

# Rural Areas

as proposed to be adopted

incorporating Inspector's recommended Main  
Modifications and additional modifications

July 2017

## EXPLANATORY NOTE

The Placemaking Plan allocates specific sites for development and outlines a district-wide suite of planning policies. It complements and seeks to deliver the strategic framework set out in the Adopted Core Strategy. The Core Strategy forms Part 1 of the B&NES Local Plan and the Placemaking Plan is Part 2.

For the purposes of clarity and convenience for plan users the Plans have been combined. Placemaking Plan text is highlighted in grey. Any changes to the Core Strategy text are also highlighted in grey. In these instances the Placemaking Plan policy or text will supersede that set out in the Core Strategy. In combining the two Plans the text has been numbered sequentially. Core Strategy policy numbers remain unchanged. The Placemaking Plan is presented in six volumes (as listed below) and plan users should ensure they refer to all relevant policies in relation to proposals:

1. District-wide
2. Bath
3. Keynsham
4. Somer Valley
5. Rural Areas
6. Appendices, including Policies map changes

The Inspector has found the Placemaking Plan 'sound' subject to a number of modifications. This version of the Placemaking Plan identifies the Main Modifications in red recommended by the Inspector. Additional (minor) Modifications are shown in blue and have been made by the Council for the purposes of clarity, consistency and accuracy. Deletions to existing text are shown as strike through, whilst new or additional text is underlined. Other minor textual amendments may be made to the Placemaking Plan prior to its publication under delegated authority.

**The Inspector's Report and the recommended modifications will be discussed at Full Council on 13<sup>th</sup> July 2017 when adoption of the Placemaking Plan will be considered.**

*Whilst every attempt has been made to reproduce this composite version of the Placemaking Plan accurately, any editorial or formatting errors that come to light prior to the publication of the adopted version of the Placemaking Plan will be rectified provided they are within the scope of the recommendations to be agreed by Council on 13<sup>th</sup> July 2017.*

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# SETTING THE AGENDA

## Context

1. Set amongst high quality natural environments, the villages and hamlets of the rural areas of the District provide a peaceful environment in which to live and work. The economic character of the area is grounded in agriculture, which now works alongside other small rural businesses. The high quality landscape contributes to the quality of life of the District's residents, as well as attracting visitors and as a place for leisure and relaxation.
2. Large parts of the rural areas are designated as Green Belt, and much are within the Cotswolds or Mendip Hills AONBs. The rural areas complement the more urban parts of the District, and many rural residents look to these urban areas for a wider range of facilities and employment. The Management Plans for these AONBs also set out policies relating to the management of land within them.
3. The distinctiveness of different parts of the rural areas and the villages within them fall within broad character areas identified in Rural Landscapes of B&NES that reflect underlying geology and landscape form.
4. To the North and East of Bath is the Cotswolds Plateau and Valleys character area which includes part of the Cotswolds AONB and is within the Green Belt. The settlement pattern has evolved based on the form of the land and villages run along the valley sides. Included within this area are the villages of Bathampton and Batheaston, which are characterised by their strong relationship to Bath. Neighbouring Limpley Stoke Valley has similar characteristics and is also an important communication corridor with the railway, river, Kennet and Avon canal, the A4 and A36 and a number of public footpaths. This area includes the villages of Bathford and Freshford.
5. The four character areas to the North West of the District (the largest of which is the Dundry Plateau) are more isolated in character. Whitchurch is the largest village and lies close to the southern suburbs of Bristol.
6. The Avon Valley retains its historical role as a transport corridor. Formerly a transport corridor based on the river, it now contains the principal vehicular route (the A4) from Bristol to Bath, the Great Western main rail line and the country's first National Cycle route. Saltford is the main village in this character area and is visible from much of the surrounding area. Due to its position on the A4, Saltford has good vehicular access to Keynsham, Bath and Bristol. The area lies within the Green Belt, in which the village of Saltford is inset.
7. The Cam and Wellow Brook Valley area, located towards the South of the District, has a peaceful, tranquil quality. The villages in this area follow the valley floors, and the urban areas of Midsomer Norton and Radstock form an important element of this character area.

8. Surrounded by the Cam and Wellow Brook Valley area, the coal mining legacy is characteristic of the Paulton and Peasedown St John ridge. Key villages are Peasedown St John and Paulton which have received and been earmarked for large development in recent years. The A367 is a major feature in the landscape of this area and provides connectivity from Peasedown St John to Bath and to Midsomer Norton and Radstock.
9. In the central part of the District, the extensive plateau from Hinton Blewett to Newton St Loe includes the key villages of Clutton, Temple Cloud, High Littleton, Timsbury and Farmborough. The form of the villages in this area tends to be either centred around a village core (such as Clutton) or in linear form (such as Temple Cloud). Edge of settlement development during the post war period lacked the well-integrated characteristic of the original villages and has had a significant impact on views.
10. The Chew Valley is to the West of the District, and has strong links to Bristol. Key villages are Chew Magna, Chew Stoke and Pensford which are washed over by the Green Belt. These Green Belt villages are at the junctions to several routes providing good access to Bristol in particular. Chew Magna acts as a local service hub to the surrounding villages and hosts a range of facilities. The village of Bishop Sutton is not within the Green Belt and is less constrained than the other key villages in this character area.
11. The remaining six character areas towards the South West and South East boundaries of the District are characterised by small settlements, including farms, hamlets and small villages, dotted throughout the countryside. The landscape is primarily open and is dominated by agriculture.

## **Strategic Issues**

12. Although rural Bath & North East Somerset is made up of a wide variety of settlements with locally distinctive character, there are a number of strategic issues (both challenges and opportunities) that are common across most of the rural area:
  - Lack of affordable housing to meet local needs may impact on the social sustainability of the rural areas and exacerbate difficulties for an ageing population.
  - For much of the rural area poor access to public transport affects the functionality of the rural economy and leads to isolation for those without access to private transport.
  - Access to facilities, services and shops.
  - Reliance of the rural economy based on farming, the self-employed and small businesses that require support to flourish.
  - The urgent need to provide reliable broadband, with adequately fast access speed, to every home and business.
  - Potential opportunities to diversify the rural economy e.g. centred around local food production or renewable energy.

# VISION AND POLICY FRAMEWORK

## The Vision for the Rural Areas

*The District's rich and diverse countryside will be maintained. Locally identified needs will be met whilst maintaining the individual character of villages. The rural economy will evolve and new types of jobs and ways of working will provide more locally based employment opportunities. The potential for the rural area to play an important role in local food production will be encouraged. Community involvement will help facilitate improvement in the provision of community facilities and public transport.*

## Policy Framework

13. In line with a national policy of restraint there will only be limited development in the rural areas to address the issues identified above. The Core Strategy directs appropriate levels of housing and employment development to the most sustainable villages where there is development capacity. Outside these villages development is more restricted. However, the need for local affordable housing and employment can also be met mainly through the exceptions policy. Community facilities and shops are generally acceptable within villages. This approach provides for the development of around 1,120 homes and 500 jobs in the rural areas, including an additional 250 dwellings over existing commitments during the plan period. Further detail on the strategy and policy framework for delivering development in the rural areas is set out in the Districtwide chapter.
14. This strategy is complemented by additional locally supported development under the Community 'Right to Build' initiative.
15. Any development should be appropriate in scale and character to its location and in accordance with national policy, best practice guidance and the core policies set out in section 6 of the document. The Council will support measures and interventions which will improve the levels of access within, and to and from the rural areas.
16. The Core Strategy policy framework for some of the villages in the south of the District includes policies in both the Somer Valley section and the Rural Areas District-wide section.

## Background

17. Consideration of the site allocations in the rural areas to meet the requirements of the Core Strategy has been progressed through work undertaken with the Parish Councils. The Placemaking Plan will also identify local green spaces and review the housing development boundaries of each village.

18. The site allocations and Local Green Space designations set out below have been informed by the work undertaken by the Parish Councils, which has been carefully reviewed and, where necessary, supplemented by B&NES Council.
19. In line with the NPPF and the Core Strategy, the Council has sought to put forward deliverable development sites that will ensure much-needed homes are provided whilst protecting and enhancing the character of the villages.

### **Local Green Space Designations**

20. The National Planning Policy Framework (NPPF), published in March 2012, sets out the government's planning policies for England. Paragraphs 76 to 78 introduce a new Local Green Space Designation (LGSD) to protect local green areas of particular importance to local communities. This enables communities, in certain circumstances, to identify and protect areas that are of value to them through Local and Neighbourhood Development Plans.
21. Designating any Local Green Space needs to be consistent with local planning for sustainable development in the area. Further detail on LGSD and the policy that applies to designated spaces (Policy LCR6A) is set out in the District-wide chapter.
22. Local communities, principally represented by parish councils, have nominated open spaces for designation as Local Green Space. Those spaces that meet the NPPF criteria are shown on the Policies Map and are also indicated on the maps for individual parishes set out in this chapter.

# Bathampton

23. Bathampton village is excluded from but is surrounded by the Green Belt and it lies within the Cotswolds Area of Outstanding Natural Beauty (AONB). There has been evidence of a settlement in Bathampton since the Iron Age. Bathampton was called 'Hanton' or 'Hamtona' in the Domesday Records.
24. Bathampton is within the Cotswolds Plateaux and Valleys landscape character area. The overall character area is unified by the common occurrence of broadleaf woodlands, frequent dry stone walls and the building style in the local Oolitic Limestone. There is a presence of historic and prehistoric monuments and features that are an integral part of the character of this landscape. There are many Bronze Age burial mounds and pre-historic and Romano-British earthwork monuments.

## Site Allocations

25. Bathampton village meets the criteria of Policy RA1. Housing development can come forward within the housing development boundary (HDB), however, 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.
26. There are no site allocations in Bathampton. Any potential site would be considered on its individual merits against national and local planning policy.

## Local Green Space Designations

27. Two nominated spaces are designated as Local Green Spaces:
  - Land off Warminster Road
  - Land off Bathampton Lane and Down Lane
28. The Local Green Space Designations are shown on the map opposite.

**Diagram 1: Bathampton Local Green Space Designations Map**



## Batheaston

29. The village of Batheaston is excluded from and surrounded by the Green Belt and most of the village lies within the Cotswolds Area of Outstanding Natural Beauty (AONB). The village is located at the foot of the Solsbury Hill and on the banks of the River Avon. The area has been occupied since at least Neolithic times and on Little Solsbury there is an Iron Age fort. The Saxons named Batheaston 'East Tun' which means the 'Settlement in the East'.
30. Batheaston is within the Cotswolds Plateaux and Valleys landscape character area. The overall character area is unified by the common occurrence of broadleaf woodlands, frequent dry stone walls and the building style in the local Oolitic Limestone. There is a presence of historic and prehistoric monuments and features that are an integral part of the character of this landscape.

### Neighbourhood Plan

31. Batheaston Parish Council was designated as a neighbourhood planning area on 19th March 2013 (Batheaston Neighbourhood Plan).

### Site allocations

32. Batheaston village meets the criteria of Policy RA1. Housing development can come forward within the housing development boundary (HDB) however, 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.
33. There are no allocated sites within Batheaston. There was one site identified for housing, SR16, the Coalpit Road Garages in the Placemaking Plan Options Document. The site was originally identified for approximately 10 dwellings however, after further work the appropriate capacity has decreased to around 5 dwellings. This site is too small to be allocated in the Placemaking Plan and additional work will need to be undertaken to demonstrate that the site is deliverable. Therefore, the housing development boundary (HDB) will be altered to include the site. This allows the site to come forward for housing in the future.

### Local Green Space Designations

34. Two spaces nominated are designated as Local Green Spaces:
  - Batheaston Gardens
  - Coalpit Road Green Space
35. The Local Green Space Designations are shown on the map opposite.

