



Placemaking Plan Options Document

**Green Belt boundary desktop
review to check minor anomalies**

Desk top study

November 2014

GREEN BELT BOUNDARY REVIEW - MINOR ANOMALIES

Context

The fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open. National planning policy states that once established Green Belt boundaries should only be altered in exceptional circumstances. The adopted Core Strategy sets out the strategic approach to the Green Belt through Policy CP8 to reflect national policy and establishes the general extent of the Green Belt.

Through the Core Strategy it has been established that there are no exceptional circumstances to warrant altering the Green Belt boundary to provide for development opportunities other than at the four allocated Strategic Sites. However, the Placemaking Plan options stage has provided an opportunity to undertake detailed review of the Green Belt boundary to ascertain whether there are any potential minor anomalies in the Green Belt boundary and where there is clear justification, to recommend a change. Boundaries should be clearly defined using readily recognisable physical features that are likely to be permanent, such as roads and hedgerows.

NB The review of requested changes to the Green Belt boundary by respondents to the Launch Document and others is recorded in a separate document.

Methodology

Stage 1 - scoping

Using District On-line mapping system, review the Green Belt boundary and identify any potential anomalies, especially anomalies between the alignment of the current Housing Development Boundaries (HDBs) and Green Belt boundary

Stage 2 - analysis



More detailed investigation of potential Green Belt boundary anomalies by reviewing historic Local Plan Proposals Maps and other historic OS maps.



Stage 3 - recommendation

Final recommendations for any potential Green Belt boundary amendments and candidates for the HDB review.

Conclusion


The outcome of this desktop exercise is that there are no recommended amendments to the detailed Green Belt boundary other than to rectify a number of digitising errors and recommendations to reconsider parts of the HDBs as part of the HDB review.

STAGE 1 - scoping	STAGE 2 - analysis	STAGE 3 - recommendations
SOUTHERN BOUNDARY		
West Harptree R/O Pleasant View, Bristol Road		
	<p>Issue:</p> <ul style="list-style-type: none"> – whether the Green Belt boundary is following physical features that are readily recognisable and likely to be permanent (NPPF, Para 85), and – apparent conflict between Green Belt/HDB alignment <p>Analysis:</p> <p>The Green Belt boundary was defined through the Wansdyke Local Plan following a clearly defined boundary and taken forward into the B&NES Local Plan. At the time there were no buildings to the east of Pleasant View and the garden to its south appears to have been since extended. However, it appears that the HDB is poorly digitised and should be checked and corrected as appropriate as part of the HDB review.</p>	<p>No change to the Green Belt boundary.</p> <p>Check the HDB has been correctly digitised.</p>
Bishop Sutton R/O Meadow View		
	<p>Issue:</p> <ul style="list-style-type: none"> – whether the Green Belt boundary is following physical features that are readily recognisable and likely to be permanent (NPPF, Para 85), and – apparent conflict between Green Belt/HDB alignment <p>Analysis:</p> <p>The Green Belt boundary was defined through the Wansdyke Local Plan following a clearly defined boundary and taken forward into the B&NES Local Plan. From review of historic maps, the Green Belt boundary follows the outer edge of the curtilage of Meadow View. The property to its north has been built in the meantime. However, it appears that the HDB should be contiguous with the Green Belt</p>	<p>No change to the Green Belt boundary.</p> <p>Check the HDB has been correctly digitised.</p>

