

**Bath and North East Somerset Council**  
**Local Plan 2025 – 2043**

**Options Consultation**  
**October 2025**

**Topic Paper: Rural Areas**

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# 1 Introduction

- 1.1 This Topic Paper summarises the process by which the location of relatively sustainable villages that are identified in the Local Plan Options document have been derived. As such it seeks to ensure there is a clear audit trail by outlining in one place the broad sieving process that has been undertaken.
- 1.2 Whilst the topic paper does not form part of the Local Plan, it provides an important narrative that supports the policy position, and therefore needs to be read in conjunction with the policy options contained in the plan.
- 1.3 This Topic Paper has been updated to reflect the reset of the Local Plan, which responds to increased housing targets (now around 1,500 homes per year) and significant changes in national policy. The approach to rural growth is now considered to be more flexible and evidence-led, enabling more growth in sustainable villages where it can bring wider benefits—such as affordable housing, local employment, or infrastructure improvements—whilst helping the council to meet its overall development needs and support thriving rural communities.

## 2 Launch Document Consultation and Spring 2024 Options Document Consultation

- 2.1 Feedback and responses to the Launch Document consultation on rural areas are set out in the Local Plan 2022–2042 Launch Consultation – Findings Report and the Rural Areas Topic Paper for the 2024 options consultation.
- 2.2 In the spring 2024 options document, we set out options for the vision, strategy and site selection for rural areas. The comments received will not be responded to at this stage and continue to be carefully considered by the council in progressing towards the Draft Local Plan.
- 2.3 The Options Consultation for the Local Plan invited feedback on the vision, strategy and site options for rural areas. Respondents were generally supportive of the Local Plan’s priorities and objectives for rural communities but raised a range of issues and suggestions to ensure that future growth is sustainable, locally sensitive, and delivers wider benefits. The following summary sets out the main themes and concerns raised, which are being carefully considered as the Council progresses towards the Draft Local Plan.
- 2.4 The Local Plan Options 2024 – Representation Summary Report summarises the responses to the policy options set out in the spring 2024 options consultation. The following key themes and issues were raised in relation to rural areas:

## Vision, Strategy and Options

- **Strategic Land Use and Development:** 82% of respondents supported a strategic approach to land use in rural areas, emphasising the need to consider the unique characteristics of each village. There was strong support for prioritising brownfield sites, protecting the Green Belt, and avoiding disproportionate development, with a clear emphasis on sustainability and local character.
- **Community-led Planning and Local Involvement:** 61% highlighted the importance of community involvement in planning decisions, with a preference for development that meets the specific needs of rural communities and maintains their unique identity.
- **Infrastructure and Public Services Capacity:** 47% raised concerns about the capacity of transport and public services to accommodate additional growth, calling for enhancements to infrastructure and accessibility to support sustainable development.
- **Housing Needs and Affordability:** 47% called for more affordable and diverse housing options in rural areas, to serve different demographic groups and maintain local character.
- **Transport Infrastructure and Accessibility:** 33% pointed to the need for improved transport infrastructure, including greener options and measures to reduce car dependency.
- **Sustainable Development and Environmental Protection:** 30% advocated for environmentally sustainable development that protects natural resources and promotes biodiversity alongside accommodating growth.
- **Economic and Social Sustainability:** 21% addressed the need for development that not only provides housing but also supports local employment and social infrastructure for cohesive rural communities.
- **Infrastructure and Services Upgrading:** 11% underlined the urgency of upgrading and expanding essential services and infrastructure, including healthcare, education, and utilities, to meet current and future needs.

## Village Site Options

- **Planning and Development Process:** 66% called for more comprehensive, evidence-based approaches to site selection, considering a broader range of factors affecting the sustainability and viability of village development.
- **Sustainability and Environmental Impact:** 62% emphasised the need to balance development with environmental conservation, including biodiversity, green spaces, and managing risks such as flooding and air quality.
- **Infrastructure and Amenities:** 56% said that new development must be matched by improved infrastructure (transport, healthcare, education) to avoid overburdening existing facilities and support community well-being.
- **Transport and Connectivity:** 50% were concerned about the impact of new development on traffic and transport, calling for better public transport and sustainable travel options.
- **Housing Affordability and Diversity:** 36% highlighted the lack of affordable and diverse housing, especially for younger and older residents.
- **Impact on Rural Character and Heritage:** 14% were worried about the effect of development on the distinctive character and historical heritage of rural villages, advocating for sensitive design.
- **Regional Growth Strategy Misalignment:** 10% questioned whether village development aligns with wider regional growth and sustainability objectives.
- **Community-led vs Top-down Development:** 4% expressed a preference for community-led, tailored development over generic, imposed strategies.
- **In summary:** Feedback on rural areas strongly supports a locally sensitive, sustainable approach to growth—one that balances new housing and economic opportunities with the protection of rural character, environment, and the capacity of local infrastructure. There is a clear preference for community involvement and evidence-based planning, with a focus on ensuring that development brings wider benefits to rural communities.

