

Bath and North East Somerset Local Plan

Strategic Land Availability Assessment

Report of Findings (March 2013)

Appendix 1 d: Somer Valley

Paulton and Peasedown St John

PAULTON & PEASEDOWN ST JOHN

Paulton

- Pau 1** Paulton Printing Factory i
- Pau 2** Paulton Printing Factory ii
- Pau 3** Paulton Builders Merchants, Church Street
- Pau 4** Heal House, Bristol Road
- Pau 5** Land at Bath Road
- Pau 7** Land at Downlands, Farrington Road
- Pau 8** Ham Grove, Paulton
- Pau 10** Land west of St Julians Close
- Pau 11** Abbots Farm Close
- Pau 11** Land west of Phillis Hill

Peasedown St. John

- Pea 1** Land at Wellow Lane
- Pea 2** Land at Whitebrook Lane
- Pea 3** Church Road
- Pea 4** Land to the rear of Church Road
- Pea 5** Land to the east of Church Road
- Pea 6** Land off Greenlands Road / South of Keel's Hill
- Pea 7** east of Greenlands Road
- Pea 9** Land south of the A367 roundabout
- Pea 10** Land south of A367
- Pea 12** Land between Church Lane and Firgrove Lan

Area and Description

- 3.7ha
- South-eastern quadrant of the Polestar/Purnell site
- The site has a frontage to Church Street/Hallatrow Road to the south, adjoins the factory site to the north and west and adjoins properties fronting High Street and Green Close to the east.
- Site formally occupied by industrial buildings which have been demolished.

Housing Potential

- Planning permission granted for 161 dwellings (07/00174/RES) at 44 dph

Suitability

- Yes – as evidenced by planning permission

Highways

- Access served by a new roundabout at the junction of Church Street/Hallatrow Road, Farrington Road.
- Highway contributions secured to provide new controlled pedestrian crossing on Church Street.

Availability

- Yes – as evidenced by planning permission

Achievability

- Site mostly complete, a few remaining units runder construction.

Area and Description

- 19.7ha
- The site comprises the greater part of the former Polestar/Purnell print works site which is now vacant, having closed in December 2005. A substantial complex of buildings ranging in size and style from single storey corrugated metal clad, northern light buildings to the equivalent of 4 storey high brick and concrete structure have been demolished. The site also includes substantial areas of hardstanding, particularly the former lorry park in the north east corner of the site. There is also an area of grassland and a former swimming pool to the north of the industrial complex.
- The site is adjoined to the south by two storey residential properties on the north side of Hallatrow Road and also has a direct frontage to the road of approximately 150 metres.
- To the south-east the site abuts the residential development currently under construction and by residential properties to rear of Bristol Road.
- To the north-east the site adjoins the Paulton Sports and Social Club and to the north by open countryside in predominantly agricultural use.

Housing Potential

- Outline planning permission was granted in July 2010 for mixed use development of former factory site including 421 dwellings and a 210 bed retirement community (07/02424/EOUT). 631 dwellings in total.

Suitability

- Site has planning permission and is under construction.

Availability

- Yes – as evidenced by outline planning permission

Achievability

- Reserved matters application ((11/00800/RES) submitted in Feb 2011 for Phase I (39 Dwellings)
- Application to discharge various conditions of the outline pp (11/01801/COND) submitted in April 2011.
- Some development expected within the next 5 years. See housing trajectory for full delivery details

Area and Description

- 0.29ha
- Site lies directly to the east of Holy Trinity Church, to the west of The Pithay Commercial Properties, to the north of the higher cul-de-sac off Laurel Drive
- Site comprises the original school buildings and a series of lean too sheds, used for storage, sales and admin, and open storage space.

Housing Potential

- Planning application 07/03012/FUL for 10 dwellings permitted in December 2009 (2 conversions and 8 new dwellings)

Suitability

- Yes- as evidenced by planning permission

Availability

- Yes – as evidenced by planning permission

Achievability

- Within 5 years. Site cleared during 2011/12

Area and Description

- 0.13ha
- Site located on the east side of Bristol Road behind the shopping area in the centre of Paulton adjacent to the B&NES public car park.
- Irregular, primarily triangular site bound along the north west by the rear of shops, Heal House is located to the most northern part of the site, residential properties are located to the west and the car park to the south.
- Site slopes considerably from north to south/west.