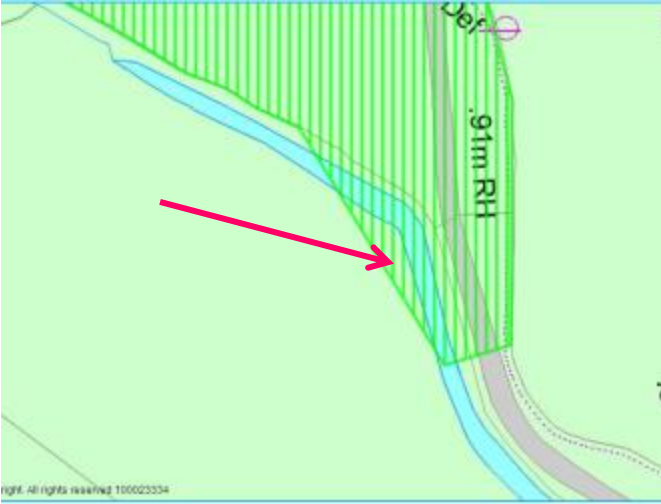
STAGE 1 - scoping	STAGE 2 - analysis	STAGE 3 - recommendations
	boundary so needs to be checked.	
<p>Clutton R/O Maple Close</p> 	<p>Issue:</p> <ul style="list-style-type: none"> – whether the Green Belt boundary is following physical features that are readily recognisable and likely to be permanent (NPPF, Para 85). <p>Analysis:</p> <p>The Green Belt boundary was defined through the Keynsham and Chew Valley Local Plan following a clearly defined boundary and taken forward into the B&NES Local Plan. Whilst the rear gardens to the properties along Maple Close appear to have since been extended northwards into the Green Belt, there are no apparent exceptional circumstances to warrant altering the Green Belt boundary.</p>	<p>No change to the Green Belt boundary.</p>
<p>High Littleton - Rotcombe Lane</p> 	<p>Issue:</p> <ul style="list-style-type: none"> – whether the Green Belt boundary is following physical features that are readily recognisable and likely to be permanent (NPPF, Para 85). <p>Analysis:</p> <p>The Green Belt boundary was defined through B&NES Local Plan following a clearly defined boundary following the edge of the curtilage of the 42 Rotcombe Lane. However, it appears that Green Belt boundary has been poorly digitised and the Green Belt boundary should be correctly realigned.</p>	<p>No change to the Green Belt boundary but correct digitising error.</p>


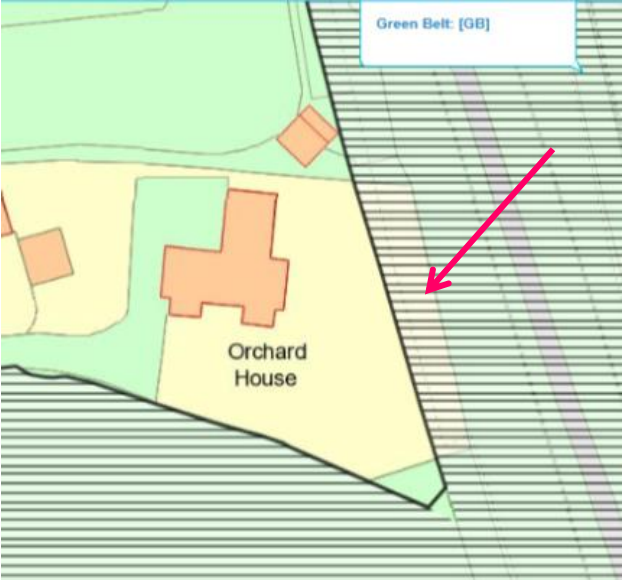
STAGE 1 - scoping	STAGE 2 - analysis	STAGE 3 - recommendations
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High Littleton - R/O Up the Gug, The Gug		
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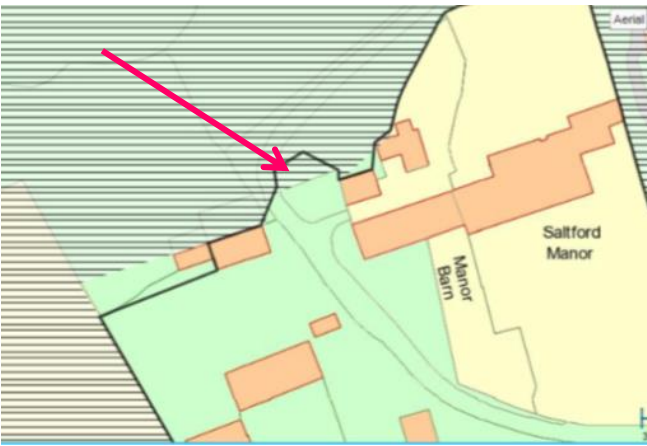

