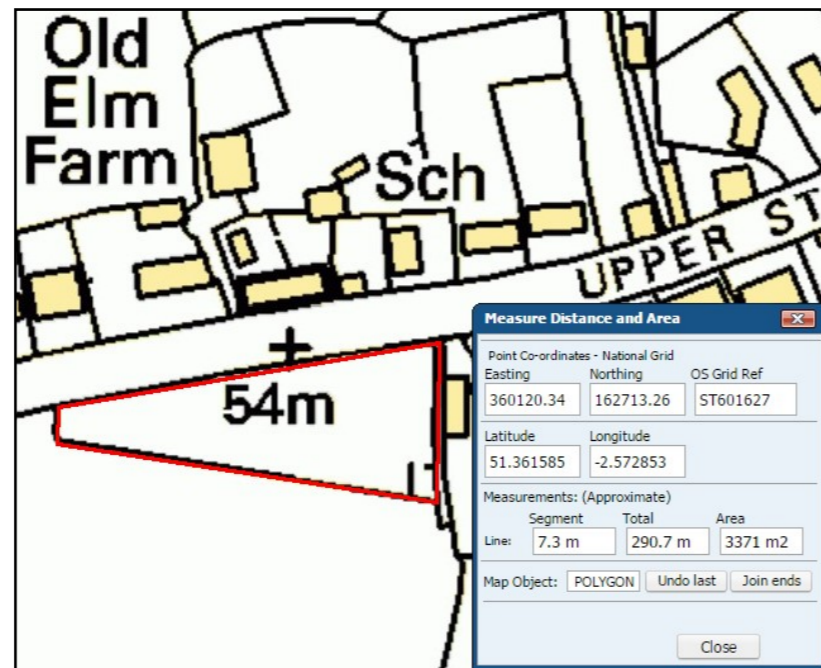


Characteristics;

- Greenfield
- Green Belt
- Outside HDB

NOTES;

