Bath & North East Somerset Council

Improving People's Lives

Pre-submission Draft Local Plan (Regulation 19)

Chapter 5 – Rural Areas

Local Plan 2025-2043

Chapter 5 - Rural Areas

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Introduction

5.1 The rural area of B&NES is home to over 37,000 residents and comprises a diverse network of villages, hamlets and countryside that account for more than 90% of the district's land area. Rural communities make an important contribution to the social, economic and environmental wellbeing of the district, providing homes, jobs, services, food production, recreation opportunities and landscapes of exceptional quality.

5.2 The rural area is diverse and includes settlements with different roles, characteristics, levels of accessibility, service provision, infrastructure capacity, and environmental constraints. Some villages have strong functional relationships with Bath, Keynsham, the Somer Valley and adjoining areas, whilst others serve more local catchments and have a more dispersed rural role. The Local Plan therefore seeks to support growth in a way that reflects the character, aspirations, and capacity of individual communities.

5.3 The Local Plan seeks to support thriving, resilient and sustainable rural communities whilst protecting the landscapes, heritage assets, biodiversity and environmental qualities that make rural B&NES distinctive. Growth will be focused in the most sustainable rural locations and delivered in a way that supports local services, infrastructure provision, affordable housing delivery, community wellbeing and local living.

5.4 This Chapter sets out the rural place strategy and identifies site allocations and development opportunities that contribute towards meeting housing needs, supporting local services and facilities, strengthening the rural economy, and delivering sustainable communities. It should be read alongside Chapter 1, which sets out the wider spatial strategy for B&NES, and the District-wide policies of this Plan.

Rural Place Strategy

5.5 The rural strategy forms part of the wider spatial strategy for B&NES. It recognises that rural communities need to play an important role in meeting development needs, but that growth must be planned carefully so that it supports, rather than undermines, the qualities that make rural places distinctive.

5.6 The strategy is based on supporting rural communities to grow in a way that reflects their character, aspirations, and capacity. Development will be focused on the most sustainable villages, where growth can support local services, infrastructure, and affordable housing delivery, whilst respecting local character, landscape setting, and environmental constraints. Growth should deliver tangible benefits for existing and future communities, including investment in infrastructure, community facilities, and sustainable transport.

5.7 The rural strategy is delivered through two complementary approaches.

5.8 First, **Local Plan-led growth** will be focused on selected villages where site allocations can help meet housing needs, deliver affordable housing, support local services, and secure investment in infrastructure. This approach provides a planned framework for growth and enables the Local Plan to set clear requirements for design quality, place-making, movement, green infrastructure, landscape mitigation, biodiversity, education, healthcare and other infrastructure.

5.9 Second, **locally-led growth** will continue to provide an important route for rural communities to shape development that responds to local needs and aspirations. This may include Neighbourhood Plans, community land trusts, rural exception schemes and other community-led initiatives. This approach is particularly important in settlements where no Local Plan allocation is proposed, or where smaller-scale growth may help support local services, provide affordable housing, or respond to specific community priorities.

5.10 Together, these approaches provide a balanced rural strategy. Local Plan-led growth provides certainty where larger or more coordinated development is required; while locally-led growth enables communities to continue shaping their own future and bring forward proposals that respond to local circumstances. Both approaches will need to accord with the wider policies of the Local Plan and contribute towards sustainable development.

5.11 Community-led growth already plays an important role across many rural communities in B&NES. Neighbourhood Plans help communities shape development, identify local priorities, and support the delivery of housing, infrastructure, and environmental improvements. Together with community land trusts, rural exception schemes and other locally-led initiatives, they provide opportunities for communities to continue shaping their future alongside the allocations identified in this Chapter.

5.12 This Chapter is organised around three broad geographical areas:

- Bath Environs
- Central Core
- Chew Valley

5.13 These areas group villages with similar geographic relationships and infrastructure considerations. Within each area, site allocations and development opportunities are identified to support the delivery of homes, infrastructure, local services, and environmental improvements, whilst responding to local circumstances and priorities.

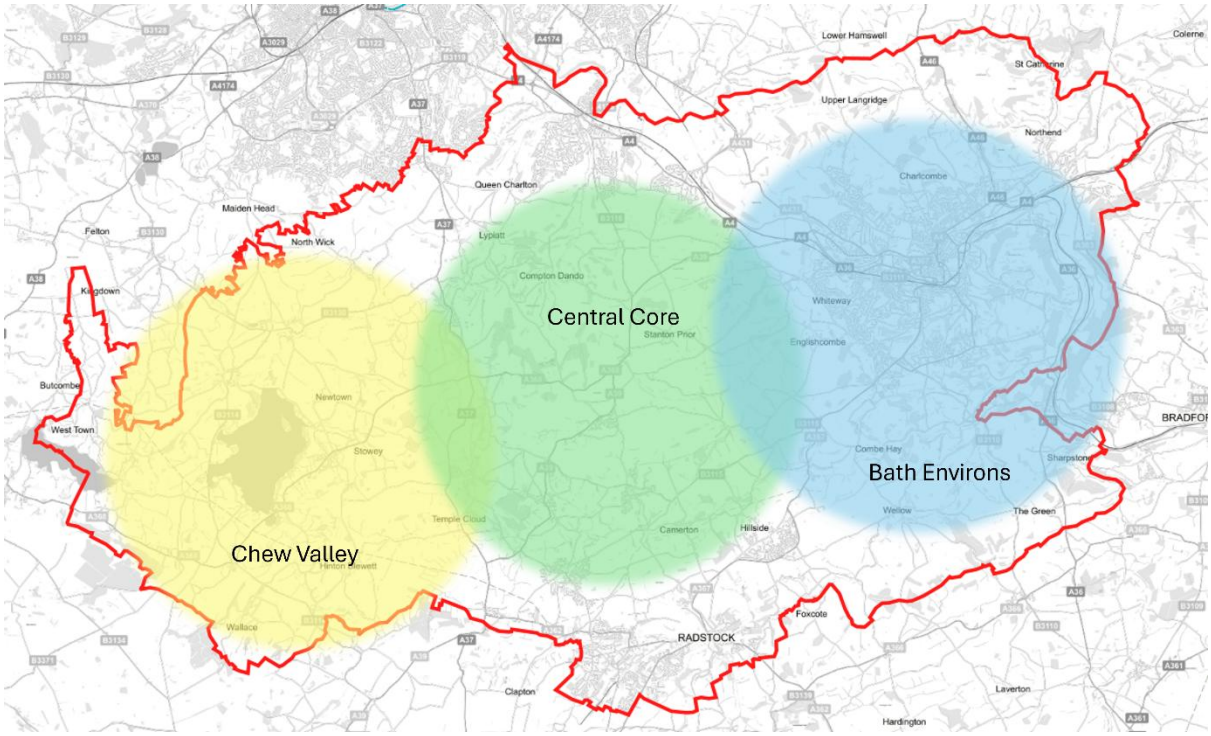

Figure 5.1: The geographical areas used to describe the rural areas in this chapter

Strategic Objectives

5.14 The strategic objectives for the rural areas are to:

- Deliver new homes, including affordable housing, which help meet local and District-wide housing needs.
- Focus Local Plan-led growth in comparatively sustainable rural locations where development can support local services, infrastructure investment, and community facilities.
- Support locally-led growth through Neighbourhood Planning, rural exception schemes, community land trusts and other community initiatives that respond to local needs and aspirations.
- Strengthen the long-term vitality and resilience of rural communities by supporting and where possible enhancing local services, facilities, employment opportunities, and community infrastructure.
- Improve rural connectivity through investment in sustainable transport, including public transport, walking, cycling and wheeling links, and improved access to key services and destinations.
- Support a prosperous and diverse rural economy, including rural enterprise, farm diversification, local employment, food production, home working, and sustainable tourism.
- Protect and enhance landscape character, settlement identity, local distinctiveness, biodiversity, green infrastructure, heritage assets, and the setting of villages.
- Ensure that development contributes towards the infrastructure required to support sustainable rural communities, including education, healthcare, transport, utilities, open space, and green infrastructure.

Strategic Infrastructure Requirements

5.15 The delivery of growth in the rural area will be supported by coordinated investment in infrastructure, services and environmental improvements. Site allocations identified in this chapter will facilitate infrastructure delivery through site-specific requirements and development contributions where appropriate. The detailed infrastructure requirements for individual allocations are set out within the relevant site allocation policies.

Sustainable Transport and Connectivity

5.16 Improving connectivity is a key priority for rural communities. Development will support investment in public transport, walking, cycling and wheeling routes, helping to improve access to employment, education, healthcare and local services whilst reducing reliance on private car travel. The strategy supports improvements to transport corridors, travel hubs and local connections that make rural communities more sustainable and better connected. Detailed transport mitigation for the rural area is set out in the Transport Topic Paper.

Education, Health and Community Infrastructure

5.17 Growth in rural villages will need to be supported by appropriate education, healthcare and community infrastructure. Development will be expected to contribute towards new or enhanced provision where additional demand is generated, helping to ensure that communities remain sustainable and well-served as they grow.

Green Infrastructure, Nature Recovery and Open Space

5.18 Green and blue infrastructure is central to the rural strategy. Development will be expected to protect, enhance and extend networks of open space, habitats, hedgerows, trees, watercourses, public rights of way and accessible countryside. Green infrastructure should support biodiversity recovery, climate resilience, recreation and landscape character, whilst helping to integrate development with its surroundings.

Rural Economy and Local Services

5.19 Supporting a prosperous rural economy and sustainable local services is an important part of the rural strategy. Growth can help sustain schools, shops, community facilities and public transport, whilst also supporting rural businesses, farm diversification, local employment, and opportunities for home working.

5.20 In addition to the proposed employment allocations identified in this chapter, further employment growth may arise through the renewal, redevelopment and intensification of existing rural employment sites. The Employment Site Assessment evidence identifies opportunities for additional employment floorspace at a number of established rural business and industrial estates, helping to support the rural economy and local employment opportunities.

Site Allocations

5.21 The remainder of this chapter sets out the site allocations that comprise the strategy for development across the rural areas of B&NES. Site capacities are expressed as ‘around’ a specified number of dwellings. These figures are indicative and are based on the evidence available at the plan-making stage. They are not intended to act as a cap on development. Where proposals demonstrate that a higher number of homes can be delivered whilst complying with all relevant Local Plan policies, site allocation requirements and standards, a higher site capacity may be supported. The final capacity of each site will be determined through the planning application process, having regard to site-specific circumstances and the need to secure high-quality, sustainable development.

Bath Environs

5.22 The Bath Environs comprises villages located around the edge of Bath that have close functional relationships with the city, whilst retaining their own distinct character, identity and landscape setting. The area benefits from access to jobs, services, and sustainable transport opportunities associated with Bath, but is also characterised by sensitive landscape, environmental, and heritage assets.

5.23 Growth within the Bath Environs will be carefully planned to support sustainable communities, whilst protecting the qualities that make these settlements distinctive. Development will be expected to respond positively to local character, landscape setting, green infrastructure, and movement networks.

5.24 The following allocations contribute towards the delivery of the rural strategic objectives, including meeting housing needs, supporting local services and facilities, strengthening the rural economy, investing in infrastructure and delivering landscape-led development in sustainable rural locations.

Batheaston

5.25 Batheaston is one of the larger villages within the Bath Environs, and benefits from strong connections to Bath, a broad range of local services and facilities, and access to public transport along the A4 corridor. The village performs an important service role for the surrounding area, and forms part of the wider eastern Bath urban fringe. Its attractive landscape setting within the Cotswold National Landscape, and its relationship with the setting of the Bath World Heritage Site, contribute strongly to its character and identity.

5.26 Batheaston is designated as a Neighbourhood Planning Area, and local work is underway to develop a Neighbourhood Plan. This, alongside the strategic framework established by this Local Plan, provides an opportunity for the local community to help shape the future of the village.