	<p>Issue:</p> <ul style="list-style-type: none"> – whether the Green Belt boundary is following physical features that are readily recognisable and likely to be permanent (NPPF, Para 85) <p>Analysis:</p> <p>The Green Belt boundary was defined through B&NES Local Plan following a clearly defined boundary following the edge of the curtilage of Up The Gug. Whilst the boundary of the property curtilage appears to have since extended northwards into the Green Belt, there are no apparent exceptional circumstances to warrant altering Green Belt boundary.</p>	<p>No change to the Green Belt boundary.</p>
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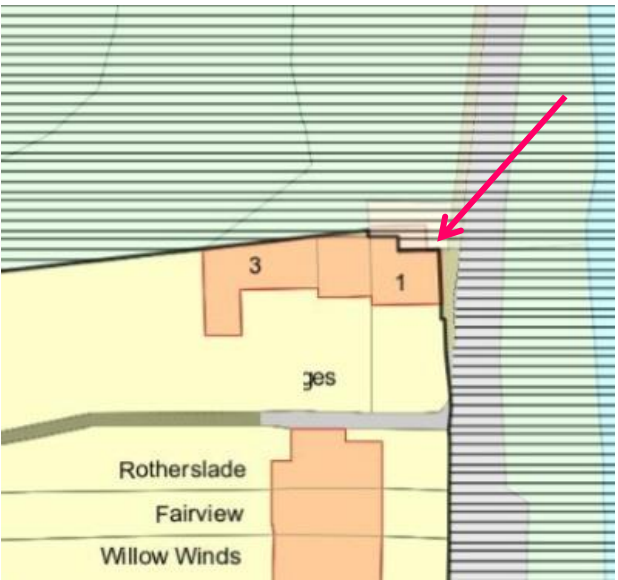
High Littleton - NW Rugbourne Farm		
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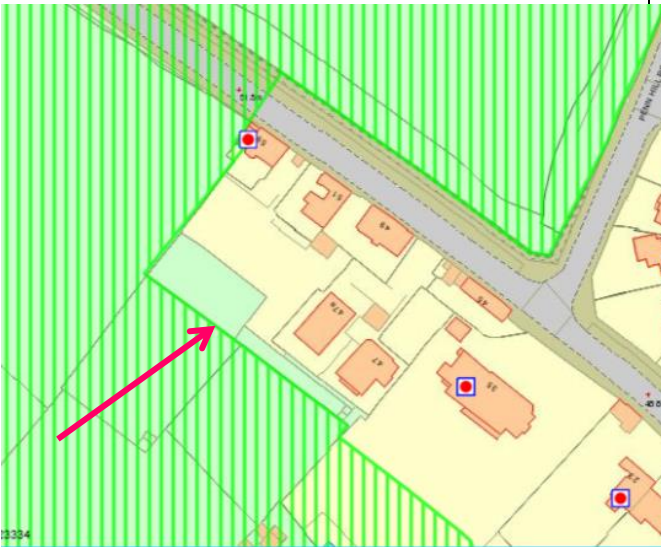

