

Placemaking Plan Site Assessment Report

Parish Name:	West Harptree
Date that the Placemaking Plan site assessment were received:	February 2014
Date of the Stage 2 surveys:	Wednesday 2 nd July 2014

B&NES will assess and compare the suitability of sites proposed for allocation and designation for inclusion in the Placemaking Plan. It is essential that all site allocation decisions can be justified and that they are supported by a clear audit trail. To this end, the Placemaking Plan site assessment process has been designed to:

- Take account of national planning policy
- Be transparent so that any parish/Town Councils can clearly see the process that has been undertaken
- Ensure that development takes place in sustainable locations or contributes to making existing settlements more sustainable
- Enable very unsuitable sites to be filtered out early on in the appraisal process
- Provide a basis for comparison between sites

B&NES have adopted a two stage approach to the assessment of sites and assets to be protected that have been submitted by town & parish councils for potential allocation or designation in the Placemaking Plan.

Site Selection

Stage 1

In the first stage, the Council reviewed all '*character assessments*' and '*site allocations*' documents for validation. All character and site assessments were reviewed to ensure that the Planning Toolkit methodology had been applied correctly. A validation report has been supplied to all relevant Town & Parish Councils.

The Parish/Town Councils have the opportunity to review the Council's feedback and undertake any further work necessary and/or respond to and discuss the concerns that the Council have raised.

Stage 2

Stage 2 will now have two sub stages. Stage 2a, which is an assessment of the broad sustainability of sites and stage 2b which is a more detailed and specialist assessment of the sites in relation to their suitability and deliverability.

Stage 2a – Site sieving

The objective of this stage is to ascertain whether any of the sites are subject to constraints that render them wholly unsuitable for allocation. Stage 2a site assessments involves more detailed and specialist assessment of the sites in relation to their suitability and deliverability. Input from specialist departments within the B&NES is used to ensure that only potentially deliverable sites are surveyed during the summer of 2014. The specialists are assessing whether the sites:

- are in accordance with and will deliver the policy framework that is set out in the B&NES Core Strategy would best relate to the existing built up area of the settlement and would be compatible with surrounding land uses
- are available for development in the short term and/or subject to major constraints

Sites that perform poorly against the criteria detailed above will not be carried forward.

Stage 2b - Site surveys/detailed assessment

Building on the work undertaken by the Town & Parish Councils, B&NES have undertaken detailed assessment work on every potential site that has been deemed suitable for survey during June and July 2014. The site surveys involved the specialists from the different Council departments undertaking site surveys and assessing the following site suitability considerations:

- *Accessibility* – It is important that new developments are appropriately located in relation to services, facilities and the communities that will use them
- *Environmental impact* – The degree of impact on the character and appearance of an area, the built and historic environment, biodiversity and other environmental assets / resources will be assessed
- *Physical constraints* – The existence of constraints such as flood risk, contamination, and the suitability of vehicular access to the site will be assessed. Highway network capacity will be assessed separately for the preferred selection of sites
- *Owner intentions* – B&NES must allocate sites which have a realistic chance of coming forward for development within the Placemaking Plan period. The availability of a site for development is a key factor which needs to be taken into account. Land ownership details will be required.

Site Information

Site name	WA6
Site location	Land to the rear of Bristol Road
Parish	West Harptree
Site survey date	Wednesday 2 nd July 2014
SHLAA reference	None
Parish site name	WA3
Placemaking Plan reference	SR1
Site area	1.52ha
Current use of the site	Dwelling, gardens, greenhouses and pasture land
Potential use of the site	Housing
Potential housing yield	Based on assumed density 30dph (70-60% efficiency due to the shape of the land) approximately: 36 dwellings could be accommodated on this site however this is a RA2 settlement and therefore a maximum of 15 could be accommodated
Planning designations	<ul style="list-style-type: none"> • Identified as a RA2 village in the Core Strategy • Site is outside of the Housing Development Boundary (HDB) • The site is within the Area of Outstanding Natural Beauty
Planning history	<ul style="list-style-type: none"> • None
Has the site previously been considered in a Local Plan Inquiry or by a Planning Inspector during an appeal?	<ul style="list-style-type: none"> • No
Parish Council comments from the planning toolkit (December 2013/February 2014)	<ul style="list-style-type: none"> • There is fair access to the public open space and the other village facilities - along a busy main road to cross and not a continuous footpath • There is poor access onto the site and poor roads approaching it, access is off a narrow busy road • Envisage extensive work required to provide safe access onto the existing narrow busy road • Fair location but access to the road would be exceptionally difficult • If the complete site was developed for housing it would be out of proportion with the footprint of the residential area of the existing village
Is the site within a Neighbourhood Planning area?	<ul style="list-style-type: none"> • West Harptree is one of the seven parishes which formed the Chew Valley Area Neighbourhood Plan area (designated 18th March 2014)
Site Characteristics	
Site description	<ul style="list-style-type: none"> • There is a mixture of two storey detached and semi-detached houses and bungalows