### **3 Local Plan Spatial Priorities and Spatial Strategy Principles**

- 3.1 As set out in the 2025 Local Plan Options Document, it is essential that options for development—including the sites that may be allocated in the Draft Local Plan—work towards achieving the spatial priorities of the Local Plan. These spatial priorities have been refreshed to reflect the Council's response to increased housing targets, significant changes in national policy, and the need for a more flexible, evidence-led approach to rural growth.
- 3.2 The spatial priorities for the Local Plan are to:
- Plan for development that responds to local needs, creating attractive, healthy and sustainable places in line with the Council's Corporate Strategy.
  - Create a fairer, more prosperous and sustainable economy.
  - Maximise the delivery of affordable housing.
- 3.3 In delivering these priorities, the Local Plan seeks to:
- a) Enable Bath and North East Somerset to become carbon neutral by 2030 and deliver a climate resilient district.
  - b) Protect and enhance nature, facilitating nature recovery.
  - c) Improve health and well-being outcomes for all, including through planning health-promoting and inclusive places and providing for cultural enrichment.
  - d) Reduce the need to travel unsustainably and enable improved connectivity for all through sustainable modes of transport and locally available services and facilities.
  - e) Respect, conserve and enhance heritage assets and their landscape settings, in particular the World Heritage Site of Bath and National Landscapes.
  - f) Align the timely provision of transport, health, education, social, cultural and green infrastructure with development.

## Why are we revisiting the rural areas approach?

- 3.4 The approach to rural areas is being revised in response to several key factors:
- **Increased housing targets:** The government's standard method now requires the Council to plan for around 1,500 homes per year, more than double previous targets. This necessitates a fresh look at how rural areas can contribute to meeting overall housing needs.
  - **National policy changes:** Updates to the National Planning Policy Framework (NPPF) and other government guidance require a more flexible, evidence-based approach to growth, including in rural locations.
  - **Delivering wider benefits:** There is a renewed focus on enabling more growth in sustainable rural villages where it can bring wider benefits—such as affordable housing, local employment, infrastructure improvements, and support for thriving rural communities—while protecting local character and the environment.
  - **Responding to feedback and evidence:** Consultation feedback highlights the need to balance growth with sustainability, infrastructure capacity, and community aspirations.

## Spatial Strategy Principles

- 3.5 Chapter 4 of the Options Document notes that while spatial priorities set the overall direction, they are not always locationally specific. To guide decisions about where development should take place, a set of spatial strategy/site assessment principles has been established. These principles have been updated since those that were used to inform the 2024 options document. They link back to the spatial priorities and address the main constraints and opportunities relevant to site selection in rural areas:
- 3.6 These principles ensure that the selection of rural sites for growth is robust, transparent, and aligned with the Council's wider objectives for sustainable development. Potential sites (HELAA sites) have been assessed against the spatial strategy principles outlined above in determining which will be identified as options for consultation. This ensures an objective, evidence-led approach, as required for soundness, and takes account of both technical evidence and local community/parish input. Further detail on the assessment methodology and criteria is provided in Section 5.

*Table 1: Spatial Strategy principles and links to the Spatial Strategy priorities*

