

**Bath & North East Somerset Council
Existing Dwellings in the Green Belt Supplementary Planning
Document**

**Consultation Statement
October 2008**

Consultation prior to drafting SPD

1 Introduction

- 1.1 Prior to the preparation of the draft Existing Dwellings in the Green Belt Supplementary Planning Document engagement with key stakeholders was undertaken.
- 1.2 The document was drafted following requests from the Development Control Committee (formerly Development Control Committee B) for greater clarity in relation to guidelines for determining applications for extensions to residential properties in the Green Belt. Discussion at this committee meeting was considered in the drafting of the SPD.
- 1.3 It was agreed that the document should be prepared as part of the Local Development Framework in April 2007 when the Local Development Scheme was agreed by the Council.
- 1.4 In March 2008 the SPD was agreed for public consultation via a Single Member Decision taken by the Cabinet Member for Customer Services.
- 1.5 Under the Planning and Compulsory Purchase Act 2004 (Regulation 17 (1) (b)) it is a requirement to prepare and make available a statement setting out:
- The names of any persons whom the authority consulted in connection with the preparation of the SPD;
 - How those persons were consulted;
 - A summary of the main issues raised in those consultations; and
 - How those issues have been raised in the SPD.

2 The names of any persons whom the authority consulted in connection with the preparation of the SPD

Organisation	Title	First Name	Surname
South Gloucestershire Council	Mr	Ben	McGee
Environment Agency*	Ms	Louisa	McKay
Natural England*	Mr	Chris	Bentley
English Heritage*	Mr	Ross	Simmonds
Government Office for the South West*	Mr	David	Jones
Highways Agency	Mr	Ron	Davies

3 How those persons were consulted

- 3.1 South Gloucestershire Council were consulted as part of the research and evidence gathering phase for the SPD as they were also in the process of preparing a Green Belt SPD. Contact was made by telephone and email.
- 3.2 The Environment Agency, Natural England, English Heritage, Highways Agency and the Government Office for the South West were consulted as part of the consultation on the Sustainability Appraisal Scoping Report. A letter was sent to these stakeholders along with a copy of the Sustainability Appraisal Scoping Report.
- 3.3 The SPD was prepared in consultation with a number of specialists in Planning Services and the Council. A number of meetings were held to facilitate this discussion.

4 A summary of the main issues raised in those consultations

4.1 Supplementary Planning Document

- The need for consistency in relation to Green Belt policy across adjoining local authorities
- Suggestions to improve draft wording
- Recommendation of including endnotes in SPD

4.2 Sustainability Appraisal Scoping Report

- Importance of monitoring
- Recommendations to review a number of plans and key baseline data.
- Recommendations and suggestions on the Sustainability Appraisal objectives.

5 How those issues have been raised in the SPD

5.1 Supplementary Planning Document

- Greater consistency with local adjoining Local Planning Authorities sought in the draft SPD
- Wording refined and redrafted following advice from specialists
- Endnotes included in the SPD

5.2 Sustainability Appraisal

- Appropriate monitoring criteria are proposed in the Sustainability Appraisal and will be reported as part of the Annual Monitoring Report.

The Sustainability Appraisal Objectives were reviewed and

Consultation on draft SPD

1 Introduction

1.1 This statement sets out the details of the regulation 17 consultation for the *Draft Existing Dwellings in the Green Belt SPD* in line with regulation 18 (4) of the *Town and Country (Local Development) (England) Regulations 2004* and the Council's Adopted *Statement of Community Involvement*.

1.2 The statement explains the consultation undertaken and details of who has been consulted to date; how they were consulted; the issues raised and how these have been addressed in the SPDs which intend to adopt.

2 Regulation 17 consultation

2.1 In the preparation of both the draft SPDs and their accompanying draft Sustainability Appraisals consultation with statutory consultees and others was undertaken. See the accompanying Regulation 17 Statement for further details.