5.27 The village is constrained by the Green Belt, and landscape and heritage considerations, all of which require a careful approach to future growth. Whilst no site allocation is proposed within Batheaston itself, carefully planned growth in the surrounding area provides opportunities to support housing delivery, including affordable housing, in sustainable locations that are physically related to the village and its services and facilities, whilst respecting the character, setting and environmental qualities that make Batheaston distinctive.

Bathford

5.28 Bathford is a well-connected village located to the east of Bath, with strong functional links to the city and access to public transport along the A4 corridor. The village has a distinct identity, shaped by its historic development pattern, landscape setting, and relationship with the By Brook. Whilst smaller than Batheaston, it performs an important role in supporting local living and benefits from a range of local facilities and services.

5.29 Bathford is designated as a Neighbourhood Planning Area, and work is underway to develop a Neighbourhood Plan. Alongside the strategic framework established by this Local Plan, this provides an opportunity for the local community to help shape the future of the village

5.30 The Local Plan supports carefully planned growth in Bathford to help meet housing needs, including affordable housing, whilst supporting local services and facilities. Development will be expected to integrate successfully with the existing settlement, respond positively to village character and landscape setting, and contribute towards the long-term sustainability of the community.

Bathford Nurseries

Context

5.31 The site is located on the eastern edge of Batheaston, within Bathford Parish, and occupies a sustainable location close to local services, facilities and public transport connections. The site is physically related to the existing built form of Batheaston. It benefits from good accessibility, whilst remaining closely connected to the surrounding landscape.

5.32 The site comprises previously developed land associated with former nursery uses. Existing trees, vegetation, and changes in topography, provide a degree of containment and help moderate views of the site from surrounding areas. The site lies within the Green Belt. Exceptional circumstances exist to justify removing the site from the Green Belt, as set out in the supporting evidence. The site is also located adjacent to the Cotswold National Landscape and forms part of the wider valley-side landscape setting, requiring a landscape-

led approach to development. The land is currently underutilised and provides an opportunity to make more effective use of previously developed land in a sustainable location. Development will be expected to retain and enhance existing vegetation, respond positively to the site's topography, and integrate successfully with the surrounding settlement pattern.

5.33 The site could accommodate around 20 homes, including affordable housing. Development should contribute towards meeting identified housing needs in a sustainable rural location and support the delivery of the rural strategic objectives. The site's location, together with its contained nature, existing vegetation and landscape framework, helps ensure that any effects on the setting of the National Landscape are limited and can be appropriately mitigated through the site requirements set out in Policy 5.1.

Figure 5.2: Concept Plan for Bathford Nurseries. This diagram is illustrative. It supports the site allocation policy text, illustrating how site requirements could be achieved

Policy 5.1: Bathford Nurseries

Development Requirements and Design Principles

Land Use and Infrastructure

Development proposals will deliver:

1. Residential development of around 20 homes, including a mix of dwelling types and sizes in line with requirements in the Local Housing Needs Assessment.
2. Deliver 40% affordable housing on-site, in accordance with the provisions and tenure split specified in Policy 6.14.
3. Financial contributions towards early years, primary, secondary and Special Educational Needs and Disabilities (SEND) provision where required to accommodate growth arising from the development.
4. A comprehensive, nature-based sustainable drainage strategy (SuDS) that manages surface water through natural processes, integrates with the site's green and blue infrastructure network, and includes robust measures for the management of soils during construction to prevent sediment runoff and maintain water quality.
5. Adequate utilities infrastructure to support the scale and phasing of development, through liaison with all relevant utility providers.

Access and Movement

Development proposals will:

6. Provide safe vehicular access from Box Road.
7. Provide pedestrian connections to the existing settlement.
8. Provide financial contributions towards sustainable transport measures within Bathford and the wider area, where required.

Climate and Nature

Development proposals will:

9. Deliver a minimum 20% biodiversity net gain, secured either on-site or through appropriately located off-site measures. Proposals must demonstrate that the mitigation hierarchy, as set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015, has been applied.
10. Provide a minimum of one nest or roost site per residential unit, in the form of integrated bird and bat boxes within new buildings, and/or as standalone features within the public realm. Additional features such as log piles, insect hotels, bee bricks, hedgehog connectivity measures and green and brown roofs/walls are also required. All new garden boundaries should be permeable for hedgehogs.
11. Retain, restore and enhance existing trees, vegetation and boundary hedgerows, with provision of habitat buffers unless it can be clearly demonstrated that a reduced buffer would adequately protect the feature.

12. Provide measures to protect the water quality and ecological function of the By Brook throughout the construction and operation of the development.
13. Respond to the site's location within the SAC Bat consultation zones (Greater Horseshoe Bat A; Lesser Horseshoe Bat B) including avoiding direct or indirect loss of and/or harm to juvenile foraging habitats and the retention, protection and/or provision of key commuting and foraging habitats for wider SAC bat populations, with focus on lighting issues.

Design Quality and Placemaking Principles

Development proposals will:

14. Optimise density across the site whilst ensuring that the scale, form and character of development respond positively to the site's valley-side setting and relationship with the existing settlement.
15. Retain and incorporate existing trees, vegetation and landscape features as integral components of the development.
16. Respond positively to the site's location within the Cotswold National Landscape and minimise impacts on landscape character and important views.
17. Deliver a landscape-led form of development that integrates successfully with the surrounding settlement and creates a sensitive transition to the wider countryside.

Box Road

Context

5.34 The site is located north of the A4 Box Road, between Bathford and Batheaston, and forms part of the wider eastern Bath urban fringe. The site occupies a prominent roadside location with connections to Bath and surrounding settlements, whilst remaining distinct from the existing residential areas of Bathford and Batheaston.

5.35 The site comprises approximately 0.73 hectares of land, containing existing trees, hedgerows and landscape features which contribute to its character and setting.

5.36 The site is also located within the Cotswold National Landscape and forms part of the wider valley-side landscape. Development will therefore need to respond positively to landscape character, environmental constraints and the sensitive setting of the site, ensuring that impacts on the special qualities of the Cotswold National Landscape are limited and appropriately mitigated.

5.37 The site lies within the Green Belt. Exceptional circumstances exist to justify removing the site from the Green Belt, as set out in the supporting evidence. These support the allocation of the site for employment development, having regard to the identified need for additional employment land, the site's sustainable location close to Bath, and the limited opportunity to accommodate this requirement elsewhere without resulting in greater harm.

5.38 Whilst the site is constrained by its landscape setting and limited active travel opportunities, it is considered suitable for employment uses that support the local economy and provide opportunities for rural enterprise and small-scale business activity. Development should deliver a high-quality employment environment that respects the site's rural setting, whilst making efficient use of a sustainable location on the edge of the Bath urban area.

5.39 The site is intended to deliver approximately 3,000 sqm of employment floorspace, contributing towards employment growth and economic resilience within B&NES. Development should be landscape-led and incorporate

substantial green infrastructure, biodiversity enhancements, and measures to protect the water quality and ecological function of the By Brook.

Figure 5.3: Concept Plan for Box Road. This diagram is illustrative. It supports the site allocation policy text, illustrating how site requirements could be achieved

Policy 5.2: Box Road

Development Requirements and Design Principles

Land Use and Infrastructure

Development proposals will:

1. Around 3,000 sqm of employment floorspace within Use Class E(g), supporting rural enterprise and local employment opportunities.
2. Provide safe and suitable vehicular access from Box Road.
3. Support opportunities for sustainable travel where appropriate.
4. Ensure access and servicing arrangements are compatible with the operation of the surrounding highway network.

Climate and Nature

Development proposals will:

5. Deliver a minimum 20% biodiversity net gain, secured either on-site or through appropriately located off-site measures. Proposals must demonstrate that the mitigation hierarchy, as set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015, has been applied.
6. Retain, restore and enhance existing trees, hedgerows and landscape features wherever possible.

7. Protect and strengthen ecological connectivity within the site and to the wider green infrastructure network.
8. Protect the water quality and ecological function of the By Brook during construction and operation of the development.
9. Respond to the site's location within the SAC Bat consultation zones (Greater Horseshoe Bat A; Lesser Horseshoe Bat B) including avoiding direct or indirect loss of and/or harm to juvenile foraging habitats and the retention, protection and/or provision of key commuting and foraging habitats for wider SAC bat populations, with focus on lighting issues.

Design Quality and Placemaking Principles

Development proposals will:

10. Deliver employment development that responds positively to the site's location within the Green Belt and Cotswold National Landscape and demonstrates a landscape-led approach to minimising visual impact.
11. Incorporate landscape mitigation, structural planting and green infrastructure throughout the site.
12. Ensure the scale, form and character of development respond positively to the surrounding landscape and settlement pattern.
13. Create a high-quality employment environment that supports rural enterprise and local economic growth.

Ashley Road

Context

5.40 The site is located to the north-eastern edge of Bathford, fronting Ashley Road, immediately adjoining the settlement boundary. It has strong functional and visual links to the village, with good public transport access, and local services nearby.

5.41 The site is approximately 0.35 hectares in extent, with a linear frontage to Ashley Road, bordered by existing housing. It is a contained, village-edge, parcel, suitable for a small-scale extension to the settlement. The site lies within the Green Belt and the Cotswold National Landscape. Exceptional circumstances exist to justify removing the site from the Green Belt, as set out in the supporting evidence.

5.42 The site is undeveloped and sits within a predominantly residential area, with village facilities within walking distance. It is directly adjacent to the built form

of Bathford, and would provide a logical rounding-off of development along Ashley Road.

5.43 The allocation could accommodate around 10 homes, including affordable housing. Development should contribute towards meeting identified housing needs in a sustainable rural location whilst respecting the landscape setting of Bathford. The scale and form of development, together with the retention and enhancement of existing landscape features, should ensure that impacts on the special qualities of the Cotswold National Landscape are limited and appropriately mitigated.

Figure 5.4: Concept Plan for Ashley Road. This diagram is illustrative. It supports the site allocation policy text, illustrating how site requirements could be achieved

Policy 5.3: Ashley Road

Land Use and Infrastructure

Development proposals will deliver:

1. Residential development of around 10 homes, including a mix of dwelling types and sizes in line with requirements in the Local Housing Needs Assessment.
2. 40% affordable housing on-site, subject to the provisions of and with tenure split as set out in Policy 6.14.

Infrastructure

3. Financial contributions towards early years, primary, secondary and Special Educational Needs and Disabilities (SEND) provision where required to accommodate growth arising from the development.

Be supported by the submission of a Green Infrastructure Plan demonstrating how the proposal will:

4. Deliver open space in accordance with the standards set out in Appendix 2 of the Local Plan.
5. Retain, enhance, create and restore wildlife rich habitats, having regard to the priorities of the West of England Local Nature Recovery Strategy.
6. Integrate Green Infrastructure provision with other relevant policy requirements, including the delivery of Biodiversity Net Gain; and
7. Set out a stewardship strategy for all Green Infrastructure, detailing how it will be managed, maintained, funded and monitored in perpetuity, and how local communities will be engaged in its ongoing management and use.
8. Deliver a comprehensive, nature based sustainable drainage strategy (SuDS) that manages surface water through natural processes, integrates with the site's green and blue infrastructure network, and includes robust measures for the management of soils during construction to prevent sediment runoff and maintain water quality.

Access and Movement

Development proposals will:

9. Provide safe vehicular access from Ashley Road
10. Provide financial contributions toward sustainable transport measures within Bathford.

Climate and Nature

Development proposals will:

11. Deliver a minimum 20% biodiversity net gain, secured either on-site or through appropriately located off-site measures. Proposals must demonstrate that the mitigation hierarchy, as set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015, has been applied.