	<p>Issue:</p> <ul style="list-style-type: none"> – whether the Green Belt boundary is following physical features that are readily recognisable and likely to be permanent (NPPF, Para 85) <p>Analysis:</p> <p>The Green Belt boundary was defined through B&NES Local Plan following a clearly defined boundary following the edge of the woodland. However, it appears that Green Belt boundary has been poorly digitised and the Green Belt boundary should be correctly realigned.</p>	<p>No change to the Green Belt boundary but correct digitising error.</p>
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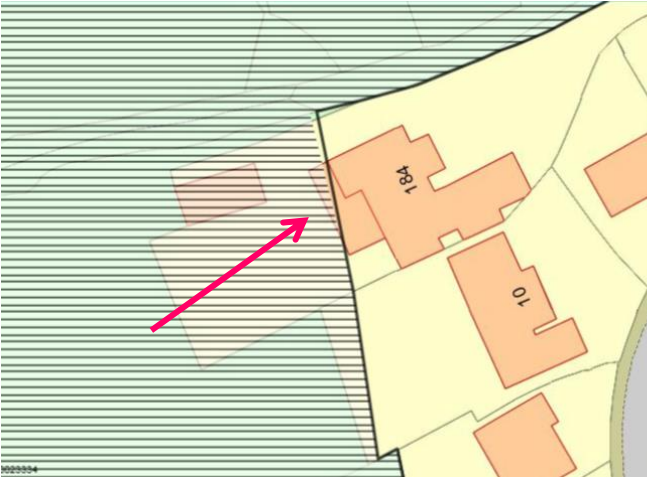

STAGE 1 - scoping	STAGE 2 - analysis	STAGE 3 - recommendations
SALTFORD INSET		
Saltford - The Glen		
	<p>Issue:</p> <ul style="list-style-type: none"> - whether the Green Belt boundary is following physical features that are readily recognisable and likely to be permanent (NPPF, Para 85) <p>Analysis:</p> <p>The Green Belt boundary was defined through the Keynsham and Chew Valley Local Plan following a clearly defined boundary and taken forward into the B&NES Local Plan. The Green Belt boundary correctly follows the curtilage west and south of Ashcroft when originally defined. There are no apparent exceptional circumstances to warrant altering the Green Belt boundary.</p>	<p>No change to the Green Belt boundary.</p>
Saltford - Adj Orchard House		
	<p>Issue:</p> <ul style="list-style-type: none"> - whether the Green Belt boundary is following physical features that are readily recognisable and likely to be permanent (NPPF, Para 85), and <p>Analysis:</p> <p>The Green Belt boundary was defined through the Keynsham and Chew Valley Local Plan following a clearly defined boundary and taken forward into the B&NES Local Plan. The Green Belt boundary correctly follows the base of the former railway embankment.</p>	<p>No change to the Green Belt boundary.</p>