2.2 A six week public consultation period on the draft SPDs was then undertaken from 10th April to 22nd May 2008. A six week consultation period was held in line with the *Statement of Community Involvement*.

2.3 The SPD, accompanying Sustainability Appraisal, Statement of Proposal Matters (**Appendix A**), Consultation Notice (**Appendix B**) and Regulation 17 Consultation Statements were available to view in the following places:

- Trimbridge House, Trim Street, Bath, BA1 2DP;
- The Hollies, Midsomer Norton, Bath, BA3 2DP;
- Riverside Office, Temple Street, Keynsham, Bristol, BS31 1 LA.
- Bath Library, 19 The Podium, Northgate Street, Bath, BA1 5AN;
- Keynsham Library, Riverside, Temple Street, Keynsham, Bristol, BS31 1LA
- Radstock Library, The Street, Radstock, BA3 3PR;
- Saltford Library, 478a Bath Road, Saltford, BS31 3DJ;
- Midsomer Norton Library;
- Moorland Road Library, Moorland Road, Bath, BA2 3PL;
- Weston Library, Church Street, Weston, Bath, BA1 4BU;
- Paulton Library, Central Methodist Church, Paulton, BS39 7QQ;
- Mobile Libraries (2).

2.4 Copies of the Comment forms were also made available in the deposit stations listed above.

2.5 All of the documentation listed in paragraphs 2.3 and 2.4 was also published on the Council's website at www.bathnes.gov.uk/ldf.

3.4 A notice of the consultation was placed in the local press on Thursday 10th April 2008 in the following papers:

- Bath Chronicle

- Bristol Evening Post
 - Western Daily Press
 - Somerset Guardian
 - Norton & Radstock Journal
- 2.6 A letter was sent to all statutory consultees and consultees in the LDF database giving notice of the consultation; a list of all consultees (organisations only) is included in **Appendix C**. An email was also sent to all those on the LDF database with a link to the Council's website where they could access the SPDs and accompanying documentation (**Appendix D**).
- 3.7 We further publicised the availability of the draft Statement of Community Involvement in the following ways:
- The consultation was advertised in Bath & North East Somerset Council's e-bulletin newsletter - *INFORM*, this was distributed by email on 11th April 2008.
 - A *press release* was issued on 9th April 2008 to local newspapers, radio and TV. The press release is included as **Appendix E**. An article was published in the Bath Chronicle on 17th April 2008.
 - An *email notifying all Councillors* of the consultation was sent on 10th April 2008 and hard copies of the SPDs were provided in the Member's Political Group rooms for reference.
 - The consultation on the SPDs was highlighted by officers at the *Development Control Committee* meeting on 16th April 2008 and 14th May 2008. Hard copies of the SPDs were also sent to all members on the Council's Development Control Committee.
 - The consultation was highlighted on the Council's homepage www.bathnes.gov.uk in the "Of Interest section" and on the 'have your say' area of the website.
 - A drop in session to discuss the SPDs was held at the Planning Office, Trimbridge House, Trim Street, Bath, BA1 2DP on 23rd April 2008 from 9am – 1pm. This was advertised in the press release, letter to consultees, on the website and on posters.
 - A further drop in session to discuss the SPDs was held on request at the Riverside Offices, Temple Street, Keynsham, Bristol, BS31 1 LA on 1st May 2008 2.30-3.30pm. A number of Keynsham's community group representatives attended.
 - All Town & Parish Councils and consultees involved in the drafting of the SPDs were sent hard copies of the SPD (and in the case of the Locally Important Buildings SPD copies of the draft nomination and nominating forms were also sent).
 - Posters advertising the consultation on the SPDs were emailed to all Town & Parish Councils, and all deposit stations advertising the consultation and the drop-in session. A number of colour copies of the posters were sent to Town and Parish Councils on request.