**Diagram 2: Batheaston Local Green Space Designations Map**



# Bathford

36. Bathford Parish includes Bathford village and the hamlets of Warleigh and Shockerwick. Bathford village is excluded from the Green Belt and lies within the Cotswolds Area of Outstanding Natural Beauty (AONB).
37. There has been a settlement in Bathford since the Romano British era. There are the remains of a Roman villa in Bathford and the Horsefield in Warleigh is where Roman cavalry exercised their horses. Until the 17<sup>th</sup> Century, Bathford was known as 'Forde' and consisted of three small manors (Forde, Warleigh and Shockerwick).
38. Bathford is within the Cotswolds Plateaux and Valleys landscape character area. The overall character area is unified by the common occurrence of broadleaf woodlands, frequent dry stone walls and the building style in the local Oolitic Limestone.

## Site Allocations

39. Bathford village meets the criteria of Policy RA1. Housing development can come forward within the housing development boundary (HDB), however 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.
40. There are no site allocations in Bathford. Any potential site would be considered on its individual merits against national and local planning policy.

## Local Green Space Designations

41. One nominated space is designated as a Local Green Space:
  - Bathford Allotments
42. The Local Green Space Designations shown on the map opposite.

**Diagram 3: Bathford Local Green Space Designation Map**



## Cameley & Temple Cloud

43. Cameley Parish is situated in the Hinton Blewett and Newton St Loe Plateau landscape area and includes the villages of Cameley and Temple Cloud. Cameley Parish lies on the Cam Brook and is listed in the 1086 Domesday book as 'Camelie' which comes from the old English for 'curved river meadow'.
44. It is stated that the name Temple Cloud is from an association with the Knights Templar who held villis (country estates) in Cameley at the start of the 13<sup>th</sup> century. Temple Cloud village developed primarily during the mid-18<sup>th</sup> century after the Bristol Road was turnpiked. The original village comprised of individual and groups of properties fronting both sides of new the road which was later named the A37.
45. Temple Cloud is located on Lias Limestone with coal measures close to the surface.

### Site Allocation

46. Temple Cloud village meets the criteria of Policy RA1. Site SR24- *Land adjacent to Temple Inn Lane*, has outline planning permission for approximately 70 dwellings.
47. The village of Cameley has no housing development boundary (HDB) and is therefore treated as open countryside in terms of planning policy and no sites are allocated for development.
48. Site SR24- *Land adjacent to Temple Inn Lane* was allowed on appeal to deliver the identified housing needs. The site is therefore allocated for residential development (C3) providing approximately 70 dwellings. The site allocation is shown on the map opposite. Development proposals will be expected to comply with all relevant national and local policies and with the specific Development requirements and Design Principles set out below.

### Local Green Space Designations

49. There are no local green space designations in Temple Cloud or Cameley. The Parish Council did nominate potential Local Green Space Designations through the Neighbourhood Planning process.

**Diagram 4: Temple Cloud Site Allocation Map**



### **SR24- Land adjacent to Temple Inn Lane Context**

50. The site, Land adjacent to Temple Inn Lane (SR24), is a 2.5 hectare, generally flat, agricultural field. There is housing to the north, east and west of the site. The Cameley Church of England Primary School is located south east of the site. There is open countryside and a wooded area to the south of the site.
51. The site is close to the village facilities and services including a convenience store attached to a petrol station, a fast food take away and bus stops which serve Bristol and Wells.

### **Heritage**

52. The Grade II Listed Court House and Police Station, which was built in 1857 in the Neo-Jacobean style, is located to the west of SR24 and the Grade II Listed Temple Inn is situated to the north west of the site.
53. Although not listed, the Church of St Barnabas is an important unlisted asset which is situated to the west of the site.

## **Landscape and ecology**

54. The site is an area of eroded plateau, which is flat to gently sloping. Development of the land adjacent to Temple Inn Lane (SR24) would have a low impact on the wider countryside as it is visually enclosed by the existing development and landform. The wider landscape character is influenced by a combination of the undulating nature of the valley and plateau landscapes, the mixed agricultural land uses.
55. The northern, eastern and western boundaries are hedgerows with some established trees. To the north of the site there is an identified important hedgerow. A buffer zone should be maintained between garden boundaries and the hedge. The proposed gardens along the length of the north-east boundary should be separated from the hedgerow.

## **Highways**

56. A Public Right Of Way runs along the north east boundary (ref: CL1/3) of the site and a Public Right of Way (Ref: CL1/7) runs along the eastern boundary. These Public Rights of Way will need to be re-routed or incorporated into any development.
57. Access onto the site will be taken from the north of the site onto Temple Inn Lane which in turn has a junction onto the A37.

## **Vision for the site**

58. Development of this site should contribute towards local identity and should create 'a sense of place' within the development with visual linkages into the countryside. Any development must respect and, where possible, enhance local distinctiveness and the intrinsic qualities of the countryside. The development should have a range of dwellings and not be dominated by one scale or type of property or by the highway arrangement.

### ***POLICY SR24- DEVELOPMENT REQUIREMENTS AND DESIGN PRINCIPLES***

- 1. Up to 70 dwellings.***
- 2. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this rural location.***
- 3. The street frontage onto Temple Inn Lane must reflect the existing housing form and visually unite the proposed development with the existing development.***
- 4. Building materials should reflect the local materials and style.***
- 5. The site should be designed to safeguard the amenity of neighbouring residential properties.***
- 6. 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.*

7. *Visual linkages from the development to the wider countryside will be required.*
8. *A green space should be incorporated into the development.*
9. *Maintain and strengthen the integrity and connectivity of the green infrastructure.*
10. *The hedgerows and trees on the site should be protected and maintained with buffers that allow for regular maintenance.*
11. *Provision of a natural hedgerow arch that would span the entrance to Meadway should be included in any development.*
12. *A sustainable urban drainage system (SUDs) should be integrated at an early stage into the design of the site with opportunities taken to maintain or enhance biodiversity.*

**Diagram 5: Temple Inn Lane Site Boundary**



# Camerton

59. Camerton is located on one of the highest points of the Cornbrash Plateau which is part of the ridge to the east of the Mendips. There has been a settlement in Camerton since the Neolithic and Bronze Age. Camerton was called '*Camelertone*' or '*Camelertona*' in the Domesday Book.
60. The village expanded as a result of coal mining on the Somerset coalfield in the 19th century. Camerton had two coal mines which were part of the Somerset Coal Fields. The old pit was first sunk in the late 1780's and the new pit shaft around 1800. The old pit was in coal production until 1937 and the New Pit closed in 1950.
61. The parish lies within the Cam and Wellow Brook Valley which is characterised by the Cam and Wellow Brooks which are deeply set into the valley floor with high banks.

## Site Allocation

62. Camerton village meets the Core strategy criteria of a RA2 settlement. There are no proposed site allocations within Camerton due to landscape, highways and conservation issues that cannot be satisfactorily mitigated. During the Placemaking Plan period development could come forward within the housing development boundary. Any potential site would be considered on its individual merits against national and local planning policy.

## Local Green Space Designations

63. Five nominated spaces are designated as Local Green Space:
  - Camerton Batch
  - Coke Copse Oven
  - Camerton recreational Ground
  - The Daglands Play Area
  - New Pit Batch
64. The Local Green Space Designations are shown on the map opposite.

**Diagram 6: Camerton Local Green Space Designations Map**



# Clutton

65. Clutton village is located east of the A37 which links Bristol to towns within Somerset. The northern edge of the village is in the Green Belt and the southern side of the village is in the Hinton Blewett and Newton St Loe plateau lands. Clutton was called 'Clutone' in the 1086 Domesday Book which means 'a rocky hill enclosure' from the Old English 'cludig' and 'tun'.
66. Clutton is located on Lias Limestone with coal measures close to the surface. This geology has led to an undulating landform that includes conical or rounded hills protruding out of the plateau.

## Neighbourhood Plan

67. Clutton Parish Council was designated as a neighbourhood planning area on 27<sup>th</sup> August 2013. The Clutton Neighbourhood Development Plan sets out more detailed priorities for development at a local level, consistent with the more strategic vision for the wider area set in the adopted Core Strategy. The Neighbourhood Development Plan focuses on the following policy areas:

- Housing and Development
- Business
- Open green spaces and leisure
- Footpaths, street lighting and parking

68. The Clutton Neighbourhood Plan was formally 'made' by B&NES in November 2015. The Clutton Neighbourhood Plan can be found at: Clutton Neighbourhood Development Plan

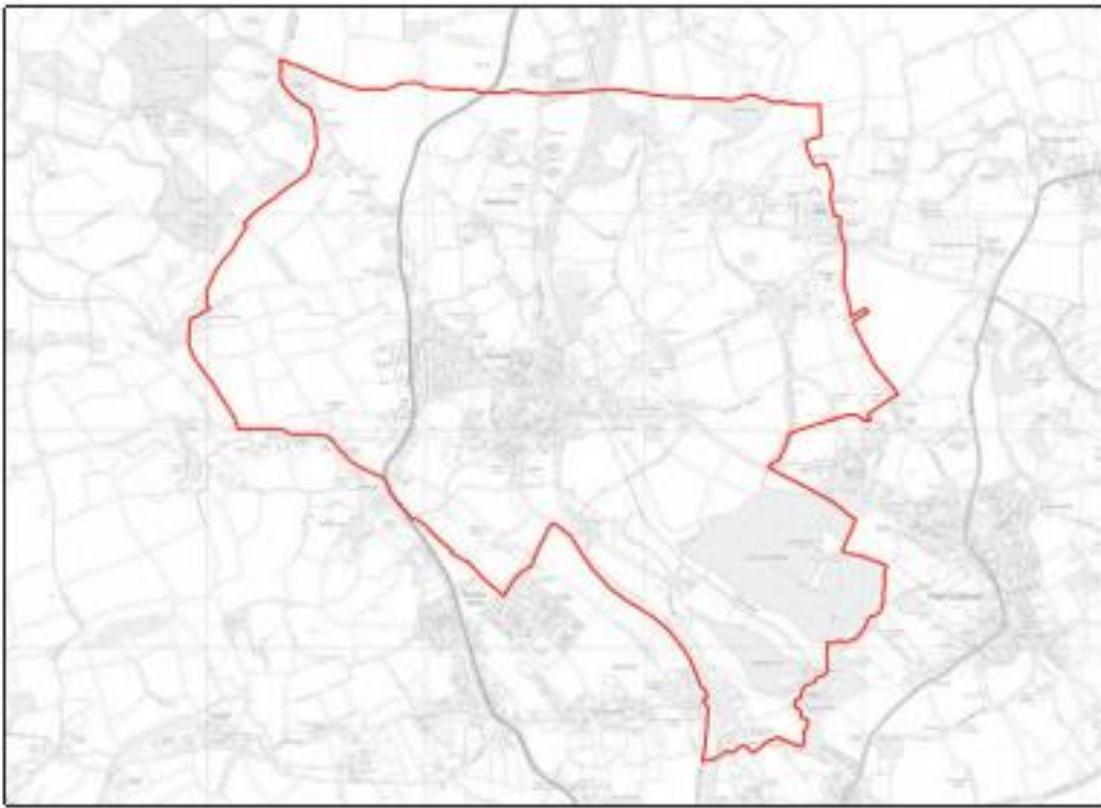
## Site Allocations

69. The village of Clutton meets the Policy RA1 criteria. The housing requirement in Clutton has been met by the following planning permissions:

- 12/01882/OUT (36 dwellings)
- 12/00293/FUL (15 dwellings)

70. The Neighbourhood Plan does not identify site allocations, but does recognise there will be some new residential development within the village. However, the Plan states that this development should be in accordance with the most recent Housing Needs Survey and should be limited 'in-fill development' within the housing development boundary or a rural exception site. The focus of much of the Plan is about protecting and enhancing the rural setting of the village whilst encouraging business and leisure opportunities within the housing development boundary.