| <b>Spatial Strategy/Site Assessment Principle</b>            | <b>Local Plan Spatial Priority</b>                                                       |
|--------------------------------------------------------------|------------------------------------------------------------------------------------------|
| Climate change and nature                                    | a) Carbon neutral by 2030; b) Nature recovery; e) Landscape setting                      |
| Sustainable transport connectivity                           | d) Reduce need to travel unsustainably and improved connectivity                         |
| Flood risk                                                   | a) Climate resilience; c) Health & well-being                                            |
| Local food production/agricultural land                      | a) Carbon neutral by 2030; c) Health and well-being                                      |
| Biodiversity and nature recovery                             | b) Nature recovery                                                                       |
| Landscape character impact (including designated landscapes) | e) Landscape setting                                                                     |
| Historic environment                                         | e) Heritage assets and landscape settings                                                |
| Green Belt                                                   | e) Landscape settings; f) Green infrastructure                                           |
| Infrastructure provision                                     | f) Timely provision of infrastructure                                                    |
| Ground conditions                                            | f) Timely provision of infrastructure (indirect); c) Health & well-being (indirect)      |
| Existing land use                                            | e) Landscape settings; f) Green infrastructure; c) Health & well-being                   |
| Air Quality                                                  | c) Health & well-being; d) Reduce need to travel unsustainably and improved connectivity |
| Local character and community identity                       | e) Landscape settings; c) Health & well-being; f) Green infrastructure                   |

## **4 Place Profiles**

- 4.1 The strategy for rural, Local Plan-led growth is based on a robust assessment of each village's sustainability, drawing on updated evidence and national policy. This assessment considers connectivity through sustainable modes of transport (public transport, walking, cycling and wheeling), the availability of essential services and facilities, and the potential for growth to deliver wider community benefits.
- 4.2 Place profiles have been prepared for our villages and parishes. These profiles incorporate an analysis of past growth since the start of the Core Strategy plan period, demographics, connectivity, facilities audit, and other key issues. The profiles are regularly updated to reflect new evidence, changes in infrastructure, and feedback from local communities.

### **Definition of a rural settlement**

- 4.3 The Office for National Statistics (ONS) and Defra define all settlements with a resident population of less than 10,000 as rural. These are further subdivided into rural town and fringe areas, villages, and hamlets/isolated dwellings. In Bath and North East Somerset, all settlements outside Bath, Keynsham, Midsomer Norton, Radstock and Westfield are classified as 'rural' under this definition.

### **Methodology for identifying relatively sustainable villages in Bath and North East Somerset**

- 4.4 The following outlines the factors taken into consideration for identifying relatively sustainable villages:

#### **Demographic Analysis:**

- Census data and population trends for each village.
- Review of planning applications and housing completions.
- Local Housing Needs Assessments, where available.

#### **Services and Facilities Audit:**

- Facilities Audit (2023), building on previous versions and incorporating feedback from Parish and Town Councils.
- Assessment of essential services (e.g. primary schools, healthcare, convenience shops) and desirable amenities (e.g. pre-school provision, library, places of worship).
- Weighted scoring system to evaluate the range and quality of amenities.

*Table 2: List of Key and Desirable Facilities used within the assessment*

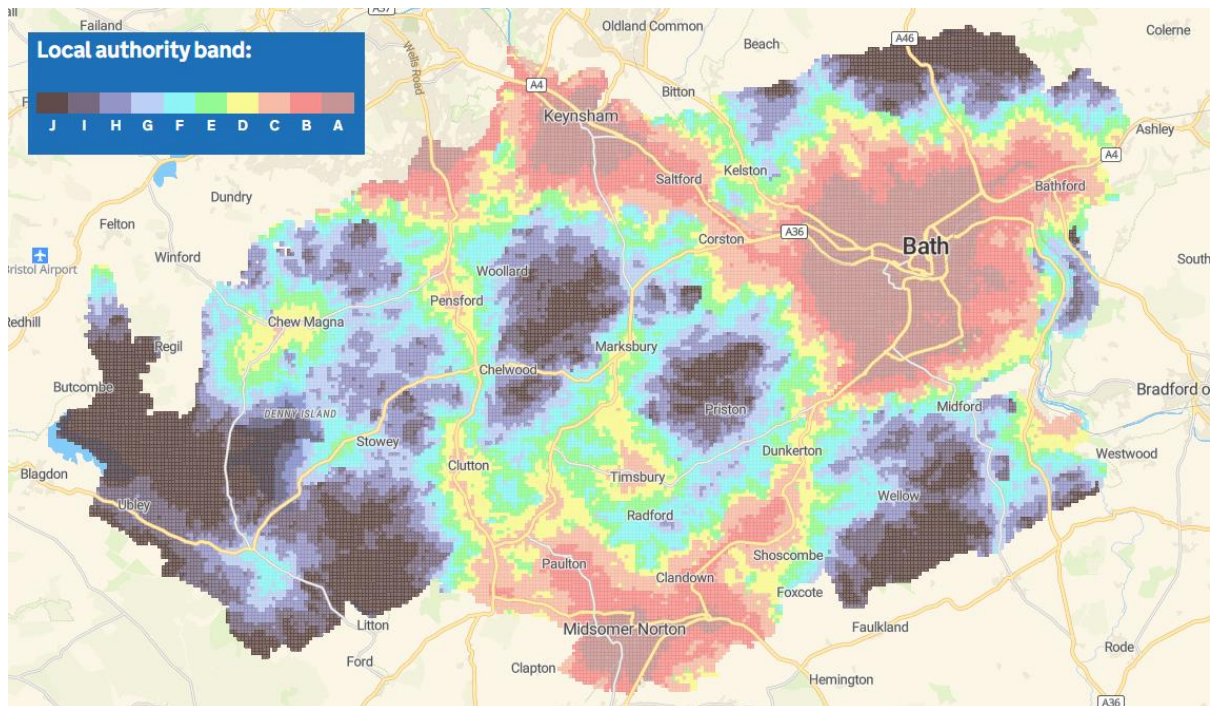
| Key Facilities                                                                                                                                                                                                             | Desirable Facilities                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Convenience Shop</li> <li>• Post Office</li> <li>• Primary school</li> <li>• GP practice</li> <li>• Pharmacy</li> <li>• Public houses</li> <li>• Community centre/hall</li> </ul> | <ul style="list-style-type: none"> <li>• Farm shop</li> <li>• Garage with shop</li> <li>• Off-Licence</li> <li>• Butcher</li> <li>• Bakery</li> <li>• Hairdresser/barber</li> <li>• Pre-school provision</li> <li>• Dentist</li> <li>• Library</li> <li>• Places of worship</li> </ul> |