(including topography and surrounding land uses)	<ul style="list-style-type: none"> • Most of the properties are set back from the road with extensive gardens • There is housing on one side of the street with no backland development • Boundary materials include dry stone walls and hedgerows
Agricultural land quality	<ul style="list-style-type: none"> • To be confirmed
Adjacent uses	North: Dwellings on the eastern side of the B3114
	East: Agricultural land
	South: Large detached dwellings in substantial gardens
	West: The West Harptree doctors surgery and agricultural land
Access to services	<ul style="list-style-type: none"> • It is approximately 20m to the doctors surgery • It is approximately 298 to the village shop and the other village shops • It is approximately 456m to the village playing fields • It is approximately 498m to the village hall
Air quality, noise, smell	<ul style="list-style-type: none"> • No issues were reported during the site visit
Illumination	<ul style="list-style-type: none"> • Where illumination is proposed, it should be designed to avoid intruding into areas where darkness is valued as a characteristic feature of the village
Landscape and Conservation	
Landscape character (of the site and immediate area)	<ul style="list-style-type: none"> • Site lies within the Upper Chew and Yeo Valley Landscape Character Area and within Mendip AONB. Site is a medium sized elongated rectangular grassland field, flat and relatively low lying, which lies partly behind properties and small businesses strung out along the Bristol Road at the edge of the village and also extends beyond the village into the undeveloped countryside • The strong eastern boundary hedgerow/stream line is an important part of its local character • The contained nature of the southern half of this site (from the green houses southwards would potentially be acceptable for a small development • The eastern/southern boundary hedge/stream line is important both as a landscape feature and as visual containment. Development of any kind including gardens and garden boundaries should be kept at least 20m away from the centre line of the eastern and southern boundaries • Any new northern boundary should be a hedgerow or tree line to prevent an abrupt development edge to the countryside
Landscape and visual amenity	<ul style="list-style-type: none"> • Site is well contained by tall hedgerows and trees on the eastern, northern and southern boundaries and by clipped hedging, gardens and buildings on the western boundaries. The strong boundary hedgeline to the east is meandering and follows a stream line as does the northern boundary.

	<ul style="list-style-type: none"> • This well vegetated stream line is a strong feature running northwards which visually contains the development along the Bristol Road. • Roughly in the centre of the site are some disused greenhouses associated with a property which is also included in the site area giving access onto Bristol Road
Ecological impacts	<ul style="list-style-type: none"> • No ecological records held; aerial photos indicate internal and boundary hedgerows to consider for retention & enhancement
Proximity to Tree Preservation Orders (TPO) trees and hedgerows within and adjacent to the site (includes ancient woodland)	<ul style="list-style-type: none"> • TPO assessment would be required for the trees on site (In response to the site assessment Environment Team TPO Assessment has been triggered June 2014. • There are hedgerows around the whole boundary of the site which will need to be investigated
Heritage (Listed building, conservation area)	<ul style="list-style-type: none"> • No conservation issues
Proximity to Heritage assets (Listed building, conservation area)	<ul style="list-style-type: none"> • There are no listed buildings within 250m's of the site
Archaeology (SAM etc)	<ul style="list-style-type: none"> • To be investigated
Public Right Of Way (PROW) (on or adjacent to the site)	<ul style="list-style-type: none"> • To be investigated
Infrastructure	
Availability of utilities infrastructure-e.g. water/gas/electric	<ul style="list-style-type: none"> • The site is close to existing housing and there should be no issues associated with the availability of utilities infrastructure
Flood risk (zone/drainage)	<ul style="list-style-type: none"> • Flood zone 1 • The site is within a 'Water Source Protection Area' (Saved Local Plan policy NE.13) • Surface water flooding issue
Structures on site	<ul style="list-style-type: none"> • None
Access and highways	<ul style="list-style-type: none"> • The site is located in West Harptree off the B3114 Bristol Road which is a classified road with a 30mph speed limit which will require that visibility splays of 43m x 2.4m are provided to comply with the Manual for Streets which will be achievable in this location