**Diagram 7: Clutton Neighbourhood Plan Boundary Map**



## Compton Martin

71. Compton Martin village is situated below the northern slopes of the Mendips Hills and overlooks the Chew Valley. In 1086 the village was known as '*Comtona*', and this became Compton during the medieval period. In the reign of Henry I the Manor of Compton was inherited by Robert Fitz Martin who gave part of his name to the village.
72. Compton Martin village is located within the 'Upper Chew and Yeo Valleys' landscape character area as a '*spring line village*'. The Upper Chew and Yeo Valleys Character Area is a flat or gently sloping area between the Mendip Slopes character area to the south and the Chew Valley character area to the north. The village is also within the Mendip Hills Area of Outstanding Natural Beauty.

### Neighbourhood Plan

73. Compton Martin Parish Council is one of the seven parishes that are involved in the production of a Chew Valley Area Neighbourhood Plan. The Neighbourhood Plan Area which includes Compton Martin parish was designated on 26<sup>th</sup> March 2014 (Chew Valley Area Neighbourhood Plan).

### Site allocation

74. Compton Martin village falls within the scope of Policy RA2 in the Core Strategy and should provide around 10-15 dwellings.
75. Site SR17- *The Former Orchard* is considered to be suitable for development to deliver the housing needs identified above. The site is allocated for residential development (C3) providing approximately 10 dwellings and the site allocation is shown on the map opposite. Development proposals will be expected to comply with all relevant national and local policies and with any specific Development requirements and Design Principles set out in the pages below.

### Local Green Space Designations

76. Six nominated spaces are designated as Local Green Spaces:

- Compton Martin Allotment
- Combe View
- Amenity Field
- The Batch
- The Mill Pond

77. The Local Green Space Designations are shown alongside the site allocation on the map opposite.

**Diagram 8: Compton Martin Site Local Green Space Designations Map**



### **SR17-The Former Orchard**

#### **Context**

78. The site is a Former Orchard and is around 0.3ha in area. The site is relatively flat and is surrounded by housing on the east and the west, by a road to the south and to the north of the site is woodland. The former Orchard is located close to the Compton Martin Post Office, Ring 'O' Bells Public House, the Church of St Michael the Archangel and bus stops which provide transport to neighbouring villages.

## Heritage

79. There are no Listed Buildings surrounding the site however to the east of the site is the Compton Martin conservation area. Any development on this site would require sensitive design to ensure that the conservation area setting is not harmed. Development located towards the north west of the site would have the least impact on the conservation area.

## Landscape and Ecology

80. There is a mature line of trees along the northern boundary of the site. Therefore, development needs to be sensitively design with back gardens not facing onto the boundary as any future residents amenity would be affected by shading from the trees and the trees would limit light to the rooms at the rear of any dwellings.

## Highways

81. Given the number of dwellings it will serve the access road will be required to be developed to a standard which is suitable for adoption, as such it will need to be designed and built to national standards.

## Vision for the site

82. A 'conservation-led' design should be considered, reflecting the immediate local grain and character. Development in the north/north-east corner of the site would be acceptable. A tight-knit linked form of development emulating a farm courtyard or similar may be acceptable.

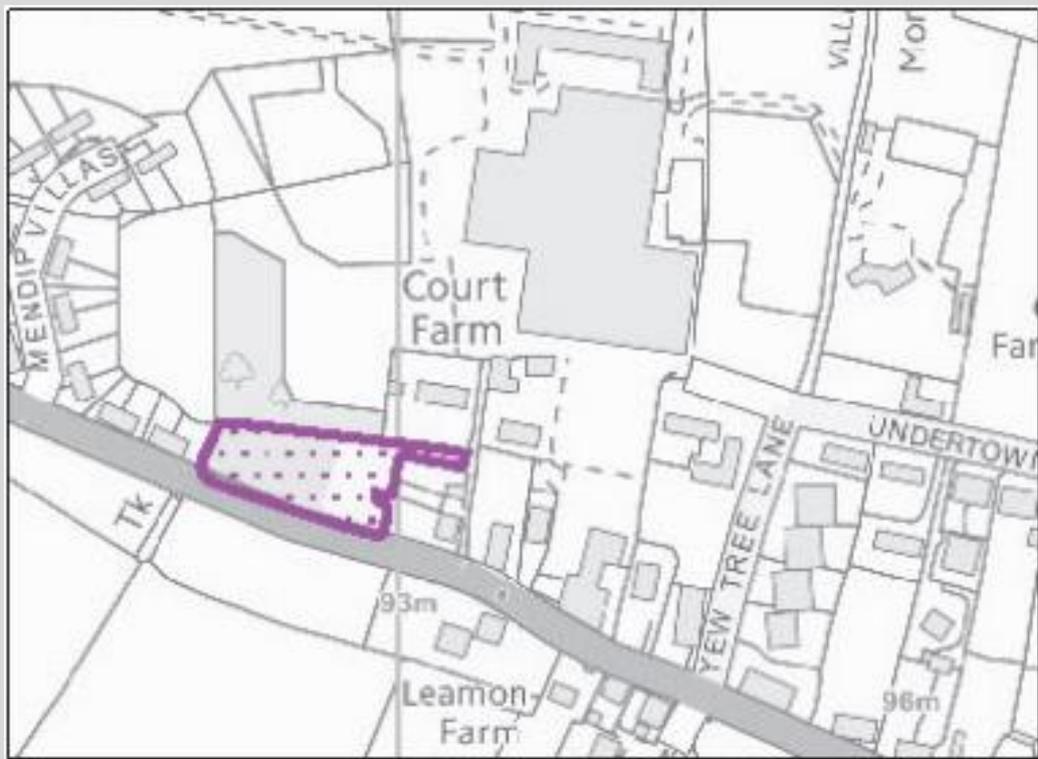
### ***POLICY SR17- DEVELOPMENT REQUIREMENTS AND DESIGN PRINCIPLES***

- 1. About 10 dwellings.***
- 2. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact the development in this sensitive location.***
- 3. A green space should be incorporated into any development and the hedgerow and green space fronting the A368 should be retained.***
- 4. A green buffer should be provided between any development and the Mendip Villas development.***
- 5. Building materials should reflect the local materials and style.***
- 6. The site should be designed to safeguard the amenity of neighbouring residential properties.***
- 7. Visual linkages from the development to the wider countryside will be required.***
- 8. Maintain and strengthen the integrity and connectivity of the green infrastructure.***
- 9. The hedgerows and trees on the site should be protected and maintained.***
- 10. Any development must take into account all of the lighting needs associated with***

*the development during operational hours and shall be the minimum required to perform the relevant lighting task. It shall be specifically designed to minimise the risk of light spillage beyond the development site boundary and into the wider countryside.*

11. *A dark corridor for bats and light sensitive species should be incorporated into the development.*
12. *Any development must make provisions to enhance the site for biodiversity including native planting, mixed species seeding of lawns and gardens and the provision of nesting boxes and hedgehog boxes.*

Diagram 9: Former Orchard Site Boundary



## East Harptree

83. East Harptree parish includes East Harptree village and the hamlet of Coley. East Harptree parish is situated on the northern slopes of the Mendips Hill Area of Outstanding Natural Beauty overlooking the Chew Valley. It is stated that the name Harptree is from "*hartreg*", an old English word for a '*grey hollow*'.
84. East Harptree village is located within the '*Upper Chew and Yeo Valleys*' landscape character area as a '*spring line village*'. The Upper Chew and Yeo Valleys Character Area is a flat or gently sloping area between the Mendip Slopes character area to the south and the Chew Valley character area to the north.

### Neighbourhood Plan

85. East Harptree Parish Council is one of the seven parishes that are involved in the production of a Chew Valley Area Neighbourhood Plan. The Neighbourhood Plan Area which includes East Harptree parish was designated on 26<sup>th</sup> March 2014 ([Chew Valley Area Neighbourhood Plan](#)).

### Site Allocations

86. East Harptree village falls within the scope of Policy RA2 and needs to allocate site(s) for about between 10-15 dwellings over the Plan period. The village shop, which is run on a voluntary basis, has irregular open hours and as such does not fulfil the function of a convenience shop able to meet daily shopping needs. Therefore, the village does not have the necessary facilities to meet the criteria of Policy RA1.
87. Site SR5- *Pinkers Farm* is considered to be suitable for development to deliver some of the housing needs identified above. The site is allocated for residential development (C3) providing approximately 10 dwellings. Site SR6- *Water Street* is considered to be suitable for development to deliver the remaining housing needs identified above. The site is allocated for residential development (C3) providing up to 8 dwellings. Development proposals will be expected to comply with all relevant national and local policies and with any specific Development requirements and Design Principles set out in the pages below.
88. SR6 – *Water Street* was identified in the Placemaking Plan Options document as potentially being suitable for 10 dwellings. However, after further investigation and due to ecological constraints on the site, this figure has been reduced to around 5-8 dwellings.

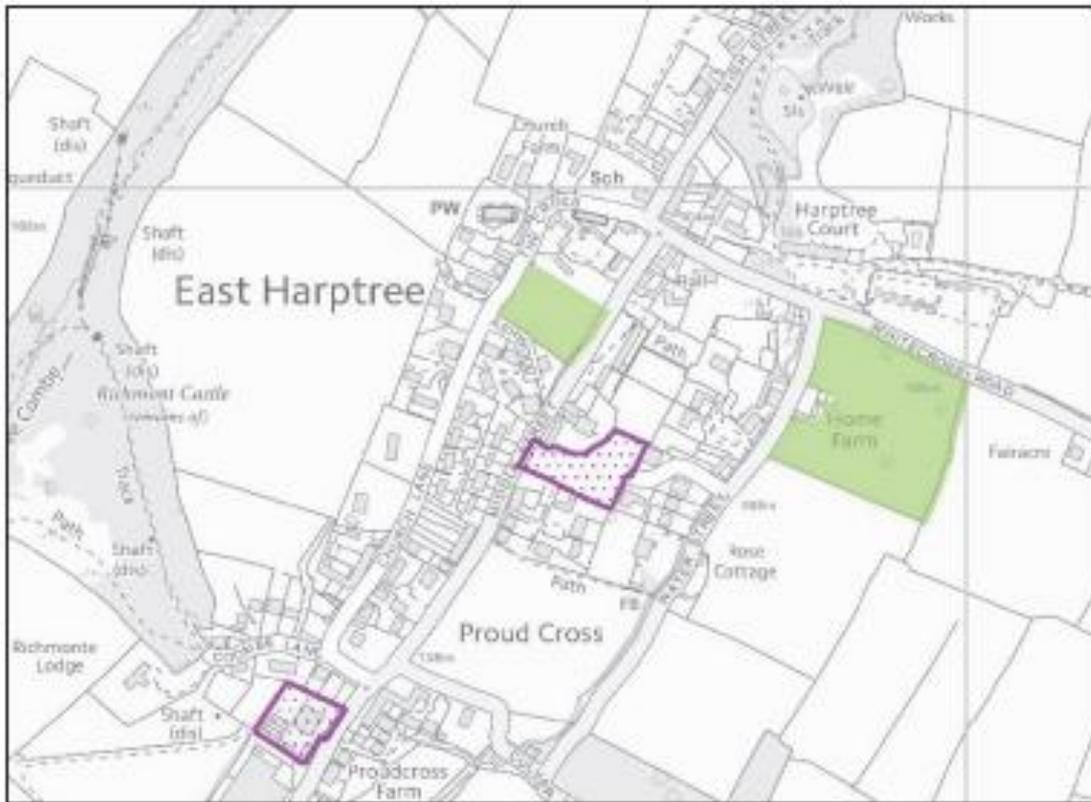
### Local Green Space Designations

89. Two spaces nominated are designated as Local Green Spaces:

- Parkers Mead
- The Orchard

90. The Local Green Space Designations are shown alongside the site allocation on the map opposite.

**Diagram 10: East Harptree Site Allocations and Local Green Space Designations Map**



### **SR5- Pinkers Farm Context**

91. Site SR5 has been identified for about 10 dwellings over the Local Plan period. The site is 0.36ha in area comprising agricultural buildings and is adjacent to a working farm. The site gently slopes and is higher than the existing road and therefore is prominent in the surrounding area. There is housing to the north and east of the site.
92. The East Harptree conservation area is immediately east of the site and to the west is a dairy farm. The site is within walking distance of the village shop, village hall and the East Harptree Church of England Primary School. The site is also close to the village bus stop which provides buses to neighbouring parishes.