- Full details of the demographic analysis and facilities audit are set out in the [Rural Areas Topic Paper](#) that supported the 2024 Options Consultation.

### **Transport Connectivity Assessment:**

- The initial identification of sustainable villages was based on the Transport Accessibility Framework (TAF), using data from April 2022. The TAF provided a locally consistent grading of transport connectivity and was used to inform which villages were considered suitable for growth at that time.
- Since then, the [Department for Transport \(DfT\) National Connectivity Tool](#) has become available, offering a nationally consistent grading (A–J) for sustainable transport connectivity. Further information on the DfT Connectivity Tool is set out in the Transport Topic Paper. For the current stage of site selection within those villages, the DfT tool has mainly been used to assess and compare individual site options, ensuring that proposed development is focused on the most accessible and sustainable locations.
- In summary, the TAF underpins the original village selection, while the DfT tool is now primarily used to inform the assessment of site options within those villages.
- Analysis of current public transport services, walking and cycling infrastructure, and future connectivity plans. Further details on this are provided in the [Rural Areas Topic Paper](#) that supported the 2024 Options Consultation.
- Consideration of recent changes to bus services.

Figure 1: [Department for Transport \(DfT\) National Connectivity Tool](#) outputs for Bath & North East Somerset.



## Housing Need and Other Considerations:

- Homesearch data to understand housing demand and supply dynamics.
- Parish-led Local Housing Needs Assessments, where available. Evaluation of constraints such as Green Belt, National Landscapes (formerly AONB), Air Quality Management Areas (AQMA), and other development limitations.

- 4.5 The Technical Note appended to the previous Rural Areas Topic Paper provides further detail on the assessment of the 21 most sustainable villages, including analysis of public transport services (November 2023) and future connectivity plans. The Local Plan now uses the Department for Transport's (DfT) national Connectivity Tool, which assigns each location a grade from A (highest) to J (lowest) for sustainable transport connectivity. This grading is used alongside the West of England TAF to inform the assessment of village sustainability and the selection of site options for growth.
- 4.6 Some key rural public transport services, particularly buses, are currently WECA grant funded, and it is vital that this funding remains in place to support existing rural communities, as well as potential additional development. However, the future of this funding is uncertain and subject to periodic review, which should be considered when considering options for allocation in the Draft Local Plan.
- 4.7 Housing need, infrastructure capacity, and environmental constraints are also considered in the site selection process, ensuring that growth is proportionate, sustainable, and delivers wider benefits.