	<ul style="list-style-type: none"> • It is unlikely that an access to the site can be provided to the side of Rosecroft and the property would therefore have to be demolished to provide an acceptable access onto Bristol Road • A Transport Statement and contributions from the developer towards improving sustainable infrastructure, such as footways, within the village would also be sought
Availability and achievability	
Is the whole site available for the proposed use?	<ul style="list-style-type: none"> • Landowner has been identified and is willing to develop the site
Identification of any abnormal costs or other constraints that would prevent or delay the site coming forward	<ul style="list-style-type: none"> • None
Site Evaluation	
Site should be considered in the Placemaking Plan as an option for development.	

Site Information	
Site name	WA3
Site location	Land adjacent to Bristol Road
Parish	West Harptree
Site survey date	Wednesday 2 nd July 2014
SHLAA reference	None
Parish site name	WA3
Placemaking Plan reference	SR2
Site area	1.7ha
Current use of the site	Gardens, builders yard buildings and pasture land
Potential use of the site	Housing
Potential housing yield	Based on assumed density 30dph (70-60% efficiency due to the shape of the land) approximately: 37 dwellings could be accommodated on this site however this is a RA2 settlement and therefore a maximum of 15 could be accommodated
Planning designations	<ul style="list-style-type: none"> • Identified as a RA2 village in the Core Strategy • Site is outside of the Housing Development Boundary (HDB) • The site is within the Area of Outstanding Natural Beauty
Planning history	<ul style="list-style-type: none"> • None
Has the site previously been considered in a Local Plan Inquiry or by a Planning Inspector during an appeal?	<ul style="list-style-type: none"> • No
Parish Council comments from the planning toolkit (December 2013/February 2014)	<ul style="list-style-type: none"> • There are electric wires on the site • There is significant flood risk • There is potential contamination • There are good routes to the shop • A school bus is provided in the village • There is fair access to the public open space and the other village facilities - along a busy main road to cross and not a continuous footpath • There is poor access onto the site and poor roads approaching it, access is off a narrow busy road • Envisage extensive work required to provide safe access onto the existing narrow busy road • The site is prone to flooding. The main Harptree culvert runs across and under the land • Site is subject to seasonal flooding • Fair location but access to the road would be exceptionally

	<p>difficult</p> <ul style="list-style-type: none"> • If the complete site was developed for housing it would be out of proportion with the footprint of the residential area of the existing village • Flood elevation and road access
Is the site within a Neighbourhood Planning area?	<ul style="list-style-type: none"> • West Harptree is one of the seven parishes which formed the Chew Valley Area Neighbourhood Plan area (designated 18th March 2014)
Site Characteristics	
<p>Site description</p> <p>(including topography and surrounding land uses)</p>	<ul style="list-style-type: none"> • Generally flat site • Covered by improved/semi improved grassland • There are a number of building structures on the site • The western boundary has extensive tree coverage • There is an overhead power line running across the southern section of the site
Agricultural land quality	<ul style="list-style-type: none"> • To be confirmed
Adjacent uses	North: Dwellings on the eastern side of the B3114.
	East: Agricultural land
	South: Large detached dwellings in substantial gardens
	West: The West Harptree doctors surgery and agricultural land
Access to services	<ul style="list-style-type: none"> • Approximately 15m's to the doctors surgery • Approximately 282m's to the village shop • Approximately 430m's to the village hall
Air quality, noise, smell	<ul style="list-style-type: none"> • No issues were reported during the site visit
Illumination	<ul style="list-style-type: none"> • Where illumination is proposed, it should be designed to avoid intruding into areas where darkness is valued as a characteristic feature of the village
Landscape and Conservation	
<p>Landscape character</p> <p>(of the site and immediate area)</p>	<ul style="list-style-type: none"> • Site lies within the Upper Chew and Yeo Valley Landscape Character Area and within Mendip AONB. Site is a small to medium irregular grassland field, flat and relatively low lying, relating well to the semi-rural edge of village character of its surroundings • It lies behind the houses and agricultural related businesses strung out along the Bristol Road, a narrow lane running north out of West Harptree
Landscape and visual amenity	<ul style="list-style-type: none"> • Site is well contained by tall hedgerows and trees on the eastern and southern boundaries and by gardens and buildings on the west and north boundaries. • There are some trees within the site • The strong boundary hedgeline to the east is meandering

