

Bath and North East Somerset Local Plan

Strategic Land Availability Assessment
Report of Findings (November 2013)

Appendix 1e:
Villages

Villages

Village	Ref	Site Name	Housing Potential	Suitability credentials	Available
Bathampton		See Appendix 1b 'Bath Green Belt'			
Batheaston	Bes 1	Northend Joinery Works	10	High	Yes
	Bes 2	Garaging, Coalpit Road	10	High	No
	Bes 3	Poplar Nurseries	15	Moderate	Yes
	Bes 4	Land adj Poplar Nurseries	30	Low-Mod	Yes
	Bes 5	Victory Gardens	10	High	No
	Bes 6	Bathford Nurseries	50	High	Yes
Bathford	Bfd 1	Land at Court Farm, Pump Lane	10	Moderate	Yes
Bishop Sutton	Bis 1	Ham Lane	10	High	Yes
	Bis 2	The Batch	41	High	Yes
	Bis 3a	Stichings Shord Lane A	35	Moderate	Yes
	Bis 3b	Stichings Shord Lane B	25	Moderate	Yes
	Bis 3c	Stichings Shord Lane C	100	Moderate	No
	Bis 3d	Stichings Shord Lane D	60	Low	No
	Bis 5	Bonhill Road West	50	High	No
	Bis 6	Bonhill Road East	40	High	No
Chew Magna	CM 1	Land off Winford Road	25	High	Yes
	CM 2	Land at Fairfield Nurseries	5-10	High	Yes
Clutton	Clu 1	The Wharf, Greensbrook	15	High (PP)	Yes
	Clu 2	Church Farm, Station Road	55	Low	Yes
	Clu 3	Maynard Terrace West	36	High (PP)	Yes
	Clu 4	Maynard Terrace East	25-30	Moderate	Yes
	Clu 5	Cloverly	9	High (PP)	Yes
Corston	Cor 1	Corston Lane	180	Mod/High	Yes
East Harptree	EH 1	Pinkers Farm	10	High	Yes
	EH 2	Land to the rear of High Street	10-15	High	Yes
	EH 3	Church Lane	10-15	Nil	Yes
F'borough	Far.1	Brookside Drive	35	High (PP)	Yes
	Far.2	Field South of All Saints Church	60	Moderate	Yes
	Far.3	Land off Tilley Lane	60	Moderate	Yes

	Far.4	Depot at Tilley Lane	20	Moderate	Yes
	Far.5	West of Depot at Tilley Lane	20	Low	Yes
	Far.6	Land north of the A39	200	Mixed	Yes
Freshford	Fre.1	Freshford Mill	21	High	Yes
Hallatrow	Hal 1	Land north of Highbury Road	60	Nil	Yes
	Hal 2	Land south of Highbury Road	20	Nil	Yes
	Hal 3	Farmyard at Wells Rd / Combe	15	High	Yes
	Hal 4	Land adj Hallatrow Business Park	120	Nil	Yes
High Littleton	Htn.1	Land at The Gug and Scumbum	200	Low	Yes
	Htn.2	Land south of Heighgrove Farm	100	Low	No
	Htn.3	Land east of A39	75	Low	No
	Htn.4	Land east of High Littleton	220	Low	No
	Htn.5	Land at Langfords Lane	100	Low	No
	Htn.6	Land at Greyfields Road	360	Low	Partly
	Htn.7	The Gug	15	Moderate	No
	Htn.8	Vacant co-op shop, High Street	5-10	High	Yes
	Htn.9	Eastover Garages, Eastover Road	5	High	No
	Htn.10	Church Farm	20	Low	Yes
	Htn.11	A39 adj Rosewell	50	Low	Yes
Pensford	Pen.1	Land at Hillcrest	120	Moderate	Yes
Saltford	Sal 1	Land at Manor Road	72-99	High	Yes
Temple Cloud	TC 1a	Land between Temple Inn	40	Mod/High	Yes
	TC1b	Land between Temple Inn	180	Low	No
	TC 2	East of Paulmont Rise /A367	40	Low	No
	TC 3	Wesy of Molly Close	100	Mod/High	?
	TC 4a	Field at Meadway/Goldeney Way	75	Mod /High	Yes
	TC 4b	Field at Meadway/Goldeney Way	40	Mod/High	No
	TC 4c	Field at Meadway/Goldeney Way	75	Mod/High	No
	TC 4d	Field at Meadway/Goldeney Way	170	Low	No
	TC 4e	Field at Meadway/Goldeney Way	290	Low	No
	TC 6	Eastcourt Road/A37	50-100	Low	No
	TC 7	West of A37/ South of Cameley Rd	75-180	Low/Mod	No
Timsbury	Tim.1	Wheelers Yard, North Road	28	High	Yes
	Tim.2	Land south of Loves Hill	90	Mod	Yes
	Tim.3	Land at Lippiatt Lane	90	Mod/High	Yes
	Tim.4	Land at Lippiatt / Crocombe Lane	250	Low	No

	Tim.5	Land west of St Mary's School	80	Moderate	No
	Tim.6	Land between South Rd / Radford	80	Low	No
	Tim.7a	Northern Field East of Mill Lane	50	Moderate	No
	Tim.7b	Southern Field South of Mill Lane	50	Low	No
	Tim.8	Land west of Southlands Drive	50	Mod/Low	No
	Tim.9	Field south of Hayeswood Road	150	Low	No
	Tim.10	Field north of Hayeswood Road	200	Low	No
	Tim.11	Timsbury Bottom Farm	1,000	Low	Yes
Whitchurch	Wht.1	Sleep Lane	47	High (PP)	Yes

Area and Description

- 0.5 ha
- The site is located at the northern edge of Northend accessed from the main road through the settlement.
- A grade II listed property 114 Northend lies adjacent to the application site and across the road to the north west is the grade II* listed property 'Eagle House'. To the south of Steway Lane there are several grade II listed properties.
- The site slopes by over 4m down from west to east where the boundary is formed by the St Catherine's Brook. There is a tributary brook on the north side of the site, separated from the existing buildings by a paddock and an open storage yard. The site is bordered by Steway Lane to the south and beyond that the domestic gardens of residential properties.
- The site is in B2 use. The existing buildings on the site are in a poor state of repair. The existing buildings have been developed in an ad hoc fashion over a number of decades and a reorganisation is required to ensure the site remains viable as an employment enterprise.

Housing Potential

- About 10

Suitability

- The site is previously developed land within the Green Belt and Cotswold AONB
- Due to the sites previous developed nature, NPPF 89 (bullet 6) is applicable. This enables redevelopment subject to there being no greater impact on the openness of the Green Belt.
- The site is suitable for residential redevelopment.

Availability

- In May 2009 planning permission was granted for the redevelopment of the site for B2 general industrial use (09/00522/OUT) and the site has being marketed on this basis.
- Current extent of use and availability for housing TBC.

Achievability

- Housing will be more viable than the current use.

Area and Description

- 0.23ha.
- Garage block within the Elmhurst area of Batheaston containing 46 garages in four blocks accessed off Coalpit Road.
- To the north a children's play area set within formal open space, to the west by a concrete 5-a-side pitch, to the south by a football pitch.

Housing Potential

- About 10

Suitability

- The site is unconstrained
- Access is via an unadopted road leading off Coalpit Road, with part of the access road being classed as a footpath. This may constrain capacity.
- Development would result in the loss of existing garages, and therefore parking for current users of the garages could be displaced onto surrounding roads if no alternative provision is made. Adequate parking for proposed dwellings would need to be accommodated within the site

Availability

- Site owned by Curo with SHLAA submission by Parish Council.
- Garages currently in use but Curo have redeveloped such sites recently

Achievability

- Development unlikely within next 5 years. Potentially developable thereafter
- Survey of use of garaging and 5-a-side pitch needed.

