

BRIEFING NOTE FOR PARISH & TOWN COUNCILS ON THE LOCAL PLAN 2016-2036 (APRIL 2019)

1. INTRODUCTION

- 1.1 This briefing note sets out an update on the Local Plan 2016-2036. Following the character and site assessment training event in Timsbury in May 2018, B&NES officers held a briefing session for parish & town councils (hereon referred to as 'parishes') on 16th August 2018, at which the Planning Policy team undertook to discuss and involve parishes in the process of preparing the Local Plan and specifically allocating sites for housing development. This note updates parishes on progress and the proposed next steps for involving parishes in site allocation and other key aspects of the Local Plan.

2. WEST OF ENGLAND JOINT SPATIAL PLAN AND LOCAL PLAN PROGRAMME

- 2.1 The B&NES Local Plan is being prepared in the context of and to deliver the West of England Joint Spatial Plan (JSP). The programme for preparation of the Local Plan is closely linked to and dependent upon progress of the JSP, with the intention that the B&NES Local Plan is in place as quickly as possible after the JSP has been adopted.
- 2.2 The JSP is currently at Examination by government appointed Planning Inspectors. Earlier this year consultation took place on additional evidence and appraisal material required by the Inspectors. The Inspectors have considered comments received. The latest news and documents associated with the Examination hearings can be found at the link below:

<http://www.hwa.uk.com/projects/west-of-england-joint-spatial-plan/>

The Examination hearings are now programmed to take place in July & September 2019. The draft hearings programme and the Inspectors' questions and matters for discussion at the hearings have recently been published. Links to these are also set out below:

<http://www.hwa.uk.com/site/wp-content/uploads/2019/04/WoE-JSP-Draft-Hearings-Programme-.pdf>

<http://www.hwa.uk.com/site/wp-content/uploads/2019/04/MQs-JSP-.pdf>

- 2.3 Following the hearings the Inspector's Report on the soundness of the JSP is expected later in the year, prior to adoption of the Plan. It is difficult to be precise or certain regarding timings as this will be influenced by the Inspector's conclusions.
- 2.4 Whilst the programme for the Local Plan will be influenced by progress of the JSP the currently anticipated Local Plan programme is summarised in the diagram below:

CURRENT B&NES LOCAL PLAN PROGRAMME



- 2.4 In preparing the Draft Local Plan for consultation in autumn/winter this year the Council is keen to involve the parishes. The Draft Local Plan will contain proposed site allocations, housing development boundaries and policies for determining planning applications.

3. LOCAL PLAN OPTIONS CONSULTATION

- 3.1 Consultation on the Local Plan Options document took place from November 2018 to early January 2019. Around 1,100 representations were received; about half of these related to the Whitchurch strategic development location (SDL) and associated transport infrastructure; and more than 100 related to the North Keynsham SDL.
- 3.2 The Council is carefully considering the issues raised in the representations in preparing the Draft Local Plan. Some of the key issues relating to non-strategic growth are outlined in the section below.

4. NON-STRATEGIC GROWTH

- 4.1 Parishes will recall that the Draft JSP requires that B&NES makes provision for around 14,500 dwellings between 2016 & 2036 and identifies that 3,000 of these should be provided in the SDLs at Whitchurch & North Keynsham; 300 additional dwellings on sites within Bath; plus around 700 on smaller 'non-strategic' sites. The Local Plan Options document outlined spatial

distribution options for this non-strategic growth and identified a number of potential locations. Some of the key issues raised in consultation comments on these spatial and locational options are summarised in the table below:

Option	Issues Raised
Option 1. Focused approach avoiding the Green Belt	<ul style="list-style-type: none"> - Significant objection to HELAA sites RAD25 and 26 (Writhlington) based on issues with existing road capacity, lack of public transport/employment opportunities, greenfield site and drainage issues. - Infrastructure and employment deficit in Midsomer Norton would be exacerbated - Lack of appropriate and adequate infrastructure to support further development in terms of highways, transport and local employment in Radstock - Objection to locations in Timsbury as sites are considered unsuitable as would be dependent on car travel (poor public transport) and existing congestion on North Road. Timsbury able to provide small windfall sites
Option 2. More dispersed approach avoiding the Green Belt	<ul style="list-style-type: none"> - Option 2 will put less pressure on already stretched infrastructure and services in MSN/Radstock - Option 2 allows for a greater quantum of development to be met by the rural villages. This will allow villages to maintain their vitality through the delivery of additional services. - Issues with housing development at Temple Cloud: A37 congested, Air Quality Management Zone, greenfield sites, School/Doctors surgery at capacity - Issues with housing development at Clutton: Lack of infrastructure, greenfield sites, congestion on A37 - Objection to locations in Timsbury as sites are considered unsuitable as would be dependent on car travel (poor public transport) and existing congestion on North Road. Timsbury able to provide small windfall sites
Option 3. Combination of locations outside and within the Green Belt	<ul style="list-style-type: none"> - Green Belt should be protected - Concern over impact on WHS with sites on edge of Bath - Small scale development to maintain vitality of villages in the Green Belt/ other smaller settlements