12. Provide a minimum of one nest or roost site per residential unit, in the form of integrated bird and bat boxes within new buildings, and/or as standalone features within the public realm, such as bat walls and swift towers. Additional features such as log piles, insect hotels, bee bricks, hedgehog connectivity measures and green and brown roofs / walls are also required. All new garden boundaries should be permeable for hedgehogs.
13. Retain, restore and enhance existing internal and boundary hedgerows, with provision of the following habitat buffers, unless it can be clearly demonstrated that a reduced buffer would adequately protect the hedgerow:
14. A minimum 10-metre buffer must be provided to all retained hedgerows, measured from the hedge centre line, or from the outer edge of the root protection zone (RPZ) of any hedgerow trees, whichever is the greater.
15. Provide measures to protect the water quality and ecological function of the By Brook River throughout the construction and operation of the development.
16. Respond to the site's location within the SAC Bat consultation zones (Greater Horseshoe Bat A; Lesser Horseshoe Bat B) including avoiding direct or indirect loss of and/or harm to juvenile foraging habitats and the retention, protection and/or provision of key commuting and foraging habitats for wider SAC bat populations, with focus on lighting issues

Design quality and placemaking principles

Development proposals will:

17. Optimise density across the site, while ensuring that the scale, form and character of development respond positively to its location within the Cotswold National Landscape, conserving its special qualities and responding to local heritage assets, landscape character and the form of the existing settlement.

Corston

5.44 Corston is a village located on the western edge of Bath, with strong functional links to the city and a highly accessible location on the A4 corridor. Despite its proximity to Bath, the village retains a distinct identity and character, separated from neighbouring settlements by areas of open countryside.

5.45 The Local Plan supports carefully planned growth in Corston that reflects its sustainable location within the Bath Environs. Growth will help meet housing needs, including affordable housing, whilst supporting the long-term vitality of the village and making effective use of a location with good access to public transport and nearby services.

5.46 Development will be expected to integrate successfully with the existing settlement, respond positively to village character and landscape setting, and maintain the separate identity of Corston and neighbouring communities.

Land west of Corston Lane

Context

5.47 The site is located on the western edge of Corston and is accessed from Corston Lane. It occupies a sustainable location within the Bath Environs, benefitting from strong connections to Bath and the wider Bristol to Bath corridor, whilst remaining closely related to the existing village.

5.48 The site comprises agricultural land adjoining the western edge of the settlement. The site lies within the Green Belt. Exceptional circumstances exist to justify removing the site from the Green Belt, as set out in the supporting evidence. Existing vegetation, field boundaries and landscape features provide opportunities to integrate development into the landscape and reinforce the rural character of the village edge. The site occupies a sensitive location within the wider setting of Corston, close to the Cotswold National Landscape and the setting of the City of Bath World Heritage Site, and development will need to respond carefully to local landscape character, settlement identity and the relationship between the village and surrounding countryside.

5.49 The allocation could accommodate around 60 homes, including affordable housing, helping to meet identified housing needs in a sustainable location. Development should be landscape-led and informed by a comprehensive design approach that maintains the distinct identity of Corston, strengthens connectivity within the village and improves access to the surrounding countryside. The scale and form of development, together with the retention and enhancement of landscape features and green infrastructure, must ensure that impacts on the setting of the Cotswold National Landscape and City of Bath World Heritage Site are limited and appropriately mitigated.

Figure 5.5: Concept Plan for Land West of Corston Lane. This diagram is illustrative. It supports the site allocation policy text, illustrating how site requirements could be achieved

Policy 5.4: Land West of Corston Lane

Land Use and Infrastructure

Development proposals will deliver:

1. Residential development of around 60 homes, including a mix of dwelling types and sizes in line with requirements in the Local Housing Needs Assessment.
2. Deliver 40% affordable housing on-site, in accordance with the provisions and tenure split specified in Policy 6.14.
3. Financial contributions towards early years, primary, secondary and Special Educational Needs and Disabilities (SEND) provision where required to accommodate growth arising from the development.
4. A comprehensive, nature-based sustainable drainage strategy (SuDS) that manages surface water through natural processes, integrates with the site's green and blue infrastructure network, and includes robust measures for the management of soils during construction to prevent sediment runoff and maintain water quality.

Access and Movement

Development proposals will:

5. Provide safe vehicular access from Corston Lane.
6. Deliver pedestrian and cycle connections into the village and to existing public rights of way where appropriate.

7. Improve connectivity to the surrounding countryside and wider green infrastructure network.
8. Provide financial contributions towards sustainable transport measures where required.

Climate and Nature

Development proposals will:

9. Deliver a minimum 20% biodiversity net gain, secured either on-site or through appropriately located off-site measures. Proposals must demonstrate that the mitigation hierarchy, as set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015, has been applied.
10. Provide a minimum of one nest or roost site per residential unit, in the form of integrated bird and bat boxes within new buildings and/or as standalone features within the public realm.
11. Retain, restore and enhance existing trees, hedgerows and field boundaries, with habitat buffers provided where necessary to protect ecological and landscape assets.
12. Protect and strengthen ecological connectivity across the site and to adjoining habitats.
13. Deliver a landscape framework that reinforces the rural character of the village edge and contributes towards nature recovery.
14. Respond to the site's location within the SAC Bat consultation zones (Greater Horseshoe Bat B; Lesser Horseshoe BatC) including retention, protection and/or provision of key commuting and foraging habitats for SAC bat populations.

Design Quality and Placemaking Principles

Development proposals will:

15. Optimise density across the site whilst ensuring that the scale, form and character of development respond positively to the village character, landscape setting and edge-of-settlement location of Corston.
16. Deliver a landscape-led form of development that retains and integrates existing trees, hedgerows and landscape features as defining components of the scheme.
17. Maintain the distinct identity of Corston and provide a sensitive transition between the village and surrounding countryside.
18. Respond positively to the site's relationship with the wider Bath Environs and its location within a key transport corridor.
19. Create a high-quality residential environment with strong green infrastructure, attractive public spaces and clear connections to both the village and surrounding countryside.

Central Core

5.50 The Central Core comprises villages located within the central part of B&NES. These communities play an important role in supporting rural services, facilities, employment opportunities, and local living within the wider rural area. The settlements are connected by key transport corridors, and contain a range of community infrastructure that helps support both residents and surrounding rural communities.

5.51 Growth within the Central Core will help strengthen the role of villages as sustainable places to live, work and access services. The allocations identified below contribute towards meeting housing needs, supporting local services and facilities, investing in education, healthcare and community infrastructure, improving connectivity and delivering planned growth in some of the most sustainable rural settlements.

Farmborough

5.52 Farmborough is a moderately sized village located to the west of Bath. It benefits from a range of local services and facilities, including a primary school, village hall, and community-run village shop, all of which play an important role in supporting day-to-day needs and community life. Whilst the village benefits from a reasonable range of facilities, accessibility by sustainable transport remains more limited than for some larger settlements.

5.53 The village has demonstrated a strong tradition of community engagement and local initiative, including investment in community facilities and projects that support sustainability and local resilience. This strong community capacity, together with the village's service base and role within the wider rural area, provides opportunities to plan positively for the future.

5.54 The Local Plan identifies Farmborough as a location for carefully-planned and phased growth that can help meet housing needs, support local services and facilities, and contribute towards wider infrastructure and placemaking objectives. In addition to allocated development sites, the Plan establishes a longer-term framework for growth that supports the continued vitality and

sustainability of the village, whilst respecting its character, landscape setting and environmental assets.

Timsbury Road

Context

5.55 The site is located on the southern edge of Farmborough, fronting Timsbury Road and adjoining the existing settlement. It is closely related to the built form of the village and occupies a location capable of accommodating a comprehensively-planned extension that integrates successfully with the existing community.

5.56 The site comprises agricultural land currently within the Green Belt that forms part of the wider setting of Farmborough. Exceptional circumstances exist that justify removing this land from the Green Belt, as set out in the supporting evidence. Existing vegetation, field boundaries, and landscape features provide opportunities to integrate development into the landscape and establish a strong green infrastructure framework. Development will be expected to respond positively to local character, landscape setting, and the relationship between the village and surrounding countryside.

5.57 The site is adjacent to the village hall, community shop, and primary school, providing opportunities to strengthen the role of these important community assets and deliver shared green spaces that benefit both existing and future residents.

5.58 The Local Plan strategy for Farmborough provides for around 200 homes at Timsbury Road, including affordable housing, supporting the long-term vitality of the village and its local services and facilities. The release of the site from the Green Belt will contribute towards the rural strategic objectives through investment in community infrastructure, public open space, green infrastructure and local connectivity improvements.

5.59 Development should come forward as a comprehensively planned and phased extension to the village, strengthening connections within Farmborough and establishing a clear and defensible long-term settlement edge. Development is expected to commence from Timsbury Road and progress westwards. A comprehensive masterplan and phasing strategy should demonstrate how access, infrastructure, green infrastructure and connections to the existing village will be delivered at appropriate stages.

Figure 5.6: Concept Plan for Timsbury Road. This diagram is illustrative. It supports the site allocation policy text, illustrating how site requirements could be achieved

Policy 5.5: Timsbury Road

Land Use and Infrastructure

Development proposals will deliver:

1. Residential development of around 200 homes, including a mix of dwelling types and sizes in line with requirements in the Local Housing Needs Assessment.
2. Deliver 40% affordable housing on-site, in accordance with the provisions and tenure split specified in Policy 6.14.
3. Financial contributions towards early years, primary, secondary and Special Educational Needs and Disabilities (SEND) provision where required to accommodate growth arising from the development.
4. Public open space, green infrastructure and children's play provision appropriate to the scale of development.
5. Green spaces designed to complement and support the role of the village hall and community shop.
6. A comprehensive, nature-based sustainable drainage strategy (SuDS) that manages surface water through natural processes, integrates with the site's green and blue infrastructure network, and includes robust measures for the management of soils during construction to prevent sediment runoff and maintain water quality.
7. Adequate utilities infrastructure to support the scale and phasing of development through engagement with relevant service providers.

Access and Movement

Development proposals will:

8. Provide safe and suitable vehicular access from Timsbury Road.
9. Deliver pedestrian and cycle connections to local facilities and surrounding public rights of way.
10. Provide safe and attractive walking routes to the primary school.
11. Create a movement network that integrates successfully with the existing village and does not prejudice future opportunities to improve connectivity.
12. Provide financial contributions towards sustainable transport measures where required.

Climate and Nature

Development proposals will:

13. Deliver a minimum 20% biodiversity net gain, secured either on-site or through appropriately located off-site measures. Proposals must demonstrate that the mitigation hierarchy, as set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015, has been applied.
14. Provide a minimum of one nest or roost site per residential unit, in the form of integrated bird and bat boxes within new buildings and/or as standalone features within the public realm.

15. Retain, restore and enhance existing trees, hedgerows and boundary vegetation, with habitat buffers provided where necessary to protect ecological features.
16. Protect and strengthen ecological connectivity within the site and to the wider green infrastructure network.
17. Deliver a landscape framework that reinforces local character and contributes towards nature recovery.
18. Respond to the site's location within the SAC Bat consultation zones (Greater Horseshoe Bat B; Lesser Horseshoe Bat B) including retention, protection and/or provision of key commuting and foraging habitats for SAC bat populations

Design Quality and Placemaking Principles
Development proposals will:

19. Deliver a comprehensively planned and phased extension to Farmborough that integrates successfully with the existing settlement.
20. Provide a layout, access strategy and movement network informed by a comprehensive masterplan and phasing strategy for the site, demonstrating how development will be delivered in a coordinated manner from Timsbury Road westwards.
21. Optimise density across the site whilst ensuring that the scale, form and character of development respond positively to village character, landscape setting and the existing settlement pattern.
22. Create a strong and defensible settlement edge informed by landscape character and existing green infrastructure features.
23. Create a network of green spaces and pedestrian connections that strengthens the relationship between the development, the village hall, community shop, primary school and wider village centre.
24. Deliver a high-quality residential environment with strong green infrastructure, attractive public spaces and clear connections to the existing village and surrounding countryside.