Housing Potential

- Planning application 05/01096/OUT for 6 dwellings refused for being out of scale and character with adjoining development, for being harmful to the character and appearance of the Conservation Area and for having a serious adverse impact on the residential amenities of the occupants of Orchard Gardens.
- Planning application 07/02693/FUL for 14 dwellings (7 new apartments and conversion of Heal House in to 7 apartments) refused on over development and design grounds.
- Planning application 08/01787/FUL pending consideration for conversion of Heal House into 7 apartments (net gain of 6 dwellings).
- Potential of conversion and some new build estimated to be about 10

Suitability

- Yes – as evidenced by planning application

Availability

- Yes – as evidenced by planning application

Achievability

- Within 5 years once planning permission granted

Area and Description

- 1.5ha
- This is a field which slopes moderately steeply down to the west and is part of an undulating and indented southern valley side of the Cam brook. The field is small and rectangular and bounded by excellent hedges to the north and south and a very good hedge with trees on a steep bank along the road. The field feels well enclosed by these hedges.

Housing Potential

- About 40 at 30 dph

Suitability

Impact on landscape character

- Moderate given that the likely difficulty of protecting important hedges / hedge banks at the north and southern boundaries.

Impact on visual effects

- Low impact on houses as properties are well separated from the area and screening is provided by the hedge with trees; moderate impact from the road provided that access can be gained without loss or damage to trees, hedges and hedge bank; low to moderate from the ridge south of high Littleton – the north side of the Cam Brook, as the area is visually well contained by hedges and development would appear within the building line of existing development.

Scope for mitigation:

- The protection of existing vegetation would be highly effective in mitigating the impact of housing; the appropriate design and scale of development – low key and low density, and the use of stone would be highly effective; the hedges are essential to the sensitive integration of development into the landscape, therefore they should not be used as garden boundaries as this virtually guarantees damage or removal.

Highways

- Access appears possible to create an access off Bath Road, however the required visibility splays will result in the substantial loss of embankment and hedgerow/trees.
- Local impact: A Transport Assessment would be required to consider traffic flows from to assess its impact on local capacity and road safety. Bath Road is narrow, with no footway beyond Victoria Terrace to the west. This is an important pedestrian link and a continuous footway should be provided, either alongside the road, or through the site

Planning History

- Planning permission for residential development (WC016953) refused for reasons including detracting from the rural character and setting of the area and resulting in additional traffic
- Site allocated for residential development in the Norton-Radstock and Environs Local Plan Consultation Draft, March 1991, however, following further detailed assessment and considerable public objection it was removed by Wansdyke District Council from the amended draft Local Plan
- Wansdyke Local Plan Inspectors Report recommended that the site should not be included in the Housing Development boundary, and that any benefits of allowing housing on this land [at that time] are outweighed by the impact it would have on the character of the surrounding area.

Availability

- Site promoted for residential development during preparation of the Wansdyke and B&NES Local Plans
- Site not promoted recently

Achievability

- N/a

Area and Description

- 7.5ha
- This area is flat to undulating with a slight bowl on ridge top, bounded to the east by a steep slope to the upper part of the ridge line. The land comprises small and medium rectangular and irregular fields, with interesting small scale undulations, in pasture. There is also a clump of trees around Upper Bloomfield and a football field with an adjacent excavated and levelled area. The hedges are mostly clipped along the eastern boundary, around two properties – Upper Bloomfield and Ham, and one of the narrow fields. The area is very well contained by existing development and by landform to the east.

Housing Potential

- About 200-225 at 30 dph

Suitability

- Impact on landscape character: Moderate to high impact due to loss of small scale undulations in landform and setting for Upper Bloomfield and Ham
- Impact on visual effects: High from public right of way due to loss of small piece of attractive countryside edge; low from houses around edge due to loss of rural views – but there are few properties; high from Upper Bloomfield and Ham due to loss of rural outlook; low from the wider countryside because the area is not seen
- Scope for mitigation: Planting to protect Upper Bloomfield and Ham would be effective; protection of existing vegetation and setting of Upper Bloomfield and Ham would be effective given sufficient space and careful design.
- Highways:

Availability

- No evidence of availability

Achievability

- Subject to land owners intentions

Area and Description

- 3.3ha
- This area is flat and features small, very narrow rectangular fields bounded by clipped and grown out hedges. Together with PAU 6 it is very well contained by existing development and by landform to the east

Housing Potential

- About 100 at 30dph

Suitability

- Impact on landscape character: high due to loss of medieval field pattern and intimate scale
- Impact on visual effects: low impact from public rights of way as the area is not really visible; low from houses to the south and west due to loss of rural views – there are not many properties; low from houses in PAU 6 as they are separated by PAU 7 by hedges; low from the wider countryside as the area is not seen; high from the tip to the east which has public access over it, due to loss of rural outlook.
- Scope for mitigation: planting would not really be relevant; if hedges are retained, as they must be, housing would not be viable
- Access: likely would require land purchase/demolition along part of Winterfield Road

Availability

- No evidence of availability

Achievability

- Subject to land owners intentions

Area and Description

- 1.35ha
- Pasture field surrounded by low hedges, which slopes gently down from north to south. The fields to the west are similar, but to the south they drop sharply away into the valley of the Wellow Brook, as do the fields on the eastern side of the B3355 south of Paulton Memorial Hospital. The fields beyond the hospital are relatively flat with housing along Clandown Road to the north. The substantial 2-storey building of the Bloomfield Care Centre separates the site from the housing west of Salisbury Road.
- In views from Monger Lane and footpaths to the west of the site the care centre relates closely to the rest of the village, but the hospital buildings extend development some distance down the eastern side of the B3355 with open land on 3 sides.
- There are fields on both sides of the road where it emerges from a shallow cutting farther down the hill followed closely by the cluster of houses around the junction with Boxbury Hill and Monger Lane and the ribbon of development along the eastern side of Phillis Hill.
- Coming up the hill there are views over fields on the slope to the hedge along the southern edge of the site on the skyline and the southernmost buildings of the hospital. It is only at the end of the cutting, with the hospital on one side, that the care centre, dairy and the rest of the village come into view.

Housing Potential

- 40 at 05 dph

Suitability

- The importance of the narrow gap in development between Paulton and Midsomer Norton becomes more apparent from more distant viewpoints. High on the southern side of the valley at places like Nightingale Way, Charlton Street and Clapton Road, one is aware of the substantial housing and commercial development along and south of the A362. The broad sweep of fields on the open hillside above is broken by the ribbon of housing up Phillis Hill that extends eastward along Monger Lane and westward at Boxbury Hill. The houses on Oaklands and Clandown Road and the care centre are on the skyline with the hospital set slightly below. The intervening fields, including the site, provide a distinct break between the 2 built-up areas. As the viewpoints get lower, for example at Greenacres, only the roofs of the care centre and the houses can be seen behind the hospital buildings. Eventually at locations such as Hayes Road the hospital stands alone on an otherwise open skyline.
- There is nothing to distinguish the site from the other fields to the west, south and east. Whether they are on the steep valley side or the gentler slopes above, they are all part of the open countryside around Paulton. Far from rounding off the settlement, building on the site would

extend development on to open land on the western side of the B3355. In distant views the houses would be seen on the upper part of the hillside below the edge of the main part of the village. They might not come farther south than the hospital buildings, but they would consolidate and broaden the existing incursion of development into the narrow open gap between Paulton and Midsomer Norton to the detriment of the character of the surrounding area. The building of houses on land north of West Road will make it more important than ever to prevent further erosion of the gap.

- Hedges, trees, buildings and local topography limit views of the site from some places. Distance, backdrop, weather conditions and the time of year or day can also affect them. From some places the field itself cannot be seen but the roofs and upper parts of nearby buildings can, which leads me to believe that at least the roofs of houses and bungalows would be visible even if they were confined to the northern part of the site. Extensive landscaping might screen the development, but it would be less effective in winter if the deciduous indigenous species common in the vicinity are used. In any event it could not disguise completely the change in character from an open field.

Availability

- Site promoted during preparation of Wansdyke LP but not since.