### **List of relatively sustainable villages**

- 4.8 Table 3 outlines the villages identified through the Rural Place Assessments as the more sustainable villages for potential development under Pathway 2, Local Plan-led growth. Options for a more strategic scale of development at the villages of Saltford, Whitchurch, Farrington Gurney, Paulton and Peasedown St John are addressed in the relevant Place Based sections of the Options document.
- 4.9 For the 14 most sustainable villages (excluding those listed above) the 2024 Options document set out that Local Plan-led growth would be proportionate to the size of the village/community. Such proportionate growth should be modest and would be delivered through the allocation of sites for development (working with local community representatives). An indicative growth of 5% over the 20-year plan period is illustrated in the table below.
- 4.10 However, because of changes to national policy and the Government's proposed revised housing figure, aimed at tackling the country's acute housing crisis and stimulating economic growth, the council reset the local plan in February 2025. This reset discussed the increased housing pressures across the district, including in rural areas. While proportionality remains a guiding principle, there is now a need to consider whether some comparatively sustainable rural locations may be suitable for larger-scale development

- 4.11 These challenges underline the necessity for a more adaptable and nuanced approach to rural development, which not only empowers local communities but also ensures that development is commensurate with the distinct needs and characteristics of our rural villages and settlements. In addition, this approach ensures that rural development contributes to meeting district-wide housing and infrastructure needs, supporting the council's broader objectives for sustainable growth across Bath and North East Somerset.
- 4.12 It is with these considerations in mind that the Rural Strategy introduces the two complementary pathways to address these issues while fostering sustainable growth and development. Larger developments, where appropriate, can help unlock wider benefits such as employment land, improved services and facilities, and enhanced infrastructure—benefits that smaller-scale growth may not be able to deliver.
- 4.13 We have met with parishes that have engaged with us, and as a result, we have identified site options within these areas to set out our thinking on the most appropriate locations and scales of potential growth. If taken forward this development would be on large sites that would then be allocated for development in the Draft Local Plan and would be additional to any small windfall sites (often sites for one or two dwellings) that might come forward within the Housing Development Boundary for each village during the plan period. In preparing the draft Local Plan we will also need to consider whether there are opportunities to phase development in the villages in the context of the need to maintain a five-year housing land supply across B&NES.
- 4.14 Opportunities outlined in the Housing and Economic Land Availability Assessment (HELAA) were considered as a starting point for potential locations. In addition, the February 2025 Call for Sites has provided further opportunities to assess land availability and suitability across the district. The identification of site options is based on an objective, evidence-led assessment of HELAA sites against the spatial strategy/site assessment principles outlined above, as well as input from local communities and parishes following site assessment training. Further detail on the assessment methodology and criteria is provided in Section 5.
- 4.15 As part of this process, parish councils were offered training on site assessment, and many have reviewed HELAA opportunities within their areas. Through this collaborative approach, at some villages previously identified for proportionate growth no site options are identified at this time due to either a lack of development opportunities or the high levels of harm that could result from local plan scale growth. We continue to work with these parishes and encourage them to pursue Pathway 1 (Community-Led Growth) as an alternative route to meet local needs. We will continue to work closely with community representatives as the plan progresses to ensure that any development aligns with their aspirations while preserving the distinct character and vitality of each rural area.

- 4.16 Under pathway 1 local communities can take the lead in shaping and advancing their growth initiatives. This approach offers a flexible framework, enabling residents to propose growth projects (likely to be smaller scale) that align with their local aspirations using a range of tools, including rural exception schemes, community land trusts, and Neighbourhood Planning.
- 4.17 Through the Options consultation we are also separately consulting on amended Housing Development Boundaries (HDBs) for rural settlements. This is explained further in a separate Topic Paper and includes an option for a revised methodology for defining HDBs, primarily to ensure they reflect changes on the ground and address known inconsistencies. While the main purpose is to provide clarity and alignment with current circumstances, the amended boundaries may also enable a limited amount of small scale 'windfall' growth in appropriate locations. This consultation runs alongside the site options process and complements the identification of relatively sustainable villages, helping to ensure that all forms of rural growth, whether plan-led or windfall, are managed in a coordinated and locally responsive way.

## 5 Site Selection Methodology

5.1 Following the identification of relatively sustainable villages, the selection of specific sites for potential allocation is guided by a transparent, evidence-led methodology. This approach ensures that any proposed development is both sustainable and capable of delivering wider community benefits, while also responding to local constraints and opportunities.