### **Heritage**

93. The site is sensitive as it is at the entrance of the East Harptree Conservation Area. Many of the properties in close proximity are local undesignated heritage assets,

mainly C18/C19 buildings. There are important views of the site and the conservation area from the sloping land at the rear. It is important to ensure that the skyline of any new development will not be visually intrusive and not cause harm to the conservation area.

### **Landscape and Ecology**

94. Pinkers Farm (SR5) lies within the Mendip Hills Area of Outstanding Natural Beauty and is on a prominent site in the village. The existing site does not make a positive visual contribution to the character and distinctiveness of the village. Therefore, there is potential to enhance its character through appropriate development.
95. Pinkers Farm is located on the edge of a village in a rural location and within 100m of Harptree Combe Site of Special Scientific Interest (SSSI) (which is also a Site of Nature Conservation Interest (SNCI)). The site contains buildings and structures that could be used by protected species such as birds or bats, and supports patches of vegetation and boundary hedgerows which provide habitat value and also may be utilised by protected species.

### **Highways**

96. There is a pedestrian right of way at the northern end of the site on the boundary with Hill Cottage. Access onto the site will be taken directly onto Middle Street, which leads onto Whitecross Road, The High Street and then the West Harptree Road.

### **Vision for the site**

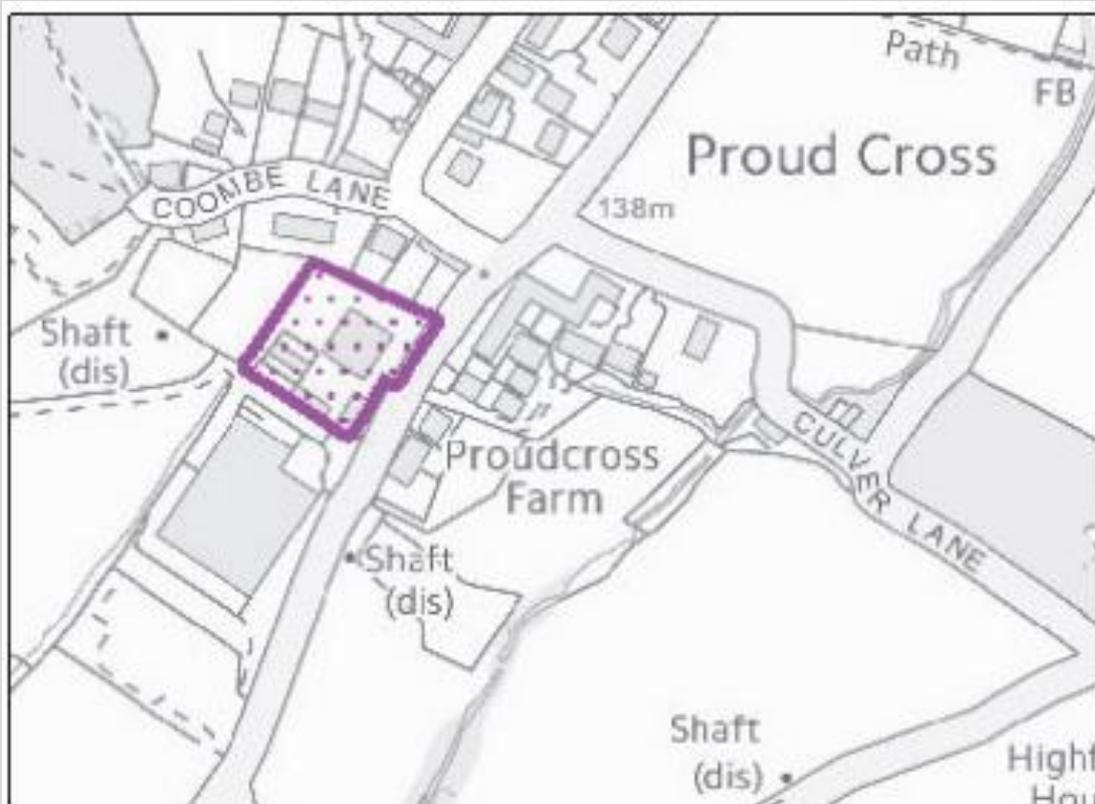
97. A 'conservation-led' design should be considered, reflecting the immediate local grain and character and implies a fairly low density scheme on rural village edge possibly emulating/reinterpreting a farmhouse or farm buildings grouping would be acceptable on this site. Any development should complement the local materials and styles.

## ***POLICY SR5- DEVELOPMENT REQUIREMENTS AND DESIGN PRINCIPLES***

1. ***About 10 dwellings.***
- ~~2. ***Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact the development in this sensitive location.***~~
2. ***Any development on this site should have special regard to the site layout, building heights and soft landscaping to enhance the site and to minimise any impact on this sensitive 'gateway site'.***
3. ***Any development must not intrude on the skyline.***
4. ***Building materials should reflect the local materials and style and reference should be made to reinterpreting a farmhouse/farm buildings grouping.***
5. ***The site should be designed to safeguard the amenity of neighbouring residential properties.***

6. **Visual linkages from the development to the wider countryside will be required.**
7. **Maintain and strengthen the integrity and connectivity of the green infrastructure.**
8. **Any development must take into account all of the lighting needs associated with the development *during operational hours* and shall be the minimum required to perform the relevant lighting task subject to the requirements of Policy D8.**
9. **A dark corridor for bats and light sensitive species should be incorporated into the development.**
10. **Development must make provisions to enhance the site for biodiversity including native planting, mixed species seeding of lawns and gardens and the provision of nesting boxes and hedgehog boxes.**
11. **A sustainable urban drainage system (SUDs) should be integrated at an early stage into the design of the site with opportunities taken to maintain or enhance biodiversity**
12. **Any development should look to restore and enhance the watercourse on the site. As a minimum the housing will need to be sited an appropriate distance from the culvert.**

**Diagram 11: Pinkers Farm Site Boundary**



## SR6- Water Street Context

98. The site is within the housing development boundary and is surrounded by housing. The site is a 0.49ha undeveloped area. It is a former orchard and there is a badger sett on the site. The site is close to the village amenities including the school and the shop. The site is enclosed by hedgerows and housing, however some of the existing hedgerows will need restoring.

### Heritage

99. Water Street (SR6) is outside of the village's historic core and it is not in the conservation area.

### Landscape and Ecology

100. Water Street (SR6) is washed over by the Mendip Hills Area of Outstanding Natural Beauty and is a former orchard. The Harptree Combe SSSI and Site of Nature Conservation Interest are located approximately 331m east to north-west of the site.
101. On the eastern edge of the site there is a badger sett. The sett contains seven well used entrances. Further investigation will be required on whether it is a main sett or a subsidiary sett associated with a main sett off site.

### Highways

102. Site access is gained from an unnamed adopted lane that has a junction with Water Street. The lane currently serves three dwellings: the Anchorage, Windrush and Yearten House. Further investigation should be undertaken to establish if there is an existing highway beneath the grass and scrub.
103. Access onto the site will be taken directly onto the unnamed adopted road, which leads onto Water Street and then Whitecross Road, The High Street and the West Harptree Road.

### Vision for the site

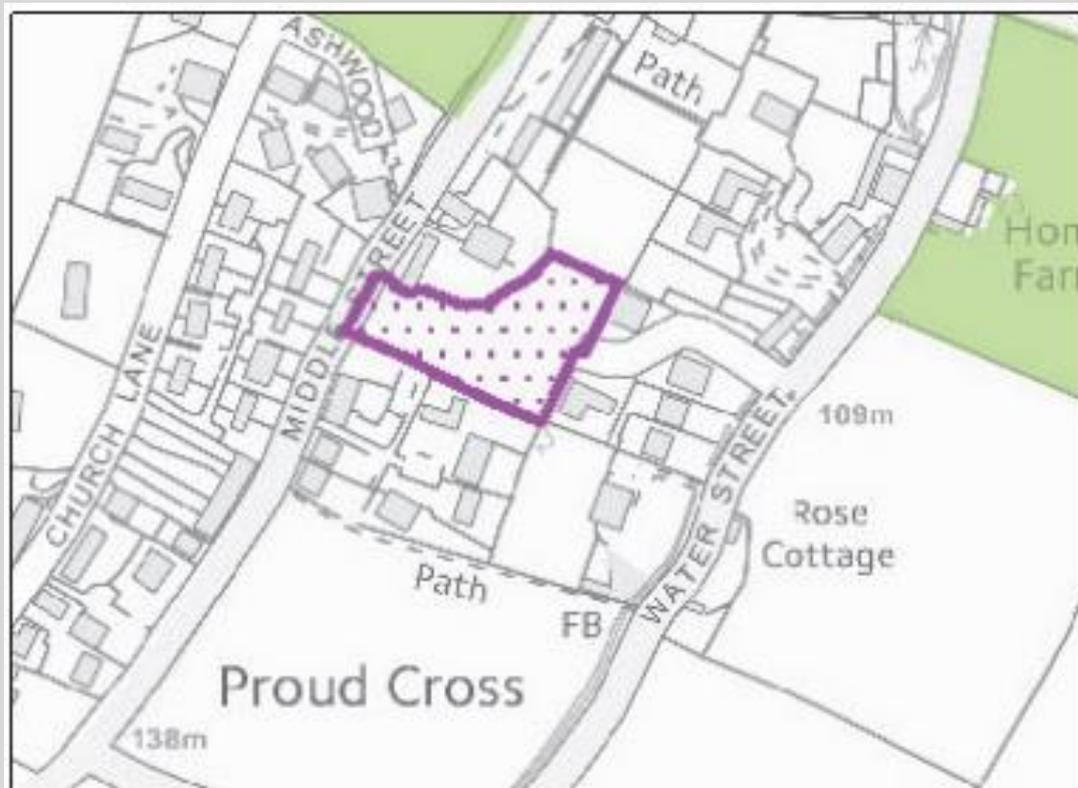
104. A small development which complements the local materials and provides market and affordable housing could be suitable on this site. The site's location should be linked to the wider countryside through shaping views and enclosing the space.

## **POLICY SR6 DEVELOPMENT REQUIREMENTS AND DESIGN PRINCIPLES**

1. **About Up to 10 dwellings.**
2. **~~Any development on this site should have special regard to the site layout, building heights and soft landscaping to minimise visual impact of development and enhance the site.~~**

2. ***Building materials should reflect the local materials and style.***
3. ***The site should be designed to safeguard the amenity of neighbouring residential properties.***
4. ***Visual linkages from the development to the wider countryside will be required.***
5. ***Provide a pedestrian link with Middle Street***
6. ***Maintain and strengthen the integrity and connectivity of the green infrastructure.***
7. ***A dark corridor for bats and light sensitive species should be incorporated into the development.***
8. ***Any development on this site must integrate the badger sett into the development or make compensatory provision on-site'***
9. ***Any development must make provisions to enhance the site for biodiversity including native planting, mixed species seeding of lawns and gardens and the provision of nesting boxes and hedgehog boxes.***
10. ***Ensure that development would not be harmful to the hedgerows on the boundaries of the site and where possible reinstate the hedgerows.***
11. ***A sustainable urban drainage system (SUDs) should be integrated at an early stage into the design of the site with opportunities taken to maintain or enhance biodiversity.***

**Diagram 12: Water Street Site Boundary**



# Farmborough

105. Farmborough parish is situated in the 'Hinton Blewett and Newton St Loe Plateau Lands' Landscape Character Area. Farmborough village is excluded from and is surrounded by the Green Belt.
106. There has been evidence of a settlement in Farmborough since at least the British Romano era. The Anglo Saxon's called Farmborough, "*Ferenbergas*' and in the Domesday Book, the village was called '*Ferenberge*', which came from the Anglo Saxon word for a '*stronghold*'. In the medieval period, Farmborough was a manor in the Huntstrete Estate.
107. Farmborough is located on Lias Limestone with coal measures close to the surface. This geology has led to an undulating landform that includes conical or rounded hills protruding out of the plateau.