	<p>and follows a stream line</p> <ul style="list-style-type: none"> • This well vegetated stream line is a strong feature running northwards which visually contains the development along the Bristol Road • Development of any kind including gardens and garden boundaries should be kept at least 20m away from the centre line of the eastern and southern boundaries
Ecological impacts	<ul style="list-style-type: none"> • No ecological records held; aerial photos indicate internal and boundary hedgerows to consider for retention & enhancement
<p>Proximity to Tree Preservation Orders (TPO) trees and hedgerows within and adjacent to the site</p> <p>(includes ancient woodland)</p>	<ul style="list-style-type: none"> • There are a number of mature trees which run along the western boundary of the site. • TPO assessment would be required for the trees on site (In response to the site assessment-Environment Team TPO Assessment has been triggered June 2014)
<p>Heritage</p> <p>(Listed building, conservation area)</p>	<ul style="list-style-type: none"> • No conservation issues
<p>Proximity to Heritage assets</p> <p>(Listed building, conservation area)</p>	<ul style="list-style-type: none"> • There are no listed buildings within 250m's of the site
<p>Archaeology</p> <p>(SAM etc)</p>	<ul style="list-style-type: none"> • To be investigated
<p>Public Right Of Way (PROW)</p> <p>(on or adjacent to the site)</p>	<ul style="list-style-type: none"> • A PROW (ref. CL23/30) runs along outside of the northern edge of the development site
Infrastructure	
<p>Availability of utilities infrastructure-e.g. water/gas/electric</p>	<ul style="list-style-type: none"> • The site is close to existing housing and there should be no issues associated with the availability of utilities infrastructure
<p>Flood risk</p> <p>(zone/drainage)</p>	<ul style="list-style-type: none"> • Flood zone 1 • The site is within a 'Water Source Protection Area' (Saved Local Plan policy NE.13) • Surface water flooding issue
<p>Structures on site</p>	<ul style="list-style-type: none"> • None
<p>Access and highways</p>	<ul style="list-style-type: none"> • The site is located off the B3114 Bristol Road which is a classified road with a 30mph speed limit which will require that visibility splays of 43m x 2.4m are provided to comply with the Manual for Streets which will be achievable in this location.

	<ul style="list-style-type: none"> • Lea Croft House appears to accommodate a commercial type venture and the narrow access requires that vehicles are reversed out onto Bristol Road which is not acceptable. • A Transport Statement and contributions from the developer towards improving sustainable infrastructure, such as footways, within the village would also be sought. • There is no footway between the site and the village and for the site to be acceptable a footway would need to be provided along the site frontage which should be suitable for adoption.
Availability and achievability	
Is the whole site available for the proposed use?	<ul style="list-style-type: none"> • Landowner has been identified and is willing to develop the site.
Identification of any abnormal costs or other constraints that would prevent or delay the site coming forward	<ul style="list-style-type: none"> • None
Site Evaluation	
Site should be considered in the Placemaking Plan as an option for development.	