Area and Description

- 0.63ha
- Commercial nursery located on the northern side of the High Street. Site lies on sloping ground largely to the rear of properties fronting a narrow lane known as the Batch which connects the High Street to Brow Hill.
- The narrow frontage of the nurseries includes a small, single storey shop and an access to a parking area at the rear between a converted barn and a glasshouse. Further up the steep slope glasshouses occupy most of the south-western part of the land, while the north-eastern part is mostly the garden of a detached house which stands on the highest part. There are trees above the site, garden land to the east and fields to the west.
- In views from across the Avon Valley the large garden and the land behind the larger glasshouse can be seen as part of the open hillside above the buildings along High Street and The Batch. This green area contains the spread of the village and safeguards the countryside around it from encroachment. The glasshouses and the land on which they stand are closely related to other buildings on The Batch, but horticultural buildings are not inappropriate development in green belts.
- The site adjoins the Batheaston Conservation Area

Housing Potential

- About 15-20 at 30dph

Suitability

- The site is suitable for housing but access is not. Access is via a very narrow and steep lane which already serves a number of houses. Substandard to serve an additional 20 houses and could only come forward alongside Bes 4.

Availability

- Confirmed

Achievability

- Highways / access a major barrier to development.

Area and Description

- 1.85ha
- This is an undeveloped parcel of land forming part of the lower slopes of Solsbury Hill (the top of which is SAM) as it meets Batheaston High Street.
- The site forms part of the setting of Solsbury SAM and the Batheaston Conservation Area and is with the Cotswolds ANOB and the Green Bely.

Housing Potential

- About 30 at 30 dph with 60% developable area

Suitability

- The site is at least partly suitable for development. The site frontage is suitable, but the further development were to spread up the hillside the greater impact there would be. A well deigned scheme would not appear incongruous re the setting of the Bath East Conservation Area
- The site could be linked to Bes 3
- Access achievable opposite Vitoria Gardens. Scope too opposite Vale View terrace subject to the position of the owners of a small independent garage.

Availability

- Confirmed

Achievability

Area and Description

- 0.86ha
- Victory Gardens lies in a low density residential area in the north east of Batheaston and to the south and west of Bannerdown Drive

Housing Potential

- 5-10
- Given the site size, this may seem an inefficient use of the land. However, the prevailing density of this area is low and a development of 30 dph would appear incongruous.

Suitability

- The site is within the HDB and outside the Batheaston Conservation Area

Availability

- Site put forward during SHLAA call for sites stage by the Parish Council. The landowner did not submit the site and therefore there is uncertainty in respect of whether site is available for development.

Achievability

- Not deliverable within the next five years but potentially developable thereafter subject to landowner intent.

Area and Description

- 1.7ha
- About 0.3ha of the site is comprised of green houses and car parking, the remainder is open

Housing Potential

- About 50 at 30 dph

Suitability

- The site is outside the HDB. It is within the Green Belt but not the Cotswolds AONB.
- The landscape impact would be low

Availability

- Confirmed

Achievability

Area and Description

- Two sites of 0.72 ha and 0.18ha
- Agricultural holding

Housing Potential

- Minor – less than 5

Suitability

- The sites are outside the HDB and are within the Green Belt and Cotswolds AONB
- Pump lane

Availability

- Confirmed

Achievability

Area and Description

- 0.3ha
- This is a very small flat paddock well enclosed by hedges and the caravan park.

Housing Potential

- About 10 @ 30dph

Suitability

Impact on landscape character, visual effects and scope for mitigation

- Development would have no impact on landscape character
- Development would have a low impact on visual effects because the site is very well contained
- Mitigation comprising the careful design and setting of a few houses and the sensitive use of materials and planting would be very effective

Availability & Achievability

- Pre-app enquiry to development management in 2012.

Area and Description

- 1.6ha
- This area is a gentle north facing slope adjacent to the A368. The rectangular field is in pasture. The area is enclosed on three sides by housing and to the east side by developing woodland. Beyond this, open fields beyond separating Bishop Sutton from Stowey Sutton. The area relates well to the character of the village

Housing Potential

- About 50 at 30 dph
- Planning application (12/05279/OUT) refused in March 2013 or 41 units. Appeal allowed.



Highways

- Should be possible to create suitability access from A368 re satisfactory visibility
- Two public footpaths run across the village to give access to the countryside beyond. This accessibility would need to be maintained as part of scheme layout

Availability & Achievability

- Planning application submitted from Barratt Homes
- Site could come forward within the next 5 years – subject to outcome of likely planning appeal.

Area and Description

- 5.5ha comprising a, 1.1ha, b 0.8ha and c 3.6ha
- This area comprises three fields on flats land in pasture. The edge of the village is clearly visible and influences the character of the area. The tall hedge at the west boundary and internal hedges gives the area a measure of enclosure.

Housing Potential

- For the whole area about 160 at 30dph (similar density to Cappards Farm development to the east)
- Planning application (12/04238/OUT) permitted for 35 dwellings on area Bis 3a in March 2013.



Suitability

Impact on landscape character, visual effects and scope for mitigation

- Development would have a moderate to high impact on landscape character because of the loss of rural fields and the potential loss of internal hedges and the impact on streams.
- Development would have a high impact on a public right of way crossing the site because of loss of rural views; moderate to high impact on Stichings Shord Lane – depending on the level of mitigation; low impact on the wider countryside because the area is visually well contained; moderate impact on the cottages because the rural area to their east would be replaced by development; moderate impact on village housing because many properties have very long back gardens.
- The preparation of and adherence to a design brief, appropriate planting and open spaces and the protection of hedges and streams could effectively mitigate development t in this area

Highways

- From Cappards Road
- Pedestrian and cycling access only onto Stiching Shord Lane

Availability & Achievability

- Planning application approved at Bis 3a
- Bis 3b available, BIs 3c not so.
- Bis 3a could come forward within the next 5 years

Area and Description

- 2.2ha
- This long rectangular field is flat and in pasture. It is at the end of a dead end track and feels isolated from the village. The area is open and strongly linked to open countryside to the west. The well treed streamside at the eastern boundary increases its separation from the village.

Housing Potential

- About 55 at 30 dph

Suitability

Impact on landscape character, visual effects and scope for mitigation

- Development would have a high impact on the rural landscape character of this area

-

Development would have a high impact from a public right of way on the east side of the area due to loss of rural views and on Stichings Shord lane from which there are clear views into the area and the wider countryside beyond. Development would also have a high impact on the two cottages due to the loss of rural views

- It is not possible to effectively mitigate for the sense of isolation.

Availability & Achievability#

- Unconfirmed

Area and Description

- 1.6ha
- This flat area is part of a larger field and is in pasture. It is relatively enclosed by development on three sides but is more open to the wider countryside to the north west.

Housing Potential

- About 50 at 30dph

Suitability

Impact on landscape character, visual effects and scope for mitigation

- Development would have a low impact overall as this area is well contained by existing housing and no significant landscape features are threatened.
- Development would have a: high impact from houses as residents presently have a rural aspect; moderate impact from the minor roads – there would be some hedge loss but these are not significant features and could be replaced by new planting; low impact from the wider countryside because the area is low lying and well contained by existing housing and nearby hedges.
- Mitigation comprising the sensitive design of development in relation to existing houses and the new rural edge, along with appropriate planting would be very effective.

Highways

- TBC – no significant constraints expected

Availability & Achievability

- Unconfirmed

Area and Description

- 1.3ha
- This flat area is part of a larger field in pasture. The area is at the eastern edge of the village but is very well enclosed by houses and streamside trees.

