

## TIMSBURY

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## 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.

## 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.

## 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.

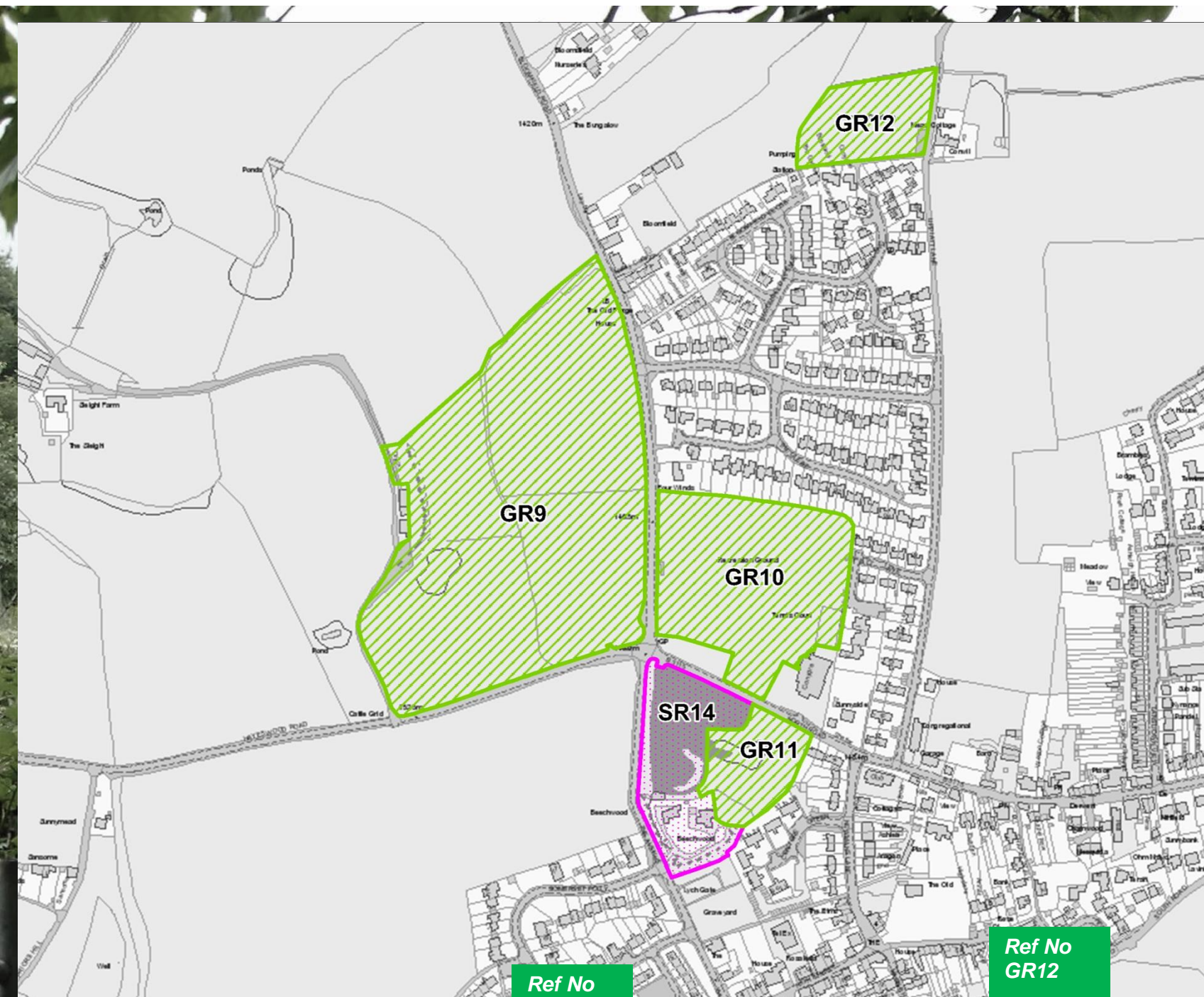
However, not all of these site options for residential development identified in the Placemaking Plan Options document will need to be allocated in order to meet the housing numbers required by the Core Strategy for Policy RA1 and RA2 villages.

