

BATHEASTON

SR16 Coalpit Garages

BATHAMPTON

GR16 The Glebe

GR17 Land south of Lower Road

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 villages on the area where there are no proposed options for site allocations or local green space designations. This includes **Bathford**. 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.

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.

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.

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



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Coalpit Garages, Batheaston - SR16

Emerging development and design principles

1. 5-10 dwellings.
2. **Building materials** should reflect the local materials.
3. Open space should be retained on site to ensure there is no harm to the **setting of the conservation area**.
4. Sensitive **design of the housing** and gardens will be needed to prevent encroachment on tree canopies and the important wildlife corridor of the Brook.
5. Have particular regard to site layout, building height, and soft landscaping, to **minimise the visual impact** of the development.
6. Ensure that development would not be harmful to the **mature trees and woodland** on the boundaries of the site.
7. Maintain or strengthen the integrity and connectivity of the **green infrastructure network**.
8. A **Sustainable Urban Drainage System (SUDS)** must be integrated at an early stage into the design of the site with opportunities taken to maintain or enhance biodiversity.
9. Provide **natural surveillance** over the adjacent open space.
10. The **public right of way** (ref: BA2/34) on the site will need to be safe guarded in any development proposal.



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Ref No
GR17

Proposed Local Green Space: Land at Warminster Road - GR16

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

- The site located within the Bathampton Housing Development Boundary and is in the heart of the community and close to the village facilities.
- It lies within the Cotswold Plateaux and Valleys Landscape Character Area, the Cotswolds AONB, within the WHS Setting and immediately adjacent to the Bathampton Conservation Area forming part of its landscape setting.
- From across the Avon Valley to the north the site forms part of the patchwork of open hillside extending down into development which is characteristic of the Bath World Heritage Site Setting.
- The site has been subject of two dismissed appeals where its contribution both to the openness of this part of the settlement and to the setting of the Conservation Area was acknowledged.
- It was identified in the 1984 Bathampton Designated Conservation Area as one of two designation fringe areas which are of considerable importance to the setting of the Conservation Area.
- The site is 2.2ha in size and is not considered to be an extensive tract of land.

Proposed Local Green Space: Land adjacent to Miller Walk - GR17

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

- The site is located within the Bathampton HDB and is in the heart of the community and close to the village facilities.
- It lies within the Cotswold Plateaux and Valleys Landscape Character Area, the Cotswolds AONB, within the World Heritage Setting and immediately adjacent to the Bathampton Conservation Area forming an important part of its landscape setting.
- The site, particularly the northern half appears like a village green within the heart of the village and enhances the row of Listed cottages on the north side of Bathampton Lane.
- The undeveloped slopes are an important characteristic of Bathampton.
- This green space was subject to a planning application for housing which was dismissed on the basis that the site makes a contribution both to the openness of this part of the settlement and to the setting of the Conservation Area.