Site Information	
Site name	W2
Site location	Land adjacent to Parsonage Farm
Parish	West Harptree
Site survey date	Wednesday 2 nd July 2014
SHLAA reference	None
Parish site name	W2
Placemaking Plan reference	SR3
Site area	0.33ha
Current use of the site	Greenfield land
Potential use of the site	Housing
Potential housing yield	Based on assumed density 30dph (70-60% efficiency due to the shape of the land) approximately: 7-10 dwellings could be accommodated on this site
Planning designations	<ul style="list-style-type: none"> • Identified as a RA2 village in the Core Strategy • Site is outside of the Housing Development Boundary (HDB) • The site is within the Area of Outstanding Natural Beauty
Planning history	<ul style="list-style-type: none"> • 14/01960/FUL-Erection of 3no. dwellings (Proposed amendments to plots 9-11 of approved scheme 06/02081/FUL). 29/04/2014 • 07/00556/AGRA - Erection of agricultural livestock building adjoining existing shed 20/02/2007 • 06/04202/AGRN-Erection of agricultural livestock building 05/12/2006 • 06/02081/FUL-Erection of 11 houses (8 affordable: 3 open market sale) 07/06/2006 • 05/00114/LBA-Demolition of part of rear wall and rebuild in new position; demolition of barn structures attached to walls 13/01/2005 • 04/03499/FUL-Construction of 9no. two-storey dwellings 10/11/2004
Has the site previously been considered in a Local Plan Inquiry or by a	<ul style="list-style-type: none"> • No

Planning Inspector during an appeal?	
Parish Council comments from the planning toolkit (December 2013/February 2014)	<ul style="list-style-type: none"> • None received
Is the site within a Neighbourhood Planning area?	<ul style="list-style-type: none"> • West Harptree is one of the seven parishes which formed the Chew Valley Area Neighbourhood Plan area (designated 18th March 2014)
Site Characteristics	
Site description (including topography and surrounding land uses)	<ul style="list-style-type: none"> • Open pasture land • Generally flat • The site falls gently east towards the west away from the A368
Agricultural land quality	<ul style="list-style-type: none"> • To be confirmed
Adjacent uses	North: wider countryside
	East: housing and views towards the wider countryside
	South: housing
	West: Housing
Access to services	<ul style="list-style-type: none"> • Approximately 212 m's to the village shop, Post office and public house • Approximately 465m's to the village hall
Air quality, noise, smell	<ul style="list-style-type: none"> • No issues
Illumination	<ul style="list-style-type: none"> • Where illumination is proposed, it should be designed to avoid intruding into areas where darkness is valued as a characteristic feature of the village
Landscape and Conservation	
Landscape character (of the site and immediate area)	<ul style="list-style-type: none"> • The site lies within the Upper Chew and Yeo Valley Landscape character Area and the Mendips AONB. • The site comprises a small to medium pasture field, flat and relatively low lying, containing a very small area of scrub/trees in the middle. • The site lies in an open rural landscape right on the edge of West Harptree on the west side of the A368 approaching the village and is clearly open to view from the road. • A small development of a single row complementing the existing cluster of new houses to the south, using the existing access road and including the amenity grass mound could be acceptable with tree planting provided to enhance the existing scrubby copse and provide screening to views from the north.

	<ul style="list-style-type: none"> Any development would require very high quality design in such a sensitive and visible location.
Landscape and visual amenity	<ul style="list-style-type: none"> The field itself is not in particularly good condition with boundaries of fencing adjacent to a farm track to the north and west and to a small housing development to the south separated by a small amenity grass area, agricultural buildings to the southwest. A neat, clipped hedge runs along the A368 eastern boundary. Approaching the village on the A368 there are clear views over the site to the church spire within the Conservation Area. To the east of the A368 opposite the site the landscape is entirely rural.
Ecological impacts	<ul style="list-style-type: none"> No ecological records held; aerial photos indicate internal and boundary hedgerows to consider for retention & enhancement
Proximity to Tree Preservation Orders (TPO) trees and hedgerows within and adjacent to the site (includes ancient woodland)	<ul style="list-style-type: none"> Hedgerows should be retained where possible
Heritage (Listed building, conservation area)	<ul style="list-style-type: none"> Outside, but immediately abutting the conservation area boundary Parsonage Farm is a grade listed building, with its setting backing on to the open countryside The II* listed Church of St Mary is sufficiently distant from the site for development not to cause harm to its setting Other heritage assets are substantially distant and would not be harmed by development May have scope for limited development from the heritage perspective provided the setting of Parsonage Farm is respected and a conservation-led approach to the design and layout is achieved, reflecting local character
Proximity to Heritage assets (Listed building, conservation area)	<ul style="list-style-type: none"> Grade II Listed Parsonage Farmhouse is approximately 93m's south west of the proposed site Grade II* Church of St Mary is approximately 106m's of the proposed site The Grade II Old Vicarage is approximately 130ms south west of the proposed site
Archaeology (SAM etc)	<ul style="list-style-type: none"> To be investigated
Public Right Of Way (PROW) (on or adjacent to the site)	<ul style="list-style-type: none"> Needs further investigation
Infrastructure	