## Site Allocation

108. The village of Farmborough meets the Policy RA2 criteria . The housing requirement in Farmborough has been met by the following planning permissions:
- 13/04194/RES (38 Dwellings)
  - 12/04318/OUT (12 Dwellings)
109. During the Placemaking Plan period development could come forward within the housing development boundary. Any potential site would be considered on its individual merits against national and local planning policy.

## Local Green Space Designations

110. One nominated space is designated as a Local Green Space:
- Bramble Cottage
111. The Local Green Space Designation is shown alongside the site allocation on the map opposite.

Diagram 13: Farmborough Local Green Space Designations Map



# Farrington Gurney

112. Farrington Gurney village is situated in the Farrington Gurney landscape character area and lies on the junction of the A37 and A362 which links Bristol to towns in Somerset. In the Domesday Book, Farrington Gurney was known as 'Ferentone'. The second part of the name is thought to have derived from the Gournay family name.
113. Farrington Gurney is located on Lias Limestone with coal measures close to the surface. This geology has led to an undulating landform that includes conical or rounded hills protruding out of the plateau.

## Site allocation

114. Farrington Gurney village meets the criteria of a RA1 settlement and should provide about 50 additional dwellings. There are currently no site allocations in Farrington Gurney as there is no realistic prospect of ensuring the timely delivery of the supporting social infrastructure that would be required to support additional housing. In particular the Church of England Primary School does not have spare capacity and is unable to expand to accommodate pupils resulting from new housing in the village. This is because there is currently no available land to expand the school, either on the existing school site or via the physical expansion of the existing site by the addition of new land.

## Local Green Space Designations

115. Three nominated spaces are being designated as Local Green Spaces:

- Ham Allotments
- Sunnyside Allotments
- Farrington Gurney Recreational Ground

116. The Local Green Space Designations are shown alongside the site allocation on the map opposite.



# High Littleton & Hallatrow

117. High Littleton parish includes the villages of High Littleton and Hallatrow and the hamlet of Amesbury. High Littleton is a hill top village which has been occupied since Saxon times.
118. High Littleton is listed as *'Litelton'* in the 1086 Domesday Book which comes from the old English for *'Lyfel'* and *'tun'* which means *'little enclosure'*. High Littleton grew into an agricultural village of a few cottages around the church and school house until the North Somerset Coal Field was established in around 1633. The coal mining saw the village grow north along what is now the A39 and the village was a mining village until the closure of the last mines in 1973.
119. Hallatrow is a valley village which has been occupied since the late 7<sup>th</sup> and 8<sup>th</sup> centuries. In the 1086 Domesday Book, Hallatrow was called *'Helgetrav'* or *'Helegetriueia'*.
120. High Littleton and Hallatrow are in the Farrington Gurney Farmland and the Cam and Wellow Brook Valleys landscape character areas. The landform is very undulating and has a large majority of the distinctive rounded hills. The North West, North and North East edges of High Littleton village are surrounded by the Green Belt.

## Site Allocation

121. High Littleton village meets the criteria of a RA1 settlement and should provide about 50 additional dwellings. Hallatrow village meets the criteria of a RA2 settlement and should provide between 10-15 dwellings. There are currently no site allocations in High Littleton or Hallatrow as there is no realistic prospect of ensuring the timely delivery of the supporting social infrastructure that would be required to support additional housing. In particular the Church of England Primary School does not have spare capacity and is unable to expand to accommodate pupils resulting from new housing in the villages. This is because there is currently no available land to expand the school, either on the existing school site or via the physical expansion of the existing site by the addition of new land.

## Local Green Space Designations

122. Four nominated spaces are designated as Local Green Spaces:

- The High Littleton Recreational Ground
- Hallatrow Allotments
- The Hallatrow Triangle
- Gores Park in High Littleton

123. The Local Green Space Designations are shown alongside the site allocation on the map opposite.

**Diagram 15: High Littleton Local Green Space Designations Map**



**Diagram 16: Hallatrow Local Green Space Designations Map**



## Hinton Blewett

124. Hinton Blewett parish includes the village of Hinton Blewett and the hamlets of Shortwood and South Widcombe. Hinton Blewett is situated in the '*Hinton Blewett and Newton St Loe Plateau Lands*' landscape character area.
125. In the Domesday Book, Hinton Blewett was known as '*Hantone*', meaning '*high enclosure*' in Old English. By the 14th century the village had become known as '*Henton Bluet*', after the Bluet family, who had been the lords of the manor. There has been a settlement in Hinton Blewett since at least Neolithic period.
126. Hinton Blewett parish is covered in part by the Mendips Hills Area of Outstanding Natural Beauty and is on an Oolitic Limestone plateau.

### Neighbourhood Plan

127. Hinton Blewett village meets the criteria of a RA2 settlement. Hinton Blewett Parish Council is one of the seven parishes that are involved in the production of a Chew Valley Area Neighbourhood Plan. The Neighbourhood Plan Area which includes Hinton Blewett parish was designated on 26<sup>th</sup> March 2014 (Chew Valley Area Neighbourhood Plan).

### Site Allocations

128. There are no allocated sites within Hinton Blewett. There were two sites identified for housing in the Placemaking Plan Options Document, SR8 and SR9 however, it is considered that the sites are too small to be allocated in the Placemaking Plan. The sites have been assessed in accordance with the housing development boundary (HDB) review criteria and the HDB will be altered to include the Piggeries site (SR9) which now has the benefit of planning permission for residential development.

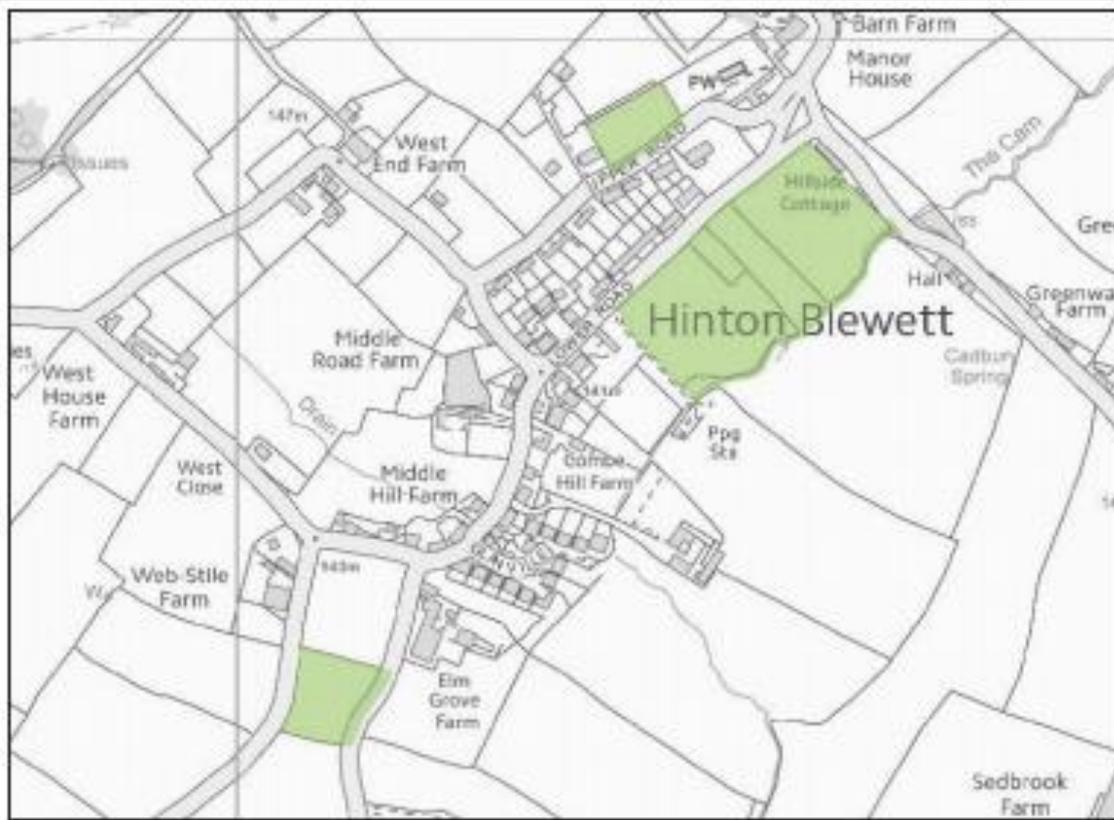
### Local Green Space Designations

129. Three nominated spaces are designated as Local Green Space:

- Land south of Lower Road
- The Hinton Blewett Recreational Ground
- The Glebe Field

130. The Local Green Space Designations are shown alongside the site allocation on the map opposite.

Diagram 17: Hinton Blewett Local Green Space Designations Map



# Saltford

131. Saltford village is excluded from and is tightly surrounded by the Green Belt. Saltford was known as 'Sanford' in the Domesday Book and the name is thought to come from 'Ford of the Willows' or 'Saltwater Ford'. There has been evidence of a settlement in Saltford since at least Saxon times. In 1148, Saltford Manor was built on the estate owned by the Earls of Gloucester and this estate grew into the present village of Saltford.
132. Saltford is in the Avon Valley landscape character area which consists primarily of the meandering River Avon and its wide valley with a generally flat or gently sloping valley floor. The valley sides in Saltford are gently sloping. [An Air Quality Management Area has been defined in the village on the A4.](#)

## Site Allocations

133. Saltford village meets the criteria of a Policy RA1 settlement. Housing development can come forward within the housing development boundary (HDB). However, 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.
134. There are no site allocations in Saltford. Any potential site would be considered on its individual merits against national and local planning policy.

## Local Green Space Designations

135. Three nominated spaces are designated as Local Green Spaces:

- Land adjacent to Drake Close
- Manor Road Playing Fields
- War Memorial Garden

136. The Local Green Space Designations are shown alongside the site allocation on the map opposite.

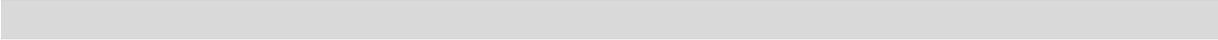


Diagram 18: Salford Local Green Space Designations Map



## Stowey Sutton-Bishop Sutton

137. Stowey Sutton parish includes Bishop Sutton village and the hamlet of Stowey. Stowey Sutton is situated on the northern slopes of the Mendips Hill Area of Outstanding Natural Beauty overlooking the Chew Valley. The northern edge of the parish is surrounded by Green Belt. There has been a settlement in Stowey Sutton since at least the Iron Age, this is evidenced by Burlledge Hillfort.
138. Bishop Sutton consisted of sporadic agricultural buildings until the 1830's when the J. Lovell & Sons Coal Mine was opened in 1835 until 1929. This mine was a part of the Somerset coalfield and saw the expansion of the original agricultural village.
139. Stowey Sutton is within the Chew Valley landscape character area and the parish boundary includes around half of the Chew Valley Lake. The principal characteristic of the area is the gently undulating landform of the broad Chew Valley.