5.2 Sources of Sites:

- **Housing and Economic Land Availability Assessment (HELAA):** The HELAA provides the primary database of potential development sites, including those submitted by landowners, developers, and the public through the call for sites process.
- **Planning Applications:** Sites with recent or historic planning applications (approved, refused, or pending) are reviewed to understand local development interest and site history.
- **Parish and Town Council Submissions:** Local councils may propose sites or highlight local priorities through neighbourhood planning or direct engagement.
- **Other Evidence:** Additional sources include brownfield registers, council-owned land, and sites identified through technical studies or community engagement

5.3 Key elements of the site selection process include:

- **Community Engagement and Input:** The site selection process is informed by ongoing engagement with and input from parish councils, local communities, and stakeholders. This included parish councils' assessment of HELAA site opportunities which was informed by training as outlined in para 4.15 above. Feedback from consultation is used to refine the shortlist of sites and ensure that local aspirations and concerns are fully considered.
- **Sustainable Transport Connectivity:** Village locations were initially selected using the Transport Accessibility Framework (TAF, 2022). For site selection within those villages, the Department for Transport (DfT) National Connectivity Tool is now used to provide a nationally consistent grading of connectivity. Sites are prioritised where public transport, walking and cycling access is strongest, using the Department for Transport (DfT) National Connectivity Tool and the Transport Accessibility Framework (TAF). This ensures growth is focused on locations with the best sustainable transport options and reduces car dependency.
- **Climate Change and Nature:** Sites are screened for their contribution to carbon neutrality, nature recovery, and landscape protection, supporting the Council's climate and biodiversity objectives.

- **Flood Risk:** Sites in areas of high flood risk are avoided or require robust mitigation, supporting climate resilience and community well-being.
- **Historic Environment:** Sites are assessed for their impact on heritage assets and their landscape settings, ensuring development respects and enhances the historic environment.
- **Green Belt:** Sites are considered in relation to Green Belt policy and the provision of green infrastructure, aiming to protect valued landscapes and facilitate nature recovery.
- **Infrastructure Provision:** The ability of local infrastructure—including schools, healthcare, utilities, and digital connectivity—to accommodate additional growth is a fundamental consideration. Sites are only taken forward where there is a realistic prospect of delivering necessary infrastructure improvements.
- **Deliverability and Community Benefit:** Preference is given to sites that can potentially deliver early in the plan period, support affordable housing, and provide wider benefits such as new community facilities, green infrastructure, or local employment opportunities.

## Village Options

- 5.4 A summary of the village approach options is set out in the table below. Each village with an identified site option has been evaluated using the Department for Transport's Connectivity Tool, which integrates transport and land use data to produce a national measure of connectivity for any location in England and Wales. This tool assigns each location a grade from A to J, where A indicates the highest level of connectivity within Bath and North East Somerset, and J the lowest. The assessment is based on the current sustainable transport network and existing land uses such as schools and shops, and does not take into account planned or future improvements. The grading from A to F is not an overall ranking of site options and in deciding which sites are allocated in the Draft Local Plan other sustainability criteria and deliverability factors will also be considered.

*Table 3: List of List of relatively sustainable villages*

| Village    | 5% Growth                         | Opportunities                                                                                              | Constraints                                                                                                                                                                                                                                                                                                                                                                                        | Options                                                                                                                                                                                                                             |
|------------|-----------------------------------|------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bathampton | 40 dwellings over the Plan Period | High connectivity score<br>Broad range of services & facilities<br>Some primary school capacity identified | The village is surrounded by the Green Belt and lies within a National Landscape. Allocation of greenfield sites would require exceptional circumstances to justify Green Belt release. However, land that may qualify as Grey Belt under the revised NPPF could be considered for development, subject to further assessment. Within indicative extent of the setting of the World Heritage Sites | No options presented – Due to the constraints identified, no site options are proposed. However, opportunities for community-led growth (Pathway 1), including affordable housing through rural exception sites, could be explored. |

