

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.

[www.bathnes.gov.uk/
placemakingplan](http://www.bathnes.gov.uk/placemakingplan)



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Land north of Temple Inn Lane - SR23

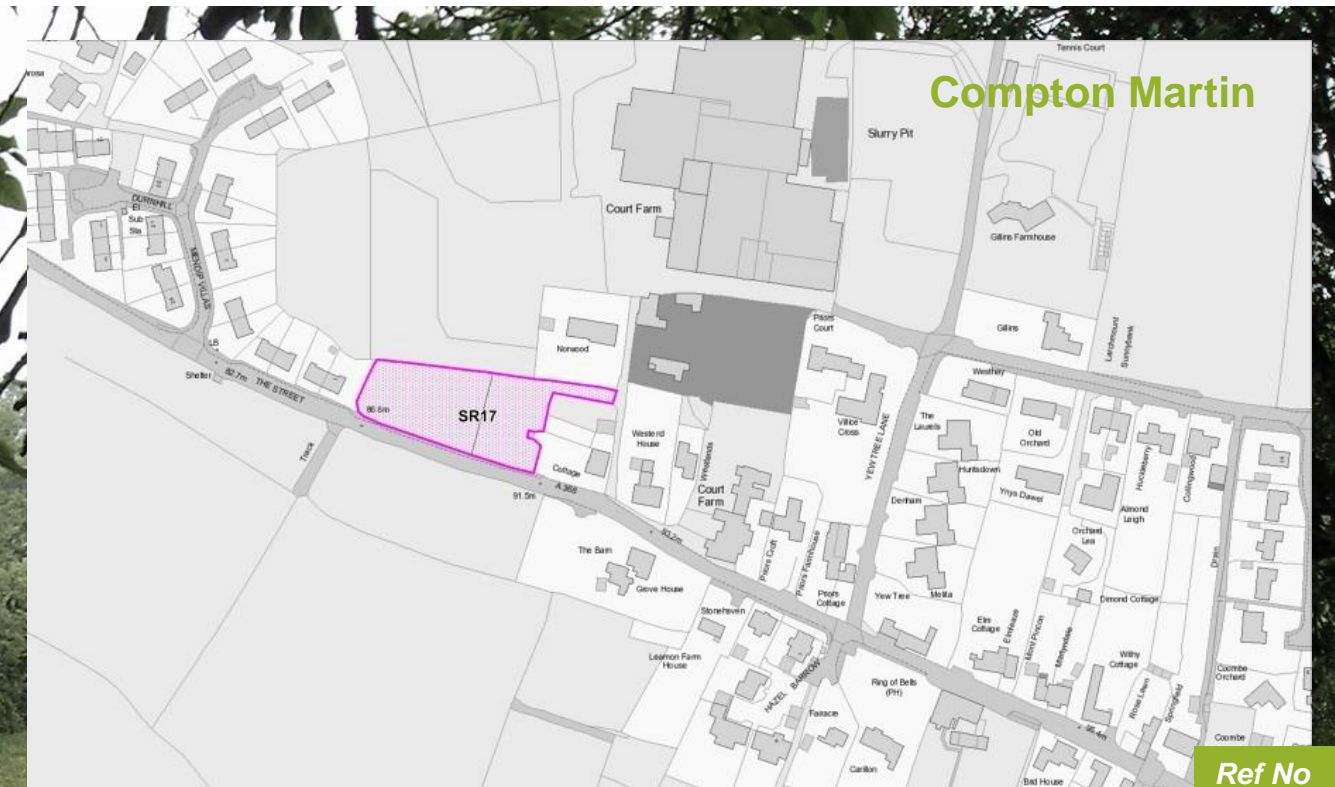
Emerging development and design principles

1. A housing development of about **25 dwellings**.
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 and styles.
4. Ensure that undeveloped parts of the site are given **suitable landscape treatment** in order to achieve an appropriate relationship with development on site and the wider area.
5. Maintain or strengthen the integrity and connectivity of the **green infrastructure network**.
6. Ensure that development would not be harmful to the **hedgerows** on the boundaries of the site and where possible reinstate the hedgerows.
7. Any potential development would need to ensure that the **setting** of the Grade II Listed Temple Inn Public House is not harmed.
8. Retain the **public right of way** that passes through the site, aiming to integrate this successfully into the development to enable its safe use.

Land south of Temple Inn Lane - SR24

Emerging development and design principles

1. Up to **25 dwellings**.
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 and styles.
4. The site should be designed to **safeguard the amenity** of neighbouring residential properties around the site.
5. Ensure that undeveloped parts of the site are given **suitable landscape treatment** in order to achieve an appropriate relationship with development on site and the wider area.
6. Maintain or strengthen the integrity and connectivity of the **green infrastructure network**.
7. Ensure that development would not be harmful to the **hedgerows** on the boundaries of the site and where possible reinstate the hedgerows.



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Paddock Sites - SR17

Emerging development and design principles

1. Up to **10 dwellings**.
2. **Building materials** should reflect the local materials.
3. New development should not intrude upon the **skyline**.
4. Have particular regard to site layout, building height, and soft landscaping, to **minimise the visual impact** of the development and the setting of the conservation area.
5. The **woodland** to the north of the site must be retained and incorporated into any development.
6. Ensure that development would not be harmful to the **hedgerows** on the boundaries of the site.
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.