Achievability

- N/a

Area and Description

- 5.3ha
- The site forms a flat ridge top area south of which lies the slopes of Wellow Brook Valley.
- This area is the top to the edge of a plateau, south of which lies the slopes of Wellow Brook Valley. The two very narrow rectangular fields are bounded by clipped hedges, some grown out and there are no trees. The area is adjacent to housing to the north and east sides and elsewhere to open countryside.

Housing Potential

- About 150 at 35dph.

Suitability

- Impact on landscape character: low to moderate impact due to loss of hedges, but as the area is partially surrounded by housing; development on this land would allow the provision of a more appropriate rural edge.
- Impact on visual effects: moderate to high impact on house due to loss of rural views; low to moderate impact on the wider countryside as houses would not be visible and the area is already partially enclosed by existing houses; high impact from public rights of way due to loss of rural views.
- Scope for mitigation: retention of hedges at the rural edge and enhancement with further planting would be very effective. It is very important to create an effective rural edge in this location.
- Access: appears to be available from Hayboro Way Close and potentially from Plumtree Road. The local network (Winterfield Park) is not up to a similar standard as St Julians Close, and junctions with Winterfield Road may not be appropriate to accept the likely additional traffic generated by a 150 unit development. A Transport Assessment will be required to consider traffic flows, local capacity and road safety.

Availability

- Part of site promoted during Wansdyke and B&NES LP preparation.
- Site not promoted at SHLAA call for sites stage

Achievability

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Area and Description

- 5.3ha
- This area is a plateau edge falling gently to the south and west, and includes a steep sided dry valley formation at the northern. The land comprises medium irregular fields in 10a and small narrow rectangular medieval fields in 10b. The area contains pasture, a reservoir, a copse and playing fields. The hedges are mainly clipped but two feature particularly good trees at the northern end and grown out hedges without trees at the southern end.

Housing Potential

- About 150 at 35dph.

Suitability

- Impact on landscape character: high impact in both areas because the land falls away from development on the plateau and relates more strongly to the rural landscape around it
- Impact on visual effects: high impact from housing due to the loss of rural views – especially where houses are west facing; high impact on public rights of way and roads due to the loss of rural views; high impact from the wider countryside as the area is prominent in views from surrounding ridges. Existing housing forms a logical boundary in terms of landform and visual connectivity with rest of village.
- Scope for mitigation: it is not possible to mitigate effectively given the prominence of the area due to sloping landform and aspect or for the loss of the medieval field pattern.
- Access:

Availability

- No evidence of availability

Achievability

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ABBOTS FARM CLOSE, FARR'TON RD PAU 11

Area and Description

- 1.36 ha
- This area is a moderately sloping edge of a plateau. The land is in pasture and the roughly rectangular field is bounded by a strong hedge with good trees at the west and by poor garden boundaries to the east. The site has a short frontage to Farrington Road.

Housing Potential

- About 40 at 30dph

Suitability

- Impact on landscape character: Development would have a low to moderate impact on landscape character because the area is so well contained by the tall hedge.
- Impact on visual effects: high impact in houses due to loss of rural outlook; low impact on the road due to some loss of rural view; low impact from the wider countryside as it is hardly seen, but this is very dependent on the effective protection and retention of the hedge and trees.
- Scope for mitigation: the protection of the western / southern hedge would be highly effective in terms of screening and creating a good rural edge. However, this will only be effective if the hedge is not used to form garden boundaries. The design of the layout is critical in this respect.
- Several attempts to gain planning permission on the site in the 1990s and in 2005 were refused permission, re location outside HDB and for encroachment into the open countryside to the detriment of the appearance and rural character of the area.

Availability

- Site not put forward during SHLAA call for sites process
- The last known availability of the site was in 2005 with the submission of planning application 05/03438/OUT

Achievability

- Site could come forward quickly

Area and Description

- 0.6ha
- This area is flat to gently sloping down to Farrington Road at the south boundary. The rectangular area is part of a larger field bounded by a clipped hedge at the roadside boundary and garden boundaries to the north and east. The area is quite enclosed by existing houses and landform.