Housing Potential

- About 40 at 30dph

Suitability

Impact of on landscape character, visual effects and scope for mitigation

- Development would have a low impact on landscape character as the area is so well contained. There is potential for development to have a high impact if the stream and trees alongside it were not properly protected, the features enhanced and the layout sensitively related to it.
- Development would have a: high impact on views from housing as occupiers presently enjoy a rural outlook; low impact on roads as hedges are not significant and could be replaced by new planting; low impact on the wider countryside because the area relates well to existing housing and the area is not prominent in view.
- Good layout and planting design in relation to existing houses and the streamside would effectively mitigate development in this area

Highways

- TBC

Availability & Achievability

- Unconfirmed

Area and Description

- 0.90ha
- The site comprises approx 3/4 hard concrete tennis courts and a playing field associated with the former Sacred Heart School.
- The site is screened from the Winford Road by an embankment and mixed vegetation.

Housing Potential

- The residential character of the area is of a low density.
- If developed at a similar density to the neighbouring the Broadcroft development the site could yield about 20 dwellings at 22 dph.
- The SHLAA estimate is about 25 dwellings

Suitability

- The site lies within the Green Belt and borders the Chew Magana Conservation Area
- The site, including land to the north, adjoining 'Green Acre' and 'The Ridge' is designated as a Playing Field and proposals are subjects to LP Policy SR.1A. Development proposals will need to establish to what extent the Tennis Courts /Playing Field have been /are available for public use, and impact of loss in context of SR.1A.
- The site is suitable for development but very special /exceptional circumstances are needed re to make developable.

Highways

- Currently Accessed off B3130 (Winford Road) at its Junction with Dark Lane.
- Potential access from Broadcroft
- Constraints to be established.

Availability

- Confirmed

Achievability

- Likely that the site could come forward quickly

Area and Description

- 0.3ha
- The nursery is reported to have been redundant since 1996 a number of substantial building remains together with a number of glass houses. To the south is a 2 storey, detached property situated within a large cartilage.

Housing Potential

- Development should reflect low density rural village character
- about 10 dwellings at 30 dph

Suitability

- The site is in the Green Belt but is partly previously developed
- The site is suitable for housing
- Capacity a of Butham Lane assumed to be satisfactory to service development.

Availability

- Landowner exploring site potential

Achievability

- Site could come forward relatively quickly

Actions to overcome constraints

- Revision to HDB

Area and Description

- 0.62ha
- The site is 'Y' shaped and comprises a section of the former Bristol and North Somerset Railway station yard/sidings and branch line, part of which is on an embankment set at a higher level than land adjacent to the north, south and east.
- Following closure of the line the site has been used as a haulage yard but more recently the scale of activity has reduced to a vehicle repair business occupying a building in the centre of the site, with the remainder of the land unused or for informal open storage of vehicles and materials. The building is a double height industrial shed and there is also a small single storey structure that is understood may be a former railway weighbridge building.
- The site has a gross site area of 0.62ha in size although given existing trees on the site and slopes of the embankment it has a developable area of 0.42 ha. The application site is bordered to the south by houses in 'The Sidings', to the north and east by open farmland (within the Green Belt) and to the west by the route of the former railway line (designated in the adopted Local Plan as a Site of Nature Conservation Interest and a Sustainable Transport Route). There is a community building adjacent to the site (to the west), with housing on the eastern edge of Clutton beyond. Vehicular and pedestrian access to the site is from Station Road and Greensbrook, an unadopted road leading to the site and to The Sidings.

Housing Potential

- Planning permission granted for 15 houses. In November 2012. See 12/00293/FUL

Suitability

- Yes – as evidenced re planning permission

Availability

- Confirmed

Achievability

- Delivery likely within 5 years

Area and Description

- 4.4ha
- Land is situated between Church Farm and the housing development boundary.
- The area is characterized by rolling topography, rising land with exposed views to south across historic parkland, undulating landforms, and strong hedgerow and stone wall boundary features.
- This area comprises two medium and a number of smaller pasture fields on a moderately gentle east facing slope. The slope is slightly concave and gives the impression of wrapping around the medieval Parish Church of St Augustine which sits adjacent to Church farm. A strong avenue of trees runs right across the area from the A367 in the west to the church and the farm in the east and draws the eye to the church. There are a number of other large specimen trees in the areas mainly along the stream line which forms the field boundaries to the south of the site.
- A line of mainly old properties with plentiful trees runs along the A367 and bounds the area to the west. To the north and wrapping round the east are variously aged properties along the lanes bounding the area. This lovely area is a very fundamental part of the village character of Clutton.

Housing Potential

- Planning application 11/04955/FUL refused for 55 houses on 2.6ha north of Church Farm



Suitability

Impact on landscape character, visual effects and scope for mitigation

- Development on any part of the area would be highly detrimental to its landscape character and to the overall character of the village.
- Development would have a: high impact on all properties overlooking the area due to loss of attractive rural outlook and views to church; high impact on the setting of the church (grade II listed); high impact on the Public Footpath crossing the site and the Limestone Link Path which runs along the southern boundary due to loss of rural views; high impact on the wider countryside and parts of Temple Cloud to the south due to loss of village setting and attractive views.
- It would not be possible to mitigate for development in this area due to its prominence and unique character.

Highways

- Theoretically possible to access all parts of the areas put forward but few have pedestrian provision or lighting and development would have a major impact on the area. The part of the site immediately surrounding Church Farm is identified as the most easily developed given its relationship with the village however it generally appears to be surrounded by high walls where suitable access and footway improvements could well be most difficult.

Availability & Achievability

- Confirmed
- Site could come forward within the next 5 years.

Area and Description

- 1.5ha
- The site is a field located on land to the south of Maynard Terrace and is in
- The site is an undulating plot of land, sloping from the north and east to towards the south-western boundary. There are mature native hedgerows marking the north, south-west and eastern boundaries of the site.
- Maynard Terrace is characterised by two storey 19th Century terraced properties to the north of the site, there is also a detached property adjacent to the eastern boundary of the site, with a further, shorter row of terraced properties beyond.
- Maynard Terrace currently serves approx. 60 dwelling with a high proportion of these dwellings having parking served by a private access road leading off Maynard Terrace at an oblique angle, close to the junction with Station Road; the current access to Maynard Terrace is narrow and has severely restricted visibility. Maynard Terrace is of approximate length 430m, and terminates without any standard turning head, and with a gated access leading to an old roadway off to the east. This former roadway is not part of the public highway or a public right of way.

Housing Potential

- Planning application 12/01822/OUT refused for 36 houses. Appeal allowed.



Availability & Achievability

- Confirmed. Site could come forward within the next 5 years.

Area and Description

- 0.95ha

Housing Potential

- About 25-30

Suitability

- The suitability of this site can be judged in the context of the planning permission granted at appeal for Clu 3
- Highways view needed on whether Maynard Terrace at its western extent provides suitable access. If not the site would have to be accessed via Clu 3.