Timsbury

5.60 Timsbury is one of the largest and most sustainable villages within the Central Core, providing a relatively broad range of services, facilities, and community infrastructure that support both residents and surrounding rural communities. The village benefits from a primary school, local shops, community facilities, and employment opportunities, and performs an important role as a service centre within the wider rural area.

5.61 Timsbury has a strong sense of community and an active interest in shaping its future, including through the preparation of an emerging Neighbourhood Plan. Alongside the strategic framework established by this Local Plan, this provides an opportunity for the community to help influence how growth is accommodated, including the character, form and integration of future development, and the future role of local services, facilities and community assets.

5.62 The Local Plan supports a coordinated and longer-term approach to growth in Timsbury. The scale of development proposed reflects the village's role within the settlement hierarchy, and provides an opportunity to deliver wider benefits for the community, including investment in education provision, healthcare services, community facilities, Public Open Space, green infrastructure, and sustainable transport connections. In particular, the scale of growth provides an opportunity to support the expansion of St Mary's Primary School and other local infrastructure required to meet the needs of existing and future residents.

5.63 Growth will be expected to come forward in a comprehensive manner that responds positively to village character, landscape setting, and environmental considerations, whilst ensuring that infrastructure and community benefits are delivered alongside development.

West Timsbury

Context

5.64 The site is located on the north-western edge of Timsbury, between Hayeswood Road and The Avenue, and is well related to the existing built form of the village, including the recently developed Wheeler's Yard site. Existing hedgerows, trees, and public rights of way, provide a strong framework for development, and afford opportunities to create a landscape-led extension to the village that integrates successfully with surrounding neighbourhoods and the wider countryside.

5.65 The allocation could accommodate around 170 homes, including affordable housing. Development must deliver a high-quality residential neighbourhood with a strong network of public open space, green infrastructure and active travel routes providing safe and attractive connections to St, Mary's Primary School and other village facilities. Growth should support investment in local infrastructure, particularly education provision, healthcare services, community facilities and sustainable transport improvements.

5.66 Development should respond positively to the character and landscape setting of Timsbury, whilst supporting infrastructure improvements and community benefits that help address existing and future needs arising from growth.

Figure 5.7: Concept Plan for West Timsbury. This diagram is illustrative. It supports the site allocation policy text, illustrating how site requirements could be achieved

Policy 5.6: West Timsbury

Development Requirements and Design Principles

Land Use and Infrastructure

Development proposals will deliver:

1. Residential development of around 170 homes.
2. Deliver 40% affordable housing on-site, in accordance with the provisions and tenure split specified in Policy 6.14.
3. Financial contributions towards early years, primary, secondary and Special Educational Needs and Disabilities (SEND) provision where required to accommodate growth arising from the development, including support for the expansion of St Mary's Primary School where appropriate.
4. Contributions towards healthcare provision and other community infrastructure required to support growth and address identified capacity constraints.
5. Public open space, green infrastructure and children's play provision appropriate to the scale of development.
6. Provision for youth recreation and informal recreation opportunities.
7. Opportunities for community growing spaces, orchards, allotments or equivalent community-led green infrastructure initiatives where feasible.
8. Land or contributions towards community infrastructure, including cemetery provision, where justified through evidence.

9. A comprehensive, nature-based sustainable drainage strategy (SuDS) that manages surface water through natural processes and integrates with the site's green and blue infrastructure network.
10. Adequate utilities infrastructure to support the scale and phasing of development.

Access and Movement

Development proposals will:

11. Provide safe vehicular access from The Avenue.
12. Deliver safe walking and cycling connections to St Mary's Primary School, local facilities, healthcare services, public transport services and surrounding public rights of way.
13. Retain and enhance existing public rights of way and green corridors through the site.
14. Improve active travel connectivity within Timsbury and support connections to the wider active travel network.
15. Safeguard opportunities for future connectivity with Hayeswood Road where appropriate and where this can be achieved without unacceptable impacts on existing landscape features.
16. Provide financial contributions towards sustainable transport measures where required.

Climate and Nature

Development proposals will:

17. Deliver biodiversity net gain in accordance with Policy 6.9.
18. Retain, restore and enhance existing hedgerows, trees and landscape features.
19. Deliver a network of green infrastructure corridors, habitat enhancements, and Public Open Space, that support biodiversity and nature recovery.
20. Protect and strengthen ecological connectivity within the site and to the wider green infrastructure network.
21. Deliver a landscape framework that reinforces local character and contributes towards nature recovery.
22. Respond to the site's location within the SAC Bat consultation zones (Greater Horseshoe Bat B; Lesser Horseshoe Bat B) including retention, protection and/or provision of key commuting and foraging habitats for SAC bat populations.

Design Quality and Placemaking Principles

Development proposals will:

23. Deliver a comprehensively planned extension to Timsbury that integrates successfully with the existing settlement.
24. Optimise density whilst ensuring that the scale, form and character of development respond positively to village character, landscape setting and the existing settlement pattern.

25. Create a strong and defensible western settlement edge informed by landscape character and green infrastructure.
26. Deliver a network of interconnected Public Open Spaces and pedestrian routes that integrate the development with the surrounding village and countryside.
27. Retain and incorporate existing landscape features as defining components of the development.
28. Deliver a high-quality residential environment with strong green infrastructure, attractive public spaces and clear connections to the village and surrounding countryside.

East Timsbury

Context

5.67 The site lies on the eastern edge of Timsbury and includes land allocated for residential development in the adopted Placemaking Plan at East of St Mary's School. This part of the allocation is closely related to the existing settlement and is currently proposed for an affordable housing-led development of around 50 homes, providing a logical first phase of development close to local services, facilities and St Mary’s Primary School.

5.68 The allocation adjoins a designated Local Green Space which forms an important part of the character and setting of this area of the village. The Local Green Space provides an important green wedge into Timsbury, and contributes to views towards Farmborough Common, Tunley Hill, and the wider countryside. Development should respect the openness and function of this space and ensure it remains an integral part of the wider green infrastructure network.

5.69 The allocation provides for around 240 homes, including affordable housing, as a comprehensively planned and phased extension to Timsbury. Its scale provides an opportunity to deliver wider infrastructure and community benefits, including space for a new healthcare facility, public open space, green infrastructure and improved walking and cycling connections.

5.70 Development should come forward through a comprehensive masterplan and phasing strategy for the whole allocation. The initial phase should comprise development adjoining the existing settlement at East of St Mary’s School.

The timing and sequence of subsequent development should be informed by the delivery of suitable access, education and healthcare provision, green infrastructure and other supporting infrastructure.

5.71 Development should be landscape-led and respond positively to the rural character of the village edge. Tree-lined streets, integrated green infrastructure, high-quality public spaces and sensitive boundary treatments should contribute towards a distinctive extension to Timsbury, whilst maintaining important views towards Farmborough Common, Tunley Hill and the surrounding countryside.

Figure 5.8: Concept Plan for East Timsbury. This diagram is illustrative. It supports the site allocation policy text, illustrating how site requirements could be achieved

Policy 5.7: East Timsbury

Development Requirements and Design Principles

Land Use and Infrastructure

Development proposals will deliver:

1. Residential development of around 240 homes.
2. Deliver 40% affordable housing on-site, in accordance with the provisions and tenure split specified in Policy 6.14.
3. Financial contributions towards early years, primary, secondary and Special Educational Needs and Disabilities (SEND) provision where required to accommodate growth arising from the development, including support for the expansion of St Mary's Primary School where appropriate.
4. A new health facility for accommodating the GP surgery.
5. Public open space, natural play provision and green infrastructure that complements and enhances the adjacent Local Green Space.
6. Community growing space, including provision for a community orchard or equivalent community-led food growing opportunities.
7. A comprehensive, nature-based sustainable drainage strategy (SuDS).
8. Adequate utilities infrastructure to support development.

Access and Movement

Development proposals will:

9. Provide safe and suitable access arrangements.
10. Retain and enhance existing public rights of way through the site.
11. Deliver attractive and direct pedestrian and cycle connections to St Mary's Primary School, local facilities, public transport services and surrounding public rights of way.
12. Improve public access to the adjacent Local Green Space and wider green infrastructure network.
13. Provide financial contributions towards sustainable transport measures where required.

Climate and Nature

Development proposals will:

14. Deliver biodiversity net gain in accordance with Policy 6.9.
15. Retain and enhance existing hedgerows, trees and landscape features.
16. Incorporate tree-lined streets and new tree planting throughout the development.
17. Maintain and strengthen ecological connectivity within the site and to the wider green infrastructure network.
18. Protect water quality through measures that prevent sediment, pollutants and surface water runoff entering connected watercourses.
19. Minimise light spill and protect ecological networks associated with the surrounding countryside.

20. Respond to the site's location within the SAC Bat consultation zones (Greater Horseshoe Bat B; Lesser Horseshoe Bat B) including retention, protection and/or provision of key commuting and foraging habitats for SAC bat populations.

Design Quality and Placemaking Principles

Development proposals will:

21. Deliver a well-designed, comprehensively planned and phased extension to Timsbury that integrates successfully with the existing settlement.
22. Provide a layout, access strategy and movement network informed by a comprehensive masterplan and phasing strategy for the site.
23. Ensure that the initial phase adjoining East of St Mary's School does not prejudice the coordinated delivery, access, infrastructure or landscape framework of the wider allocation.
24. Respect the setting, function and openness of the adjacent Local Green Space.
25. Maintain important views towards Farmborough Common, Tunley Hill and the wider countryside.
26. Provide a minimum 15m buffer to the mature trees along the western boundary and retain these trees wherever possible.
27. Create a strong landscaped edge to the eastern boundary through tree and hedgerow planting.
28. Optimise density whilst ensuring that the scale, form and character of development respond positively to the rural edge-of-village location.
29. Deliver high-quality public spaces, green infrastructure and walking routes that encourage recreation, community interaction and access to the countryside.

High Littleton and Hallatrow

5.72 High Littleton and Hallatrow are closely related settlements that, together, provide an important focus for housing, services, and community facilities within the Central Core. The villages benefit from a range of local services and amenities, and retain a strong rural character, supported by a rich historic environment and surrounding landscape setting.

5.73 The Parish is covered by the adopted High Littleton and Hallatrow Neighbourhood Plan, which provides a locally-led framework for shaping future growth and change, whilst protecting landscape character, enhancing biodiversity and supporting community priorities.

5.74 The Local Plan supports a carefully managed and proportionate approach to growth that reflects the role of the villages, whilst recognising the landscape, environmental, and infrastructure constraints that influence future development opportunities. Growth will help meet local housing needs and provide opportunities to enhance green infrastructure, Public Open Space, local connectivity, and access to community facilities for existing and future residents.

North of Fox Fields

Context

5.75 The site is in Hallatrow, within the Parish of High Littleton and Hallatrow. It comprises land immediately to the north of the recently completed Fox Fields development and is well related to the existing village. It benefits from access to local facilities within Hallatrow and High Littleton, and has connectivity to the wider area via the A39 corridor.

5.76 The site sits within a rural landscape with a strong village context and is visually influenced by existing housing. The relationship to the Fox Fields development provides a clear reference point for scale and form, although development would need to respond carefully to surrounding landscape sensitivity.

5.77 The land is currently undeveloped. Surrounding uses are predominantly residential and rural in character, with village services, green spaces, and heritage assets nearby.

5.78 The site could support around 50 homes, contributing proportionately towards local housing needs, including affordable housing. Development would need to be sensitively designed to reflect the village's rural character and landscape setting, and to align with the objectives of the High Littleton and Hallatrow Neighbourhood Plan. Further assessment will be required to understand in detail landscape and visual impacts, access and transport implications, and infrastructure capacity.

Figure 5.9: Concept Plan for North of Fox Fields. This diagram is illustrative. It supports the site allocation policy text, illustrating how site requirements could be achieved

Policy 5.8: North of Fox Fields

Development Requirements and Design Principles

Land Use and Infrastructure

Development proposals will deliver:

1. Residential development of around 50 homes, including a mix of dwelling types and sizes in line with the Local Housing Needs Assessment.
2. 40% affordable housing on-site, with tenure split as set out in Policy 6.14.