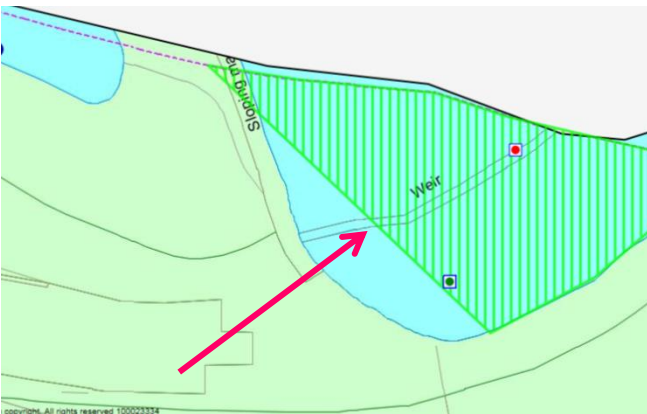
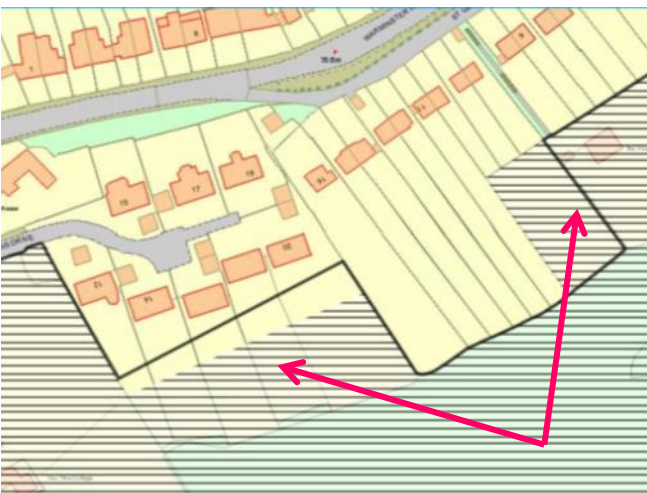
STAGE 1 - scoping	STAGE 2 - analysis	STAGE 3 - recommendations
Saltford - Adj 71 High Street		
	<p>Issues:</p> <ul style="list-style-type: none"> – whether the Green Belt boundary is following physical features that are readily recognisable and likely to be permanent (NPPF, Para 85), and – apparent conflict between Green Belt/HDB alignment <p>Analysis:</p> <p>The Green Belt boundary was defined through the Keynsham and Chew Valley Local Plan following a clearly defined boundary and taken forward into the B&NES Local Plan. It appears that Green Belt boundary has been poorly digitised and should be aligned with the HDB.</p>	<p>No change to the Green Belt boundary but correct digitising error.</p>
Saltford - R/O 43 High Street		
	<p>Issue:</p> <ul style="list-style-type: none"> – Apparent conflict between Green Belt/HDB alignment <p>Analysis:</p> <p>The Green Belt boundary was defined through the Keynsham and Chew Valley Local Plan following a clearly defined boundary and taken forward into the B&NES Local Plan. The Green Belt boundary correctly follows the curtilage to the north of 43 High Street. It appears that the HDB should be following the Green Belt boundary and suggest this should form part of the HDB review.</p>	<p>No change to the Green Belt boundary.</p> <p>Suggest this part of the HDB at Saltford is reconsidered as part of the HDB review.</p>

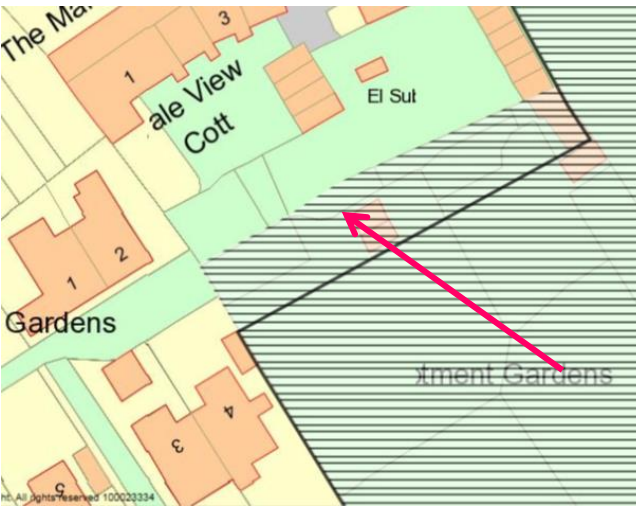

STAGE 1 - scoping	STAGE 2 - analysis	STAGE 3 - recommendations
Saltford - Saltford Manor	 <p>Issue:</p> <ul style="list-style-type: none"> – Apparent conflict between Green Belt/HDB alignment <p>Analysis:</p> <p>The Green Belt boundary was defined through the Keynsham and Chew Valley Local Plan following a clearly defined boundary and taken forward into the B&NES Local Plan. The Green Belt boundary correctly coincides with the boundary Conservation Area and remains as original defined. The HDB may need reviewing.</p>	<p>No change to the Green Belt boundary.</p> <p>Suggest this part of the HDB at Saltford is reconsidered as part of the HDB review.</p>
Saltford - Beech House	 <p>Issue:</p> <p>whether the Green Belt boundary is following physical features that are readily recognisable and likely to be permanent (NPPF, Para 85)</p> <p>Analysis:</p> <p>The Green Belt boundary was defined through the Keynsham and Chew Valley Local Plan following a clearly defined boundary and taken forward into the B&NES Local Plan. The Green Belt boundary is correctly defined and remains unaltered since originally defined. Although Beechwood House has since been built and extends westwards into the Green Belt, there are no apparent exceptional circumstances to warrant altering the Green Belt boundary.</p>	<p>No change to the Green Belt boundary.</p>