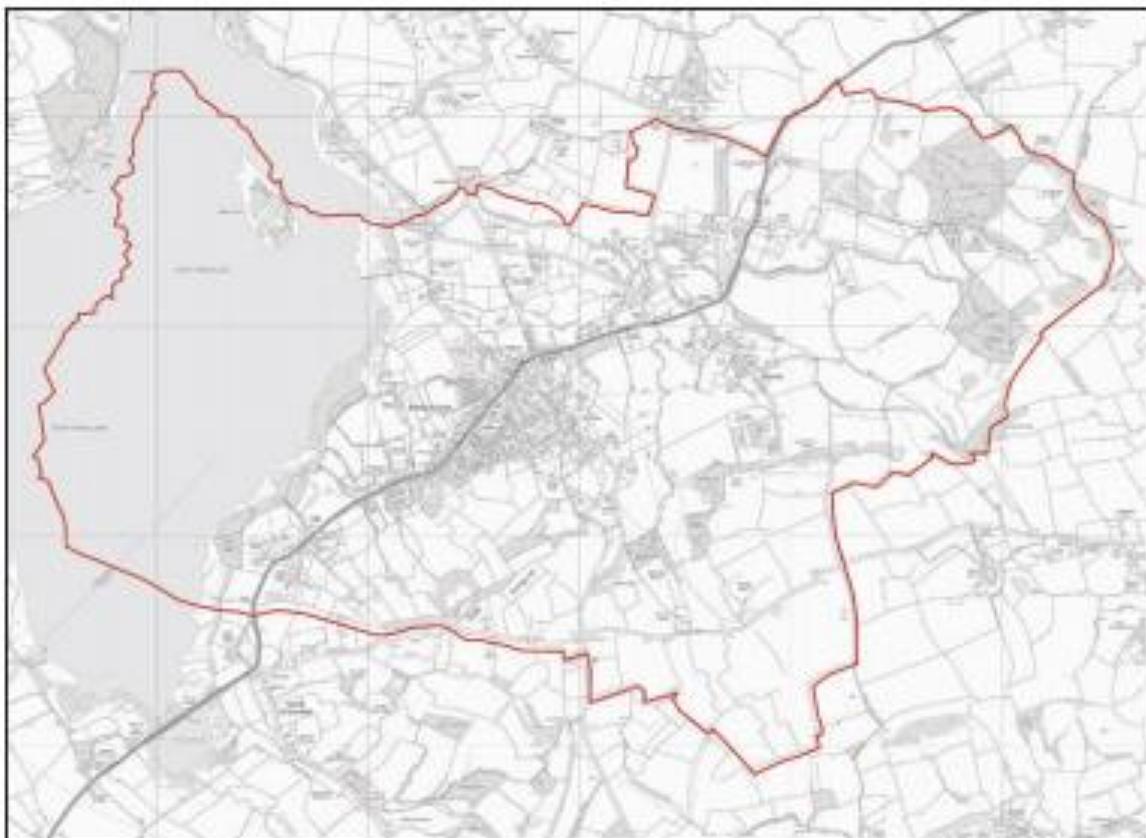
### Neighbourhood Plan

140. Stowey Sutton Parish was formally designated as a Neighbourhood Planning Area on 13th December 2013. The Stowey Sutton Neighbourhood Development Plan sets out more detailed priorities for development at a local level, consistent with the more strategic vision for the wider area set in the adopted Core Strategy. The Neighbourhood Development Plan focuses on the following policy areas:
- Housing and development
  - Business and employment
  - Transport and communications
  - Community and Recreation
141. The Stowey Sutton Neighbourhood Plan formally '*made*' by B&NES in September 2015. The Stowey Sutton Neighbourhood Plan can be found at: [Stowey Sutton Neighbourhood Plan](#)

### Site Allocations

142. The village of Stowey Sutton meets the RA1 criteria in the Core Strategy. The housing requirement in Stowey Sutton has been met by the following planning permissions:
- 12/05279/FUL (41 dwellings)
  - 12/04238/FUL (35 dwellings)
143. The Neighbourhood Plan does not therefore allocate any additional sites, but does recognise there will be some new residential development within the village. However, the Plan states that this development should be in accordance with the most recent Housing Needs Survey and should be limited 'in-fill development' within the housing development boundary or a rural exception site. The focus of much of the Plan is about creating a high quality built environment and protecting and enhancing the rural setting of the village whilst encouraging limited sustainable growth.

**Diagram 19: Stowey Sutton Neighbourhood Plan Boundary Map**



# Timsbury

144. Timsbury parish is situated in the Hinton Blewett and Newton St Loe Plateau landscape character area and as well as Timsbury village it includes the hamlet of Radford. The northern edge of the village is in the Green Belt. It is stated that the name Timsbury is from "Timfborough, Tymmersbarue or Timsbarrow", which is an old English word for a 'timbered grove'.
145. Since the early 17th Century, Timsbury has been linked to coal mining and with the construction of the Somersetshire Coal Canal and the resulting link to the North Somerset coalfields, the industry grew and the first local pits were developed. Timsbury is located on Lias Limestone with coal measures close to the surface. This geology has led to an undulating landform that includes the conical or rounded Farmborough Common and The Sleight hills.

## Neighbourhood Plan

146. Timsbury Parish Council was designated as a neighbourhood planning area on 2nd January 2014 (Timsbury Neighbourhood Plan).

## Site Allocations

147. Timsbury village falls within the scope of Policy RA1 and needs to allocate site(s) for around 50 dwellings over the Plan period.
148. Sites SR14- *Wheeler's Block Works* and SR15 *Land East of St Mary's School* are considered to be suitable for development to deliver the housing needs identified above. SR14- *Wheeler's Block Works* is allocated for employment uses and residential development (C3) providing approximately 25 dwellings. SR15 *Land East of St Mary's School* is, in part, allocated for residential development (C3) providing approximately 20 dwellings and partly designated as local green space. The site allocations are shown on the map opposite. Development proposals will be expected to comply with all relevant national and local policies and with the specific Development and Design Principles requirements set out in the pages below.

## Local Green Space Designations

149. Five nominated spaces are designated as Local Green Space, these are:

- Timsbury Allotments
- Land west of Southlands Drive
- Timsbury Recreational Ground
- Wheeler's Block Batch
- Lansdown Mead

150. The Local Green Space Designations are shown alongside the site allocation on the map opposite.

**Diagram 20: Timsbury Site Allocations Local Green Space Designations Map**



### **SR14- Wheelers Manufacturing Block Works Context**

151. This is a brownfield site which was formerly the Upper Conygre coal mine and subsequently a block manufacturing business known as Wheelers. However all buildings on the site have been demolished and only concrete hard standing and the pit head remain. The site could be potentially contaminated due to the former uses of the site which will require further investigation.
152. Wheelers Manufacturing Block Works site is 1.48ha in area but only 1ha is proposed for development as the remaining land is covered by a batch which is a protected Local Green Space. The site could accommodate approximately 25 dwellings and employment space.
153. It is a relatively flat site which is on an elevated position and acts as a 'gateway' into Timsbury village. The site is close to the village hall and the village shops and is well served by bus stops.

### **Heritage**

154. The site is associated with the mining industry in Timsbury. The site is outside the Timsbury conservation area.

## **Landscape and Ecology**

155. The wooded character of the site and its location on the edge of the open countryside gives the site a rural character that provides the context for development.
156. The batch to the south and south west of the site will be protected and designated as a Local Green Space.

## **Highways**

157. Any development must provide some extra width to the footway on The Avenue to enable pedestrians to pass; as well as a footway along part of the North Road frontage and a raised pedestrian crossing.

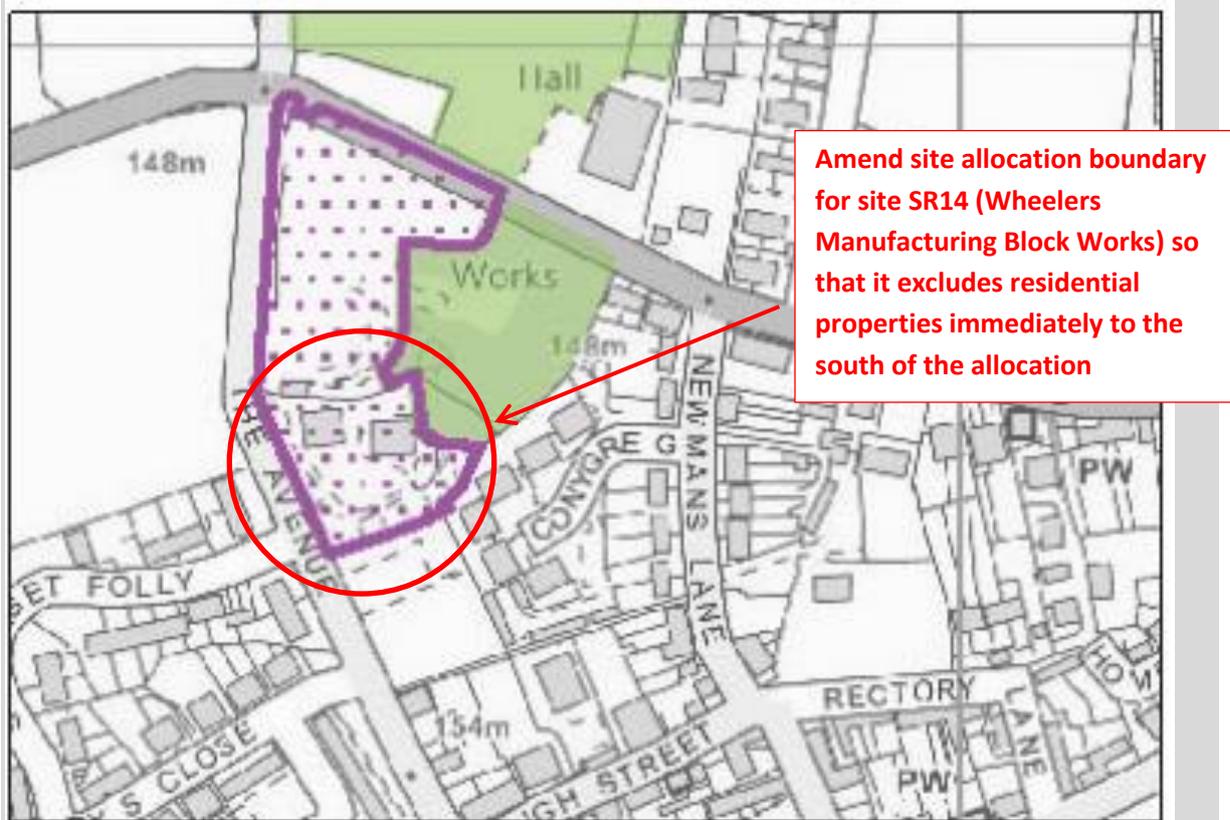
## **Vision for the site**

158. Development of this site should complement the local materials and provide employment use and market and affordable housing. Further, there is an opportunity to develop a 'landmark building' on the site as part of the redevelopment to reflect the site's former use as a working mine and its unique features, such as the castellated chimney. Any development on this site should contribute towards a 'sense of place' within the village of Timsbury with visual linkages to the open countryside.

