

Bath & North East Somerset Placemaking Plan

COUNCIL'S RESPONSE TO ID/03: MATTER 23 – HOUSING IN THE RURAL AREAS

Issue 2 – whether the site allocations are the most appropriate when considered against the reasonable alternatives, having regard to the evidence to support the selection of allocated sites?

Q1. Does the evidence support the selection of the allocated sites, when considered against any reasonable alternatives and having regard to deliverability considerations?

1. Through collaborative working with the parish councils, potential sites inside and outside of the housing development boundary (HDB) in the villages meeting Policy RA1 or RA2 criteria were assessed. The most suitable and deliverable sites have been allocated in the Draft Placemaking Plan.
2. In order to inform the Placemaking Plan document each Parish Council was asked to examine the character of their settlement and within the context of Core Strategy requirement to identify and assess potential sites for development. To facilitate this approach, Parish Councils were provided with two Planning Toolkits (character and site allocation toolkits). The Planning Toolkits enabled a methodical approach to be taken in assessing the character, availability and suitability of land being considered for development. Parish council assessment of sites used the then current HELAA as the starting point and introduced and assessed additional sites.
3. Most parish councils submitted assessments of potential site allocations. As it is essential that all site allocation decisions are robustly and consistently justified the Council thoroughly reviewed parish council submissions using a two stage approach (briefly summarised below).
4. In the first stage, the Council reviewed all '*character assessments*' and '*site allocations*' documents to check and validate the information provided. Stage 2 had two sub stages. Stage 2a, was the assessment of the broad sustainability of sites and stage 2b was the more detailed assessment of '*front runner*' sites regarding their suitability and deliverability against a range of criteria including environmental impacts and vehicular access.
5. Using the parish council's assessments as well as the Council's detailed site assessments a number of potential sites were presented in the Placemaking Plan Options Document for consultation. Following consideration of the representations received and further site assessment work the most suitable and deliverable sites were proposed for allocation in the Draft Placemaking Plan. This process was

informed by Sustainability Appraisal at both the Options and pre-submission draft stages of Plan preparation see CD/PMP/G20).

6. Assessments of all sites reviewed via Stage 2 as part of the Options document preparation process (see paragraph 1.4 above) are available to view in the Placemaking Plan Core Documents list as follows:

- **CD/PMP/RA3** Parish Council Site Assessment: Batheaston
- **CD/PMP/RA4** Parish Council Site Assessments: Compton Martin
- **CD/PMP/RA5** Parish Council Site Assessments: East Harptree
- **CD/PMP/RA6** Parish Council Site Assessments: Hallatrow
- **CD/PMP/RA7** Parish Council Site Assessments: Hinton Blewett
- **CD/PMP/RA8** Parish Council Site Assessments: Timsbury
- **CD/PMP/RA9** Parish Council Site Assessments: West Harptree
- **CD/PMP/RA10** Rural Areas Allocated Sites Pro Formas

Q2. Are the development requirements and design principles positively prepared, effective and justified?

7. The development requirements and design principles have involved extensive stakeholder and community engagement and the final principles are proposed to facilitate development that positively responds to the site issues raised through technical assessments primarily covering landscape, ecology, urban design and transport concern; to address issues identified through the sustainability appraisal; and as a result of public consultation and stakeholder engagement. When considering and drafting development requirements and design principles, a positive approach was taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council has sought to work with landowners and stakeholders to find solutions to issues raised during earlier consultations.
- a. Development requirements & design principles for specific sites are not discussed in this statement with the exception of the sites referred to below.
 - b. With regard to site SR15 in Timsbury (land to the east of St. Mary's Primary School) a particularly significant number of representations on the Draft Plan were received in, including an objection from the landowner. In the process of allocating this site discussions were held with the landowner to confirm its availability for development. The objections received focus on a number of issues; and of particular importance in informing the site allocation is the concern regarding potential loss of views into and out of the village and impact on character of this part of Timsbury.

8. In seeking to protect important views the development requirements and design principles refer to the need to maintain views towards Farmborough Common, Tunley Hill and Bath. The land allocated for development is greater than is required to develop around 20 dwellings (at a density of around 30 dph). The site allocation seeks to ensure there is flexibility for an applicant to propose a form of development that links well to the wider countryside and ensure views northwards from this part of the village are retained.
9. For three allocations (SR5 - Pinkers Farm, East Harptree; SR6 – Water Street, East Harptree; and SR2 – Leaffield, West Harptree) it is considered that some minor changes are necessary to the development and design principles as listed in the table below. These changes are also included in the schedule of rolling changes (CD/PMP/E1). The changes arise as a result of review the representations received and in the case of site SR2 testing and implementation of the policy in respect of a planning application (14/05899/OUT – approved November 2015). The changes are proposed in the interest of providing clarity for applicants and decision makers. In relation to the proposed change to SR2 it is supported by evidence relating to the approved planning application (see CD/PMP/RA13).

Site	Development and Design Principle	Proposed change
SR5-Pinkers Farm East Harptree	2. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact the development in this sensitive location. 3. Any development on this site should have special regard to the site layout, building heights and soft landscaping to enhance the site and to minimise any impact on this sensitive 'gateway site'.	Criteria 2 and 3 – these criteria are repetitive. Criterion 2 should be deleted and remaining criteria renumbered.
SR5-Pinkers Farm East Harptree	9. Any development must take into account all of the lighting needs associated with the development during operational hours and shall	Any development must take into account all of the lighting needs associated with the development during operational hours and

	be the minimum required to perform the relevant lighting task subject to the requirements of Policy D8.	shall be the minimum required to perform the relevant lighting task subject to the requirements of Policy D8.
SR6-Water Street East Harptree	<p>2. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact the development in this sensitive location.</p> <p>3. Any development on this site should have special regard to the site layout, building heights and soft landscaping to enhance the site and to minimise any impact on this sensitive 'gateway site'.</p>	<p>Criteria 2 and 3 – these criteria are repetitive. Criterion 2 should be deleted and remaining criteria renumbered.</p>
SR2-Leaffield West Harptree	<p>7. Development of any kind including gardens and garden boundaries should be kept at least 15m away from the centre line of the eastern and southern boundaries.</p>	<p>7. Development of any kind including gardens and garden boundaries should be kept at least 15m away from the centre line of the eastern and southern boundaries.</p> <p>7. The paddock adjoining the site should be kept as open space.</p>

Q3. Is the inclusion of site 0006 (land south of Maynard Terrace) within the Housing Development Boundary justified in Clutton if it is inconsistent with a neighbourhood plan?

10. The principle of residential development on this site was established with the granting of outline planning permission on appeal in 2013 (12/01882/OUT).
 - a. As part of the Placemaking Plan, Housing Development Boundaries (HDBs) have been reviewed in order to take into account housing development which has occurred since the HDBs were last defined in the 2007 B&NES Local

Plan, committed housing developments (allocations and extant permissions) and anomalies (see CD/PMP/DM20).

- b. Since the Draft Placemaking Plan has been submitted to the Secretary of State for examination the reserved matters application for this site has been granted permission. The reviewed HDB is proposed to be changed to encompass the site reflecting the granting of planning permission as this has established both the principle of residential development and subsequently the detail.