- The Consultation was advertised at a workshop with elected members on 28th April and copies of the SPD and comment form were made available.
- A display on the work of the planning policy team including details of the SPD consultation was set up in the lobby area of the Planning reception for all visitors to view.
- Consultation advertised in Council News in March 2008 (page 6)
- Online consultation facility used to advertise consultation

3 Issues raised in the consultation and how these issues were addressed

- 3.1 We received a total of 26 representations from 19 different individuals/organisations. The comments can be broken down as follows: 6 comments in support of the SPD; 13 comments objecting to elements of the SPD and 7 comments unspecified as support or objections.
- 3.2 The main issues raised during this consultation were as follows:
- Support for SPD
 - Criticism of the policy approach - in terms of the parent policy in the Local Plan and in PPG2
 - Suggested amendments to wording of para 7.4
 - Need to add definition of 'extension' or 'addition' in relation to GPDO
 - Suggested amendments to wording of para 7.5
 - Suggestion that applicant provides volume calculations as part of submission
 - Proposed deletion of reference to a dwelling being substandard in para 8.1.
 - Minor amendment to para 8.7.
 - Proposed addition about role of Green Belt in maintaining setting of World Heritage Site
- 3.3 The schedule below summarises the comments from the consultation on the draft and outlines how consultation comments were taken on board.

Respondents	Key Comments	Responses Proposed Changes
Bath Preservation Trust; Cotswolds Conservation Board; Freshford Parish Council; Wellow Parish Council; South Stoke Parish Council; Mr C. Smith; Chew Magna Parish Council.	<p>Very positive, good support for the aims and objectives of the SPD.</p> <p>Brings together in a convenient and accessible format.</p>	Comments noted. No amendments proposed.
<p>Norton Marleward Parish Council; Mr K. Betton; Stowey Sutton Parish Council.</p> <p>Mr K. Betton;</p>	<p>Critical of general policy approach taken to development in the Green Belt. In both the Local Plan and national policy.</p> <p>Objections to wording in paras 8.3 and 8.5.</p>	<p>Comments noted. However, the SPD is in accordance with national planning policy statement PPG2 on Green Belts and supplements policy in the adopted B&NES Local Plan.</p> <p>No amendments proposed.</p> <p>No amendments proposed.</p>
	Considerations when deciding whether or not a extension is disproportionate (Paragraph 7.3)	
Cllr Hanney	Should look at floor area as well as volume.	Agree to add additional paragraph to end note vi:
	Percentage guidelines for disproportionate addition (para 7.4)	
<p>Cllr Hanney; Cllr Kew; Mr K. Betton; Chew Stoke Parish Council; Bill Lowe Ltd Chartered Town Planners; Chew Magna Parish Council; Chelwood Parish Council</p>	<p>Should refer to more than 40% rather than 30%</p> <p>Should refer to over 50% being disproportionate in line with North Somerset</p> <p>Should not include a percentage guide as this will become a rule</p> <p>Percentages do not take into account the relative size of any increase – for example 30% of a larger property could be a significant increase</p>	<p>Development within the Green Belt is inappropriate unless it is for a specific list of types of development including forestry, agriculture, outdoor sport/recreation, limited infilling of existing villages and limited extension, alteration, or replacement of existing buildings.</p> <p>PPG2 states that 'provided that it does not result in disproportionate additions over and above the size of the original building, the extension or alterations is not inappropriate in Green Belts'. Local authorities should make clear the approach they will take.</p> <p>The majority of local authorities including adjoining local authorities use a percentage guide. There is flexibility within this to consider the relative size of any increase.</p>