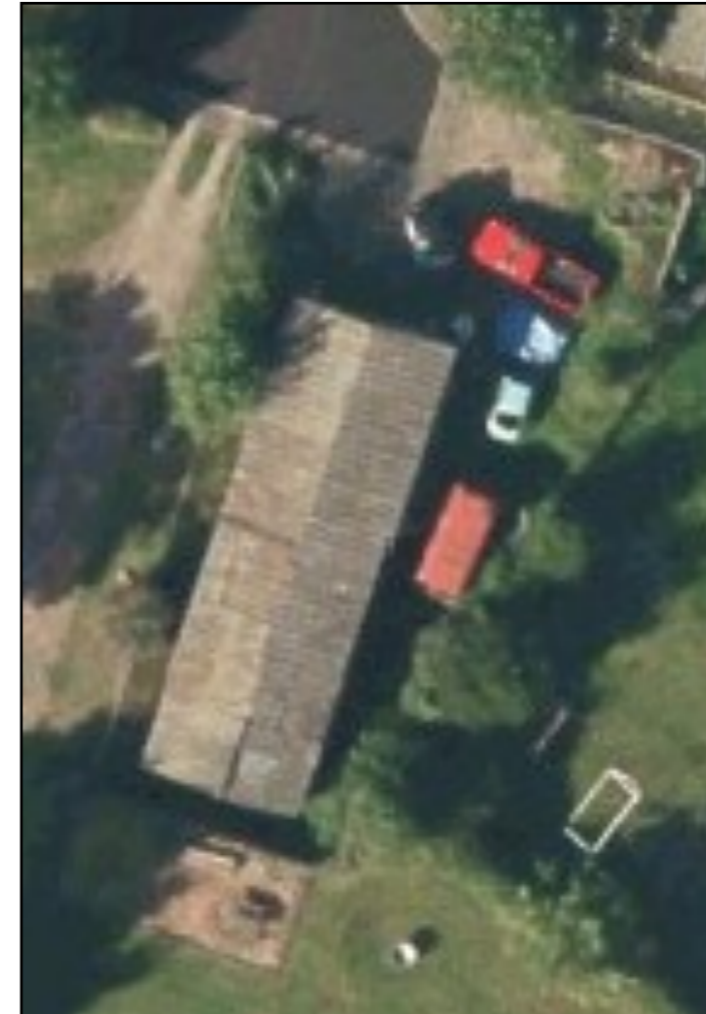
Residential



Considered inappropriate by B&NES planners on ground of openness of Green Belt

OPTION 26 POTENTIAL HDB EXTENSION SITE

Area 0.044 ha

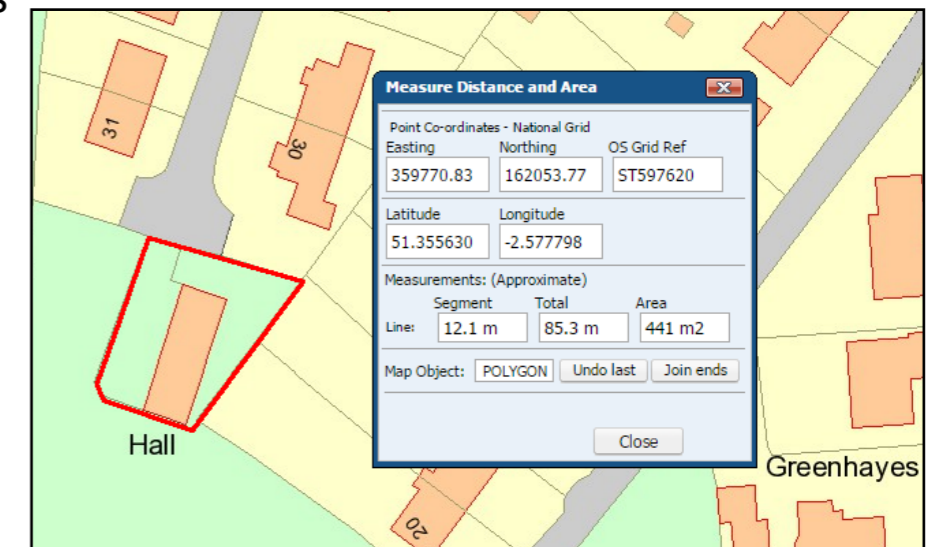


Characteristics;

- Adjacent to HDB
- Old scout hut
- Development on 2 sides

Notes;

Residential or employment



OPTION 27 ARCHIVED



Area

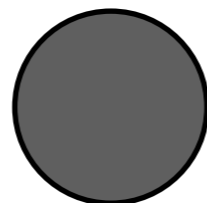
Characteristics;

- Green Belt
- Part of land of Parsons Farm in Stanton Wick
- Adjoining Carpenter's Arms car park
- Outside HDB

Notes;

- Offered by landowner for 1 dwelling in keeping with vernacular of Parsons Farmhouse.
- Development on 2 sides.

Outside the HDB (NPPF paragraph 133), not applicable for Infill, technically open countryside in planning terms



**OPTION 28 POTENTIAL FOR HDB EXTENSION?
NEEDS FURTHER RESEARCH.**

Area =0.18 ha

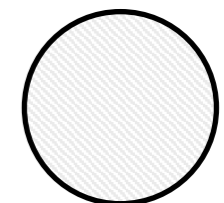


Characteristics

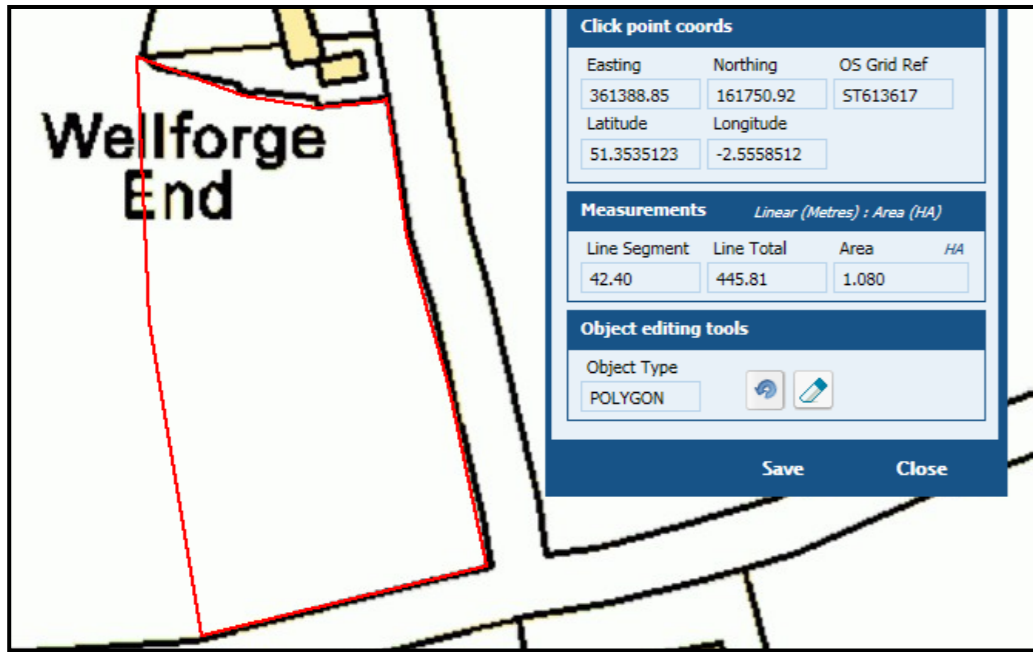
- Green Belt
- Druids farm hortic/agric barns
- Outside HDB