Availability of utilities infrastructure-e.g. water/gas/electric	<ul style="list-style-type: none"> The site is close to existing housing and there should be no issues associated with the availability of utilities infrastructure
Flood risk (zone/drainage)	<ul style="list-style-type: none"> Flood zone 1 The site is within a 'Water Source Protection Area' (Saved Local Plan policy NE.13) Surface water flooding issue
Structures on site	<ul style="list-style-type: none"> None
Access and highways	<ul style="list-style-type: none"> The site is located adjacent to A368 Bath Road which is a busy classified road with a 30mph speed limit, which increases to 40mph on the boundary of the site, and Parsonage Close which is a residential cul de sac. Access to the site should be gained over the turning head in Parsonage Close which has acceptable and existing visibility splays onto Bath Road. Further to the site visit, the site was inspected from A369 Bath Road which found that there is a substantial farm access to the north of the site which could accommodate an access to the proposed development site subject to a suitable design being approved which would need to be taken from the existing major access with the field gate access adjacent being removed and replaced with boundary treatment. Due to the nature of Bath Road visibility splays should comply with DMRB and as the farm access is located in the 40mph section of Bath Road visibility splays of 70m x 4.5m would be required. The existing track to the farm would need to be widened to accommodate farm vehicles and vehicles accessing the proposed dwellings. It is likely that the access track would become adopted highway dependent on the number of dwellings provided on the site and would need to be built to national standards. A Transport Statement and contributions from the developer towards improving sustainable infrastructure, such as footways within the village would also be sought to mitigate the impact of the development.
Availability and achievability	
Is the whole site available for the proposed use?	<ul style="list-style-type: none"> Landowner has been identified and is willing to develop the site.
Identification of any abnormal costs or other constraints that would prevent or delay the site coming forward	<ul style="list-style-type: none"> None

Site Evaluation

Site should be considered in the Placemaking Plan as an option for development.

Site Information

Site name	W1
Site location	The site is between East Harptree Road and Ridge Crescent
Parish	West Harptree
Site survey date	Wednesday 2 nd July 2014
SHLAA reference	None
Parish site name	W1
Placemaking Plan reference	SR4
Site area	0.2ha
Current use of the site	Greenfield Land
Potential use of the site	Housing
Potential housing yield	Based on assumed density 30dph (70-60% efficiency due to the shape of the land) approximately: 4 dwellings could be accommodated on this site
Planning designations	<ul style="list-style-type: none"> • Identified as a RA2 village in the Core Strategy • Site is outside of the Housing Development Boundary (HDB) • The site is within the Area of Outstanding Natural Beauty
Planning history	<ul style="list-style-type: none"> • None
Has the site previously been considered in a Local Plan inquiry or by a Planning Inspector during an appeal?	<ul style="list-style-type: none"> • No
Parish Council comments from the planning toolkit (December 2013/February 2014)	<ul style="list-style-type: none"> • None received
Is the site within a Neighbourhood Planning area?	<ul style="list-style-type: none"> • West Harptree is one of the seven parishes which formed the Chew Valley Area Neighbourhood Plan area (designated 18th March 2014)