Infrastructure

3. Financial contributions towards early years, primary, secondary and Special Educational Needs and Disabilities (SEND) provision where required to accommodate growth arising from the development..
4. Provide improvements to walking and cycling connections to High Littleton C of E Primary School, including measures to improve the route between the site and the school.

Be supported by the submission of a Green Infrastructure Plan demonstrating how the proposal will:

5. Deliver open space in accordance with the standards set out in Appendix 2 of the Local Plan.
6. Retain, enhance, create and restore wildlife rich habitats, having regard to the priorities of the West of England Local Nature Recovery Strategy.
7. Integrate Green Infrastructure provision with other relevant policy requirements, including the delivery of Biodiversity Net Gain; and
8. Set out a stewardship strategy for all Green Infrastructure, detailing how it will be managed, maintained, funded and monitored in perpetuity, and how local communities will be engaged in its ongoing management and use.
9. Deliver a comprehensive, nature-based sustainable drainage strategy (SuDS) that manages surface water on site, integrates with green and blue infrastructure, and includes appropriate construction-phase soil and sediment controls.

Access and Movement

Development proposals will:

10. Provide safe and appropriate vehicular access from Fox Field.
11. Safeguard land through the site for Active Travel Masterplan (north/south) route.
12. Improve Pedestrian access to Primary School and bus stops.
13. Provide financial contributions towards sustainable transport measures within the area, where required.

Climate and Nature

Development proposals will:

14. Deliver biodiversity net gain in accordance with Policy 6.9.
15. Provide a minimum of one nest or roost feature per residential unit, through integrated bird and bat boxes and/or standalone features within the public realm. Development should incorporate measures to maintain dark corridors and protect bat movement routes.
16. Retain, restore and enhance existing boundary vegetation and hedgerows, with provision of habitat buffers unless it can be clearly demonstrated that a reduced buffer would adequately protect the feature.
17. Respond to the site's location within the SAC Bat consultation zones (Greater Horseshoe Bat C; Lesser Horseshoe Bat B) including retention, protection and/or provision of key commuting and foraging habitats for SAC bat populations.

Design Quality and Placemaking Principles

Development proposals will:

18. Optimise density across the site whilst ensuring that the scale, form and character of development respond positively to the site's context, including nearby heritage assets, landscape character, conservation area and the form of the existing settlement.

Clutton

5.79 Clutton is an historic village with a strong sense of identity, shaped by its rural setting, industrial heritage and active local community. The village is covered by the adopted Clutton Neighbourhood Plan, which provides a locally-led framework for growth and environmental improvement, whilst seeking to protect landscape character, biodiversity, and village identity.

5.80 Clutton benefits from a range of local services and facilities and a strategic location on the A37 corridor, making it one of the more sustainable villages within the Central Core and capable of supporting planned growth alongside investment in infrastructure and community facilities.

5.81 The Local Plan supports a planned and longer-term approach to growth in Clutton, reflecting its role within the Central Core and the opportunity to deliver wider community and infrastructure benefits alongside new homes.

5.82 Growth provides opportunities to support local housing needs, including affordable housing, whilst helping to deliver new education provision, community facilities, local services, green infrastructure, and Public Open Space that can benefit both Clutton and the wider area.

5.83 Development will be expected to come forward in a coordinated manner that responds positively to village character, landscape setting, and environmental considerations, whilst maintaining the separate identity and setting of Clutton and neighbouring settlements.

West of Clutton

Context

5.84 The site is located on the western side of Clutton, immediately west of the A37 and adjoining existing development on the northern edge of the village. It comprises a large area of agricultural land that extends towards the surrounding countryside and provides an opportunity to deliver a comprehensively-planned extension to the settlement. The site's location offers opportunities to improve connectivity to local services and facilities, whilst strengthening links across the A37. The location is also consistent with

the west-of-village growth strategy identified through previous Plan-making and Neighbourhood Planning work.

5.85 The site could accommodate approximately 300 homes, including affordable housing. The scale of development provides opportunities to support local housing needs, whilst delivering significant community and infrastructure benefits, including a new primary school, community facilities, Public Open Space, green infrastructure and improved walking and cycling connections. Development should support the long-term sustainability of Clutton, and help strengthen services and facilities used by both Clutton and Temple Cloud.

5.86 Given the scale of the allocation, development should be brought forward through a comprehensive masterplan that coordinates housing, movement, education provision, community infrastructure, green infrastructure, and landscape mitigation across the site. Development should be phased alongside the delivery of supporting infrastructure, including improved crossing opportunities across the A37, education provision, healthcare capacity, and environmental mitigation where required.

5.87 Development should be landscape-led, and respond positively to the character and setting of Clutton. Particular regard should be given to maintaining the separate identity of Clutton and Temple Cloud, creating a strong settlement edge to the surrounding countryside, and establishing a well-connected and distinctive new neighbourhood supported by substantial green infrastructure and biodiversity enhancements.

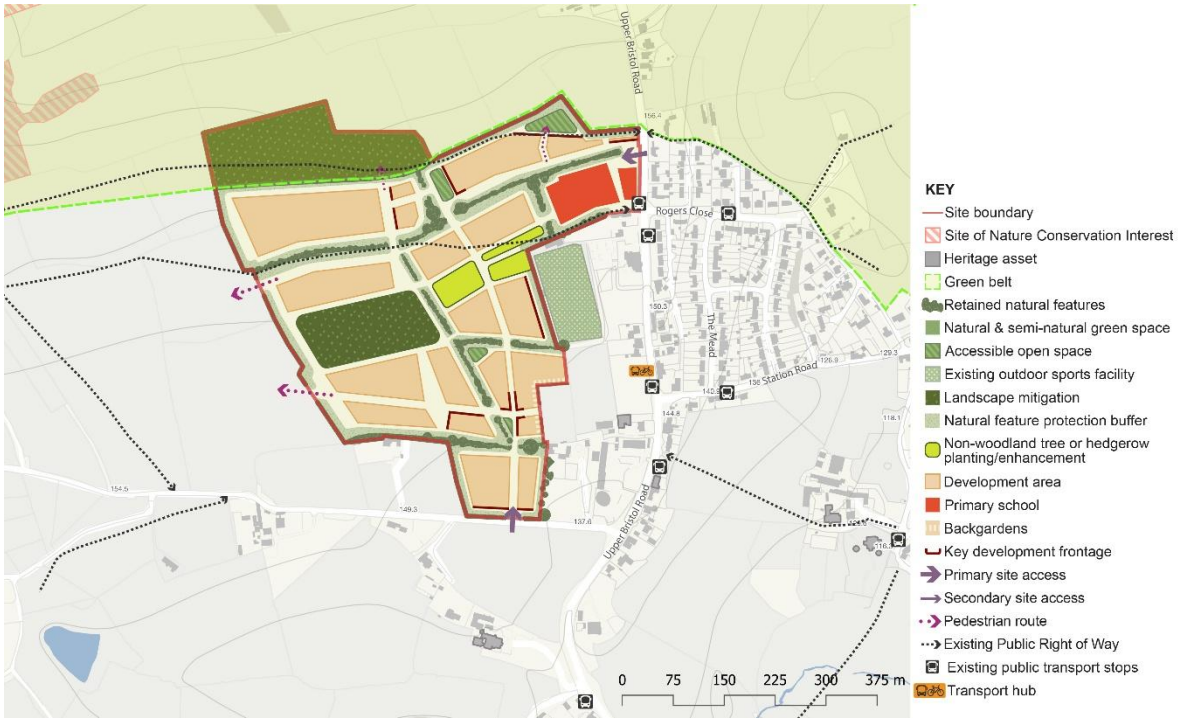

Figure 5.10: Concept Plan for West of Clutton. This diagram is illustrative. It supports the site allocation policy text, illustrating how site requirements could be achieved

Policy 5.9: West of Clutton

Development Requirements and Design Principles

Land Use and Infrastructure

Development proposals will deliver:

1. Residential development of around 300 homes, including a mix of dwelling types and sizes in line with the Local Housing Needs Assessment.
2. Deliver 40% affordable housing on-site, in accordance with the provisions and tenure split specified in Policy 6.14.
3. Land and infrastructure for a new primary school, delivered alongside development to support education needs arising from growth in Clutton and the surrounding area.
4. Early years provision, either integrated with the primary school or delivered through alternative arrangements where appropriate.
5. Financial contributions towards secondary education and Special Educational Needs and Disabilities (SEND) provision where required to accommodate growth arising from the development.
6. Community facilities and infrastructure appropriate to the scale of development.
7. Support for delivery of the permitted farm shop and opportunities for complementary local services where appropriate.
8. Healthcare provision and/or financial contributions towards healthcare infrastructure where required to support growth.

9. Public open space, green infrastructure, food growing space, children's play provision and recreational facilities appropriate to the scale of development.
10. A comprehensive, nature-based sustainable drainage strategy (SuDS) that manages surface water through natural processes, integrates with the site's green and blue infrastructure network and protects the water quality of the Cam Brook.
11. Adequate utilities infrastructure to support the scale and phasing of development.

Access and Movement

Development proposals will:

12. Provide safe vehicular access from the A37.
13. Deliver improvements to crossing opportunities and connectivity across the A37.
14. Provide a travel hub within this broad location. The detailed specification, scale and mix of facilities will be determined through the site masterplanning and/or development management process, informed by a detailed assessment of local context, transport needs and opportunities. Travel hubs should be located close to the principal transport corridor(s) they serve enabling efficient public transport operation and convenient interchange between modes. They should function as multi-modal interchanges that enable and encourage transfer between walking, wheeling, cycling, micromobility, public transport and shared transport services, supported by facilities appropriate to the location and scale of demand, with an expectation that it will not exceed 100 spaces.
15. Deliver a connected network of walking, cycling and wheeling routes throughout the site and linking the development to local services, facilities, schools and public transport services.
16. Provide safe and attractive pedestrian and cycle connections to Clutton village centre, Temple Cloud and the wider rights of way network.
17. Provide public transport enhancements where required to support the scale of development.
18. Provide financial contributions towards sustainable transport measures where required.

Climate and Nature

Development proposals will:

19. Deliver biodiversity net gain in accordance with Policy 6.9.
20. Retain, restore and enhance existing hedgerows, woodland, trees and landscape features.
21. Deliver substantial structural planting, habitat creation and green infrastructure to establish a strong settlement edge and support nature recovery.
22. Protect and strengthen ecological connectivity within the site and to the wider green infrastructure network.

23. Provide a minimum 10 metre buffer to rivers and natural watercourses.
24. Demonstrate, through an Air Quality Assessment, that development will not result in unacceptable impacts on air quality and includes appropriate mitigation measures where required.
25. Respond to the site's location within the SAC Bat consultation zones (Lesser Horseshoe Bat; Bechstein's Bat A) including avoiding direct or indirect loss of and/or harm to juvenile foraging habitats and the retention, protection and/or provision of key commuting and foraging habitats for wider SAC bat populations, with focus on lighting issues.

Design Quality and Placemaking Principles

Development proposals will:

26. Deliver a comprehensively planned and phased extension to Clutton guided by an agreed masterplan and phasing strategy.
27. Optimise density whilst ensuring that the scale, form and character of development respond positively to the rural setting of Clutton and the existing settlement pattern.
28. Be informed by a Landscape and Visual Impact Assessment and incorporate landscape mitigation, woodland planting and green infrastructure throughout the development.
29. Create a strong and defensible long-term settlement edge that responds positively to the surrounding countryside and adjacent Green Belt.
30. Maintain the separate identity of Clutton and Temple Cloud.
31. Deliver a network of attractive public spaces, green corridors and community facilities that support healthy lifestyles and community interaction.
32. Deliver a high-quality residential environment with strong landscape character, clear connections and distinctive neighbourhood design.