		Amendments to the wording of para 7.4 suggested.
	Definition of 'extension' or 'addition'?	
Bill Lowe Ltd Chartered Town Planners; Mr C. Smith	Need to clarify to position on this including whether outbuildings are taken to be an extension of the existing dwelling and under which circumstances.	This is already stated in the endnotes. Proposed amendment to refer directly to GPDO:
	Volume calculations	
South Stoke Parish Council; Bill Lowe Ltd Chartered Town Planners;	Suggest that the onus is on the applicant to provide volume calculations in line with the criteria set out in the SPD.	Agree that this should be included in end note vi. Amendment suggested to this effect.
	Role of Green Belt in maintaining the setting of World Heritage Site	
Bath Preservation Trust	Suggest that wording be added to reflect the role of the Green Belt in relation to the World Heritage Site.	This is already stated in the B&NES Local Plan para C1.9. There is no need to duplicate in the SPD so no amendment suggested.
	Definition of 'original' dwelling.	
Chelwood Parish Council	Suggest that the policy approach of Mendip should be taken (take 1984 as date of original dwelling rather than 1948).	This does not appear in Mendip's Local Plan policy. The 1948 definition used in the SPD is robust and is taken from appeal cases in B&NES and policy used in other adjoining authorities. Therefore no amendments proposed.
	Minor amendments to policy wording	
Chew Magna Parish Council;	Amend para 7.5 to simplify sentence structure.	Minor amendments agreed.
South Stoke Parish Council	Remove sentence relating to examples of evidence needed about why a replacement dwelling is being proposed.	

Salford Parish Council	Para 8.7 too vague.	
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5 Statement of Compliance to the Statement of Community Involvement

Stage 1: Evidence Gathering

In the drafting of the *Existing Dwellings in the Green Belt SPD*, planning applications and appeal cases in B&NES considered. The views of the Development Control committee were also taken into account.

Statutory consultees and other consultees were also consulted on the draft Sustainability Appraisal.

Stage 2

Formal consultation on the SPD – Published for 6 weeks public consultation and a range of consultation techniques used as outlined above.

Documentation

In line with the SCI, a schedule of comments made during the consultation will be made available together with the Council's response to the comments made.

This consultation report has been produced outlining who was consulted, how they were consulted and a summary of the main comments received and how these have been addressed.

This statement of compliance with the SCI has been produced as part of the consultation report.

Work with target groups

The SCI target groups for the Existing Dwellings in the Green Belt SPD were: people living in rural areas and residents. A range of consultation techniques was used as outlined in this report to engage these target groups – Parish and Town Councils were a key part of this. Media and Council News coverage also aimed to publicise the consultation widely to all residents.

Statement of Proposal Matters

Bath & North East Somerset Council's Local Development Framework

Draft Existing Dwellings in the Green Belt Supplementary Planning Document

This statement has been prepared under Regulation 17 of The Town and Country Planning (Local Development) (England) Regulations 2004.

Title of the document: Draft Existing Dwellings in the Green Belt Supplementary Planning Document

Subject matter and area covered: The Existing Dwellings in the Green Belt SPD sets out detailed planning guidance to supplement Bath & North East Somerset Local Plan policies HG.14 and HG.15. The SPD relates specifically to replacement dwellings and extensions to existing dwellings in the Green Belt. The SPD relates to the entire Bath & North East Somerset administrative area.

Consultation period for this document: Representations should be received within the 6 week consultation period which will run from 10th April and end on 22nd May 2008. All representations must be received by 5pm on 22nd May 2008.

Representations should be sent:

By post to:

Planning Policy Team
Planning Services
Trimbridge House
Trim Street
Bath
BA1 2DP

By email to:

planning_policy@bathnes.gov.uk

By Fax to: 01225 477641

Comments on the SPD can be made in the following ways:

- By completing the SPD representation form provided alongside the Draft SPD and returning using the contact details above.
- By downloading the the LIB SPD representation form from the Council's website (www.bathnes.gov.uk) and returning using the contact details above.

Statement of Proposal Matters

Bath & North East Somerset Council's Local Development Framework

Locally Important Buildings Supplementary Planning Document

This statement has been prepared under Regulation 17 of The Town and Country Planning (Local Development) (England) Regulations 2004.