Notes;

- Retiring landowner
- Edge of HDB
- Residential on 2 sides of barns that were previously associated with Druids Farm



OPTION 29 ARCHIVED



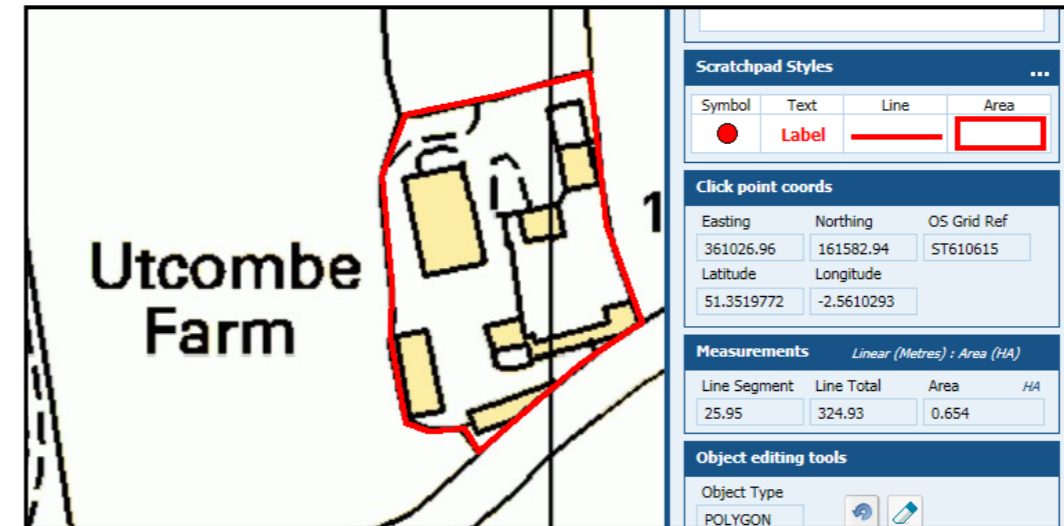
CHARACTERISTICS;

- Green Belt
- Greenfield
- Extension of development from Well End Forge to A368
- Outside HDB
- 1.08 Ha

NOTES;

Outside the HDB [NPPF paragraph 133], not applicable for Infill.

OPTION 30 EXISTING EMPLOYMENT

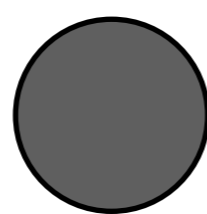
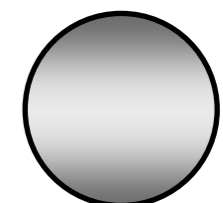


CHARACTERISTICS;

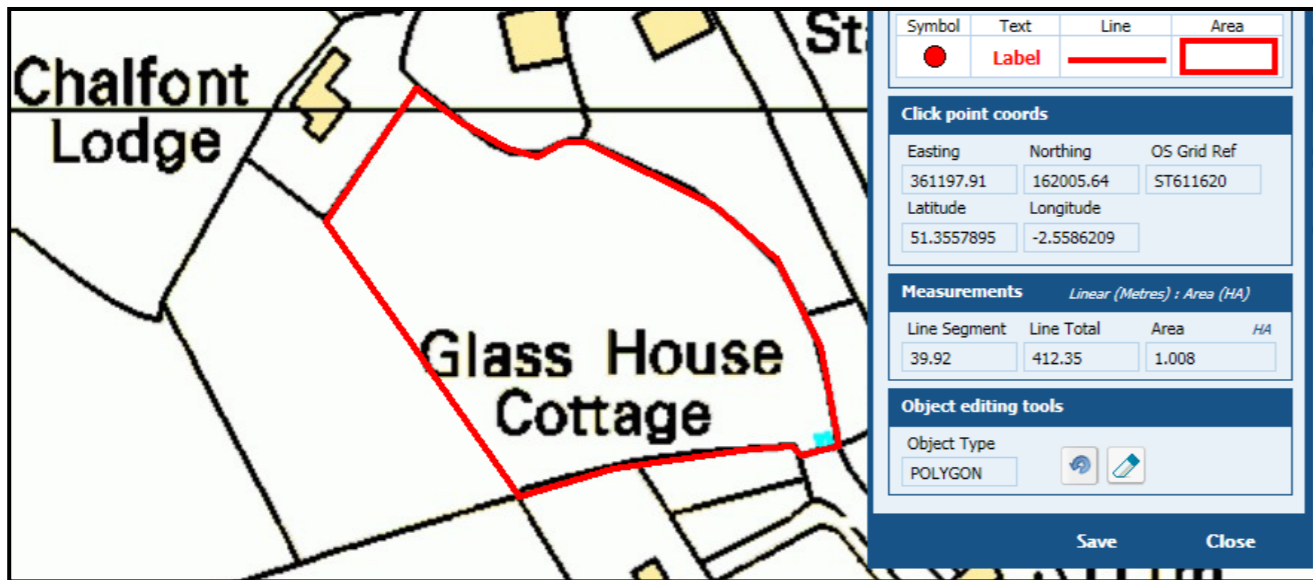
- Green Belt
- Working Farm & associated dwellings
- Outside HDB
- 0.66 Ha

