

Note on Policy NE2A (landscape setting of settlements) and Sites in the Housing Land Supply Trajectory

1. Introduction

- 1.1 In response to issues raised at the Examination hearings into Matter 4 the Council agreed to submit information to the Examination outlining the following:
- a) A list of sites in the Housing Land Supply trajectory (CD/PMP/S3) that fall wholly or partly within the proposed landscape setting of settlements (Policy NE2A)
 - b) Brief explanation of the implication for deliverable capacity of the sites listed in a) above
- 1.2 Attached to this note are tables listing by settlement the sites falling within the proposed defined landscape setting (Policy NE2A). The sites listed do not include those that have been wholly completed. The sites listed do include those that have been partially completed or those that have the benefit of planning permission. The delivery of capacity on these sites will not be affected by proposed Policy NE2A. The remaining sites are highlighted in yellow in the attached table and set out below for these sites is a brief explanation of the key characteristics of the defined landscape setting and the implications, if any, this would have for deliverable capacity set out in the trajectory.

2. Bath

- 2.1 Housing supply of none of the trajectory sites within or at the edge of Bath would be compromised by the proposed Landscape Setting of Settlements policy. The implications for each of the sites or relevant part of the sites were considered at the time of assessing deliverable capacity as set out in the housing supply trajectory. The headline issues considered are outlined below.

R/O 89-123 Englishcombe Lane (Placemaking Plan Site SB17)

- 2.2 The site forms part of the prominent Stirtingale Farm area of green hillside facing the city centre. The proposed designation does not preclude development but would require retention of the trees along the eastern and southern boundaries and would require development to respond to the existing development, landscape and visual context specifically recognising its importance to the character of the city.

Land at Royal United Hospital (Placemaking Plan Site SB18)

- 2.3 The site is part of the gently sloping green hillside facing the city centre which is characterised by dwellings within large grounds with substantial trees providing a wooded appearance and as in the case of this site by visually important tree belts. Development or re-development of this site would require retention and where possible enhancement of the important 'treed' character.

Land at Odd Down (Core Strategy Policy B3a)

- 2.4 The site is within the Cotswold AONB and is allocated in the Adopted Core Strategy for housing development. It is part of an area of gently sloping plateau at the edge of Bath forming the rim of the bowl which characteristically surrounds and contains the city. The allocation is supported by a concept diagram and development principles and requirements which seek to ensure the conservation and enhancement of the setting of Bath and specifically the screening and containment of the city viewed from the surrounding area.

Sites along the River Avon corridor (Cattle Market and Corn Market (SB1), Manvers Street (SB3), Avon Street Car / Coach Parks (SB4), South Quays (SB5), Riverside Court & South Bank (SB6), Sydenham Park (SB7), BWR Windsor Bridge Road (SB8), BWR Omega Centre (SB8) and BWR Comfortable Place (SB8))

- 2.5 The river corridor has a central historical, landscape and visual importance to the city contributing to the distinctive character of the city and providing an important tree lined and recreational green corridor. Parts of each of these ten sites include part of the river corridor. Development of the sites would require retention and where possible enhancement of the tree cover, for example in replacing gaps in the tree structure, and retention and where possible enhancement of the green character of the river corridor.

3. Keynsham

South West Keynsham (Core Strategy Policy KE4)

- 3.1 The site is located on a minor ridge to the south of Keynsham and is part of the allocation KE4 in the Core Strategy. Only the south-eastern strip beside Parkhouse Lane is within the proposed defined landscape setting of Keynsham forming part of the distinctive Chew Valley. The significance of this part to the setting has been taken into account in the allocation and therefore, the deliverable capacity of the site set out in the housing land supply trajectory. The Placemaking Principles for this allocation states ‘... 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.’ The Concept Diagram shows retention of hedgerows and trees and additional Green Infrastructure along this part of the site.

4. Somer Valley

Former Welton Manufacturing Site (Placemaking Plan Site SSV4)

- 4.1 Only a small part of this allocated site falls within the setting of Midsomer Norton. This includes a narrow strip along the disused railway and a small ‘well-treed’ part alongside the Wellow Brook. The importance of these green corridors to the setting of Midsomer Norton has been taken into account in the allocation and the deliverable capacity of the

site set out in the housing land supply trajectory. The Development Requirements and Design Principles 4 and 5 for this allocation states *'Provide new streets and spaces through the site that improve pedestrian and cycling connections both north to south and east to west connecting to existing cycle and bridleway for new and neighbouring residential communities'* and *'De-culvert the Wellow Brook to provide continued natural sections through the site, and provide habitat creation/enhancement which will be part of the west-east strategic green infrastructure route.'*