## 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.





Ref No  
SR14

## Wheeler's Yard - SR14

### Emerging development and design principles

1. **Employment space** and about **25 dwellings** on this site.
2. Have particular regard to site layout, building height, and soft landscaping, to **minimise the visual impact** of the development in this sensitive location.
3. The site should be designed to **safeguard the amenity** of neighbouring residential properties to the south of the site. Ensure that development would not be harmful to the batch on the site.
4. **Building materials** should reflect the local materials and styles
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. 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 should be included in any site design.

## Proposed Local Green Space: Old Upper and Lower Conygre Pits - GR11

Ref No  
GR11

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

- The site has protected species on site which includes badgers and there is a possibility of bats roosting on the site.
- The batch also provides an area for breeding birds.
- The batch is a reminder of the village's former Somersetshire coal mining industry.
- The site is 8,022m<sup>2</sup> in size and is not considered to be an extensive tract of land.

Ref No  
GR9

## Proposed Local Green Space: Land west of Farmborough Road - GR9

The site is potentially 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 washed over by the Green Belt.
- The site is an extensive piece of land which is approximately 7ha in size.

Ref No  
GR12

## Proposed Local Green Space: Timsbury Recreation Ground - GR10

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

- The site is 2.4ha in size and is not considered to be an extensive tract of land.

Additional information on how the site accords with the other NPPF criteria is required before any recommendation can be made.