Title of the document: Bath & North East Somerset Locally Important Buildings Supplementary Planning Document (LIB SPD)

Subject matter and area covered: The LIB SPD will set out detailed planning guidance to supplement the Bath & North East Somerset Local Plan (Adopted Oct 2007) policy on the list of Locally Important Buildings (Policy BH.5). LIB SPD applies to the entire Bath & North East Somerset administrative area.

Consultation period for this document: Representations should be received within the 6 week consultation period which will run from 10th April and end on 22nd May 2008. All representations must be received by 5pm on 22nd May 2008.

Representations should be sent:

By post to:

Planning Policy Team
Planning Services
Trimbridge House
Trim Street
Bath. BA1 2DP

By email to:

planning_policy@bathnes.gov.uk

By Fax to: 01225 477641

Comments on the LIB SPD can be made in the following ways:

- By completing the LIB SPD representation form provided alongside the Draft SPD and returning using the contact details above.
- By downloading the LIB SPD representation form from the Council's website (www.bathnes.gov.uk) and returning using the contact details above.

Available for Inspection: The draft SPD, together with this statement and their sustainability appraisal report, are available on the Council website www.bathnes.gov.uk on the Local Development Framework web page. Copies are also available in the following places:

- Trimbridge House, Trim Street, Bath, BA1 2DP;
- The Hollies, Midsomer Norton, Bath, BA3 2DP;
- Riverside Office, Temple Street, Keynsham, Bristol, BS31 1 LA.
- Bath Library, 19 The Podium, Northgate Street, Bath, BA1 5AN;
- Keynsham Library, Temple Street, Keynsham, Bristol, BS31 1LA
- Radstock Library, The Street, Radstock, BA3 3PR;
- Saltford Library, 478a Bath Road, Saltford, BS31 3DJ;
- Midsomer Norton Library;
- Moorland Road Library, Moorland Road, Bath, BA2 3PL;
- Weston Library, Church Street, Weston, Bath, BA1 4BU;
- Paulton Library, Central Methodist Church, Paulton, BS39 7QQ;
- Mobile Libraries (2).

Information Request: Any representations may be accompanied by a request to be addressed at the address of the adoption of the SPD.

Bath & North East Somerset Council

Planning and Compulsory Purchase Act 2004
The Town and Country Planning (Local Development) (England) Regulations 2004

Bath & North East Somerset Local Development Framework

**Draft Locally Important Buildings Supplementary Planning Document
Draft Existing Dwellings in the Green Belt Supplementary Planning
Document**

Bath & North East Council has prepared two draft SPDs as listed above for public consultation. If and when these documents are adopted, they will form part of the Local Development Framework (LDF) for Bath & North East Somerset Council. The LDF forms the basis of decisions on land-use planning for development within Bath & North East Somerset.

The SPDs set out detailed planning guidance to supplement policies BH.5, HG.14 and HG.15 of the Bath & North East Somerset Local Plan.

Copies of the draft SPDs and accompanying documents can be viewed at the following Council offices:

- Trimbridge House, Trim Street, Bath, BA1 2DP;
- The Hollies, Midsomer Norton, Bath, BA3 2DP;
- Riverside, Temple Street, Keynsham, Bristol, BS31 1LA

between the hours of 8.30 am to 5.00 pm Mondays-Thursdays and 8.30 am to 4.30 pm on Fridays.

The document can also be viewed on the Bath & North East Somerset Council website www.bathnes.gov.uk/ldf and during library opening times, at all the public libraries within the District including the mobile libraries.