NOTES;

- Mixed use residential & business.
- Holiday lets
- Utcombe Farm had been initially discussed in 2014 but not recorded as it is a working family farm.
- IT HAD BEEN DECIDED AT INITIAL MEETINGS NOT TO ADD IN EVERY FARM AS ALL ARE POTENTIAL SITES IN THEIR OWN RIGHT.



OPTION 31 ARCHIVED



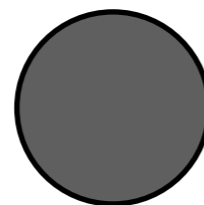
CHARACTERISTICS;

- Green belt
- Greenfield
- Outside HDB
- Development on 3 sides
- 1 Ha

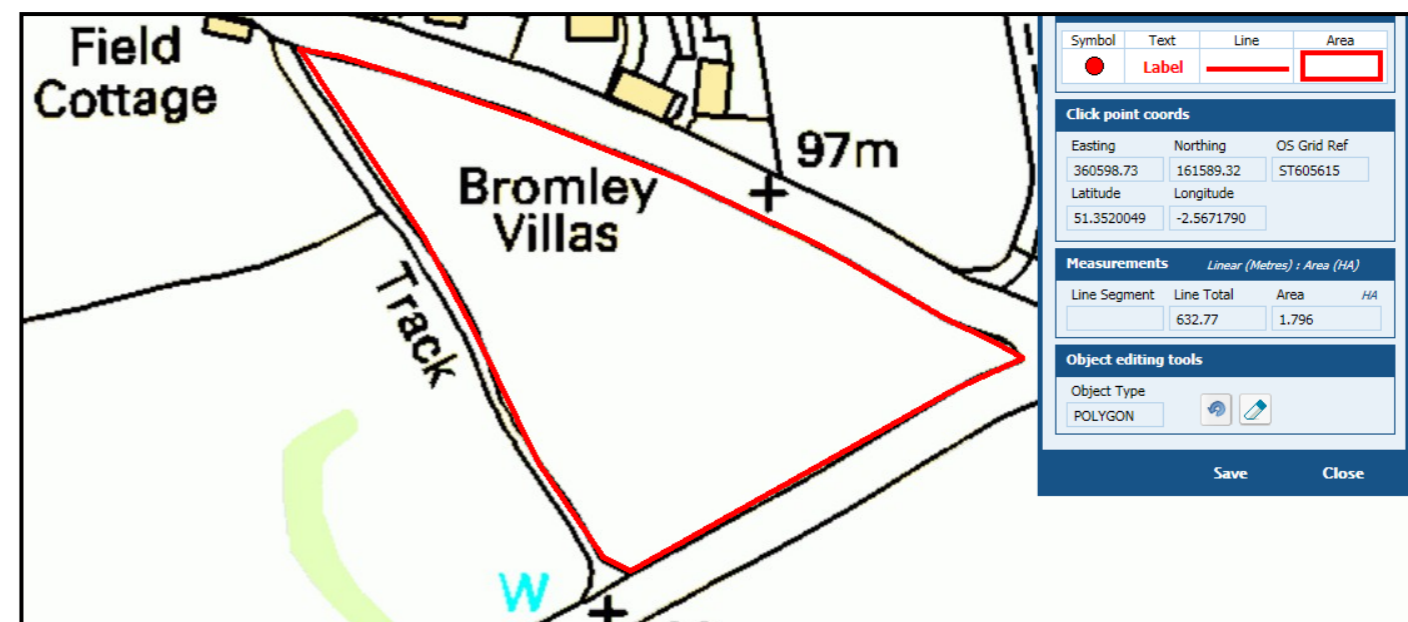
NOTES;