Maypole Close

Context

5.88 The site is located on the northern edge of Clutton and comprises land west of Lower Bristol Road and east of Broomhill Lane, linked by a narrow corridor north of Maypole Close. The allocation adjoins existing residential development and includes land currently safeguarded for education purposes within the adopted Development Plan. Development provides an opportunity to deliver recreation and sports facilities to support the long-term needs of Clutton Primary School, alongside housing, public open space and biodiversity enhancements. The site lies within the Green Belt. Exceptional circumstances exist to justify removing the site from the Green Belt, as set out in the supporting evidence.

5.89 The allocation provides an opportunity to deliver approximately 30 homes, including affordable housing, alongside significant community benefits. Development will facilitate the provision of new recreation and sports facilities for Clutton Primary School, together with Public Open Space and biodiversity enhancements. The release of the site contributes towards the delivery of the rural strategic objectives through investment in education, recreation and community infrastructure.

5.90 Development should be landscape-led and respond positively to the character and setting of Clutton. Particular regard should be given to retaining and enhancing existing hedgerows and trees, integrating development with surrounding residential areas, and providing appropriate transitions to the surrounding countryside. Development should also address known land stability, contamination, and drainage considerations, associated with the site.

Figure 5.11: Concept Plan for Maypole Close This diagram is illustrative. It supports the site allocation policy text, illustrating how site requirements could be achieved

Policy 5.10: Maypole Close

Development Requirements and Design Principles

Land Use and Infrastructure

Development proposals will deliver:

1. Residential development of around 30 homes
2. Deliver 40% affordable housing on-site, in accordance with the provisions and tenure split specified in Policy 6.14.
3. Land, recreation facilities and associated infrastructure to support Clutton Primary School.
4. Publicly accessible open space, including natural greenspace and informal recreation opportunities.
5. Financial contributions towards early years, primary, secondary and Special Educational Needs and Disabilities (SEND) provision, together with healthcare, transport and community infrastructure, where required to accommodate growth arising from the development.
6. A comprehensive sustainable drainage strategy that manages surface water and protects neighbouring land from flood risk.

Access and Movement

Development proposals will:

7. Provide safe vehicular access from Lower Bristol Road.
8. Retain and enhance public rights of way within and adjoining the site.

9. Deliver pedestrian connections to Clutton Primary School, the village centre and surrounding residential areas.
10. Provide improvements to walking conditions along Lower Bristol Road and associated highway improvements where required.
11. Deliver secure cycle parking and sustainable transport measures appropriate to the scale of development.

Climate and Nature

Development proposals will:

12. Deliver a minimum 20% biodiversity net gain, secured either on-site or through appropriately located off-site measures. Proposals must demonstrate that the mitigation hierarchy, as set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015, has been applied.
13. Retain, restore and enhance existing hedgerows, trees and ecological corridors wherever possible.
14. Protect and strengthen ecological connectivity to surrounding habitats.
15. Incorporate measures to minimise light spill and protect wildlife.
16. Deliver long-term habitat management and ecological enhancement measures.
17. Respond to the site's location within the SAC Bat consultation zones (Lesser Horseshoe Bat B; Bechstein's Bat C) including retention, protection and/or provision of key commuting and foraging habitats for SAC bat populations.

Design Quality and Placemaking Principles

Development proposals will:

18. Deliver a well-designed extension to Clutton that integrates successfully with Maypole Close, Lower Bristol Road and surrounding development.
19. Respect the landscape setting of the village and provide a sensitive transition to the surrounding countryside.
20. Incorporate substantial structural landscaping and tree planting.
21. Provide a high-quality residential environment with strong green infrastructure and Public Open Space.
22. Safeguard the amenity of neighbouring residents through appropriate layout, separation distances and boundary treatments.

Site-Specific Requirements

Development proposals will:

23. Deliver the school recreation facilities and associated land transfer in accordance with an agreed phasing strategy.
24. Investigate and, where required, remediate contamination arising from historic land uses.
25. Investigate and address any land stability issues associated with historical coal mining activity.

26. Demonstrate that surface water flood risk can be appropriately managed throughout the lifetime of the development.

Temple Cloud

5.91 Temple Cloud functions as an important local service centre within the Central Core, supporting both residents and surrounding rural communities. The village benefits from a range of services and facilities, including a primary school, healthcare provision, local shops, and community facilities, and occupies a strategic location on the A37 corridor.

5.92 The village faces several infrastructure and environmental challenges, including transport pressures and air quality issues along the A37 corridor. Future growth will therefore need to be carefully planned to ensure that development responds positively to these constraints, whilst supporting the long-term sustainability of the community.

5.93 The Local Plan supports carefully planned growth in Temple Cloud to help meet housing needs, including affordable housing, whilst supporting local services and facilities. Together with development proposed elsewhere in the Central Core, growth provides opportunities to strengthen shared community infrastructure, improve local connectivity, and support investment in facilities that benefit the wider area.

5.94 Development will be expected to maintain the separate identity and landscape setting of Temple Cloud and Clutton whilst contributing positively to the vitality and resilience of both communities.

North of Temple Cloud

Context

5.95 The site is located on the northern edge of Temple Cloud, adjoining the existing settlement and extending eastwards from the A37 Upper Bristol Road corridor. The site is closely related to the existing built form of the village and occupies a sustainable location with access to local services, facilities, public transport, and the wider public rights of way network. Vehicular access is

proposed from the A37, with opportunities to enhance pedestrian and cycle connectivity to the village and surrounding countryside.

5.96 The site could accommodate approximately 130 homes, including affordable housing. Development will contribute towards meeting local housing needs, whilst supporting the long-term vitality of Temple Cloud as one of the more sustainable villages in the rural area. Together with growth proposed elsewhere in the Central Core, development provides opportunities to support local services and facilities, education provision and contribute towards wider infrastructure improvements.

5.97 The site occupies a sensitive landscape setting on the northern edge of the village. Development should be landscape-led and informed by the existing pattern of hedgerows, trees, woodland, public rights of way, and ecological features. Particular regard should be given to maintaining the separate identity of Temple Cloud and Clutton, reinforcing landscape buffers around the settlement edge, and protecting important ecological corridors across the site.

5.98 Development should be comprehensively planned, and integrated with the existing settlement through strong walking, cycling and wheeling connections, high-quality public spaces, and a robust green infrastructure framework. Attention should be paid to air quality considerations associated with the A37 corridor and Temple Cloud Air Quality Management Area to ensure development does not result in unacceptable adverse impacts.

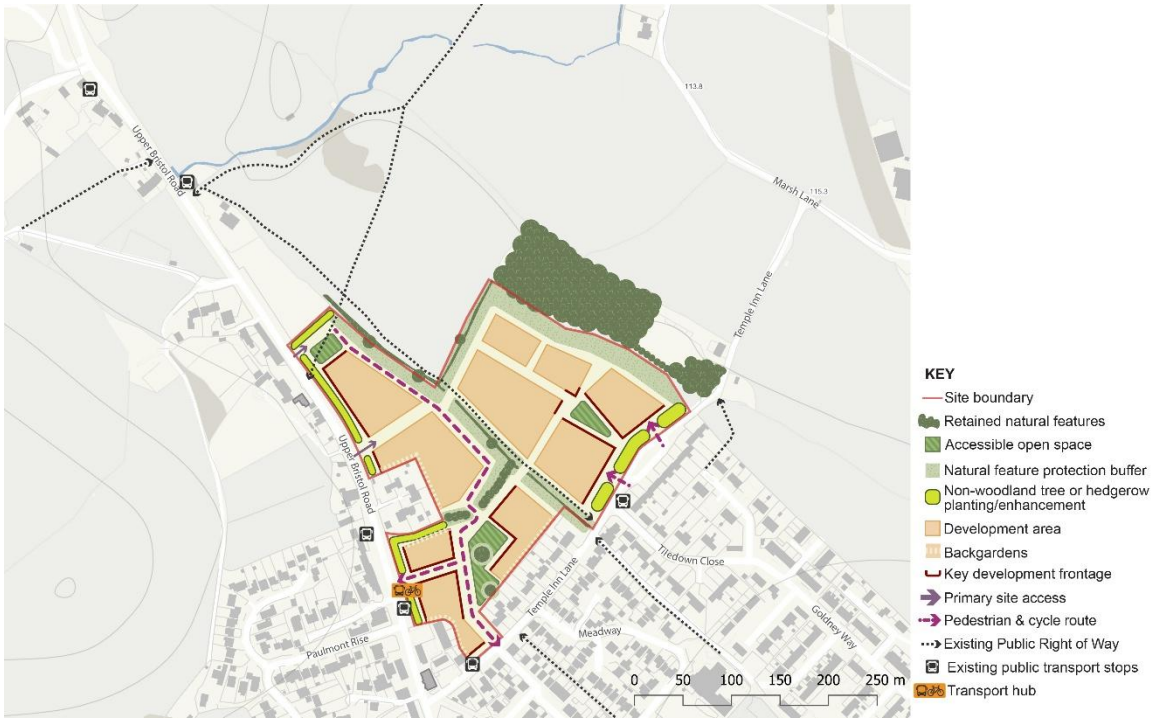

Figure 5.12: Concept Plan for North of Temple Cloud. This diagram is illustrative. It supports the site allocation policy text, illustrating how site requirements could be achieved

Policy 5.11: North of Temple Cloud

Development Requirements and Design Principles

Land Use and Infrastructure

Development proposals will deliver:

1. Residential development of around 130 homes, including a mix of dwelling types and sizes in line with the Local Housing Needs Assessment.
2. Deliver 40% affordable housing on-site, in accordance with the provisions and tenure split specified in Policy 6.14.
3. Financial contributions towards early years, primary, secondary and Special Educational Needs and Disabilities (SEND) provision, healthcare provision and other infrastructure required to accommodate growth.
4. Public open space, green infrastructure, children's play provision and food growing opportunities appropriate to the scale of development.
5. A comprehensive, nature-based sustainable drainage strategy (SuDS) that manages surface water through natural processes and integrates with the site's green and blue infrastructure network.
6. Adequate utilities infrastructure to support the scale and phasing of development.

Access and Movement

Development proposals will:

7. Provide safe vehicular access from the A37.

8. Provide a travel hub within this broad location. The detailed specification, scale and mix of facilities will be determined through the site masterplanning and/or development management process, informed by a detailed assessment of local context, transport needs and opportunities. Travel hubs should be located close to the principal transport corridor(s) they serve enabling efficient public transport operation and convenient interchange between modes. They should function as multi-modal interchanges that enable and encourage transfer between walking, wheeling, cycling, micromobility, public transport and shared transport services, supported by facilities appropriate to the location and scale of demand, with an expectation that it will not exceed 100 spaces.
9. Deliver a connected network of walking, cycling and wheeling routes throughout the site and into the existing village.
10. Provide pedestrian and cycle connections to Temple Inn Lane, local facilities, public transport services and the wider public rights of way network.
11. Deliver safe crossing opportunities and active travel improvements associated with the A37 corridor.
12. Provide public transport and sustainable transport improvements, where required to support the scale of development.

Climate and Nature

Development proposals will:

13. Deliver biodiversity net gain in accordance with Policy 6.9.
14. Retain, restore and enhance existing hedgerows, trees, woodland and landscape features.
15. Protect and strengthen ecological connectivity within the site and to the wider green infrastructure network.
16. Provide appropriate buffers to retained ecological features, trees, woodland and watercourses.
17. Incorporate measures to minimise light spill and maintain dark ecological corridors across the site.
18. Demonstrate, through an Air Quality Assessment, that development will not result in unacceptable impacts on air quality and includes appropriate mitigation measures where required, having regard to the Temple Cloud Air Quality Management Area.
19. Respond to the site's location within the SAC Bat consultation zones (Lesser Horseshoe Bat B) including retention, protection and/or provision of key commuting and foraging habitats for SAC bat populations.