• Cloverly

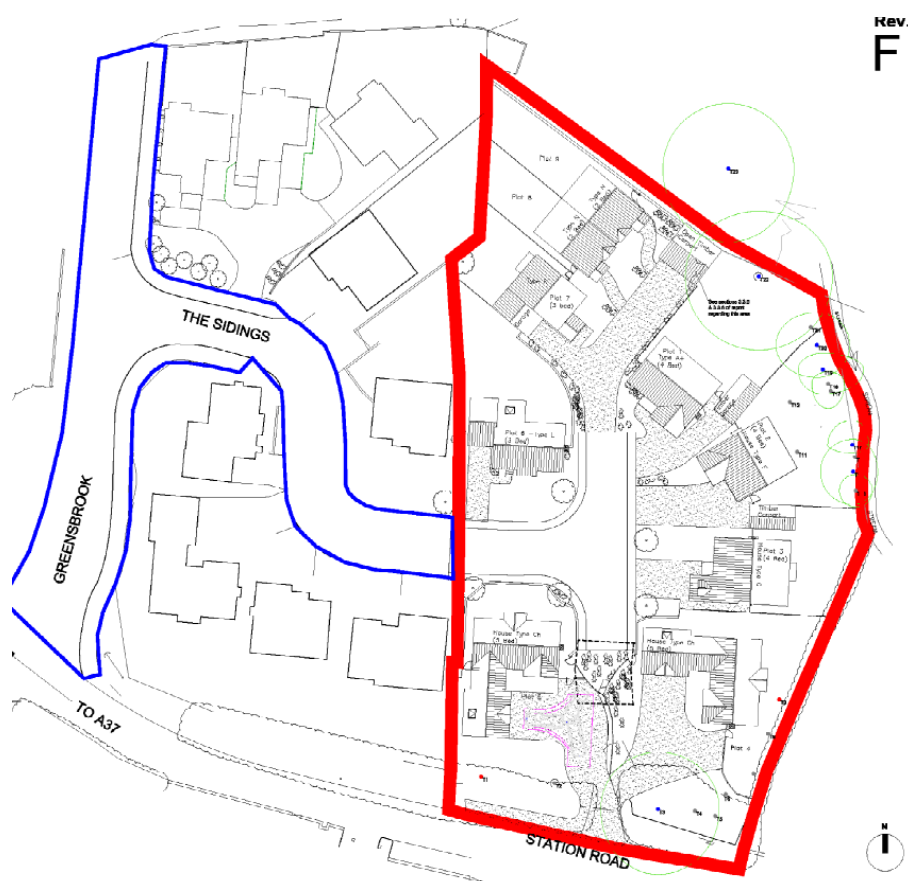
Clu 5

Area and Description

- 0.35ha
- The site previously had one house located on it - now demolished, although given existing trees and the site topography it has a developable area of 0.25ha.
- The site is at a slightly higher level than Station Road but otherwise generally flat, sloping gently down from west to east and north to south with a steeper slope at its eastern edge down to a stream. An area of fill raises site levels in the north-west corner of the site.
- The site is bordered to the west by houses in 'The Sidings', to the north by a former railway embankment (the top of which is approximately 5m above the application site level), to the east by a residential property and to the south by Station Road. Vehicular and pedestrian access to the site is currently from Station Road although The Sidings extends to the western edge of the application site boundary

Housing Potential & Achievability

- Planning permission granted for 9 homes in August 2012. See 11/05107/FUL



Area and Description

- 0.36
- Site comprises a former agricultural contracting yard consisting largely of a concrete yard and mix of buildings in various states of disrepair.
- Land to the south a substantial dairy production unit within a concrete yard.
- Housing adjoins to the north, north west and north east.
- Agricultural land to the south, east and west.
- Existing access of Middle Street.

Housing Potential

- About 10
- However, the environmental conditions experienced by future residents could be affected by the retention of the dairy unit on the southern parcel. This may reduce the capacity of the site or require a screening use e.g. rural office space).
- Planning application submitted (withdrawn) in October 2012 for 8 houses and 4 workshops.

Suitability

- The site is previously developed land outside but adjoining LP Housing Development Boundary.
- Site is within Mendip Hills AONB.
- Potential contamination requires investigation.
- Residential development would enable the removal of buildings in disrepair.
- Site warrants further investigation in Placemaking Plan.

Availability

- Site in single ownership. Owners will expressed intention to sell/develop

Achievability

- Demolition and remediation of any contamination should not affect financial viability.
- Potential need to relocate dairy unit if only the northern parcel is forthcoming or introduce 'buffering' small employment workspace units

Area and Description

- 0.5ha
- Agricultural land

Housing Potential

- The site could yield about 10-15 homes

Suitability

- Outside LP Housing Development Boundary and within Mendip Hills AONB.
- Low landscape impact and visual impact from wider view. High visual from neighbouring properties.

Availability

- Previously promoted during preparation of Wansdyke / B&NES LP

Achievability

- Not within the next five years

Area and Description

- 0.45ha
- Undeveloped land bounded by Middle Street to the east, The Cross to the West , primary school to the north and the residential cul-de-sac of Ashwood to the south.

Housing Potential

- the site could yield about 10-15 homes

Suitability

- Planning permission refused for 9 dwellings in August 2012. See ref 12/02266/FUL
- Appeal dismissed March 2013. See ref APP/F0114/A/12/2183230

Availability

- Confirmed

Achievability

- Site not suitable

Area and Description

- 1.2ha
- Open fields to the south west of Farmborough, with housing to the north and south east, a school to the east, playing fields to the south and open countryside to the west.

Housing Potential

- Planning permission refused for 38 homes in December 2011. See ref 11/02432/OUT
- Appeal allowed October 2012. Reserved matters submitted September 2013.



Availability

- Confirmed (Blue Cedar Homes)

Achievability

- Delivery likely within the next 5 years

Area and Description

- 2.0ha
- Site comprises fields between the existing housing areas of Manor gardens and Tilley Close

Housing Potential

- About 60 at 30 dph

Suitability

- There would be at least a moderate degree of landscape and visual impact but the scope for mitigation is quite high under a well-designed scheme where much of the site remains undeveloped, maintaining a view corridor to and from the church from the PROW.
- Three potential access points from Manor gardens, Church Lane and Tiley Close. Most appropriate primary success to be established.
- Public Footpaths cross the site and lead into surrounding countryside. Accessibility thorough the needs to be maintained.

Availability & Achievability

- Promoted by landowner

Area and Description

- 2.0ha
- An irregularly shaped, pasture field west of the recently permitted FAR 1
- Housing on the southern side of the A39 to the north-east, and a group of houses and converted farm buildings on the opposite side of the road will fields beyond them to the north and west.
- West of the field another group of buildings, mostly houses, clusters around the junction of the A39 and Tilley Lane.
- A large complex of farm buildings on the southern side of the lane and the recreation ground between the lane and FAR 1 separate the site from other fields to south-east and south-west.

Housing Potential

- About 60 at 30 dph

Suitability

- The site is in the Green Belt.
- Very special/exceptional circumstances need re allocation/permission.
- Nor overriding environmental constraints to suitability.
- Highways view need on safety of additional access from Bath Road. Potential for site to be access from FAR 1. Access requires careful consideration

Availability & Achievability

- Availability Confirmed

Area and Description

- 0.7ha
- Site comprises depot and is screened from the road and farm land to the south by conifers

Housing Potential

- About 20 at 30 dph

Suitability

- Previously developed land in the Green Belt
- This site is far from the centre of the village and somewhat isolated
- There is already an access from the Bath Road
- Some development possible without affecting openness of the Green Belt
- Impact of HSE exclusion zone to be established

Availability

- Site submitted at call for sites stage

Achievability

- N/a

Area and Description

- 0.93ha
- Site comprises a paddock and larger field west of Farmborough

Housing Potential

- About 30 at 30 dph

Suitability

- This site is far from the centre of the village and somewhat isolated
- This site is not suitable

Availability

- Site submitted at call for sites stage

Achievability

- N/a

Area and Description

- 9.5ha
- The majority of the site is formed of two large fields north of the A39, There is also a smaller field on the junction of Hunstrete Road adjoin a row of 5 semi-detached houses. A subsidiary area of the site is formed by a small triangle of land associated with Farnborough tyres on the junction of the Timsbury Road

Housing Potential

- About 250

Suitability

- Only the Timsbury Road site is not in the Green Belt. This site is suitable for a small amount of development so long as highway safety issues can be resolved.
- Development elsewhere would be in the Green Belt and represent a major incursion into the countryside and a change to the character of Farnborough – it being almost exclusively formed south of the Bath Road. The continuation of the row of semi-detached houses would may not be suitable on account of noise/ residential amenity issues. The landscape and visual impact would be limited.