5. Rural Areas

Wheeler & Co, Timsbury (Placemaking Plan Site SR14)

- 5.1 This is a previously developed site which is proposed to be allocated in the Placemaking Plan. The area of landscape setting is immediately to the east of the site and constitutes the prominent wooded coal batch. Only a very small part of Timsbury's landscape setting overlaps with the allocation. This has been taken into account in the proposed allocation and the deliverable capacity set out in the housing land supply trajectory. Furthermore, it is reflected the Development Requirements and Design Principles for this allocation and particularly number 7 which states: *'The redevelopment of the site should include the preservation and enhancement of the batch.'*

Plan ref (PMP unless stated otherwise)	HELAA ref	Site name	Within NE2A landscape setting?	Extant permission?	Implemented?
Bath					
SB8	Wes1	BWR OPA.1 (National Grid /Crest)	part	y	part of site
n/a	Lan3	5 - 13 Somerset Place (Future Heritage)	y	y	y
n/a	Wid5	Newark House (Greensky)	n	n/a	n/a
n/a	Wid22	43 Upper Oldfield Park (Landmark Developments)	n	n/a	n/a
n/a	Odn1a	90 Frome Road (Crossman)	n	n/a	n/a
n/a	Lam4	Former Lambridge Harvester (Mcarthy & Stone)	n	n/a	n/a
n/a	Lans2	Hope House, Lansdown Road (Acorn)	y	y	n
SB10	Wes4&5	Roseberry Place (Deeley Freed)	part	y	n
SB9	Wes2	Bath Press (Meyer Homes)	n	n/a	n/a
SB13	Lan5a	MoD Ensleigh - Granville Rd (Kersfield)	y	y	y
SB13	Lan5a	MoD Ensleigh - Core Area (Linden)	part	y	n
SB13	Lan5a	MoD Ensleigh - Core Area (Bloor)	part	y	n
SB13	Lan5a	MoD Ensleigh - Core Area CCRC (Hanover)	part	y	n
SB13	Lan5b	Royal High (IM Properties /Linden)	part	y	n
SB12	Bwk1	MoD Warminster Road (Firmstone)	n	n/a	n/a
SB11	Cdn1	MoD Foxhill (Curo)	n	n/a	n/a
SB11	Cdn2	MoD Foxhill (Bellway)	n	n/a	n/a
SB11	Cdn3	MoD Foxhill (Curo)	n	n/a	n/a
SB8	King10	BWR Hinton Garage (Pegasus Life)	n	n/a	n/a
SB17	Odn3	R/O 89-123 Englishcombe Lane (BANES & Redcliffe)	y	n	n/a
SB16	Lan1	St Mary's Church, Julian Road (Clifton Dicocese)	n	n/a	n/a
SB15	New1	Hartwells Garage	n	n/a	n/a
SB1	Abb6	Cattlemarket & Corn Market (BANES)	part	n	n/a
SB3	Abb3,4&5	Manvers Street (BANES, A&S Cons, Royal Mail)	part	n	n/a
SB4	Abb1	Avon Street Car/Coach Parks (BANES)	part	n	n/a
SB5	Wid11	South Quays (Newark Works) (Deeley Freed)	part	n	n/a
SB6	Wid10	Riverside Court (Cranmore)	part	n	n/a
SB6	Wid8&9	South Bank (Travis Perkins et al)	part	n	n/a
SB7	Wid23a,b&c	Sydenham Park (British Land & Sainsburys)	part	n	n/a

Plan ref (PMP unless stated otherwise)	HELAA ref	Site name	Within NE2A landscape setting?	Extant permission?	Implemented?
Bath					
SB18	New2	Land at Royal United Hospital	part	n	n/a
SB8	King15	BWR Windsor Bridge Road	part	n	n/a
SB8	King11	BWR Onega Centre	part	n	n/a
SB8	King12	BWR Comfortable Place	part	n	n/a
B3a (2014 CS)	E14	Land at Odd Down (Bloor)	part	n	n/a