STAGE 1 - scoping	STAGE 2 - analysis	STAGE 3 - recommendations
Saltford - Grange Road		
	<p>Issue:</p> <ul style="list-style-type: none"> – apparent conflict between Green Belt/HDB alignment <p>Analysis:</p> <p>The Green Belt boundary was defined through the Keynsham and Chew Valley Local Plan following a clearly defined boundary and taken forward into the B&NES Local Plan. The Green Belt boundary correctly follows the curtilage of the gardens to the rear of Grange Road. There are no exceptional circumstances that warrant altering the Green Belt boundary although there may be scope to review the HDB as part of the HDB review.</p>	<p>No change to the Green Belt boundary.</p> <p>Suggest this part of the HDB at Saltford is reconsidered as part of the HDB review.</p>
Saltford - 1 Willow Cottages		
	<p>Issue:</p> <ul style="list-style-type: none"> – whether the Green Belt boundary is following physical features that are readily recognisable and likely to be permanent (NPPF, Para 85). <p>Analysis:</p> <p>The Green Belt boundary was defined through the Keynsham and Chew Valley Local Plan following a clearly defined boundary and taken forward into the B&NES Local Plan. The Green Belt boundary is correctly defined and remains unaltered since originally defined. There are no exceptional circumstances that warrant altering the Green Belt boundary although there may be scope to review the HDB.</p>	<p>No change to the Green Belt boundary.</p> <p>Suggest this part of the HDB at Saltford is reconsidered as part of the HDB review.</p>

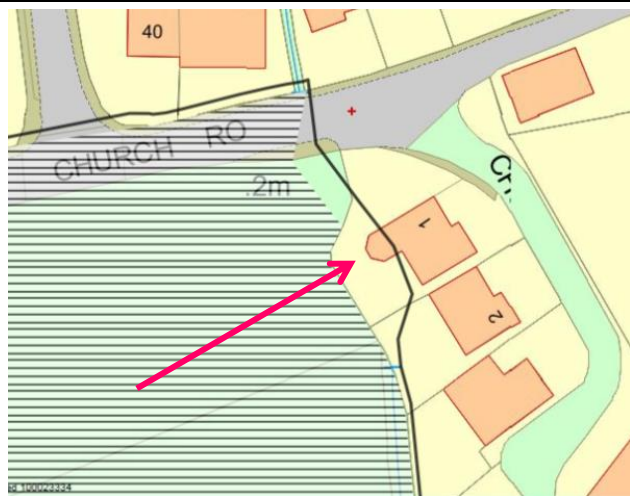
STAGE 1 - scoping	STAGE 2 - analysis	STAGE 3 - recommendations
BATH INNER BOUNDARY		
Bath - R/O 47 Kelston Road (A431)		
	<p>Issue:</p> <ul style="list-style-type: none"> – whether the Green Belt boundary is following physical features that are readily recognisable and likely to be permanent (NPPF, Para 85). <p>Analysis:</p> <p>The Green Belt boundary was defined through the Wansdyke Environs of Bath Local Plan following a clearly defined boundary and taken forward into the B&NES Local Plan. The Green Belt boundary is correctly shown as originally defined, following clear physical features as historic maps confirm. There are no exceptional circumstances that warrant a change in the Green Belt boundary.</p>	<p>No change to the Green Belt boundary.</p>
Bath - 'Fourwoods' off North Road		
	<p>Issue:</p> <ul style="list-style-type: none"> – whether the Green Belt boundary is following physical features that are readily recognisable and likely to be permanent (NPPF, Para 85). <p>Analysis:</p> <p>The Green Belt boundary was defined through the Bath Local Plan following a clearly defined boundary and taken forward into the B&NES Local Plan. However, it appears that Green Belt boundary has been poorly digitised due to the scale of the previous Proposals Maps. The Green Belt boundary should exclude the dwelling 'Fourwoods' and be corrected accordingly.</p>	<p>No change to the Green Belt boundary but correct digitising error.</p>