Availability

- Landowner with intention to sell/develop

Achievability

- Development could come forward within the next 5 years if permitted
- Measures to address junction visibility/ highway safety and noise.

Area and Description

- 1.36ha
- Vacant former industrial site located in the base of the Frome Valley below the hamlet of Sharpstone and to the south west of the village of Freshford. The site is located in the countryside beyond any defined urban area.
- The site is occupied by a variety of vacant buildings ranging from single to four stories in height. The buildings also range in age from the original 17th Century Mill and associated buildings constructed of stone and stone, to modern industrial units of a more utilitarian appearance constructed of concrete block and render. Additionally, the north eastern part of the site is dominated by a tarmac car parking area where there is also a disused sewerage plant.

Housing Potential

- Planning permission granted (05/02563/FUL) for change of use to provide 21 residential units. The development comprises the conversion of some of the existing buildings at the site to create 4 x 2 bed flats; 2 x 3 bed maisonettes; 3 x 2 bed houses; 2 x 3 bed houses; 2 x 4 bed houses; 1 x 5 bed house and 1 x 6 bed house.

Suitability

- Yes – as evidenced by planning permission

Availability & Achievability

- Site under construction. Delivery within the next 5 years.

Area and Description

- 2.0ha
- A more or less rectangular area in the southern corner of a large arable field, which slopes down fairly steeply from the north-east to the south-west. There are more field and woods to the north-west and a residential home to the north-east is at the southern end of High Littleton.
- The A39 runs along the south-eastern boundary with smaller fields and a small group of houses on the opposite side.
- South-west of the site the 8 pairs of semi-detached houses on the near side of Highbury Road and the two houses either side of the main road are separated from the main part of Hallatrow by a former railway line, now covered in tress, and a strip of open land.

Housing Potential

- About 60 at 30 dph

Suitability

- Site is part of an open hillside that provides a backdrop to views from various places in Hallatrow. From more distant viewpoints, such as the A37 north of Farrington Gurney and Specklemead in Paulton, there is a clear gap between the houses on Highbury Road and the rest of the village and another to the houses on the southern side of Langford's Lane.
- Development here would create a major incursion of building into the open countryside .The impact would be magnified by the visual link to the two groups of existing houses and the significant erosion of the relatively narrow gap between Hallatrow and High Littleton.
- Site is not considered suitable for development.

Availability

- Confirmed

Achievability

-

Area and Description

- 0.62ha
- A more or less rectangular area south of the isolated terrace of housing on Highbury Road that lies to the north of Hallatrow off the A39.
- Highbury Road comprises a terrace 8 pairs of semi-detached houses.
- The central part site itself is used for open storage and parking, the remainder comprises agricultural with a tree line forming its southern boundary

Housing Potential

- About 15-20

Suitability

- Site is dissociated from the main part of the village and is not suitable

Availability & Achievability

- Promoted at call for sites stage

Area and Description

- 0.6ha

Housing Potential

- About 15

Suitability

- Site is outside the HDB but within the framework of the village. Half of it is previously developed, the other half is open. The landscape and visual impact of developing on the open area would be limited to very local views. A terrace immediately adjoin the site would be significantly affected.
- Overall the site is suitable. And its credentials good.

Availability & Achievability

- Promoted at call for sites stage

Area and Description

- 4.0ha

Housing Potential

- About 120

Suitability

- Site is outside the HDB and dissociated from the framework of the village. Clearly the whole site is not suitable for development. Ribbon development on the site frontage would also be unacceptable. The site is not suitable form any level of hosing.

Availability

- Confirmed

Achievability

Area and Description

- 6.7ha
- The site comprises two fields (A, 2.5ha and B, 4.2ha).
- High Littleton sits on a plateau which drops away into valleys to the west, south and east, but north of the housing on Greyfield Road and Scobell Rise the land rises moderately before starting to level out. These fields form part of that slope. There are extensive wonderful views to the south and the area feels very open and exposed. On the other side the Gug the land drops away to the south-west, where a few houses and other buildings are surrounded by fields which separate them from relatively new housing at Gores Park to the south-west.

Housing Potential

- About 200 at 30 dph

Suitability

Green Belt

- The site is in the Green Belt which runs along the northern periphery of the village

Impact on landscape character, visual effects and scope for mitigation

- There is a firm edge to development in the northern part of the village. Above it the field on the slope are surrounded by hedgerows with mature trees, and provide a green and pleasant backdrop to High Littleton, in views from close at hand and the southern part of the village as well as more distant vantage points to the south-east and south-west. Development would have a high impact on the landscape character of this area because it would be widely visible locally and from far away as skyline development.
- Development would have a high impact from the A39, minor roads and housing due to loss of rural views; high impact on views from the south because development would be seen on the skyline which presently creates a strong rural setting to the village. The shape of the site and its position on a prominent slope would emphasise the impact of intrusion into the countryside, particularly as most of the village is built on flatter and less conspicuous areas. In addition, in views from the south-west development would appear on the skyline linking the scattered houses on the western side of The Gug to the houses at Gores Park.
- It is not possible to mitigate the loss of prominent open platraue landscape which creates a fine rural setting to the village.

Highways

- Greyfield Road is a reasonable width for most its length, but The Gug is only wide enough for one vehicle. Access off Scumbum Lane achievable.

Availability & Achievability

- Site promoted for development during preparation of B&NES LP

Area and Description

- 3.5ha
- High Littleton sits on a plateau which drops away into valleys to the west, south and east, but north of the villages the fields rise steeply on both sides of Scumbum Lane before starting to level out. On the eastern side the land drops down towards the A39 and into the valley beyond. The site comprises two pasture fields between the lane and the main road, which separate Heighgrove Farm from housing on the northern edge of the village, and an overgrown sunken area between the farm and the A39.

Housing Potential

- About 100 dwellings at 30 dph

Suitability

Green Belt

- The site is in the Green Belt which runs along the northern periphery of the village

Impact on landscape character, visual effects and scope for mitigation

- There is a firm edge to development in the northern part of the village. Above it the fields on the slope are surrounded by hedgerows with mature trees, and provide a green and pleasant backdrop to High Littleton, in views from close at hand and the southern part of the village as well as more distant vantage points to the south-east and south-west. Development would have a high impact on the landscape character of this area because it would be widely visible locally and from far away as skyline development.
- Development would have a high impact from the A39, minor roads and housing due to loss of rural views; high impact on views from the south because development would be seen on the skyline which presently creates a strong rural setting to the village. The shape of the site and its position on a prominent slope would emphasise the impact of intrusion into the countryside, particularly as most of the village is built on flatter and less conspicuous areas. High impact from the farmhouse due to loss of extensive beautiful views to the south.
- It is not possible to mitigate the loss of prominent open plateau landscape which creates a fine rural setting to the village.

Highways

- Scumbum Lane is just wide enough for 2 vehicles but has no footpaths along most of its length. The A39 is very busy and traffic travels at speed past the site, which is at a significantly higher level on the inside of a bend. It would be difficult to provide adequate access on the site without further adverse effects on the local environment.

Availability & Achievability

- Unconfirmed

Area and Description

- 2.4ha
- This area is part of a large and narrow roughly rectangular field on a very undulating moderately steep east facing valley side. A small tributary of the Cam emerges at the head of this small valley at the northern end of the area. Then field in arable use contrast with the beautiful parkland landscape on the steeper and higher west facing valley side. The land features individual large trees and woodlands and trees following the streamline. The area is open in nature but the small valley landform and trees creates a sense of enclosure.