Poor access
Site for relocation of school
Remote from main village

Outside the HDB (NPPF paragraph 133), not applicable for Infill—technically open countryside in planning terms



OPTION 32 ARCHIVED



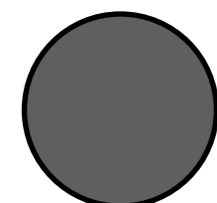
CHARACTERISTICS;

- Greenbelt
- Greenfield
- Outside HDB
- Development opposite to west of site.
- 1.8 Ha

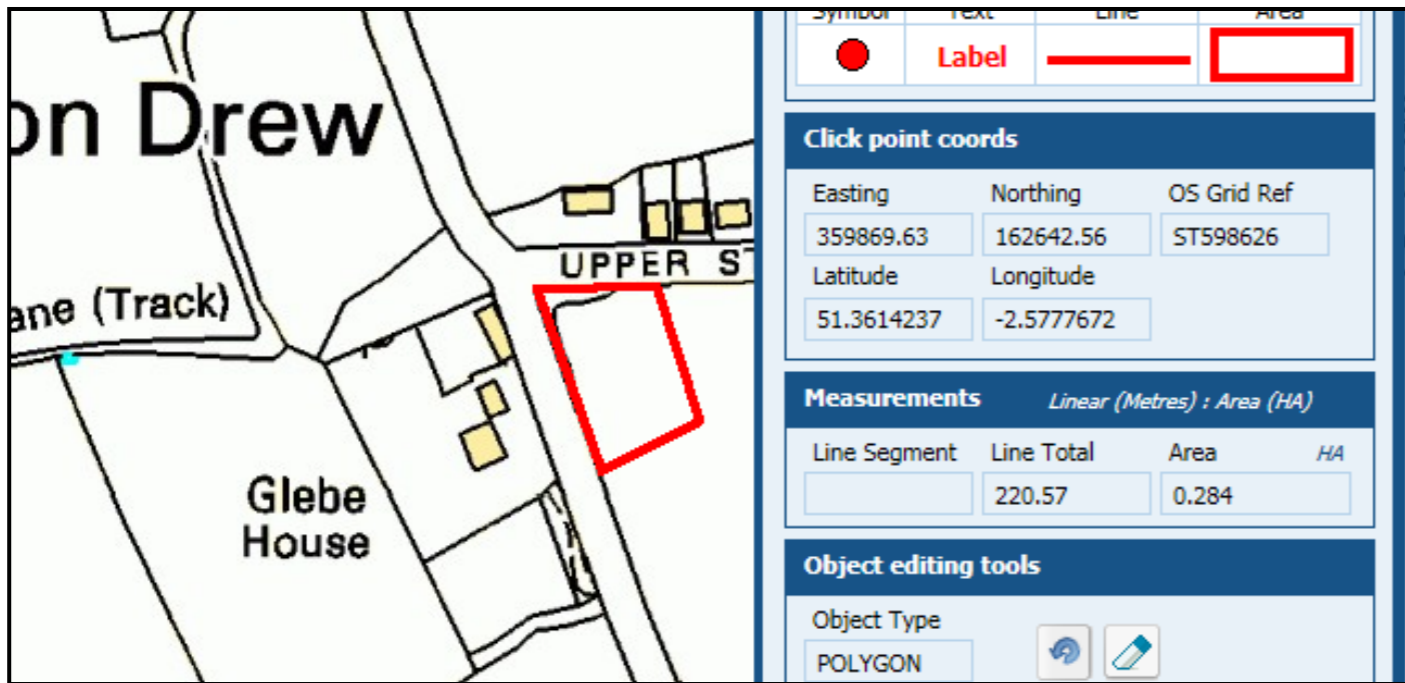
NOTES;

Residential
Land to west higher than existing development.
Development would block view identified as important in Parish Survey 2015.

Outside the HDB (NPPF paragraph 133), not applicable for Infill—technically open countryside in planning terms



OPTION 33 ARCHIVED



CHARACTERISTICS;

- Greenfield
- Green Belt
- Outside HDB
- 0.28 Ha

NOTES;

Single dwelling

Access requires substantial improvement

BaNES planners indicated any development between Victoria Cottage to Bromley Road as inappropriate.

Outside the HDB (NPPF paragraph 133), not applicable for Infill