Comments on the draft SPD can be made in the following ways:

- By completing the SPD comment form and returning us by email planning_policy@bathnes.gov.uk
- By completing the SPD comment form and returning to us by post: Planning Policy Team, Trimbridge House, Trim Street, Bath, BA2 4DP

Comments should be received within the 6 week consultation period which will run from **10th April – 22nd May 2008**

David Trigwell
Assistant Director of Planning & Transport
Bath & North East Somerset Council

Date: 8th April 2008
Our ref: SPDs Reg 17
Direct line: (01225) 477548
Fax: (01225) 477641
Minicom: (01225) 477535
E-Mail: planning_policy@bathnes.gov.uk

Planning Services
Trimbridge House, Trim Street,
Telephone: (01225) 477000
Bath BA1 2DP
www.bathnes.gov.uk

Dear Sir/Madam

**Draft Existing Buildings in the Green Belt Supplementary Planning Document
Draft Locally Important Buildings Supplementary Planning Document**

I am writing to inform you that the above planning documents have been published for a six week period of public consultation (10th April – 22nd May 2008). For details of where and when you can view copies of the SPDs and accompanying documents see the consultation notice overleaf.

The draft SPDs set out detailed planning guidance to supplement policies BH.5, HG.14 and HG.15 of the Bath & North East Somerset Local Plan. These documents aim to provide clearer advice and guidance for the benefit of members of the public, planning officers and Council Members.

The Draft **Existing Buildings in the Green Belt SPD** aims to provide further information and guidance on the approach the Council, as a Local Planning Authority, should take regarding extensions to dwellings in the Green Belt, and the circumstances under which replacement dwellings will be acceptable.

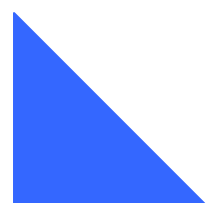
The Draft **Locally Important Buildings SPD** aims to provide guidance on the designation and protection of Buildings which are considered to be of local importance.

A drop-in session to discuss both SPDs currently published for consultation will be held on Wednesday **23rd April 2008** from 9am-1pm at the Council's Planning Office Trimbridge House, Trim Street, Bath. This will provide an opportunity to discuss your views on the planning documents.

If you have any queries about the above, please do not hesitate to contact us.

Yours faithfully

Simon de Beer
Planning Policy Team Leader



Bath & North East Somerset Council

Planning and Compulsory Purchase Act 2004
The Town and Country Planning (Local Development) (England) Regulations 2004

Bath & North East Somerset Local Development Framework

Draft Locally Important Buildings Supplementary Planning Document Draft Existing Dwellings in the Green Belt Supplementary Planning Document

Bath & North East Council has prepared two draft SPDs as listed above for public consultation. If and when these documents are adopted, they will form part of the Local Development Framework (LDF) for Bath & North East Somerset Council. The LDF forms the basis of decisions on land-use planning for development within Bath & North East Somerset.

The SPDs set out detailed planning guidance to supplement policies BH.5, HG.14 and HG.15 of the Bath & North East Somerset Local Plan.

Copies of the draft SPDs and accompanying documents can be viewed at the following Council offices:

- Trimbridge House, Trim Street, Bath, BA1 2DP;
- The Hollies, Midsomer Norton, Bath, BA3 2DP;
- Riverside, Temple Street, Keynsham, Bristol, BS31 1LA

between the hours of 8.30 am to 5.00 pm Mondays-Thursdays and 8.30 am to 4.30 pm on Fridays.

The document can also be viewed on the Bath & North East Somerset Council website www.bathnes.gov.uk/ldf and during library opening times, at all the public libraries within the District including the mobile libraries.

Comments on the draft SPD can be made in the following ways:

- By completing the SPD comment form and returning us by email planning_policy@bathnes.gov.uk
- By completing the SPD comment form and returning to us by post:
Planning PolicyTeam, Trimbridge House, Trim Street, Bath, BA2 4DP

Comments should be received within the 6 week consultation period which will run from **10th April – 22nd May 2008**

David Trigwell
Assistant Director of Planning & Transport
Bath & North East Somerset Council

Consultation starts on new draft supplementary planning documents

Dear All

I am writing to inform you that the following draft supplementary planning documents have been published for a six week period of public consultation (10th April - 22nd May):

- Existing Dwellings in the Green Belt SPD
- Locally Important Buildings SPD

The draft SPDs set out detailed planning guidance to supplement policies BH.5, HG.14 and HG.15 of the Bath & North East Somerset Local Plan.