## ***POLICY SR14 DEVELOPMENT REQUIREMENTS AND DESIGN PRINCIPLES***

1. ***A mixed use development with employment and approximately 25 dwellings.***
2. ***Any development on this site should have special regard to the site layout, building heights and soft landscaping to enhance the site and to minimise any impact on this sensitive 'gateway site'.***
3. ***Building materials should reflect the local materials and style and reference should be made to the former mining heritage of the site.***
4. ***The site should be designed to safeguard the amenity of neighbouring residential properties.***
5. ***Visual linkages from the development to the wider countryside will be required.***
6. ***Maintain and strengthen the integrity and connectivity of the green infrastructure.***
7. ***The redevelopment of the site should include the preservation and enhancement of the batch.***
8. ***Any development must make provision to enhance the site for biodiversity including native planting, mixed species seeding of lawns and gardens and the provision of nesting boxes and hedgehog boxes.***
9. ***Any redevelopment on the site should improve the vehicular and pedestrian access to the site and to the surrounding areas including the west onto The Avenue.***

**Diagram 21: Wheelers Manufacturing Block Works Site Boundary**



### **SR15-Land to the East of the St Mary's School Context**

159. Land to the east of St Mary's school (SR15) is 2.6ha in area, but only 1.9ha is allocated for residential development. The remainder of the site will be designated as a local green space. The site could accommodate approximately 20 dwellings.
160. The site is relatively flat and slopes gently downwards towards Farmborough Common. Open countryside lies to the north and east of the site and there are important views across the open countryside towards Lansdown, Farmborough Common and Tunley Hill from the Mead.

#### **Heritage**

161. The site is a considerable distance from the conservation area and other heritage assets. However, there are important views that should be maintained across to the open countryside to the knoll to the north of the site.

#### **Landscape and Ecology**

162. The site is located in a semi-rural landscape, with an open feel to the north even though there is development on two sides. The site acts as an important green wedge into the village. The site is narrower at the B3115 entrance and then funnels out to open countryside and with wide long distance views over countryside to the north and north east extending to the Cotswolds Ridge and Bath. It is vital that views are maintained.

163. There is a mature line of trees along the western edge of the site which should be retained. This would require sensitive design of development to ensure that future resident's amenity would not be affected from shading from the trees relating to both gardens and light levels within the properties.

### Highways

164. Access to the site should be located where good visibility can be achieved and where additional vehicle movements generated by the development would have an acceptable impact on the junction with B3115 North Road. An access in this location could be used to serve development accommodating around 20 dwellings and to ensure the continuation of farm access to the field to the east of site SR15. The public footpath (ref: BA2/34) should be redirected to enable people to access the site and local green space designation.

### SR15 Vision for the site

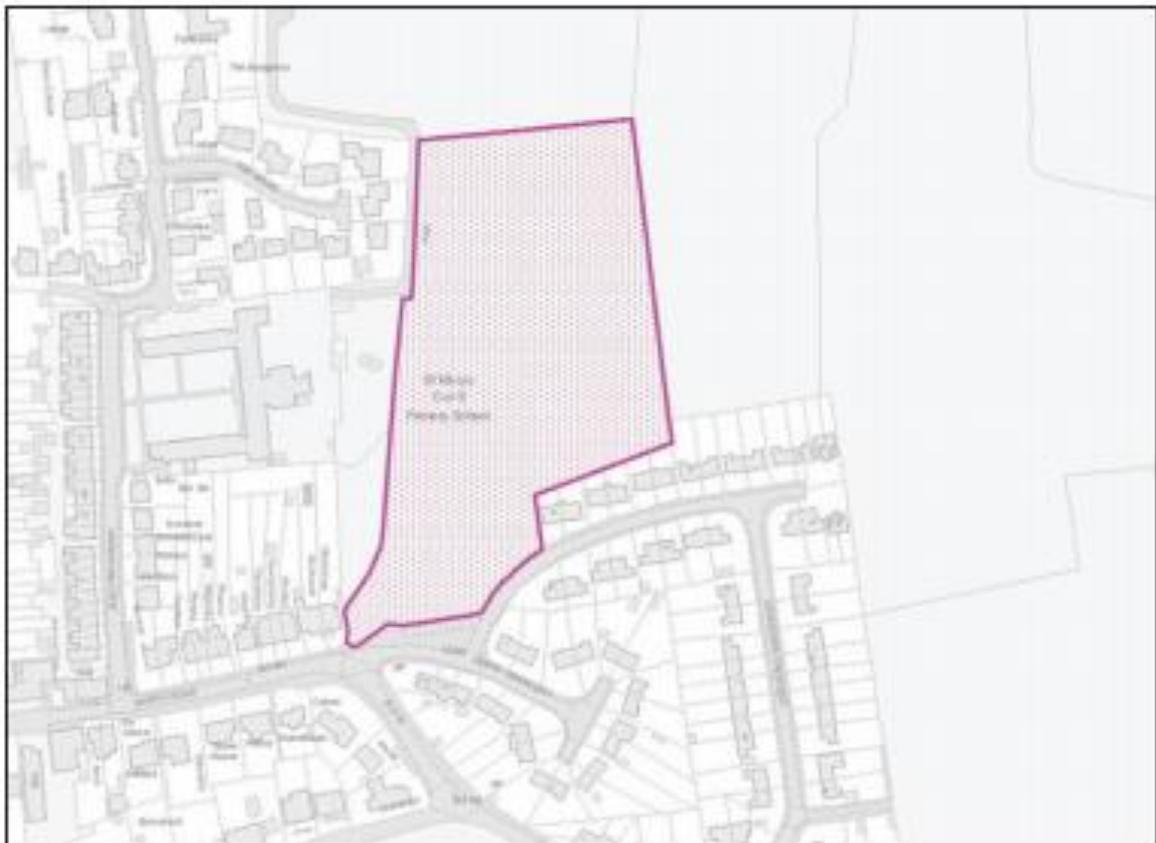
165. Development of the western part of the site should be linked to the wider countryside and important views towards Farmborough Common, Tunley Hill and Bath must be maintained. Development that complements local materials and provides market and affordable housing would be suitable on the site. ~~The eastern part~~ Land immediately to the east of the allocated site, known as Lansdown Mead, will be protected as a Local Green Space Designation, ~~Lansdown Mead.~~

### **POLICY SR15-LAND TO THE EAST OF ST MARYS SCHOOL- DEVELOPMENT REQUIREMENTS AND DESIGN PRINCIPLES**

1. *Around 20 dwellings on the western part of the site.*
2. *Views towards Farmborough Common, Tunley Hill and Bath must be maintained.*
3. *The viewing area/plinth on Lansdown Crescent should be re-provided.*
4. *Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this sensitive location.*
5. *The site should be designed to safeguard the amenity of neighbouring residential properties.*
6. *Any development on the site must have a 15m buffer from the mature trees adjoining the western boundary of the site.*
7. *The strong landscape buffer to the eastern edge should be retained and the existing hedgerows and trees improved to create a strong countryside edge. A strong landscape buffer to the eastern edge of the development should be created with trees and hedgerows to create a strong countryside edge.*
8. *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.*

9. ***Maintain or strengthen the integrity and connectivity of the green infrastructure.***
10. ***Any development must make provisions to enhance the site for biodiversity including native planting, mixed species seeding of lawns and gardens and the provision of nesting boxes and hedgehog boxes.***

**Diagram 22: East of St. Mary's Primary School Site Boundary**



# Ubley

166. Ubley parish is situated on the northern slopes of the Mendips Hill AONB overlooking the Chew Valley. The village is located on the A368 between the villages of Compton Martin and Blagdon. It is believed that the origin of the name “Ubley” was derived from a Romano British silver and lead mining settlement called ‘veb-ley’. In the Domesday Book the village was recorded as being called ‘Tubei’ which is from the Old English ‘tumb leah’ which means ‘the rolling meadow’.
167. Ubley village is located within the ‘Upper Chew and Yeo Valleys’ landscape character area as a ‘spring line village’. The Upper Chew and Yeo Valleys Character Area is a flat or gently sloping area between the Mendip Slopes character area to the south and the Chew Valley character area to the north.

## Neighbourhood Plan

168. Ubley village falls within the scope of Policy RA2. Ubley Parish Council is one of the seven parishes that are involved in the production of a Chew Valley Area Neighbourhood Plan. The Neighbourhood Plan Area which includes Ubley parish was designated on 26<sup>th</sup> March 2014 (Chew Valley Area Neighbourhood Plan). The Neighbourhood Plan will cover policy areas including building design and materials, protecting and enhancing character and locally important green spaces.

## Site Allocations

169. There are no proposed site allocations within Ubley due to landscape and conservation issues that cannot be satisfactorily mitigated. During the Placemaking Plan period development could come forward within the housing development boundary. Any potential site would be considered on its individual merits against national and local planning policy.

## Local Green Space Designations

170. One nominated space is designated as Local Green Space:

- The Glebe Field

171. The Local Green Space Designations are shown alongside the site allocation on the map opposite.

Diagram 23: Ubley Local Green Space Designation Map



## West Harptree

172. West Harptree parish includes the village of West Harptree and the hamlets of Ridge, North Widcombe and part of South Widcombe. West Harptree parish is situated on the northern slopes of the Mendips Hill AONB overlooking the Chew Valley. West Harptree along with East Harptree village are collectively known as '*The Harptrees*'. It is believed that the origin of the name "Harptree" was derived from '*Herpetreu*' that means '*the military road by the wood*' from the old English '*herepoep*' and '*treow*'. There is evidence to suggest that the village of West Harptree has medieval origins, due to the shape of the existing fields with cross slopes and down slope field banks.
173. West Harptree village is located within the '*Upper Chew and Yeo Valleys*' landscape character area and is known as a '*spring line village*'. The Upper Chew and Yeo Valleys Character Area is a flat or gently sloping area between the Mendip Slopes character area to the south and the Chew Valley character area to the north.

### Neighbourhood Plan

174. West Harptree Parish Council is one of the seven parishes that are involved in the production of a Chew Valley Area Neighbourhood Plan (Chew Valley Area Neighbourhood Plan). The Neighbourhood Plan Area which includes West Harptree parish was designated on 26<sup>th</sup> March 2014. The Neighbourhood Plan will cover policy areas including building design and materials, protecting and enhancing character and locally important green spaces.
175. West Harptree village falls within the scope of Policy RA2 settlement and needs to allocate a site for about 10-15 dwellings.

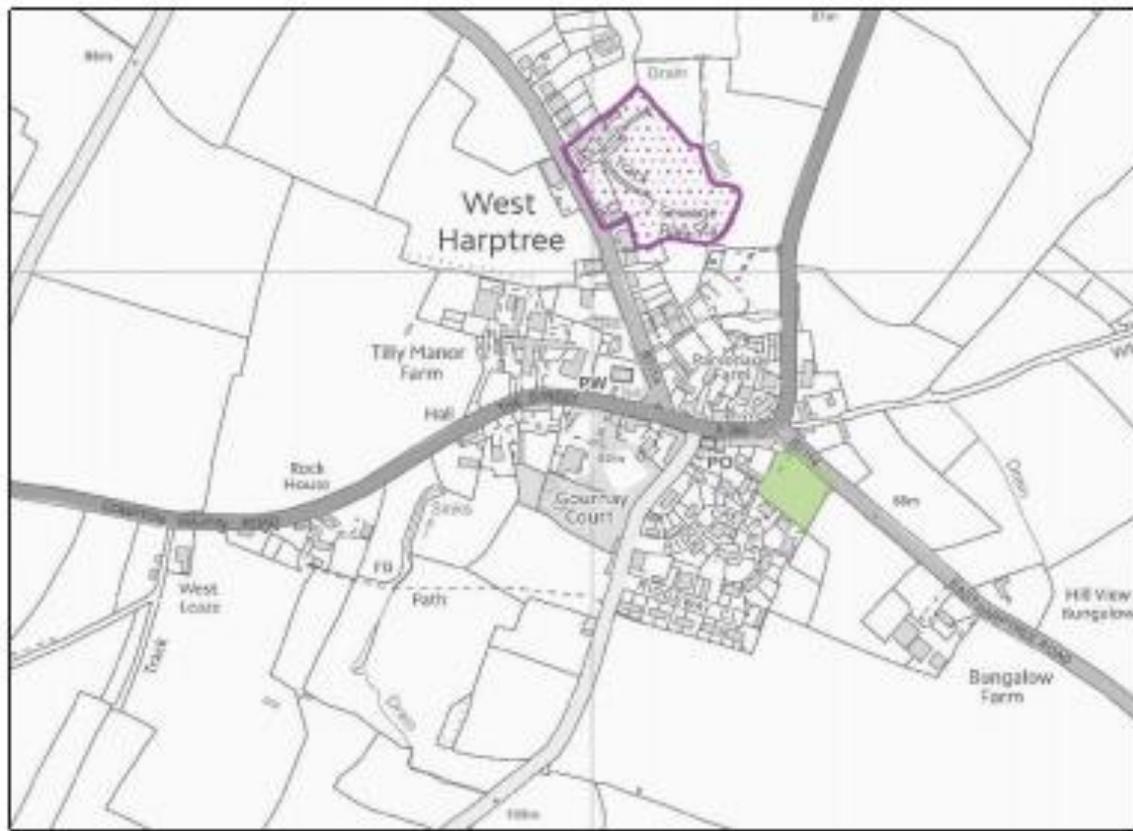
### Site Allocation

176. Site SR2- *Leafield* has outline planning permission for 17 dwellings and is considered to be suitable for development to deliver the housing needs identified above. The site is allocated for residential development (C3) providing approximately 17 dwellings and the site allocation is shown on the map opposite. Development proposals will be expected to comply with all relevant national and local policies and with any specific Development requirements and Design Principles set out in the pages below.