Design Quality and Placemaking Principles

Development proposals will:

20. Deliver a landscape-led extension to Temple Cloud that integrates successfully with the existing settlement.

21. Optimise density whilst ensuring that the scale, form and character of development respond positively to the village edge location and surrounding rural landscape.
22. Maintain the separate identity of Temple Cloud and Clutton.
23. Be informed by a Landscape and Visual Impact Assessment and incorporate substantial tree planting, green infrastructure and landscape buffers.
24. Respect the site's heritage and archaeological context and incorporate appropriate mitigation where required.
25. Deliver a network of attractive public spaces, green corridors and walking routes that support healthy lifestyles and community interaction.
26. Deliver a high-quality residential environment with strong landscape character and clear connections to the village and surrounding countryside

Chew Valley

5.99 The Chew Valley comprises a network of villages set within a distinctive and highly-valued rural landscape. The area is characterised by its strong sense of place, environmental quality, historic character, and important relationship with the surrounding countryside. Villages within the Chew Valley continue to support thriving communities, local services, and a strong tradition of Neighbourhood Planning and community-led initiatives.

5.100 Growth within the Chew Valley will support local housing needs, including affordable housing, whilst helping sustain rural services and facilities, improve community infrastructure and maintain the distinctive character and environmental quality of the area. The allocations identified below contribute towards these objectives through landscape-led development and investment in local communities

Chew Magna

5.101 Chew Magna is one of the principal villages within the Chew Valley and performs an important role as a service centre for surrounding rural communities. The village benefits from a broad range of services and facilities, including a primary school, shops, community facilities, pubs and restaurants, which support both residents and the wider rural area. Despite being relatively well served by local facilities, the village has more limited public transport connections and remains largely dependent on movement to larger centres for some services and employment opportunities.

5.102 The village lies within and is ‘washed over’ by the Green Belt, and is valued for its distinctive character, historic environment, and attractive landscape setting within the Chew Valley. Chew Magna forms part of the Chew Valley Neighbourhood Plan area, providing a locally-led framework to help shape future growth and environmental improvements, alongside the strategic approach set out in this Local Plan.

5.103 The Local Plan supports carefully planned growth in Chew Magna to help meet housing needs, including affordable housing, whilst supporting the long-term vitality of village services and facilities. Development will be expected to

respond positively to village character, landscape setting, and environmental assets, whilst maintaining the qualities that contribute to the village's strong sense of place.

Old Tennis Courts

Context

5.104 The Old Tennis Courts site is located on the western edge of Chew Magna, off Dark Lane, close to the village centre, and within walking distance of local services and facilities. The site lies within the rural area, but has strong functional and visual links to the existing settlement.

5.105 The site comprises approximately 0.97 hectares of former recreation land, including the disused tennis courts and associated hardstanding. It is physically separated from Chew Magna Manor by Dark Lane, and is bounded by existing residential development, mature vegetation, and local roads. The site is vacant and no longer used for recreational purposes.

5.106 The site is currently unused and has not been in active recreational use for a prolonged period. Surrounding land uses are predominantly residential, with heritage assets and village facilities located nearby.

5.107 The site relates directly to the existing built form of Chew Magna and represents a logical opportunity for infilling within the village. The site lies within the Green Belt. The allocation relates to previously developed land and is considered not inappropriate development in Green Belt terms. Its redevelopment would not result in substantial harm to the openness of the Green Belt. Development would help to consolidate the western part of the village without extending built form into the wider countryside and would complement other small and medium scale allocations in the rural area.

5.108 The allocation could accommodate around 20 homes, including affordable housing. Development should integrate sensitively with surrounding housing and heritage assets, respect landscape and ecological constraints, and contribute to meeting local housing needs, including affordable housing, consistent with the Local Plan’s rural strategy.

Figure 5.13: Concept Plan for Old Tennis Courts. This diagram is illustrative. It supports the site allocation policy text, illustrating how site requirements could be achieved

Policy 5.12: Old Tennis Courts

Development Requirements and Design Principles

Land Use and Infrastructure

Development proposals will deliver:

1. Residential development of around 20 homes, including a mix of dwelling types and sizes in line with the Local Housing Needs Assessment.
2. 40% affordable housing on-site, subject to the provisions of and with tenure split as set out in Policy 6.14.

Infrastructure

3. Financial contributions towards early years, primary, secondary and Special Educational Needs and Disabilities (SEND) provision where required to accommodate growth arising from the development.
4. Provide improvements to walking and cycling connections to Chew Magna Primary School.
5. Be supported by the submission of a Green Infrastructure Plan demonstrating how the proposal will:
6. Deliver open space in accordance with the standards set out in Appendix 2 of the Local Plan.
7. Retain, enhance, create and restore wildlife rich habitats, having regard to the priorities of the West of England Local Nature Recovery Strategy.

8. Integrate Green Infrastructure provision with other relevant policy requirements, including the delivery of Biodiversity Net Gain; and
9. Set out a stewardship strategy for all Green Infrastructure, detailing how it will be managed, maintained, funded and monitored in perpetuity, and how local communities will be engaged in its ongoing management and use.
10. Deliver a comprehensive, nature-based sustainable drainage strategy (SuDS) that manages surface water on site, integrates with green and blue infrastructure, and includes appropriate construction-phase soil and sediment controls.

Access and Movement

Development proposals will:

11. Provide safe and appropriate vehicular access from Winford Road, with secondary access arrangements from Dark Lane where required.
12. Provide financial contributions towards sustainable transport measures within the Chew Valley area, where required.

Climate and Nature

Development proposals will:

13. Deliver a minimum 20% biodiversity net gain, secured either on-site or through appropriately located off-site measures. Proposals must demonstrate that the mitigation hierarchy, as set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015, has been applied.
14. Provide a minimum of one nest or roost feature per residential unit, through integrated bird and bat boxes and/or standalone features within the public realm. Development should incorporate measures to maintain dark corridors and protect bat movement routes.
15. Retain, restore and enhance existing boundary vegetation and hedgerows, with provision of habitat buffers unless it can be clearly demonstrated that a reduced buffer would adequately protect the feature.
16. Provide measures to protect the water quality and ecological function of the Winford Brook throughout the construction and operation of the development.
17. Respond to the site's location within the SAC Bat consultation zones (Greater Horseshoe Bat B; Lesser Horseshoe Bat B) including retention, protection and/or provision of key commuting and foraging habitats for SAC bat populations.

Design Quality and Placemaking Principles

Development proposals will:

18. Optimise density across the site whilst ensuring that the scale, form and character of development respond positively to the site's context, including

nearby heritage assets, landscape character, conservation area and the form of the existing settlement.

Chew Stoke

5.109 Chew Stoke is a rural village located within the Chew Valley, characterised by its attractive landscape setting, strong community identity, and proximity to Chew Valley Lake. The village benefits from a range of local services and facilities, including primary and secondary education, healthcare provision, and community amenities, giving it an important role in supporting local living within the wider valley. Chew Stoke is located within and is 'washed over' by the Green Belt.

5.110 The village forms part of the Chew Valley Neighbourhood Plan area, which provides a locally-led framework for managing growth and change, whilst conserving the distinctive character, landscape setting, and environmental qualities of the area.

5.111 The Local Plan supports carefully planned growth in Chew Stoke to help meet housing needs, including affordable housing, whilst supporting local services, community facilities, and wider infrastructure improvements. Development provides an opportunity to deliver wider benefits for both existing and future residents, including enhancements to recreational facilities, Public Open Space, and green infrastructure. Growth will be expected to respect village character and landscape setting, whilst contributing positively to the long-term sustainability of the community.

Hedgehogs

Context

5.112 The site is located on the northern edge of Chew Stoke, between Chew Lane and Pagans Hill, and is closely related to the existing settlement. It is within walking distance of local facilities, including the primary school, secondary school, medical practice, bus stops, and community facilities.

5.113 The site comprises agricultural land and the existing cricket club. It occupies a prominent position on the edge of the village, but benefits from strong connections to the existing built form and adjoining community facilities. Existing trees, hedgerows and landscape features, provide opportunities to

integrate development into the landscape and establish a strong green infrastructure framework. The site lies within the Green Belt. Exceptional circumstances exist that justify removing the site from the Green Belt, as set out in the supporting evidence.

5.114 The site could accommodate approximately 100 homes, including affordable housing, helping to meet housing needs within the Chew Valley. The scale of development provides opportunities to deliver wider benefits for both existing and future residents, including public open space, green infrastructure, biodiversity enhancement, and improvements to community and recreational facilities. The release of the site contributes towards the delivery of the rural strategic objectives through housing delivery, investment in community and recreational infrastructure and improvements to green infrastructure and public open space.

5.115 Development should be landscape-led and respond positively to the character and topography of Chew Stoke, maintaining a strong settlement edge, safeguarding and enhancing the role of the cricket club within village life, and delivering a well-connected extension to the village that provides wider community, recreational and environmental benefits.

Figure 5.14: Concept Plan for Hedgehogs. This diagram is illustrative. It supports the site allocation policy text, illustrating how site requirements could be achieved

Policy 5.13: Hedgehogs

Land Use and Infrastructure

Development proposals will deliver:

1. Residential development of around 100 homes, including a mix of dwelling types and sizes in line with requirements in the Local Housing Needs Assessment.
2. Deliver 40% affordable housing on-site, in accordance with the provisions and tenure split specified in Policy 6.14.
3. Financial contributions towards early years, primary, secondary and Special Educational Needs and Disabilities (SEND) provision where required to accommodate growth arising from the development.
4. Public open space, green infrastructure and children's play provision appropriate to the scale of development.
5. Improvements to community and recreational infrastructure serving both existing and future residents, including measures that safeguard and enhance the role of the cricket club.
6. A comprehensive, nature-based sustainable drainage strategy (SuDS) that manages surface water through natural processes, integrates with the site's green and blue infrastructure network, and includes robust measures for the management of soils during construction to prevent sediment runoff and maintain water quality.
7. Adequate utilities infrastructure to support the scale and phasing of development through engagement with relevant service providers.

Access and Movement

Development proposals will:

8. Provide safe and suitable vehicular access from Chew Lane.
9. Deliver pedestrian and cycle connections to village facilities, schools, healthcare facilities, bus stops and surrounding public rights of way.
10. Improve permeability within the village and connections to the wider green infrastructure network.
11. Provide financial contributions towards sustainable transport measures where required.

Climate and Nature

Development proposals will:

12. Deliver a minimum 20% biodiversity net gain, secured either on-site or through appropriately located off-site measures. Proposals must demonstrate that the mitigation hierarchy, as set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015, has been applied.
13. Provide a minimum of one nest or roost site per residential unit, in the form of integrated bird and bat boxes within new buildings and/or as standalone features within the public realm.

14. Retain, restore and enhance existing trees, hedgerows and boundary vegetation, with habitat buffers provided where necessary to protect ecological features.
15. Protect and strengthen ecological connectivity within the site and to the wider green infrastructure network.
16. Deliver a landscape framework that reinforces local character and contributes towards nature recovery.
17. Respond to the site's location within the SAC Bat consultation zones (Greater Horseshoe Bat C; Lesser Horseshoe Bat A) including avoiding direct or indirect loss of and/or harm to juvenile foraging habitats and the retention, protection and/or provision of key commuting and foraging habitats for wider SAC bat populations, with focus on lighting issues.

Design Quality and Placemaking Principles

Development proposals will:

18. Deliver a comprehensively planned extension to Chew Stoke that integrates successfully with the existing settlement.
19. Optimise density across the site whilst ensuring that the scale, form and character of development respond positively to village character, landscape setting and the existing settlement pattern.
20. Create a strong and defensible settlement edge informed by landscape character and existing green infrastructure features.
21. Create a network of green spaces and pedestrian connections linking the development with schools, community facilities and the wider village.
22. Retain and incorporate existing landscape features as defining components of the development.
23. Deliver a high-quality residential environment with strong green infrastructure, attractive public spaces and clear connections to the existing village and surrounding countryside.