The draft **Existing Dwellings in the Green Belt SPD** aims to provide further information and guidance on the approach the Council, as the LPA should take regarding extensions to dwellings in the Green Belt, and the circumstances in which replacement dwellings will be acceptable.

The draft **Locally Important Buildings SPD** aims to provide guidance on the designation and protection of buildings which are considered to be of local importance.

To view the draft SPDs visit: www.bathnes.gov.uk/ldf (SPDs accessible online from noon on 10 April 2008)

If you have any queries about the above, please do not hesitate to get in contact.

Kind regards

Cleo

Cleo Newcombe-Jones, Planning Officer

Planning Policy

Bath & North East Somerset Council

Telephone: 01225 477617

email: cleo_newcombe-jones@bathnes.gov.uk

PRESS RELEASE

Planning documents out for public consultation

Bath & North East Somerset Council is seeking residents' views on locally important buildings and on planning policies relating to existing houses in the Green Belt.

Two new documents are out for consultation from 10 April – 22 May. Both supplement local planning policies outlined in the Bath & North East Somerset Local Plan.

The draft ***Locally Important Buildings Supplementary Planning*** document gives details on the selection criteria for locally important buildings and proposes how buildings will be nominated and considered for inclusion on the local list.

Once the document has been agreed and adopted, parish councils, amenity societies and the general public will be able to nominate buildings or structures to be considered for local listing. The local list will complement the existing statutory list of nationally important buildings, of architectural and historic interest.

Councillor Bryan Chalker, the Council's Historic Buildings Champion, said: "Bath & North East Somerset Council welcomes this new document as it provides the opportunity to raise the profile of, and give recognition to, buildings and structures of local interest. In particular it provides the opportunity for local residents and groups, who have detailed knowledge of their area and history, to nominate buildings they feel merit consideration.

"The conservation of our historic buildings can boost pride in a local area, help preserve and enhance the historic environment for existing and future generations, and makes sense in terms of sustainability. I look forward to seeing the responses from local communities and what buildings and structures they consider of value in their local area."

The document regarding ***Existing Dwellings in the Green Belt*** aims to provide further information and guidance on the approach the Council, as a Local Planning Authority, should take regarding extensions to dwellings in the Green Belt, and the circumstances under which replacement dwellings will be acceptable. This document aims to provide clearer advice and guidance for the benefit of members of the public, planning officers and Council Members.

The Bristol-Bath Green Belt was designated in 1966. The Green Belt in Bath & North East Somerset covers just over 70% of the total area of the district.

A significant number of planning applications for extensions to existing residential properties in the Green Belt and a lesser number of applications for replacement dwellings are dealt with by the Council each year. The majority of these are householder applications are submitted by the general public.

Cllr Charles Gerrish, Cabinet Member for Planning (Con, Keynsham North) said: "These two important documents will form part of Bath & North East Somerset Council's future planning policy. I welcome the opportunity that the public now has to input into their preparation."

Copies of the documents can be viewed in all public libraries in the district and in Council offices. Alternatively, they can be viewed on the Council's website:
www.bathnes.gov.uk/ldf

The Council welcomes comments from the public or interested groups. A drop-in session has also been arranged for Wednesday 23 April, from 9am – 1pm at the Council's Planning Office, Trimbridge House, Trim Street, Bath. The Council can also be contacted by phone, email or letter with any comments or queries about the documents: Planning Services, Bath and North East Somerset Council, Trimbridge House, Trim Street, Bath BA1 2DP; Planning_policy@bathnes.gov.uk ; Tel: 01225 477548.

Following consideration of the comments received and a formal adoption process it is anticipated that these new supplementary planning documents will come into force from August 2008.

ends