

## COMPTON MARTIN

SR17 Paddock Sites

## HINTON BLEWETT

SR8 Land north of Wells Road

SR9 Land south of Wells Road

GR2 Land at West End

GR3 The Glebe

GR4 Land south of Lower Road

## EAST HARPTREE

SR5 Pinkers Farm

SR6 Land between Middle Street & Water Street

SR7 Currells Field

GR1 Parkers Mead

## WEST HARPTREE

SR1 Rosecroft

SR2 Land adjacent to Bristol Road

SR3 Parsonage Farm

SR4 Ridge Crescent

## TEMPLE CLOUD

SR23 Land north of Temple Inn Lane

SR24 Land south of Temple Inn Lane

### Context

The Core Strategy seeks to restrain new development in rural 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 settlements which have a range of local facilities and good public transport access. The strict controls relating to development in the Green Belt will continue to apply.

The Core Strategy currently sets out housing expectations in the rural area of around 1,100 dwellings over the Plan period of 2011-2029. To deliver this growth in the rural areas the Core Strategy has a number of policies which will be applied to the villages within the District.

### Core Strategy Policy RA1

Villages outside the Green Belt that have at least three key facilities and a daily Monday to Saturday public transport service to main centres will be expected to accommodate around 50 dwellings during the Plan period in addition to small sites within the Housing Development Boundary (HDB). Through the Placemaking Plan sites are being identified, where possible, to accommodate this housing.

### Core Strategy Policy RA2

Some limited residential development of around 10-15 dwellings, in addition to small sites within the HDB, will be allowed in those villages not meeting the criteria of Policy RA1 and located outside the Green Belt. Through the Placemaking Plan sites are being identified, where possible, to accommodate this housing.

### Villages excluded from the Green Belt

There are a number of larger villages that are 'excluded from the Green Belt' where a Green Belt inset boundary is defined. Housing development can come forward within the HDB at these villages. Opportunities outside the HDB are limited and will be considered in the context of Green Belt policy. There are currently no exceptional circumstances to change the Green Belt boundary to enable housing to come forward. These villages may not be able to deliver the number of dwellings envisaged through Policies RA1 or RA2 and therefore, no such allowance or expectation is included in the housing land supply.

### Villages 'washed over' by the Green Belt

There are also a number of villages in the District that are 'washed over' by the Green Belt, which means that restrictive Green Belt policies apply. Under the existing Local Plan only limited infilling, partial or complete redevelopment of a brownfield site or subdivision of an existing dwelling is acceptable within the HDB, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including the settlement in it. It is proposed that the current policy approach is taken forward in the Placemaking Plan and that HDBs will be reviewed (see below). This would continue to provide certainty as to where residential development would be acceptable in Green Belt settlements.

The policy approach for **villages washed over by the Green Belt** applies to the following settlements:

*Chew Magna, Chew Stoke, Claverton, Combe Hay, Corston, Englishcombe, Freshford, Hinton Charterhouse, Kelston, Marksbury, Monkton Combe, Newton St. Loe, Pensford, Priston, Shoscombe, South Stoke, Stanton Drew (including Upper Stanton Drew and Highfields), Tunley, Upper Swainswick, and Wellow.*

There are a number of **other villages in the Chew Valley** area where there are no proposed options for site allocations. This includes **Ubley** where there are conservation, landscape and highways issues that cannot be satisfactorily mitigated. However, during the Placemaking Plan period development could come forward and would be considered on its individual merits against national and local planning policy.

### Revising Housing Development Boundaries

The HDBs themselves have not been revised at this stage and remain as currently defined in the adopted B&NES Local Plan. However, proposed revised boundaries will be included in the Draft Placemaking Plan and the revisions defined on the Policies Map.

Parish and Town Councils have the opportunity to work with B&NES Council on reviewing the HDBs. Landowners and stakeholders also now have the opportunity to suggest or propose revisions to the HDB, justified against the principles as set out in the Placemaking Plan Options document, during the consultation period. These proposals will be considered alongside Parish and Town Councils work.

### Local Green Space

All Town and Parish Councils were requested to assess and identify areas of green space that they want protected from development.

It must be demonstrated that these spaces meet the three criteria set out in national planning policy (the NPPF) relating to proximity and importance to the local community and the physical extent of the space.

### Development sites

The site allocation options and local green space designation options have been informed by the work undertaken by the Parish Councils which has been carefully reviewed and, where necessary, supplemented by the Council.

The Council has sought to put forward deliverable development options that will ensure much-needed homes are provided whilst protecting and enhancing the character of the villages.

However, not all of these site options for residential sites identified in the Placemaking Plan Options document will need to be allocated in order to meet the housing numbers required by the Core Strategy for Policy RA1 and RA2 villages.

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Ref Nos  
SR9 & SR8

Ref No  
GR2

## Land north and south of Wells Road - SR9 and SR8

### Emerging development and design principles

1. **2-3 dwellings** on each site.
2. Have particular regard to site layout, building height, and soft landscaping, to **minimise the visual impact** of the development in this location.
3. Building materials should **reflect the local materials**.
4. The **mature trees and hedgerows** on the boundary of the site must be protected.
5. Precautionary measures should be implemented to avoid disturbance to **nesting birds and barn owls** if present.
6. Provision of measures to enhance the site for **biodiversity** including native planting; mixed species seeding of lawns and gardens; provision of nest boxes and hedgehog boxes.
7. Where **illumination** is proposed, it should be designed to avoid intruding into areas where darkness is valued as a characteristic feature of the village.
8. New development should not intrude upon the **skyline**.

## Proposed Local Green Space Land at West End - GR2

The site is not suitable for consideration as a Local Green Space Designation for the following reasons:

- The site is not close to the core of the village.
- The site is an extensive piece of land which consists of many fields.
- The site does not fulfil the NPPF criteria as it can demonstrate that it holds particular local significance.

Ref No  
GR3

## Proposed Local Green Space: The Glebe - GR3

This area of green space meets the NPPF criteria for Local Green Space for the following reasons:

- The site is 0.3ha and is not an extensive tract of land.
- The site contributes to the visual landscape setting of the Conservation Area and the medieval planned village layout.
- The Conservation Area Appraisal states that the character and significance of the built environment is enhanced by and dependent on the site's agricultural landscape setting.
- The site is an important setting to the Grade I Listed St Margaret's Church.
- Traditional meadow land used also for animal grazing supporting flora and fauna.
- Part of the agricultural landscape across the Cam Valley and to the Mendip Hills Area of Outstanding Natural Beauty and beyond.
- Rich meadow land flora.
- Medieval banked boundary hedge to north (recorded in B&NES Hedgerow Study 2006)

Ref No  
GR4

## Proposed Local Green Space: Land south of Lower Road - GR4

This area of green space meets the NPPF criteria for Local Green Space for the following reasons:

- The site has been identified as being intrinsically beautiful space and is part of the historic landscape setting.
- The site helps to define the separation and the linear edge of the planned medieval village.
- Part of the agricultural landscape across Cam Valley and to the Mendip Hills Area of Outstanding Natural Beauty and beyond.
- Rich meadow land flora.
- Medieval banked boundary hedge to north (recorded in B&NES Hedgerow Study 2006)
- Traditional meadow land used also for animal grazing supporting rich flora and fauna.
- The space being immediately adjacent to the existing settlement and Conservation Area it provides a close connection to the countryside.
- The Conservation Area Appraisal states that the character and significance of the built environment is enhanced by and dependent on the site's agricultural landscape setting.