Site Characteristics

<p>Site description</p> <p>(including topography and surrounding land uses)</p>	<ul style="list-style-type: none"> • Gently sloping site • Generally flat • On the edge of a cul-du-sac and forms part of an open field on the southern edge of West Harptree • Improved grassland covers the site • Two storey semi-detached houses • Houses are set back behind gardens and there are a variety of boundary types including fencing and metal gates • There are several green incidental spaces and benches • There is some on street parking and a number of the dwellings have hard standing driveways • The buildings front onto the road which runs through the cul-du-sac
<p>Agricultural land quality</p>	<ul style="list-style-type: none"> • To be confirmed
<p>Adjacent uses</p>	<p>North: housing</p> <p>East: wider countryside</p> <p>South: wider countryside</p> <p>West: housing and paddock</p>
<p>Access to services</p>	<ul style="list-style-type: none"> • Approximately 165m's the village shop, to the church, the beauty salon and public house • Approximately 347m's to the village hall
<p>Air quality, noise, smell</p>	<ul style="list-style-type: none"> • No issues
<p>Illumination</p>	<ul style="list-style-type: none"> • Where illumination is proposed, it should be designed to avoid intruding into areas where darkness is valued as a characteristic feature of the village
<p>Landscape and Conservation</p>	
<p>Landscape character</p> <p>(of the site and immediate area)</p>	<ul style="list-style-type: none"> • Site within the Upper Chew and Yeo Valley Landscape Character Area and within Mendip AONB. • Site comprises two very small fields adjoining a small housing estate and adjacent to open, relatively low lying, flat countryside. • Given its very small size and location tight up against development it relates more in character to the village itself than the wider countryside to the east.
<p>Landscape and visual amenity</p>	<ul style="list-style-type: none"> • Smaller area is a pony paddock and slightly larger area is partially covered by scrub and trees forming a very small copse. Given the rather poor tree cover in this part of the village and surrounding countryside, this small area of tree cover is developing into a valuable landscape feature
<p>Ecological impacts</p>	<ul style="list-style-type: none"> • No ecological records held; aerial photos indicate internal and boundary hedgerows to consider for retention & enhancement
<p>Proximity to Tree Preservation Orders (TPO)</p>	<ul style="list-style-type: none"> • The site is surrounded by hedgerows which would need further investigation

trees and hedgerows within and adjacent to the site (includes ancient woodland)	
Heritage (Listed building, conservation area)	<ul style="list-style-type: none"> No Listed Buildings within 100m's of the proposed site
Proximity to Heritage assets (Listed building, conservation area)	<ul style="list-style-type: none"> N/A
Archaeology (SAM etc)	<ul style="list-style-type: none"> To be investigated
Public Right Of Way (PROW) (on or adjacent to the site)	<ul style="list-style-type: none"> No PROWs run through the site and no PROWs within 100m's of the site
Infrastructure	
Availability of utilities infrastructure-e.g. water/gas/electric	<ul style="list-style-type: none"> The site is close to existing housing and there should be no issues associated with the availability of utilities infrastructure
Flood risk (zone/drainage)	<ul style="list-style-type: none"> Flood zone 1 The site is within a 'Water Source Protection Area' (Saved Local Plan policy NE.13) Surface water flooding issue
Structures on site	<ul style="list-style-type: none"> None
Access and highways	<ul style="list-style-type: none"> The site is located in West Harptree between East Harptree Road and Ridge Crescent with access being gained from over a narrow track between 4 and 7 ridge Crescent which is approximately 4.0m wide but as the track is bounded by walls on both sides the effective width is only 3.0m which would be acceptable for up to 4 dwellings but is not likely to be suitable for adoption Ridge Crescent has a speed limit of 30mph which would require that visibility splays of 2.4m x 43m are provided to comply with the Manual for Streets Visibility from the track onto Ridge Crescent is less than 10m which will not be acceptable. However as Ridge Crescent is a low trafficked residential cul de sac it is likely that the 85th percentile speed of vehicles will be only 20mph in which case it would be acceptable to provide visibility splays of 2.4m x 25m which may be accommodated by providing kerb build outs in the location of the access

Availability and achievability	
Is the whole site available for the proposed use?	<ul style="list-style-type: none"> • Confirmation of the landowner would be required
Identification of any abnormal costs or other constraints that would prevent or delay the site coming forward	<ul style="list-style-type: none"> • None
Site Evaluation	
Site should be considered in the Placemaking Plan as an option for development.	