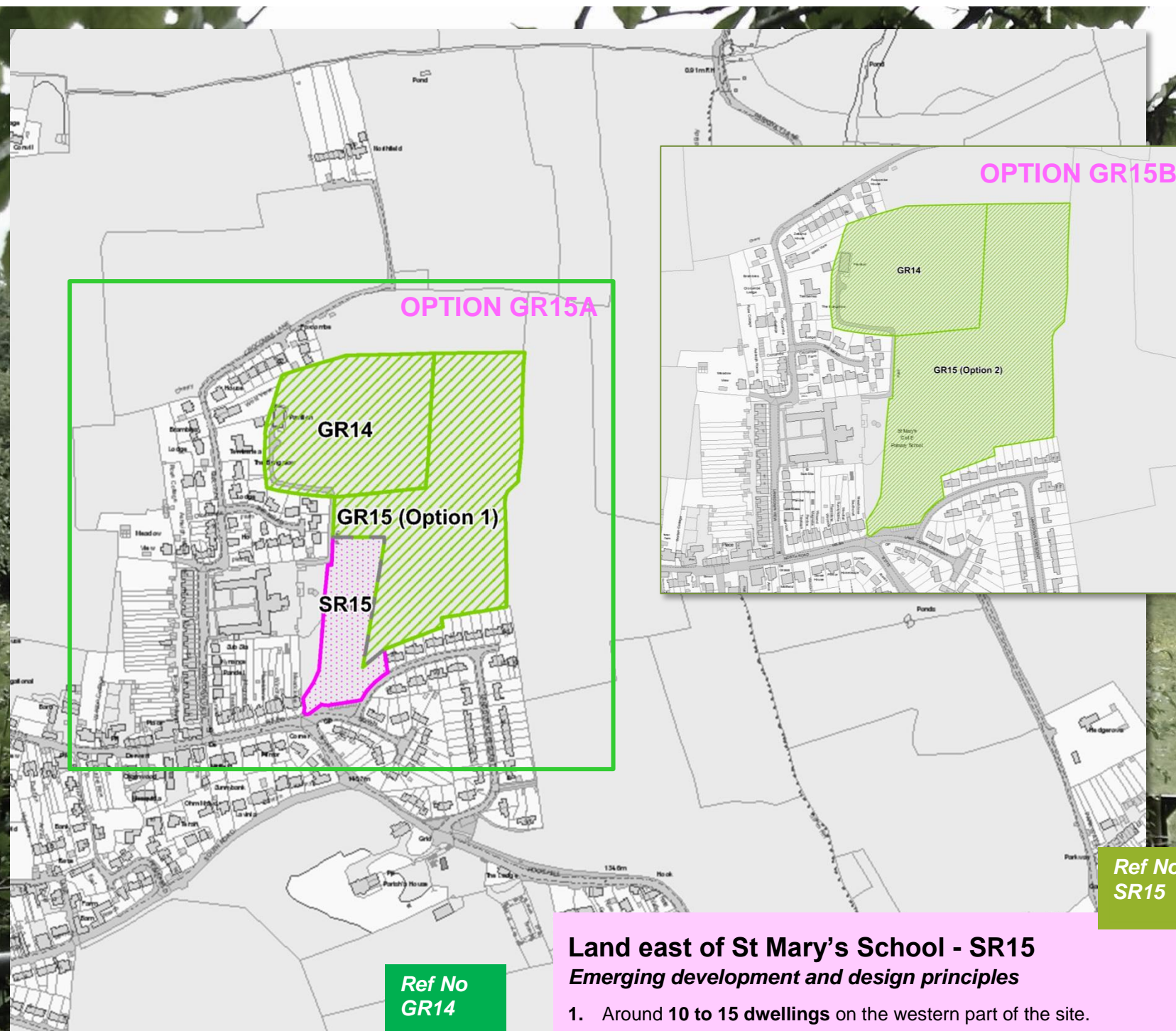
Ref No  
GR12

## Proposed Local Green Space: Allotments off Lippiatt Lane - GR12

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

- The Timsbury allotments can improve people's quality of life, increase physical exercise and, support mental health.
- The Timsbury allotments are also important for biodiversity.
- The site is 7,933m<sup>2</sup> in size and is not considered to be an extensive tract of land.





Ref No  
GR14

## St Mary's school playing field - GR14

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

- The site is 2ha in size and is not considered to be an extensive tract of land.

Additional information on how the site accords with the other NPPF criteria is required before any recommendation can be made.

## Land east of St Mary's School - SR15

### Emerging development and design principles

- Around **10 to 15 dwellings** on the western part of the site.
- Maintain the **open views to the north** towards Farmborough Common and maintain a **green wedge** as part of a development scheme.
- Buildings within the development must have a **15m buffer from the mature trees** on the site.
- Have particular regard to site layout, building height, and soft landscaping, to **minimise the visual impact** of the development in this sensitive location.
- The site should be designed to **safeguard the amenity** of neighbouring residential properties.
- The **public right of way** (ref: BA2/34) on the site will need to be safe guarded in any development proposal.
- 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.
- Maintain or strengthen the integrity and connectivity of the **green infrastructure network**.

Ref No  
SR15

## North of Lansdown Crescent - GR15

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

- The site is 2.6ha and is not an extensive tract of land.
- The site is close to the village facilities including the village shops, public house and the village hall.
- The site was identified as a 'visually important open space' in the 2007 Local Plan.
- The site acts as a green wedge which is an important characteristic of Timsbury village.
  - There are wide and long views of Farmborough Common to the north.
  - Views towards Lansdown (Bath).
  - To the east there are views of Tunley.
  - There are long views towards the Cotswolds AONB and Beckford's Tower in Lansdown.

With regard to land north of Lansdown Crescent (and related to development site allocation options above) two options are put forward.

### Options

#### 1. Local Green Space Preferred Option GR15A

The Parish Council's preferred approach is that an area of Local Green Space (reference GR15A) is identified alongside an allocation for residential development covering part of the site (reference SR15).