Housing Potential

- About 20 at 30dph

Suitability

- Impact on landscape character: development would have a low impact as this is clearly an infill site which would create the opportunity to create a more appropriate rural edge than by existing houses.
- Impact on visual effects: moderate from public rights of way as rural views are presently influenced by existing housing; moderate from the road leaving Paulton as housing would cause the loss of rural views, but only for a short length of the area; moderate from houses as the few that overlook the area would lose their rural outlook.
- Scope for mitigation: planting at the rural edge would be very effective in providing a more appropriate rural edge than the one created by existing houses. Good design addressing the rural edge and roadside would be very effective if it ensure that no garden boundaries are at the rural edge.
- Access: Westway provides an obvious option

Availability

- Site not put forward during SHLAA call for sites process

Achievability

- Site could come forward quickly

Area and Description

- 8ha
- This area is the end of ridge dropping away to the north west and south. One field (Pau 13a) has interesting earthworks. Most hedges are clipped and there are not many hedgerow trees. The area is used for grazing. The irregular and angular medium fields were probably originally narrow strips amalgamated into larger fields. Currently the developed edge of Paulton abuts the eastern boundary of the site.

Housing Potential

- About 240 at 30dph

Suitability

- Impact on landscape character: extending development into this area would have high impact on landform and character which relates strongly to the rural landscape to the west.
- Impact on visual effects: high from the High Littleton ridge to the north. The existing housing edge along the eastern boundary of the site forms a natural and appropriate visual 'stop' to development. Visually, the site tips towards the countryside to the west; high as viewed from the countryside to the west. The existing houses are sufficiently well set back from the edge of the ridge to be very unobtrusive. Bringing development onto this area would make it very prominent in views; high as viewed from Hallawtrow Rd, adjacent housing and public rights of way due to loss of rural outlook.
- Scope for mitigation: due to the prominent nature of the site, the landform, and generally open character of this part of the ridge, it would not be possible to mitigate effectively for development in this location.
- Access:

Availability

- No evidence of availability

Achievability

Area and Description

- 2.54 ha
- Site is located on the southern edge of Peasedown St John between Wellow Lane and the by-pass A367, a short distance to the west of the roundabout junction with Wellow Lane and Orchard Way.

Housing Potential

- Allocated in Local Plan under GDS.1/V10 for about 100 dwellings
- Planning permission granted in October 2010 for 95 dwellings (08/03263/FUL)
- A variety of detached, semi-detached and terrace houses and flats are proposed with a size mix of 4 x 1-bedroom, 22 x 2-bedroom, 53 x 3-bedroom and 16 x 4-bedrooms.

Suitability

- Yes – as evidenced by planning permission

Availability:

- Yes – as evidenced by planning permission

Achievability

- Development part complete / part under construction

Actions to overcome constraint

- N/A

Area and Description

- 1.4ha
- Site comprises grassland, scrubland, and open space lying in an open setting
- Located to the west of Peasedown, north of the Bath Road and directly east of Whitebrook Lane
- Part of site used as playing fields and is subject to Policy SR 1A of the Local Plan
- Directly to east is land identified as a Site of Nature Conservation Interest (policy NE 9)
- Site slopes towards the north west corner

Housing Potential

- About 40 at 35dph (assuming 80% net developable area).

Suitability & Highways

- Access: Whitebrook Lane has a carriageway of restricted width in places, and there are no footways to either side of the lane, except at the junction with Bath Road. There is very limited street lighting. Carlingcott Lane has no lighting or footways. The only reasonable point of access to serve the site would be from Bath Road, which has footways and lighting, but this would be close to existing road junctions.
- Local Impact: The footway on the north west side of Bath Road is of restricted width. The possible means of access to the site would be located in the vicinity of existing traffic management measures, and there may be a need for adjustment of the highway layout to accommodate a safe access. There is a bus stop located approximately 30m from the site.

Availability

- Site submitted at call for sites stage

Achievability

- Theoretically deliverable within the next five years (though site considered unsuitable).

Area and Description

- 0.53 ha
- Area of disused and overgrown land sloping from east to west, and from south to north
- Eastern and southern boundaries are defined by public rights of way
- Site forms part of undeveloped land that separates the village of Peasedown St John from the small cluster of development known as New Buildings to the west

Housing Potential

- Theoretically about 15 at 35 dph

Suitability & Highways

- The marked difference of levels between Peasedown and New Buildings contributes to a strong feeling of separateness between the two areas. The change in character of Church Road from a suburban-type street to a rural lane with extensive views over open countryside emphasises this separateness. Development here would contribute to the consolidation of New Buildings into the main built-up part of the village, harming the character of the area. Although the site is largely scrub land it separates New Buildings from the edge of the main built up area of Peasedown and as a result performs an important function in maintaining the separation of new Buildings as an independent group of houses.
- The only possible access would be onto the east-west section of Church Road which is narrow, steep and without footways. This section of road would be unsuitable to serve as access to the proposed development. The lack of footways and narrow carriageway would not provide a safe means of access.