Bishop Sutton

5.116 Bishop Sutton is a relatively sustainable village within the Chew Valley, providing a range of local services and facilities, including a primary school, local shop, and community amenities. The village performs an important role within the wider rural area and benefits from a strong sense of identity, active community involvement, and a distinctive landscape setting.

5.117 The village is covered by the adopted Stowey Sutton Neighbourhood Plan, which provides a clear locally-led vision for managing growth and change. The Neighbourhood Plan seeks to ensure that Bishop Sutton and Stowey continue to thrive as vibrant and distinctive villages, whilst retaining their individual character and supporting a high quality of life for existing and future residents.

5.118 The Local Plan supports a planned and phased approach to housing and employment growth in Bishop Sutton, reflecting its role within the Chew Valley and the opportunity to deliver wider community, infrastructure, and employment benefits. Growth will be expected to come forward in a comprehensive manner that respects village character, landscape setting, and environmental constraints, whilst ensuring that development is supported by the necessary infrastructure and services to meet the needs of the community. Development should support opportunities to improve walking and cycling connectivity within the Chew Valley, including links to existing recreational routes, and longer-term aspirations for a circular route around Chew Valley Lake.

West Bishop Sutton

Context

5.119 The site is located on the western edge of Bishop Sutton, adjoining the existing settlement and Westway Farm Business Park. It occupies a series of fields between the village and the woodland associated with Chew Valley Lake, and forms part of a wider area with the potential to accommodate growth in a coordinated and well-planned manner. The site is within walking distance of local facilities, including the primary school, village services, recreational facilities, and public transport connections.

5.120 The allocation provides for around 280 homes, including affordable housing, together with a new access from the A368. The adjacent Westway Farm extension will deliver around 3,000 sqm of employment floorspace, contributing towards employment growth and economic resilience within B&NES.

5.121 Development should come forward as a comprehensively planned and phased extension to Bishop Sutton. An initial phase of around 90 homes should be delivered within the western part of the allocation, associated with the new access from the A368. Whilst the initial phase includes a relatively small area of Best and Most Versatile agricultural land at the edge of the wider allocation, the proposed phasing reflects the need to secure the principal access, movement network and green infrastructure framework required to support the coordinated development of the allocation as a whole. The timing and sequence of subsequent development should be informed by the delivery of suitable access, primary education capacity, supporting infrastructure, green infrastructure and connections to the existing village. A comprehensive masterplan and phasing strategy should ensure that the initial phase does not prejudice the coordinated delivery of the wider allocation.

5.122 The allocation will help meet local housing needs, including affordable housing, whilst supporting Bishop Sutton's role as one of the more sustainable villages within the rural area. The new access and movement network will establish a framework for the coordinated planning of the western edge of the village, alongside investment in community infrastructure, public open space, green infrastructure and active travel connections.

5.123 The site lies within a sensitive landscape setting, close to Chew Valley Lake and the Mendip Hills National Landscape. Existing trees, hedgerows, woodland, and water features, make an important contribution to local character, biodiversity, and the setting of the village. Development should therefore be landscape-led, incorporating substantial green infrastructure, woodland creation, Public Open Space, and ecological mitigation. Particular regard should be given to protecting the setting of Chew Valley Lake, integrating the existing cottages within the development, creating strong green

links between the A368 and Stitchings Shord Lane, and establishing a well-defined settlement edge.

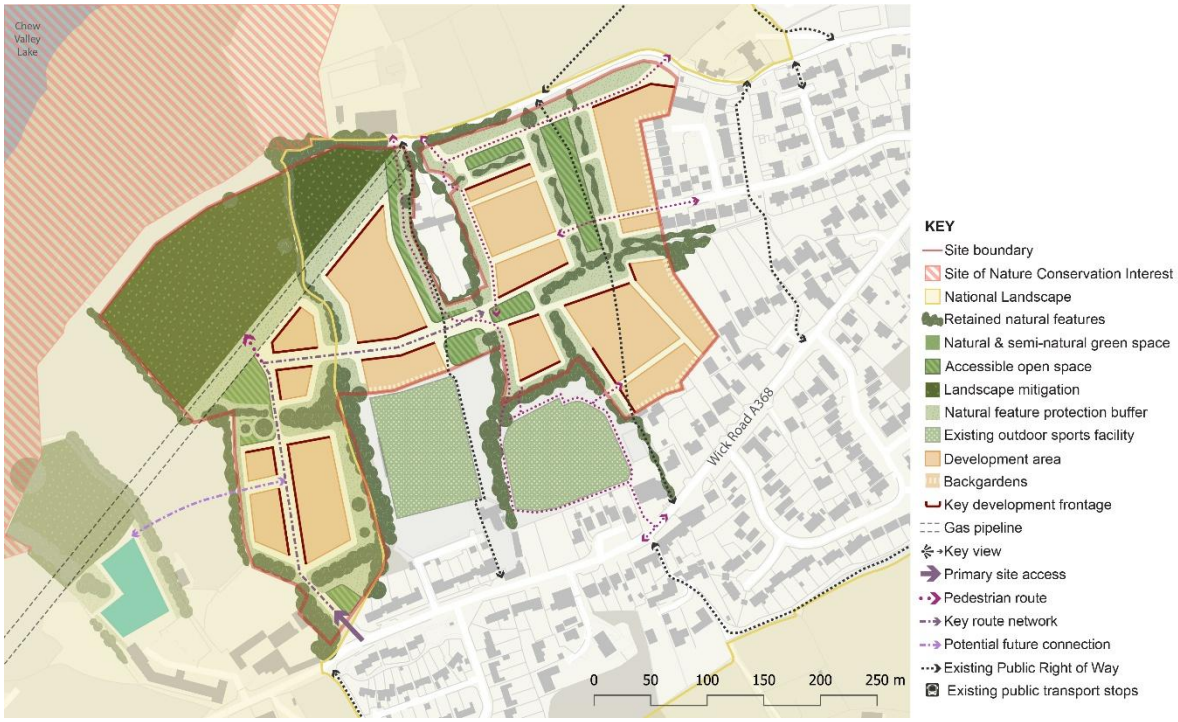

Figure 5.15: Concept Plan for West Bishop Sutton. This diagram is illustrative. It supports the site allocation policy text, illustrating how site requirements could be achieved

Policy 5.14: West Bishop Sutton

Land Use and Infrastructure

Development proposals will deliver:

1. Residential development of around 280 homes, including a mix of dwelling types and sizes in line with requirements in the Local Housing Needs Assessment.
2. Deliver 40% affordable housing on-site, in accordance with the provisions and tenure split specified in Policy 6.14.
3. Financial contributions towards early years, primary, secondary and Special Educational Needs and Disabilities (SEND) provision where required to accommodate growth arising from the development.
4. Public open space, green infrastructure and children's play provision appropriate to the scale of development.
5. A comprehensive, nature-based sustainable drainage strategy (SuDS) that manages surface water through natural processes and integrates with the site's green and blue infrastructure network.
6. Adequate utilities infrastructure to support the scale and phasing of development through engagement with relevant service providers.

Access and Movement

Development proposals will:

7. Provide a new vehicular access from the A368.
8. Deliver a movement network that integrates successfully with the existing village and does not prejudice future opportunities to improve connectivity and access within the western part of Bishop Sutton.
9. Provide pedestrian and cycle connections to the village centre, primary school, recreational facilities, public transport services, Westway Farm Business Park and surrounding public rights of way.
10. Support improved active travel connections to local facilities, the wider Chew Valley, including links to existing recreational routes and longer-term aspirations for a circular route around the lake.
11. Deliver green links through the site between the A368 and Stitchings Shord Lane.
12. Provide financial contributions towards sustainable transport measures where required.

Climate and Nature

Development proposals will:

13. Deliver a minimum 20% biodiversity net gain, secured either on-site or through appropriately located off-site measures. Proposals must demonstrate that the mitigation hierarchy, as set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015, has been applied.

14. Provide a minimum of one nest or roost site per residential unit, in the form of integrated bird and bat boxes within new buildings and/or as standalone features within the public realm.
15. Retain, restore and enhance existing trees, hedgerows, woodland and water features.
16. Deliver substantial woodland creation, habitat enhancement and ecological mitigation areas as part of the site's landscape framework, including measures to protect the ecological interest of Chew Valley Lake and surrounding habitats.
17. Protect water quality through measures that prevent sediment, pollutants and surface water runoff entering connected watercourses.
18. Protect and strengthen ecological connectivity within the site and to the wider green infrastructure network.
19. Respond to the site's location within the SAC Bat consultation zones (Lesser Horseshoe Bat B; Bechstein's Bat C) including retention, protection and/or provision of key commuting and foraging habitats for SAC bat populations.

Design Quality and Placemaking Principles

Development proposals will:

20. Deliver a comprehensively planned and phased extension to Bishop Sutton that integrates successfully with the existing settlement.
21. Optimise density across the site whilst ensuring that the scale, form and character of development respond positively to village character, landscape setting and the existing settlement pattern.
22. Respect the site's relationship with Chew Valley Lake and the Mendip Hills National Landscape through a landscape-led approach to masterplanning.
23. Integrate the existing cottages within the development through a layout that respects their setting and creates a connected and legible neighbourhood.
24. Create a strong and defensible settlement edge informed by landscape character, woodland creation and green infrastructure.
25. Deliver a high-quality residential environment with strong green infrastructure, attractive public spaces and clear connections to the village, employment areas and surrounding countryside.

Westway Farm extension

Figure 5.16: Concept Plan for Westway Farm extension. This diagram is illustrative. It supports the site allocation policy text, illustrating how site requirements could be achieved

Policy 5.15: Westway Farm extension

Land Use and Infrastructure

Development proposals will deliver:

1. An extension to Westway Farm Business Park for employment uses compatible with the existing business park and surrounding rural location.
2. Around 3,000 sqm of employment floorspace within Use Class E(g), supporting the growth of existing businesses and providing opportunities for new rural enterprises.
3. Appropriate landscaping, boundary treatments and green infrastructure that integrate development with the surrounding landscape and contribute positively to the setting of Bishop Sutton.
4. A comprehensive, nature-based sustainable drainage strategy (SuDS) integrated with the site's green and blue infrastructure network.
5. Adequate utilities infrastructure to support the scale and operation of development through engagement with relevant service providers.

Access and Movement

Development proposals will:

6. Utilise and enhance the existing access arrangements serving Westway Farm Business Park.
7. Provide safe vehicular, pedestrian and cycle connections to the surrounding highway network, Bishop Sutton village and adjacent development.
8. Support opportunities to improve active travel connections between employment areas, residential neighbourhoods and local facilities.
9. Provide appropriate parking, servicing and access arrangements commensurate with the proposed use.

Climate and Nature

Development proposals will:

10. Deliver a minimum 20% biodiversity net gain, secured either on-site or through appropriately located off-site measures. Proposals must demonstrate that the mitigation hierarchy, as set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015, has been applied
11. Retain, restore and enhance existing trees, hedgerows and landscape features wherever practicable.
12. Protect ecological connectivity and support habitat enhancement across the site.
13. Protect water quality through measures that prevent sediment, pollutants and surface water runoff entering connected watercourses.
14. Incorporate measures to minimise light spill and avoid adverse impacts on surrounding habitats.
15. Respond to the site's location within the SAC Bat consultation zones (Lesser Horseshoe Bat B; Bechstein's Bat C) including retention, protection

and/or provision of key commuting and foraging habitats for SAC bat populations.

Design Quality

Development proposals will:

16. Deliver high-quality employment development that complements the character and appearance of the existing business park.
17. Ensure the scale, siting and design of buildings respond positively to the rural setting and surrounding landscape.
18. Incorporate landscaping and green infrastructure as integral components of the development.
19. Deliver an attractive, functional and adaptable employment environment capable of meeting changing business needs over the plan period