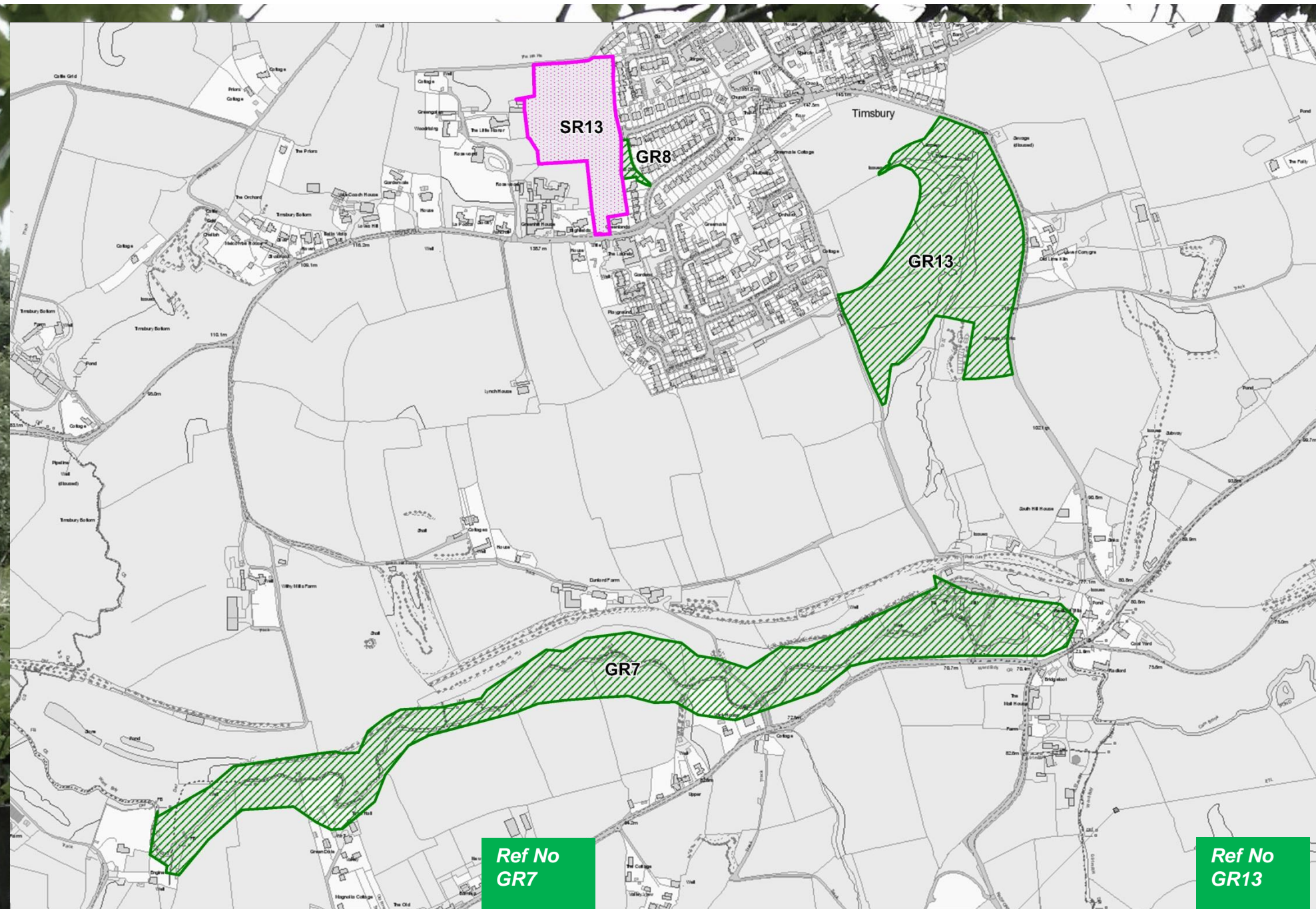
Ref No  
GR15A

#### 2. Local Green Space Option GR15B

The alternative option would be that a larger area of land is designated as Local Green Space. Under this option none of the land to the north of Lansdown Crescent would be allocated for residential development (see SR15 above) and these homes would be accommodated on either of the two alternative site allocation options – SR14 or SR13.

Ref No  
GR15B





Ref No  
SR13

## Land west of Southlands Drive - SR13

### Emerging development and design principles

1. About **25 dwellings** on the site.
2. The design should be a **conservation lead design** with the land north of the site being maintained as a **green space**.
3. 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.
4. Maintain or strengthen the integrity and connectivity of the **green infrastructure network**.

Ref No  
GR8

## Proposed Local Green Space: Woodland west of Southlands Drive - GR8

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

- The site is used by children, as a picnic area and for seasonal leisure activities.
- The site has many bird species including owls.
- The site is 1,023m<sup>2</sup> in size and is not considered to be an extensive tract of land.

Additional information on how the site accords with the other NPPF criteria is required before any recommendation can be made.

Ref No  
GR7

## Proposed Local Green Space: Route and corridor of the Somersetshire Coal Canal -GR7

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 tract of land which consists of many fields (the area is approximately 11ha).

Ref No  
GR13

## Proposed Local Green Space: Land west of Radford Hill - GR13

This 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 tract of land which is approximately 5.8ha in size.