Housing Potential

- About 75 dwellings at 30 dph

Suitability

Green Belt

- The site is in the Green Belt which runs along the northern periphery of the village

Impact on landscape character, visual effects and scope for mitigation

- Development would have a very high impact on the landscape character of this area because it would be intrusive on landscape associated with the parkland and cause the loss of the rural valley landscape.
- High impact on views for the A39 because it would be intrusive on parkland and rural valley landscape views; high from housing due to loss of beautiful views of parkland and rural landscape; high from the parkland due to loss of rural views on land associated with the parkland
- It is not possible to mitigate the loss of the rural valley landscape of this area closely associated with the adjacent parkland and which does not related well to the built p area.

Availability & Achievability

- No evidence of availability

Area and Description

- 7.3ha
- There are spectacular extensive rural views from this area which comprise the upper steep slopes of a valley which broadens to meet the Cam valley. The fields, bounded by clipped and taller hedges are in pasture. Four larger trees are important skyline features in this area. A thick dense row of trees accentuate the route of the stream. This is also true of the unattractive concrete building within the sports field. High Littleton is a predominantly ridgeline village and where housing and associated paraphernalia 'leak' down the sides of the ridge into the valley it generally forms a prominent and unattractive edge.

Housing Potential

- About 220 dwellings at 30 dph

Suitability

Impact on landscape character, visual effects and scope for mitigation

- Development would have a high impact on the landscape character of this rural area which strongly relates to the rural valley landform of exceptional beauty.
- Development would have a: high impact from housing as it would intrude on open views; high impact from Rotcome Lane due to loss of views of lovely rural landscape around village; high impact on cross valley views where High Littleton is largely confined to the ridge and development in this area would extend it onto prominent rural slopes widely visible from the surrounding area; high impact from the public right of way crossing the area due to development intruding onto rural views.
- It is not possible to mitigate the loss of rural landscape which is seen as part of the wider valley landscape and does not relate to the village

Availability & Achievability

- No evidence of availability

Area and Description

- 3.4 ha
- This area comprises one medium field on a moderately steep south facing slope. The area feels very open to the south due to the slope and clipped hedges with very few trees.

Housing Potential

- About 100 dwellings at 30 dph

Suitability

Impact on landscape character, visual effects and scope for mitigation

- Development would have a high impact on landscape character due to loss of rural landscape which is seen as part of the wider landscape and unrelated to the village.
- Development would have a: high impact on views from the south from which development would be seen as intruding into a rural area unrelated to the village; moderate impact from houses – the houses are located close to road to north so rural views are only likely to be lost from back gardens; high impact from the historic house / garden and a few individual properties due to loss of rural views.
- Due to landform it would not be possible to effectively mitigate housing on this hillside in a rural area unrelated to the village

Availability & Achievability

- No evidence of availability

Area and Description

- 12.6 ha
- This area is a complex rolling / undulating landform incorporating head of a tributary valley feature. The land is in permanent and ley pasture and there are a few small copses. There are some clipped hedges and others are very thick and feature beautiful hedgerow trees. The most northerly field is bounded on two sides by coniferous woodland. Trees and landform give the area an enclosed and intimate feel.

Housing Potential

- About 360 dwellings at 30 dph

Suitability

Impact on landscape character, visual effects and scope for mitigation

- Development would have a very high impact on the landscape character of this area because it is beautiful in itself – the landform, wonderful hedgerow trees and framed by woodland.
- Development would have a high impact on existing houses due to loss of views of intrinsic beauty of patchwork of fields, hedges, large trees and landform. For the same reason development would have a high impact on views from the road and track, a public right of way. It is important that the road/track frontage to the westernmost field remains open to allow a public view into this wonderful landscape.
- It would not be possible to mitigate the loss of this complex landscape with its rolling undulating landform, excellent hedge, large trees and head of valley tributary feature.

Availability & Achievability

- Some evidence of availability adjoin Greyfields Road.

Area and Description

- 0.59ha
- Narrow enclosed strip of land to the rear of Gores Park.

Housing Potential

- About 15 at 30 dph

Suitability

Impact on landscape character, visual effects and scope for mitigation

- Landscape impact likely to be low to moderate as site is enclosed and this area is already affected by development at Gores Park
- High visual impact from Gores Park. Likely low to moderate from elsewhere
- Moderate to high scope for mitigation

Access

- Access Substandard. Widening of the Gug needed, which would have a high impact on its rural character.

Availability & Achievability

- Site put forward during SHLAA call for sites process by landowner.

Area and Description

- 0.2ha
- Vacant shop premises, previously occupied by the Radstock Co-operative Society with vegetation to rear.

Housing Potential

- 5-10

Suitability

- Most of the site is located within the Housing Development Boundary and is suitable subject to LP Policy S.9.
- An appropriate access from High Street appears possible. A joint access with The Chimes would be preferable to reduce the potential for conflicting movements. Existing pedestrian crossing and bus stop (shelter) likely to require relocation. The access and on-site roads must be of an adoptable standard.

Availability & Achievability

- Recent planning application withdrawn Summer 2012.
- Need to demonstrate that the retail premises no longer has realistic potential to perform a continuing key role in meeting the retail needs of the local area as required by policy S.9 of the Local Plan .

Area and Description

- 0.15ha
- Garage block and access within residential

Housing Potential

- About 5
- Site could come forward within the allowance made for small site windfalls.

Suitability

- Yes

Availability & Achievability

- Site put forward during SHLAA call for sites process by Parish Council
- Site owned by RSL
- Survey of use of garaging needed

Area and Description

- 0.8ha

Housing Potential

- About 20

Suitability

- To be confirmed

Impact of development on landscape character, visual effects and scope for mitigation

- To be confirmed

Highways

- To be confirmed

Availability & Achievability

Area and Description

- 2.0ha
- Agricultural land on the northern side of the A39 as it approaches from the south west (direction of Hallatrow). Site adjoins a care home and includes some of the car parking area for the care home.

Housing Potential

- About 60 at 30 dph

Suitability

- Site barely related to the framework of the village. High landscape and visual impacts that would not be possible to mitigate.
- The site would need to be accessed from A37. The speed of vehicles is subject to national speed limit with the change to 30mph being some 200 metres from the NE site boundary. Visibility would therefore need to be provided at a minimum of 2.4 x 90 metres to both directions which provides for vehicle speeds of approx 40mph. There is no footway across the site frontage.

Availability & Achievability

- Site put forward during 2008 SHLAA call for sites process by landowner

Area and Description

- 4.0ha
- Triangular shaped field south of Hillcrest.
- Bordered by the A37 to the east and Pensford Old Rd to the west.
- The site appears to be visually self-contained from the A37 and Pensford Old Road

Housing Potential

- About 120 at 30 dph

Suitability

- The site is outside the LP Housing Development Boundary and within the Green Belt
- No overriding local constraints to suitability

Availability & Achievability

- Site put forward during SHLAA call for sites process by landowner

Area and Description

- 3.3ha
- Site consists of grassland lying on the south side of Manor Road

Housing Potential

- Planning application (12/05315/OUT) submitted in December 2012 for 99 houses.
- Separate masterplan also produced for 72 units
- Appeal in progress

Suitability

- The Site is outside the LP HDB and within the Green Belt.
- There is some logic to the development of this site and there would appear to be limited visual impact on the area. Longer distance views from the AONB would be limited and the site would be seen in context of the existing housing / built form of Saltford. In terms of landscape character, there would be limited damage to the wider landscape as the site is bounded on the south by an existing Golf Course / driving range.
- The site is suitable for housing in respect of landscape and visual impact but is within the Green Belt and therefore would harm its openness.

Availability & Achievability

- Confirmed – Crest Nicholson
- Site could come forward relatively quickly and contribute to 5 year land supply.