Plan ref	HELAA ref	Site name	Within NE2A landscape setting?	Extant permission?	Implemented?
Keynsham					
K2 (2007 LP)	K2b	South West Keynsham (East) (Taylor Wimpey)	n/a	y	y
K2 (2007 LP)	K2a	South West Keynsham (West) (Barratt)	n/a	y	y
K2 (2007 LP)	K2a	South West Keynsham (West) (David Wilson)	n/a	y	y
KE2a	K1	Somerdale: Phase 1 (Taylor Wimpey)	n/a	y	y
KE2a	K1	Somerdale: Phase 1a (Taylor Wimpey)	n/a	y	y
KE2a	K1	Somerdale: Phase 2 (Taylor Wimpey)	n/a	y	n
KE2a	K1	Somerdale: Phases 3-5 (Taylor Wimpey)	n/a	y	n
KE2a	K1	Somerdale: Block A (St Monicas)	n/a	y	n
KE2a	K1	Somerdale: Block B (St Monicas)	n/a	y	n
KE2b	K4	Riverside (EPSIO 3)	n	n	n/a
n/a	K5	High Street 'Backland' Intensification	n	n	n/a
KE4	K17a	SW Keynsham KE4 (Persimmon)	part	n	n/a
KE4	K17b	SW Keynsham KE4 (Bloor)	part	n	n/a
KE3a	K27a	East of Keynsham KE3a (Mactaggert & Mickel)	n	n	n/a

Plan ref	HELAA ref	Site name	Within NE2A landscape setting?	Extant permission?	Implemented?
Somer Valley					
n/a	Rad27	Knobsbury Lane (Persimmon)	n/a	y	y
n/a	Rad1	Radstock Railway Land Phase 1 (Linden)	n/a	y	y
n/a	Rad1	Radstock Railway Land Phase 2 (Linden)	n/a	y	y
n/a	Rad1	Radstock Railway Land Phase 3 (Linden)	n/a	y	n
n/a	MSN31a	Land at Fosseyway South (Barratt)	n/a	y	y
n/a	MSN28	Monger Lane (Taylor Wimpey)	n/a	y	n
n/a	Rad15	Old Pit Yard, Clandown (Universal)	n/a	y	n
n/a	MSN10i	Hazel Terrace (Flower & Hayes)	n/a	y	y
SSV11	MSN14	St Peters Factory, Phase II (Oval Estates)	n/a	y	n
SSV3	MSN14a	Wheelers Road	n/a	y	n
SSV4	MSN9	Welton Bibby & Barron (MNR Real Estate)	part	n	
n/a	Rad20	Radstock County Infants (Buttermere Homes)	n	n	n/a
V3 (2007 LP)	Pau2	Polestar Phase 3 (Bovis)	n/a	y	y
V3 (2007 LP)	Pau2	CCRC (C3 element) (Purnell Property Partnership)	n/a	y	n
n/a	Pea7a	Greenlands Road, Peasedown (Curo)	n/a	y	n
n/a	Pau3	Paulton Builders Merchants	n/a	y	y

Plan ref	HELAA ref	Site name	Within NE2A landscape setting?	Extant permission?	Implemented?
Rural areas					
n/a	Far1	Brookside Drive, Farmborough (Lovell)	n/a	y	y
n/a	Far7	The Poplars, Bath Road, Farmborough (B&SW Dev)	n/a	y	y
n/a	Far4	Burdens, Bath Road Farmborough (Boystown Ltd)	n/a	y	y
n/a	Clu3	Maynard Terrace, Clutton (Curo)	n/a	y	n
n/a	Clu1	The Wharf, Clutton (TBC)	n/a	y	n
n/a	Fre1	Freshford Mill, Freshford (EnvironComs)	n/a	y	y
n/a	Fre2	Pipehuse Nursery, Freshford (Belgravia Dev)	n/a	y	y
n/a	Bhm1	Old Timber Yard, Bathampton	n/a	y	y
SR24	Tc4a	Temple Inn Lane, Temple Cloud (Barratt)	n/a	y	n
SR14	Tim1	Wheeler & Co, Timsbury (Flower & Hayes)	part	n	n
SR15	Tim5	East of St Mary's School, Timsbury	n	n/a	n/a
SR17	CM1	The Former Orchard, Compton Martin	n	n/a	n/a
SR5	EH1	Pinkers Farm, East Harptree	n	n/a	n/a
SR6	EH2	Water Street, East Harptree	n	n/a	n/a
SR2	WH1	Leafield, West Harptree	n	n/a	n/a

Plan ref	HELAA ref	Site name	Within NE2A landscape setting?	Extant permission?	Implemented?
Whitchurch					
Wch2	RA5	Horseworld (Bellway & Whitecroft)	n	n/a	n/a
Wch3	RA5	Paddocks (Barratt)	n	n/a	n/a
Wch4	RA5(part)	Haulage Yard et al (Johnstone)	n	n/a	n/a