Availability

- Site submitted to SHLAA 'call for sites' consultation

Achievability

- Theoretically deliverable within the next five years (though site considered unsuitable).

LAND TO THE REAR OF CHURCH ROAD PEA 4

Area and Description

- 0.36ha
- Site located on the western edge of Peasedown St John to the rear of Church Road.
- This part of Peasedown is built on a plateau area which protrudes north of the A367 into the Cam Valley.

Housing Potential

- About 15 at 35 dph

Suitability & Highways

- Site forms part of the steep slope which together with the adjoining scrub land to the west forms a gap between the main village and New Buildings helping to retain the rural setting and characteristics of New Buildings.
- There have been a number of historic planning applications on the site which have been refused for reasons including unsatisfactory backland development, inadequate access, being outside the limits of the settlement, adversely affecting the established character and amenities of the neighbourhood and undesirable continuation of an outward sprawl of development to the detriment of the village and surrounding rural area.
- Access: This site could only be accessed via SHLAA site Pea 3 to the north west or via a public footpath which crosses the site. The means of access to site Pea 3 is deemed unsuitable, and the public footpath access is of single vehicle width and also considered unsuitable.

Availability

- Site put forward for development during both Wansdyke Local Plan and B&NES Local Plan so has therefore been available for development in the past.
- Site not put forward at SHLAA call for sites stage

Achievability

- Theoretically deliverable within the next five years (though site considered unsuitable).

LAND TO THE EAST OF CHURCH ROAD PEA 5

Area and Description

- 1.48 ha
- This is a substantial parcel of land which acts as a green gap between housing development off Church Road and the older terraced property at Hillside View. The field is in pasture at the edge of the plateau and slopes very gently down to the north east. The area is surrounded on three sides by housing and is bounded by a mixture of hedges and garden boundaries.

Housing Potential

- About 50 at 30dph

Suitability

- Impact on landscape character: given the extent of built influence at three sides, the impact of development on landscape character would be low.
- Impact on visual effects: high impact from housing due to loss or interruption of rural outlook; low impact from the minor road to the north west because the hedge restricts the view into the area.
- Scope for mitigation: the protection and enhancement of the hedge at the boundary to the rural area would effectively contain development. The hedge should not be used to form rear or side garden boundaries. Care in design of the layout in relation to surrounding houses would reasonably mitigate the loss of rural outlook.
- Highways: access achievable from Highfield Road and Hillcrest

Availability

- Site promoted for development in November 2012

Achievability

- Theoretically deliverable within the next five years (though site considered unsuitable).

Area and Description

- 3.5ha
- This area comprises a moderate to steep north east facing slope high up the side of the Cam valley. The fields are in pasture and are bounded by a mix of tall, managed and intermittent hedges and some garden boundaries. The area is very prominent in views across the valley and on the A367 to the north east. From these views the area is seen strongly connected to the wider valley landscape and is not part of the village. It also acts as a green wedge between Peasedown St. John and Lower Peasedown.

Housing Potential

- About 100 at 30dph

Suitability

- Impact on landscape character: high impact
- Impact on visual effects: high impact from housing due to loss of rural aspect; high impact from minor road to west of the area due to loss of rural views of open countryside; high impact from public right of way in the vicinity due to development encroaching into rural views.
- Scope for mitigation: it is not possible to effectively mitigate given the steepness of the slope, prominence of the area in cross valley views or for intrusion of development into the rural setting.

Availability

- Southern part of the site promoted alongside Pea 5

Achievability

Area and Description

- 0.3ha
- The site comprises a grassed field, steeply sloping from west to east. To north and south are areas of different forms of housing. That to the south is a late 20th century estate: that to the north is a terrace of miners' cottages around 100 years old. To the west is grazing land, separated from the appeal site by a hedgerow and post and rail fence. The land continues to drop away beyond the eastern edge of the site, affording views over terraced housing towards open countryside.
- The site overgrown with nettles, has an unsightly half-demolished garage in its south east corner and is subject to fly tipping. The boundaries are ill-defined and poorly maintained.