Fields at Temple Inn lane / A37 Tc 1a&b

Area and Description

- The area comprises 1a (6ha) and 1b (1.4ha)

This is a flat to gently sloping area, forming part of an attractive dished valley cutting through the plateau land between Temple Cloud and Clutton. Apart from a disjointed ribbon of development along the main road, the land between Temple Cloud and Clutton is a stretch of very pleasant, undulating, open countryside. The land is in pasture with medium fields bounded by clipped hedges except alongside Bubbins Brake on the north east boundary. The character is open very rural (1a) except in the south west corner of land between the properties 'The Square' and the terrace along the lane to the south (1b). Here the character is much more influenced by existing development.

- The A37 runs from north to south through Temple Cloud and the long line of predominantly older development down the western side of the road has been reinforced by more modern development in depth (Paulmont Rise). In contrast on the eastern side north of the junction with Temple Inn Lane there are only the small group of semi-detached houses known as The Square and the Temple Inn public house, which are separated and surrounded by fields.
- A short distance north-eastwards along the lane a line of semi-detached houses at Oaklands faces a block of modern housing at Meadway which adjoins more modern development at Tiledown.

Housing Potential

- Area 1a = about 40 at 30dph
- Area 1b = about 180 at 30-40 dph

Suitability

Impact on landscape character, visual effects and scope for mitigation

- Development in 1a would destroy a substantial part of the attractive sweep of rural landscape between Temple Cloud and Clutton. Development in 1b would be more acceptable, infilling an area of land which is heavily influenced by residential development and which is not such a strong part of the rural valley character.
- From Clutton, development in 1a would have a moderate to high impact with loss of part of the sweeping view and closing of the visual gap between Temple Cloud and Clutton.
- Development in 1b would have a low impact since the land is already part of the developed area.
- From properties at 'the Square' and the terrace and other properties along the lane to the south development in both areas would have a high impact with loss of existing rural outlook.
- From the A37 there is currently a tall grown out hedgerow which obscures almost all the views into this area. Assuming the hedgerow remains tall, the impact of development on views from the road

would be low. However, it should be noted that loss of the hedgerow screen due to clipping or deterioration would render the impact high for 1a and moderate for 1b.

- From the public footpath crossing the site the impact of development on views would be high for the whole of area 1 due to loss of attractive rural outlook.
- For 1a there is some scope for mitigation using copse planting to soften views of development edge. However, it would not be possible to mitigate effectively for the encroachment of development into the attractive landscape between Temple Cloud and Clutton. For 1b mitigation using planting to thicken up boundary hedgerows overlooking countryside would be both necessary and effective. However, it would be important to ensure that these boundary hedgerows did not become garden boundaries.

Highways

- The A37 is very busy road with a significant proportion of heavy goods vehicles. Drivers turning out of Temple Inn Lane have a restricted view of northbound traffic because of a crest south of Woodfield House, while the Temple Inn stands at the back of the footpath and severely curtails their view northwards. Conversely traffic on the main road has limited views of vehicles using the junction. The commercial premises opposite the inn, including a petrol filling station, and a pelican crossing complicate the situation. Although the accident record in the vicinity is not bad, there is potential danger that could be overcome by the new road through the site and the proposed closure of the existing junction to vehicles.

Availability & Achievability

- Both areas promoted for development at various times during the last decade.
- In 1995 Wimpey lodged an appeal against a refusal of permission for residential development on the 3 fields in the angle between the A37 and Temple Inn Lane. This was dismissed. The Inspector who determined the appeal noted that the site lies within countryside of high scenic value in a fine landscape.
- No achievability constraints identified. Sites could come forward relatively quickly.

Area and Description

- 1.6ha
- This area comprises a moderate to steeply sloping north east facing pasture field set behind a narrow line of low farm buildings along the A37. Although the field abuts the developed edge of Temple Cloud to the south, the aspect of the field is such that its character relates to the countryside rather than the village.

Housing Potential

- About 40 at 30 dph

Suitability

Impact on landscape character, visual effects and scope for mitigation

- The impact of development in this field would be high due to the loss of the rural landscape character.
- Development would have a: high impact from the A37 due to the loss of the rural aspect close to the road. This is important due to the short distance between the built up edge of Clutton and that of Temple Cloud; high impact from the adjacent housing due to loss of rural outlook; high impact from the wider countryside to the east due to encroachment of development onto a prominent ridge line with east north easterly aspect.
- Mitigation would not be possible here due to the steep slope and prominence of the site

Highways

- Access would be taken directly from the from A367. Highway safety matters to be determined.

Availability & Achievability

- No evidence of availability

Area and Description

- 3.6ha
- The area forms the larger part of an irregularly shaped field sloping gently down to the south and forming part of the Cam valley. It is surrounded on three sides by housing most of which is low density detached, mainly modern. There are trees along the eastern boundary.

Housing Potential

- About 100 at 30 dph

Suitability

Impact on landscape character, visual effects and scope for mitigation

- The impact of development on landscape character would be low to moderate given the influence of existing housing on three sides.
- Development would have a moderate impact from the wider countryside to the south due to loss of existing rural outlook onto a prominent slope of the Cam Valley. This view is, however, modified by the existing development immediately to the east and south of the site; high impact on adjacent housing due to loss of rural outlook; high impact on footpaths adjacent to and crossing the site due to loss of rural outlook.
- Retention and protection of existing trees would be important here and a new hedgerow boundary should be created along the western edge of the site abutting open countryside. This hedge should not form garden boundaries. Sufficient room within any development should be allowed for planting of large-growing specimen trees to soften views from wider countryside to south

Highways

- To be determined

Availability & Achievability

- Site promoted during BANES LP preparations
- No constraints identified. sites could come forward relatively quickly.

Area and Description

- Area (a) 2.5ha, (b) 1.4ha, (c) 2.6ha, (d) 5.7ha, (e) 9.7ha
- This is an area of eroded plateau, flat to gently sloping and surrounding an extensive area of social housing. Areas (a) (b) and (c) are particularly influenced by the housing. The remaining areas (d) and (e) are less influenced by development with landform subtly sloping away from development and the eye being drawn more by the attractive landscape of pasture fields, some excellent specimen oak trees and a frame of trees and woodland around the perimeter of the area.

Housing Potential

- Area 4a - about 75 at 30dph
- Area 4b - about 40 at 30dph
- Area 4c - about 75 at 30dph
- Area 4d - about 170 at 30dph
- Area 4e - about 290 at 30dph
- Total = about 650

- Application submitted in outline for area4a in August 20123 ref 13/03562/OUT



Suitability

Impact on landscape character

- The impact of development on area (a) would be low given the current influence of development around much of the area.
- The impact of development in area 9 (b) would be low to medium. This area is currently used as a recreation ground and is very heavily influenced by the surrounding development. Housing could be developed here and the recreation relocated immediately to the south.
- The impact of development on area (c) would be low to medium. This linear field has housing all along one side. Development would have little effect on character as long as it was set well back from the hedge boundary along the north eastern edge of the field. The hedge is tall, forms a good, softening screen and marks a break in slope. The impact of development on area (d) would be high. This is an attractive pastoral landscape with evidence of past mining/ quarrying activities in places. There are also some beautiful specimen oaks.

Visual effects

- In area 4a and 4b development would have a low impact from the wider countryside – visually enclosed by development and landform; moderate effect from surrounding houses due to loss of semi-rural aspect; moderate effect from public footpaths which are already running along the developed boundary.
- In area 4c development would have a: low impact from the wider countryside – viewed from Marsh Lane to the east against a skyline of housing and with a frontage of grow-out hedgerow; high impact from adjacent housing – loss of rural outlook.
- In area 4e development would have a: high impact from public footpaths – loss of attractive countryside; moderate to high impact from wider countryside – parts of area highly visible from paths, properties and roads to the south west and south. Would place inappropriate housing on skyline; moderate impact from small group of adjacent properties – loss of rural outlook.