4.2 In parallel with consultation on the Local Plan Options document a further call for sites for the Housing & Employment Land Availability Assessment (HELAA) was undertaken. The new sites listed in the table below were submitted. For information and to give parishes an indication of the scale/size of sites submitted, the table includes notes summarising what the site is being

promoted for by the individual(s) that submitted the site. **Please note that these notes give no indication of acceptability to the Council and do not represent a Council proposal.**

Site Name	Location	Notes (on site submission)
Four Winds	Midsomer Norton	Request amendment to HDB - 2 Dwellings
The Orchard	Stanton Drew	Request amendment to HDB - 3 Dwellings
Brocks Farm	Farmborough	Request amendment to HDB - 3 Dwellings
North View	Peasedown St John	Request amendment to HDB to include garden
Eagle Farm	Batheaston	Extension of Batheaston at Northend
Shaws Way	Bath	Resident suggesting redevelopment of area
Durley Park Lodge	Keynsham	Demolition of existing property and redevelopment for 14 Dwellings
Linden' Frome Hill	Radstock	Request amendment to HDB to include garden
Durley Hill	Keynsham	Submission promotes 156 Dwellings (Based on 30d per Ha)
Bridge Place Farm,	Camerton	Promoted as a self-build scheme - 4/5 dwellings
Holly Bush Barn	Temple Cloud	Promoted as a self-build scheme - 2/3 dwellings
Land adjacent to Bath Business Park	Peasedown St John	Economic or mixed use
Lansdown Grange Farm	Bath	Adjacent to A02 (Western Slopes) - 9 Dwellings proposed
Whitley Batts	Pensford	Landowner submitted, south of Pensford in Green Belt and outside HDB
Land West of Mells Lane	Radstock	Submission states for 10 Dwellings
Meryhill Farm	Nempnett Thrubwell	Agricultural land - 1-5 Dwellings
Land at Quarry Cottages	Camerton	1 or 2 Dwellings replacing workshop in garden
Land at Dark Lane	Chew Magna	Landowner submitted, north of Chew Magna in GB and outside HDB
Little Aden	East Harptree	Request amendment to HDB
Hinton Blewett sites	Hinton Blewett	3 Sites submitted by PC
Land North of Cranford House	Whitchurch	Infilling plot, HELAA site adjacent to Horseworld to the north
Land at St Julian's Farm	Shoscombe	Approx. 10-12 dwellings / offer of land for school parking
Purbeck House	Camerton	5-8 Dwellings
Devonport House	Keynsham	Office building - residential (Use Class C3) or care home (C2)
North of Bath Road	Keynsham	Redevelopment to include 102 dwellings @ 40dph
West of Bath	Newton St Loe	Promoted for large scale development
Rear of 227-259 Bailbrook Lane	Bath	4 Dwellings

- 4.3 Focussing primarily on those settlements & broad locations set out in the Local Plan Options document and initially those HELAA sites assessed as being potentially suitable for development (or 'suitability not proven') officers are undertaking further more detailed assessments of sites for potential allocation in the Draft Local Plan. This work also includes review and consideration of parishes character and site assessment work. Site allocation assessment work will be undertaken by officers mainly by mid-May 2019. It is proposed that the relevant parishes will be involved in and discuss the outputs of this work via meetings on an individual parish basis, anticipated between June and September 2019. For clarity and as set out in the Local Plan Options document this process will firstly focus on 'sustainable' settlements and non-strategic sites outside the Green Belt.
- 4.4 Whilst the non-strategic growth requirement will be mainly met through site allocations there may be a need to consider some more limited development at villages through review and amendment of housing development boundaries (HDBs). This will include consideration of smaller development opportunities that have been promoted through HELAA. Discussions will take place with the relevant parishes in the summer.
- 4.5 For both the site allocations and HDB review meetings referenced above B&NES Council will contact the relevant parishes with further details nearer the time. It should also be noted that work on the two SDLs is also being progressed and the relevant parishes are being engaged in this work.

5. GREEN BELT VILLAGES

- 5.1 The National Planning Policy Framework (NPPF) makes it clear that through the Local Plan the Council needs to determine how villages located within the Green Belt should be treated. The NPPF states that those villages whose open character makes an important contribution to the openness of the Green Belt should be 'washed over' by and therefore, included within the Green Belt. In these villages only limited infill development is appropriate. Other villages should be excluded from the Green Belt and an inset boundary defined. If character in these villages is important to protect this should be done through other policies e.g. those relating to Conservation Areas. A review of villages within the Green Belt in B&NES will therefore be undertaken in order inform the Draft Local Plan.
- 5.2 In addition and as referenced in the Local Plan Options document the Council is also reviewing the approach towards infill development in villages 'washed over' by the Green Belt in order to ensure that local policy conforms with the NPPF. Currently through the B&NES Placemaking Plan infill development is only allowed within HDBs. Some villages 'washed over' by the Green Belt do not have a defined HDB and therefore, infill development would be contrary to local policy. Further assessment of the policy options and responses to the consultation is being undertaken.
- 5.3 In order to ensure the relevant parishes are informed of and involved in this work it is proposed that a briefing & discussion session is held with Green Belt parishes later this year. It is anticipated this will also take place in summer 2019. The relevant parishes will be contacted with further details nearer the time.