| Village    | 5% Growth                         | Opportunities                                                                                                 | Constraints                                                                                                                                                                                                                                                                                                                                                                                                                           | Options                                                                                                                                                                                                                                                                                                                                                  |
|------------|-----------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Batheaston | 63 dwellings over the Plan Period | High connectivity score<br>Broad range of services & facilities                                               | The village is surrounded by the Green Belt and lies within a National Landscape. Allocation of greenfield sites would require exceptional circumstances to justify Green Belt release. However, land that may qualify as Grey Belt under the revised NPPF could be considered for development, subject to further assessment. Within indicative extent of the setting of the World Heritage Sites<br>Limited primary school capacity | <b>No options presented</b> – While no suitable sites have been identified within Batheaston itself due to significant constraints, adjoining land within Bathford parish—functionally part of the wider Batheaston settlement—may offer opportunities for mixed-use or economic development. These will be considered under Bathford’s growth strategy. |
| Bathford   | 40 dwellings over the Plan Period | High connectivity score<br>Moderate range of services & facilities<br>Some primary school capacity identified | The village is surrounded by the Green Belt and lies within a National Landscape. Allocation of greenfield sites would require exceptional circumstances to justify Green Belt release. However, land that may qualify as Grey Belt under the revised NPPF could be considered for development, subject to further assessment. Within indicative extent of the setting of the World Heritage Site                                     | <b>Options presented</b> – Opportunities for development have been identified on the edge of the village, including land along Box Road that may be suitable for mixed-use or economic development. Smaller sites within Bathford are also being considered. Some of this land adjoins Batheaston and may contribute to meeting wider settlement needs.  |

| Village       | 5% Growth                         | Opportunities                                                                      | Constraints                                                                                                                                                                                                                                                                                                                                    | Options                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------|-----------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bishop Sutton | 33 dwellings over the Plan Period | Moderate range of services & facilities<br>Some primary school capacity identified | Low connectivity score<br>Village surrounded by the Mendip Hills National Landscape                                                                                                                                                                                                                                                            | <b>Options presented –</b><br>Working with the Parish and a local landowner, new land has been promoted to the west of the village, including an extension to Westway Business Park and new housing. If a longer-term view is taken, this could unlock access to constrained HELAA sites around Cappards Road and Stitching Shord Lane. A larger, potentially phased option is therefore being presented through this consultation, while noting constraints in terms of the Mendip Hills National Landscape, transport connectivity and agricultural land. |
| Chew Magna    | 28 dwellings over the Plan Period | Broad range of services & facilities                                               | Low connectivity score<br>The village is washed over by the Green Belt. Development is generally limited to infill and redevelopment of previously developed land. Under the revised NPPF, land that meets the definition of Grey Belt may offer limited opportunities for development, subject to assessment. Limited primary school capacity | <b>Options presented –</b><br>A site to the west of the village, comprising abandoned tennis courts off Dark Lane and located between the two infill boundaries, is being considered for development. The site may offer a suitable opportunity for proportionate growth, subject to further assessment of its landscape impact and planning context.                                                                                                                                                                                                       |

| Village    | 5% Growth                         | Opportunities                                                          | Constraints                                                                                                                                                                                                                                                                                                                                    | Options                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------|-----------------------------------|------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Chew Stoke | 21 dwellings over the Plan Period | Moderate range of services & facilities                                | Low connectivity score<br>The village is washed over by the Green Belt. Development is generally limited to infill and redevelopment of previously developed land. Under the revised NPPF, land that meets the definition of Grey Belt may offer limited opportunities for development, subject to assessment. Limited primary school capacity | <b>Options presented –</b><br>A site to the north of the village is being considered for development. Although the land is classified as Grade 1 agricultural, it is viewed as a more sustainable location due to its proximity to the primary/secondary school, doctor's surgery, and bus stops. Further assessment of the agricultural land quality will be required, but the potential loss is expected to be minimal.    |
| Clutton    | 35 dwellings over the Plan Period | Moderate connectivity score<br>Some primary school capacity identified | Limited range of services & facilities<br>The northern edge of the village is in the Green Belt                                                                                                                                                                                                                                                | <b>Options presented –</b><br>Land to the west of the A37 is being considered for development, reflecting Clutton's strategic location along this corridor and the direction of growth supported by the Neighbourhood Plan. Initial growth would be proportionate to the size of the village, with potential for further phases. This could support delivery of the permitted farm shop and wider development opportunities. |