STAGE 1 - scoping	STAGE 2 - analysis	STAGE 3 - recommendations
KEYNSHAM INSET		
Keynsham - R/O 184 Wellsway		
	<p>Issue:</p> <ul style="list-style-type: none"> – whether the Green Belt boundary is following physical features that are readily recognisable and likely to be permanent (NPPF, Para 85). <p>Analysis:</p> <p>The Green Belt boundary was defined through the Keynsham and Chew Valley Local Plan following a clearly defined boundary and taken forward into the B&NES Local Plan. It correctly follows the outer boundary of the former Local Plan housing allocation (now The Homestead). Planning permission has since been granted for the extension of the domestic curtilage of 184 Wellsway in 2001 and was not considered to prejudice the openness of the Green Belt. Nevertheless, there are no exceptional circumstances that warrant a change in the Green Belt boundary.</p>	<p>No change to the Green Belt boundary.</p>
Keynsham - 20 Wellsway		
	<p>Issue:</p> <ul style="list-style-type: none"> – whether the Green Belt boundary is following physical features that are readily recognisable and likely to be permanent (NPPF, Para 85). <p>Analysis:</p> <p>The Green Belt boundary was defined through the Keynsham and Chew Valley Local Plan following a clearly defined boundary and taken forward into the B&NES Local Plan. The Green Belt boundary is correctly shown as originally defined, following clear physical features as historic maps confirm. There are no exceptional circumstances that warrant a change in the Green Belt boundary.</p>	<p>No change to the Green Belt boundary.</p>

STAGE 1 - scoping	STAGE 2 - analysis	STAGE 3 - recommendations
Keynsham - Weir adj River Avon		
	<p>Issue:</p> <ul style="list-style-type: none"> – whether the Green Belt boundary is following physical features that are readily recognisable and likely to be permanent (NPPF, Para 85) <p>Analysis:</p> <p>The Green Belt boundary was defined through the Keynsham and Chew Valley Local Plan following a clearly defined boundary and taken forward into the B&NES Local Plan. However, it appears that Green Belt boundary has been poorly digitised and the Green Belt boundary should be correctly realigned to follow the edge of the River Avon as originally proposed.</p>	<p>No change to the Green Belt boundary but correct digitising error.</p>
BATHAMPTON INSET		
Bathampton - Warminster Road		
	<p>Issues:</p> <ul style="list-style-type: none"> – whether the Green Belt boundary is following physical features that are readily recognisable and likely to be permanent (NPPF, Para 85), and – apparent conflict between Green Belt/HDB alignment <p>Analysis:</p> <p>The Green Belt boundary was defined through the Wansdyke Environs of Bath Local Plan following a clearly defined boundary and taken forward into the B&NES Local Plan. The Green Belt boundary is correctly shown as originally defined, following physical boundary of a former housing allocation. There are no exceptional circumstances to warrant a change in the Green Belt boundary although there may be scope to review the HDB as part of the HDB review.</p>	<p>No change to the Green Belt boundary.</p> <p>Suggest this part of the HDB at Bathampton is reconsidered as part of the HDB review.</p>