### Local Green Space Designations

177. There is one Local Green Space Designations which has been nominated by the Parish Council:
- The Recreational Field
178. The Local Green Space Designations are shown alongside the site allocation on the map opposite.

**Diagram 24: West Harptree Site allocation and Local Green Space Designation Map**



## **SR2-Leaffield Context**

179. Leaffield (SR2) is a 1.7ha site located on the Bristol Road. The site is a flat and relatively low lying irregular shaped grassland field, relating well to the semi-rural edge of village character of its surroundings. The site is well contained by tall hedgerows and trees on the eastern and southern boundaries and by gardens and buildings on the west and north boundaries. There are some trees within the site.

### **Heritage**

180. The site is not close to the West Harptree conservation area and there is no impact on any heritage assets.

### **Landscape and Ecology**

181. The site lies within the Upper Chew and Yeo Valley Landscape Character Area and within Mendip Hills AONB.

182. The strong boundary hedgeline to the east is meandering and follows a stream line. This well vegetated stream line is a strong feature running northwards which visually contains the development along the Bristol Road.

183. The site is currently being used as a roost by a small number of common bat species, including Common and Soprano Pipistrelle bats.

### Highways

184. Access will be taken from B3114 Bristol Road. The access road will need to be suitable for adoption and will need to be designed and built to national standards. There is no footway between the site and the village and for the site to be acceptable a footway suitable for adoption would need to be provided along the site frontage.

### SR2-Leaffield: Vision for the site

185. A development which complements the local materials and provides market and affordable housing would be suitable on this site. The site's location should be linked to the wider countryside through shaping views and enclosing the space.

### **POLICY SR2- DEVELOPMENT REQUIREMENTS AND DESIGN PRINCIPLES**

1. ***Up to 17 dwellings.***
2. ***Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact the development in this sensitive location.***
3. ***Building materials should reflect the local materials and style.***
4. ***The site should be designed to safeguard the amenity of neighbouring residential properties.***
5. ***Visual linkages from the development to the wider countryside will be required.***
6. ***Maintain and strengthen the integrity and connectivity of the green infrastructure.***
7. ***~~Development of any kind including gardens and garden boundaries should be kept at least 15m away from the centre line of the eastern and southern boundaries. The paddock should be kept as open space.~~***
8. ***The mature trees along the western boundary must be protected.***
9. ***Any development must take into account all of the lighting needs associated with the development during operational hours and shall be the minimum required to perform the relevant lighting task. It shall be specifically designed to minimise the risk of light spillage beyond the development site boundary and into the wider countryside.***
10. ***A dark corridor for bats and light sensitive species should be incorporated into the development.***
11. ***Any development must make provisions to enhance the site for biodiversity including native planting, mixed species seeding of lawns and gardens and the provision of nesting boxes and hedgehog boxes.***
12. ***A sustainable urban drainage system (SUDs) should be integrated at an early stage into the design of the site with opportunities taken to maintain or enhance***

*biodiversity.*

- 13. A footpath along the site frontage should be provided to enable people to walk into the village centre.**

Diagram 25: Leaffield Site Boundary



# Whitchurch

186. Whitchurch parish is situated in the Dundry Plateau landscape character area and is surrounded by Green Belt. The village is located on the A37 which links Bristol to towns in Somerset.
187. It is believed that the origin of the name 'Whitchurch' was derived from 'White Church'. The chapel dedicated to St Whyte was built during the Norman times. There has been a settlement in Whitchurch since at least the 12<sup>th</sup> century when the population of a neighbouring village of 'Felton', (also known as 'Flywood' or 'Filton') moved to the present village. As late as the 19<sup>th</sup> century, Whitchurch parish was known as 'Felton'.
188. Whitchurch is in the Dundry Plateau landscape. This is an area of limestone with an open landscape and indented valleys at the edges and extensive views towards Bristol and Keynsham.

## Neighbourhood Plan

189. Whitchurch Parish Council was designated as a neighbourhood planning area on 3rd November 2014 ([Whitchurch Neighbourhood Plan.](#))

## Local Green Space Designations

190. There is one Local Green Space Designations which has been nominated by the Parish Council:

- The Millennium Garden

**Diagram 26: Whitchurch Local Green Space Designation Map**



## SITE ALLOCATIONS

191. Whitchurch meets the criteria of Policy RA1. In accordance with Policy RA1 development of around 50 dwellings can come forward on land at Sleep Lane already removed from the Green Belt in the Adopted Bath & North East Somerset Local Plan and safeguarded for development beyond 2011. In order to meet the need for additional development within the District during the Plan period and given the village's close proximity and accessibility by sustainable means of transport to the employment, services and facilities in Bristol, land is removed from the Green Belt to provide for further housing at Whitchurch. Through Policy RA5 land is allocated for development of around 200 dwellings and a revised detailed Green Belt boundary is defined. Policy RA5 also outlines the place-making principles to be met in delivering development. The placemaking principles are also indicated on a concept diagram. National planning policy makes it clear that when altering Green Belt boundaries consideration should be given as to whether land needs to be safeguarded land to meet longer term development needs. Given the close relationship of the village with Bristol the need for and scope to identify safeguarded land will be considered as part of the Core Strategy review.

### ***POLICY RA5 LAND AT WHITCHURCH STRATEGIC SITE ALLOCATION***

***Land is removed from the Green Belt as shown on the Key Diagram and Policies Map and allocated for residential development and associated infrastructure during the Plan period.***

***The requirements that need to be met to enable development are set out in the Placemaking Principles, Core Policies and indicated on the Concept Diagram. The Placemaking Principles, being site specific, take priority over the Core Policies.***

#### ***Placemaking Principles:***

- 1. Residential led development (to include 40% affordable housing) of around 200 dwellings, in the plan period. The site should be developed at an average density of 35-40dph.***
- 2. Preparation of a comprehensive Masterplan, through public consultation, and to be agreed by the Council, reflecting best practice as embodied in 'By Design' (or successor guidance), ensuring that it is well integrated with the existing village and provides links to south Bristol.***
- 3. Provision of Green infrastructure including multifunctional green space (formal, natural and allotments); well integrated Sustainable Urban Drainage Systems and habitat, pedestrian and cycle connectivity within the site and to the surrounding area. To include a multi-functional Green Infrastructure corridor as indicated on the Concept Diagram.***
- 4. New Public Rights of Way should be provided to enhance public access within the site and to the surrounding area. This should include a new north-south access across the site to enable a connection between the north of the site (Priests path) and Queen Charlton Lane.***
- 5. A Landscape and Ecological Mitigation Strategy and Management Scheme is required to ensure satisfactory compensation, mitigation and protection and to inform site master planning, to include:***

- *Provision for bat foraging/ecological corridor enhancement*
  - *Retention, enhancement and management of linear planting features*
  - *Retention and protection of existing trees and significant hedgerows by inclusion within public open space, as shown on the Concept Diagram other than as required for access across the site in accordance with the agreed Masterplan*
  - *Provision of additional planting to provide visual screening and to maintain the wooded appearance of the site*
  - *Retention of existing ponds, as indicated on the Concept Diagram*
  - *Use of new tree planting as a framework throughout the proposed development, with sufficient set back to allow growth of trees*
  - *Retention of species rich grassland, as shown on the Concept Diagram*
  - *Minimise harm and provide enhancements to important landscape features and significant views, including*
    - *Queen Charlton Conservation Area and its setting*
    - *Maes Knoll Scheduled Monument and its setting*
    - *the character of the open plateau landscape leading towards the Chew Valley*
6. *Development should ensure the conservation of the significance of affected heritage assets. As part of the Masterplan, the following should be addressed:*
- *Limit the height and density of development to avoid and minimise harm to Queen Charlton Conservation Area.*
  - *Limit development height and density in more prominent areas, such as higher ground and development edges, in order to avoid the development breaking the skyline in wider views from the east*
  - *Detailed archaeological assessment should inform the Masterplan*
7. *Transport requirements are to:*
- *Provide vehicular access, and junction enhancement, to facilitate principal access to the site from Staunton Lane and Sleep Lane (linking to the new roundabout).*
  - *Ensure the integration of this area into neighbouring developments, to provide more direct access to local facilities and services, and to encourage walking and cycling. The Masterplan will need to ensure development interconnects with Whitchurch village including enhanced safe and attractive pedestrian and cycle routes to the Local Centre and bus stops on the A37. A connection from the new site to National Cycle Route 3 should be facilitated.*
  - *Provide links to existing bus routes and contribute towards improved local bus services and other local highway improvements (in both B&NES and Bristol), including Queen Charlton Lane.*
  - *Contributions will be required to facilitate the expansion of Whitchurch Primary School to accommodate the additional pupils generated from the development and to fund enlargement of the school site or the provision of a new playing field in a suitable location close to the school, to accommodate the additional building. A new Early Years facility will also need to be provided on site or nearby.*

Diagram 27: Whitchurch Strategic Site Allocation Concept Diagram



# INFRASTRUCTURE AND DELIVERY

## Infrastructure

192. Key transport infrastructure improvements that support delivery of the strategy include the Greater Bristol Bus Network major scheme which has improved two of the bus routes serving the rural areas.
193. Land identified in the Local plan at Whitchurch and Temple Cloud/Clutton for the purposes of potential village bypasses will remain safeguarded. These schemes will be reviewed through the Placemaking Plan.
194. Whilst information on broadband infrastructure is currently limited, this is a recognised knowledge gap. Work is underway in the Council to assess existing broadband network capacity however delivery of improvements is reliant upon service providers.

## Delivery

195. Parish Councils will have a key role in identifying sites for development through the Placemaking Plan. Parish Planning will also continue to contribute to the evidence base to demonstrate community priorities, as well as to mechanisms for delivery. This will allow the community to influence the benefits of new development in their locality.
196. The rural exceptions policy will function through partnership working between the Parish Councils, the Council's housing department and Registered Social Landlords.
197. Partnership working between the Council, parishes, other agencies and the voluntary sector will continue to assist with managing issues of accessibility between home, work and leisure, and with issues of access to rural services in particular. Examples include schemes such as Dial-a-Ride, 'the Galleries' shop and cafe in Freshford and the rural outreach hub in Chew Magna.
198. Private developers will play an important role in bringing forward and developing small scale housing developments in villages which meet the RA1 criteria and to the delivery of employment sites.