| Village     | 5% Growth                         | Opportunities                                                                                                     | Constraints                                                                                                                                                                                                                                                                                                                                                                                                                | Options                                                                                                                                                                                                                                                                                                                                   |
|-------------|-----------------------------------|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Corston     | 11 dwellings over the Plan Period | Moderate connectivity score                                                                                       | Limited range of services & facilities<br>Within indicative extent of the setting of the World Heritage Sites<br>No primary school<br>The village is washed over by the Green Belt. Development is generally limited to infill and redevelopment of previously developed land. Under the revised NPPF, land that meets the definition of Grey Belt may offer limited opportunities for development, subject to assessment. | <b>No options presented</b><br>– Due to the constraints identified and the absence of a primary school, no site options are proposed. However, community-led opportunities (Pathway 1), including specialist or affordable housing, could be explored to meet local needs.                                                                |
| Farmborough | 28 dwellings over the Plan Period | Moderate connectivity score<br>Moderate range of services & facilities<br>Some primary school capacity identified | The village is inset from the Green Belt. Allocation of greenfield sites would typically require exceptional circumstances to justify Green Belt release. However, under the revised NPPF, land that meets the definition of Grey Belt could be considered as a first priority for release for development, subject to further assessment.                                                                                 | <b>Options presented –</b><br>Sites to the south of the village, accessed from Timsbury Road, are being considered for proportionate growth. A further phase of development may also be appropriate, subject to assessment, to support wider community needs and infrastructure.                                                          |
| Freshford   | 15 dwellings over the Plan Period | High connectivity score<br>Moderate range of services & facilities                                                | Limited primary school capacity<br>The village is washed over by the Green Belt. Development is generally limited to infill and redevelopment of previously developed land. Under the revised NPPF, land that meets the definition of Grey Belt may offer limited opportunities for development, subject to assessment. Village within the Cotswolds National Landscape                                                    | <b>No options presented</b><br>– Due to the constraints identified, including limited primary school capacity and location within the Cotswolds National Landscape, no site options are proposed. However, community-led opportunities (Pathway 1), including affordable or specialist housing, could be explored to support local needs. |

| Village                      | 5% Growth                         | Opportunities                                                                                                  | Constraints                                                                                                                                                                                                                                                                                                                                                   | Options                                                                                                                                                                                                                                                                                                                                |
|------------------------------|-----------------------------------|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| High Littleton and Hallatrow | 45 dwellings over the Plan Period | Moderate connectivity score<br>Moderate range of services & facilities                                         | The North West, North and North East edges of High Littleton village are surrounded by the Green Belt.<br>Limited primary school capacity                                                                                                                                                                                                                     | <b>Options presented –</b><br>Due to the high landscape sensitivity around High Littleton, only limited options have been identified. However, there is potential for smaller-scale growth in Hallatrow, which may offer a more appropriate location for proportionate development, subject to further assessment.                     |
| Pensford                     | 25 dwellings over the Plan Period | Moderate range of services & facilities                                                                        | Low connectivity score<br>The village is washed over by the Green Belt. Development is generally limited to infill and redevelopment of previously developed land. Under the revised NPPF, land that meets the definition of Grey Belt may offer limited opportunities for release for development, subject to assessment.<br>Limited primary school capacity | <b>No options presented –</b> Due to the constraints identified, no site options are proposed. However, opportunities for community-led growth (Pathway 1), including affordable housing through rural exception sites, could be explored.                                                                                             |
| Temple Cloud                 | 30 dwellings over the Plan Period | Moderate connectivity score<br>Broad range of services & facilities<br>Some primary school capacity identified | Air Quality Management Area                                                                                                                                                                                                                                                                                                                                   | <b>Options presented –</b><br>As a key location on the A37, the council considers growth beyond 5% could be appropriate. However, any development must carefully address constraints.                                                                                                                                                  |
| Timsbury                     | 59 dwellings over the Plan Period | Moderate connectivity score<br>Broad range of services & facilities<br>Some primary school capacity identified | The northern edge of the village is in the Green Belt                                                                                                                                                                                                                                                                                                         | <b>Options presented –</b><br>In addition to the existing Placemaking Plan allocation to the east of the village, new sites to the west and centre of Timsbury have been promoted. It is considered appropriate to test development in all three locations to assess the potential for a comprehensive growth strategy in the village. |

## 6 Next steps

- 6.1 A range of site options for rural growth have now been published for consultation, focused on the villages identified as relatively sustainable. These sites have been drawn from the Housing and Economic Land Availability Assessment (HELAA), planning applications, and other evidence sources. However, inclusion in the consultation does not mean that all sites will be taken forward for allocation.
- 6.2 The purpose of this consultation is to gather feedback from parish councils, local communities, and stakeholders on the suitability, benefits, and potential impacts of these sites. All comments and new evidence will be carefully considered alongside technical assessments and policy objectives before any final decisions are made regarding allocation for development.
- 6.3 The outcomes of this process, including the preferred sites and the reasons for their selection, will be set out in the Draft Local Plan, providing a further opportunity for comment before the Plan is submitted for examination