Housing Potential

- Planning permission was refused in March 2006 for 7 dwellings refused on grounds that proposal would represent development in the countryside outside the Housing Development Boundary and would also detract from the appearance and rural character of the area (05/03966/OUT). Appeal dismissed.

Suitability & Highways

- The conclusion of the appeal inspector was that development of this land would materially alter the appearance of the local area, making it feel less rural and open and more suburban.
- No highways objection to 05/03966/OUT. New access from Greenlands Road required together with provision and dedication of footways as public highway.

Availability

- Yes – as evidenced by planning application

Achievability

- Theoretically deliverable within the next five years (though site considered unsuitable).

Area and Description

- Area 7 - East of Greenlands Road 3.05ha
- Area 7a - South of Keel's Hill 2.24ha
- This area comprises the head of a narrow tributary valley of the cam Brook. The valley sides, facing north east and west, are steep and used for pasture, scrub is developing on the steep east west facing slopes. The area is surprisingly tranquil given it is immediately behind buildings on the main street. The fields are bounded by tall unmanaged or managed hedges, fences and garden boundaries. Part of the valley is visible from across the Cam Valley, however it is seen as being contained by existing housing

Housing Potential

- Potential of the site is 140 at 30 dph (90 on area 7 and 60 on area 7a)

Suitability & Highways

- Like many former mining areas, Peasedown St John has a complex pattern of settlement where older housing may have originally been associated with collieries or other employment centres. Such a dispersed urban form may offer opportunities for 'rounding off' settlement boundaries but it can also result in intervening green wedges and corridors having a special significance both in defining urban character, bringing a rural character to the centre of Peasedown and in preventing the coalescence of separate and distinct neighbourhoods .
- Impact on landscape character: moderate given partial visibility and containment.
- Impact on visual effects: high impact from the public right of way following the valley bottom due to the loss of rural outlook; high impact from housing due to the loss of rural outlook; moderate impact on minor road due to loss of rural outlook on village side of road; moderate impact on cross valley views due to loss of fields contributing to rural setting of village.
- Scope for mitigation: a sensitive design for low density housing which made provision for large growing trees and open spaces between houses and sensitively addresses the slopes (without over engineered solutions), would be effective. The protection and enhancement of existing hedges and combining with open spaces would be effective, particularly the one in the valley bottom which contains the public right of way. Hedges should not be used to form rear of side garden boundaries.
- Access: Likely a new access onto Greenlands Road Local impact: Keels Hill is single track and not suitable for development traffic. Need to consider junction Greenlands Road/High Street re visibility/capacity/safety

Availability

- Planning application submitted in Dec 2012 for 89 dwellings (on area 7 only).

Achievability

- Deliverable within the next five years

Actions to overcome constraints

- Highways

LAND SOUTH OF A367 ROUNDABOUT PEA 9

Area and Description

- 1.0ha
- Field south of A367 Dunkerton Hill roundabout

Housing Potential

- Theoretically about 30 at 30 dph

Suitability

- Green Belt
- No means of access without 3rd party land (which is not being promoted)

Availability

- Land in ownership of developer

Achievability

- Access requires 3rd party land
- Theoretically deliverable within the next five years (though site considered unsuitable).

Area and Description

- 19.5ha
- Currently in agricultural use
- Open countryside to east, south and west
- Peasedown to the north across the A367 bypass

Housing Potential

- About 600 at 30 dph

Suitability

- Site segregated from the village by the Peasedown St John bypass
- Development would significantly extend Peasedown into open countryside
- Suitable means of access needed at the A367/Bath Road junction with secondary/emergency access from Braysdown Lane as no access would be agreed directly from the bypass.
- A Transport Assessment would be required with junction assessment recommended at A367 / Bath Rd and possibly at the two A367 roundabouts, depending on the final scheme.
- Site is suitable but impact would be very high

Availability

- Site submitted during the SHLAA call for sites process.
- Single owner with expressed intention to bring site forward.

Achievability

- Development could start with the next five years