STAGE 1 - scoping	STAGE 2 - analysis	STAGE 3 - recommendations
BATHEASTON INSET		
Batheaston - Kyrle Gardens		
	<p>Issues:</p> <ul style="list-style-type: none"> – whether the Green Belt boundary is following physical features that are readily recognisable and likely to be permanent (NPPF, Para 85), and – apparent conflict between Green Belt/HDB alignment <p>Analysis:</p> <p>The Green Belt boundary was defined through the Wansdyke Environs of Bath Local Plan following a clearly defined boundary and taken forward into the B&NES Local Plan. The Green Belt boundary is correctly shown as originally defined, following clear physical features as historic maps confirm. There are no exceptional circumstances to justify a change in the Green Belt boundary although there may be scope to review the HDB as part of the HDB review.</p>	<p>No change to the Green Belt boundary.</p> <p>Suggest this part of the HDB at Batheaston is reconsidered as part of the HDB review.</p>
BATHFORD & FARMBOROUGH INSETS	<i>No apparent anomalies</i>	N/A
WHITCHURCH INSET		
Whitchurch - Saltwell Avenue		
	<p>Issues:</p> <ul style="list-style-type: none"> – whether the Green Belt boundary is following physical features that are readily recognisable and likely to be permanent (NPPF, Para 85), and – apparent conflict between Green Belt/HDB alignment <p>Analysis:</p> <p>The Green Belt boundary was defined through the Keynsham and Chew Valley Local Plan following a clearly defined boundary and taken forward into the B&NES Local Plan. The Green Belt has boundary is correctly shown whereas the HDB has been drawn to follow the line of the safeguarded transport route. There may be scope to review the HDB as part of the HDB review.</p>	<p>No change to the Green Belt boundary.</p> <p>Suggest this part of the HDB at Whitchurch is reconsidered as part of the HDB review.</p>

STAGE 1 - scoping	STAGE 2 - analysis	STAGE 3 - recommendations
Whitchurch - Blackacre	<p>Issues:</p> <ul style="list-style-type: none"> – whether the Green Belt boundary is following physical features that are readily recognisable and likely to be permanent (NPPF, Para 85), and – apparent conflict between Green Belt/HDB alignment <p>Analysis:</p> <p>The Green Belt boundary was defined through the Keynsham and Chew Valley Local Plan following a clearly defined boundary and taken forward into the B&NES Local Plan. The Green Belt boundary is correctly shown as originally defined, following clear physical features as historic maps confirm. There are no exceptional circumstances to justify a change in the Green Belt boundary although there may be scope to review the HDB as part of the HDB review.</p>	<p>No change to the Green Belt boundary.</p> <p>Suggest this part of the HDB at Whitchurch is reconsidered as part of the HDB review.</p>
Whitchurch - Church Road	<p>Issues:</p> <ul style="list-style-type: none"> – whether the Green Belt boundary is following physical features that are readily recognisable and likely to be permanent (NPPF, Para 85), and – apparent conflict between Green Belt/HDB alignment <p>Analysis:</p> <p>The Green Belt boundary was defined through the Keynsham and Chew Valley Local Plan following a clearly defined boundary. The Green Belt boundary was amended in the B&NES Local Plan to include the residential development at Church Meadows following a former field boundary. Whilst it appears that some development has since encroached into the Green Belt, there are no exceptional circumstances to justify a change in the Green Belt boundary although there may be scope to review the HDB as part of the HDB review.</p>	<p>No change to the Green Belt boundary.</p> <p>Suggest this part of the HDB at Whitchurch is reconsidered as part of the HDB review.</p>



STAGE 1 - scoping	STAGE 2 - analysis	STAGE 3 - recommendations
Whitchurch - Adj Bristol Road (A37)	 <p>Issue: Apparent conflict between Green Belt/HDB alignment</p> <p>Analysis: The Green Belt boundary was defined through the Keynsham and Chew Valley Local Plan following a clearly defined boundary and taken forward into the B&NES Local Plan. The Green Belt boundary is correctly shown as originally defined, following clear physical features as historic maps confirm, following the rear boundary of the properties fronting the A37 Bristol Road. There are no exceptional circumstances to justify a change in the Green Belt boundary although there may be scope to review the HDB as part of the HDB review.</p>	<p>No change to the Green Belt boundary.</p> <p>Suggest this part of the HDB at Whitchurch is reconsidered as part of the HDB review.</p>