Scope for Mitigation

- Development in areas 4a and 4b can be successfully mitigated by allowing sufficient room in development for large-growing specimen trees as feature and provision of a native hedgerow along the boundary with the countryside which should not be incorporated into garden boundaries.
- Development in Area 4c can be successfully mitigated by keeping development including gardens, well away from the north eastern boundary hedgerow which must be retained and enhanced. Loss of the hedgerow would have a disastrous effect on the quality of the views from the east.
- Development in 4d and 4e could not be successfully mitigated due to its prominence in the skyline

Highways

- The A37 is very busy road with a significant proportion of heavy goods vehicles. Drivers turning out of Temple Inn Lane have a restricted view of northbound traffic because of a crest south of Woodfield House, while the Temple Inn stands at the back of the footpath and severely curtails their view

northwards. Conversely traffic on the main road has limited views of vehicles using the junction. The commercial premises opposite the inn, including a petrol filling station, and a pelican crossing complicate the situation.

Availability & Achievability

- Evidence of availability only in respect of area (a)

Land at Eastcourt Road and A37 TC 6

Area and Description

- 3.6ha
- This is a gentle to moderately steeply sloping field running down from Eastcourt Road to the tree-lined River Cam in an attractive sweep. It forms part of a small section of the Cam Valley with a gentle open floodplain landscape. It is very much part of the Cam valley landscape and separate from the village shaped field, which slopes up from the Cam Brook on its south-eastern boundary to Eastcourt Road.
- On the northern side of Eastcourt Road the hillside continues to rise past 2 houses and woodland to a crest beyond which there are fields (TC 4).
- Along the road to the east more fields and woodland surrounding houses, the substantial buildings of Cambrook House and a variety of industrial and commercial businesses in former quarries at Cloud Hill and east of Marsh Lane.
- There are more fields to the south, where small groups of houses and farms are scattered along the A37, and west of the road as it runs along the south-western side of the site.
- To the north-west there are houses around the junctions with Eastcourt Road and Cameley Road.
- Land on both sides of the Cam Brook is a site of nature conservation importance while the fields between the A37 and Cambrook House are an area of local landscape/nature conservation interest.

Housing Potential

- About 50-100 at 30 dph

Suitability

Impact on landscape character, visual effects and scope for mitigation

- Development here would destroy its landscape character
- The area is visually very prominent from the A37, Eastcourt road immediately to the north, the public footpath which crosses the field and from the wider countryside to the south. Development here would be completely inappropriate.
- It would not be possible to mitigate for development in such an inappropriate and visually prominent setting.

Highways

- See below

Planning History

- This site was considered for inclusion in earlier Local Plan. The views of the Inspector on the site are presented below.

Comments from Wansdyke Inspectors Report (March 2000)

- (9.15.2) Driving up the A37 from the south, the higher part of the field can readily be seen from the junction with the A39 at White Cross, and the rest becomes visible at closer quarters. The main part of the village is hidden by the crest of the slope, apart from the cluster of house to the north-west of the site. Despite the scatter of buildings along Eastcourt Road, the impression is of a predominately open hillside, which is clearly part of the countryside. The objectors suggest that up to 50 houses could be built on the field, which would be virtually surrounded by fields and woodlands. They would create a substantial extension of the village down the hillside, and visual links to the housing along Eastcourt Road and the A37 would consolidate the scatter of development south and east of village and emphasise the scale of the intrusion into the pleasant landscape. The development would be prominent in the surrounding area and poorly related to the existing pattern of development not only physically, but also in terms of access to village facilities such as the school.
- (9.15.3) In line with regional and structure plan strategies, the plan identifies Temple Cloud as rural service centre in an important bus corridor where structure plan policy H.4 says that residential development will normally be permitted subject to local environmental and other factors. However, it also says that until progress is made towards a solution for the highway problems, in particular the removal of primary road traffic from the village it is premature to consider further housing allocations.
- (9.15.4) Eastcourt Road is narrow and drops steeply down to an oblique junction with A37, which is in the middle of a sharp S-bend on a steep hill. The combination of bends and changes in level restricts severely visibility for drivers using the junction and those on the main road as well. All turns at the junction except that left off the main road are physically difficult, particularly in large vehicles. The proximity of 2 other junctions on the opposite side of the road increases the potential danger. I note that left turns out of Eastcourt Road are banned, and given the speed, volume and nature of the traffic on the main road, I share the concern about safety at the junction.
- (9.15.5) Development on the objection site could provide an opportunity to divert Eastcourt Road to a safer junction with the main road. It might be then be a more attractive route for commercial vehicles going to and from the businesses in the Cloud Hill/Marsh Lane area than the narrow lanes with height and weight restrictions on the longer alternative routes via Hallatrow, Temple Inn Lane and Clutton. I understand that there have been complaints about this traffic, and there is a poor safety record in the area. The highway authority and the largest firm in the Cloud Hill area support the proposal. PPG7 emphasises the importance of employment in rural areas and it would appear that at least one firm has been refused permission to expand because of the poor access. However, the benefits of the new junction would be offset by an increase in traffic past the houses along Eastcourt Road, which is only wide enough for one vehicle for most of its length.

- (9.15.6) It might also be possible to design the road through the objection site in such a way that at some time in the future it could form the first part of a relief road running northwards between the 2 main parts of the village. No detailed design work has been done on this proposal so it is difficult to judge what its impact would be, either in terms of the visual effect on the hillside or the physical division of the village. Moreover, the objectors propose that the road is funded by releasing more land in the village for development. There are no costings, but it was suggested at the inquiry that up to 500 new houses could be needed to finance its construction.
- (9.15.7) As far as I am aware development on the objection site would not prejudice the building of the proposed bypass for Temple Cloud and Clutton on either of the routes safeguarded in the plan. The Council wants detailed studies of these routes brought forward because of the severity of the safety and environmental problems in Temple Cloud and to reduce the effects of planning blight. However, in section 14.23 of this report I conclude that the routes should be deleted from the plan until such time as a decision is made to go ahead with the proposal and there is a firm timetable for its implementation. Development on the objection site might be the first step in realising a smaller scale and cheaper alternative, but the overall package could have a very significant effect on the character and the environment of the village and its surroundings. In the absence of a detailed evaluation of the entire scheme and a comparison with the alternatives, I think that it would be premature to place much weight on this possibility at present, because there are too many unknowns.
- (9.15.8) In my view the known benefits of allowing development of this site in terms of improvements to traffic flow and safety on roads in the vicinity are marginal at the moment compared with the adverse effect on the local environment. Even though house-building rates have been well below those anticipated in the structure plan, particularly in the southern part of the plan area, and some key sites have failed to come forward for development, in section 9.2 of this report I conclude that there is no need to release more land for housing in the plan area at the moment. Overall I am satisfied that there is no justification for making an alteration to the plan.
- (9.15.9) In reaching this conclusion I have borne in mind the concern that the restrictions on new housing in the village could be detrimental to the future of local businesses. It is not made clear how this is so, when as far as I am aware none of them provide services exclusively for the village, and I doubt that they employ only local people. However, policies in the plan allow small groups of houses and infilling on suitable sites.
- (9.15.10) The field may not be of great scenic value in itself and was not protected in the earlier version of the Norton-Radstock plan. Nevertheless it is part of a prominent hillside that contributes to the quality of the landscape in this area, and in my view merits the designation as an area of local landscape/nature conservation interest. I accept that landscaping could enhance the proposed development, which might be designed in such a way as to improve the biodiversity of the land along the Cam Brook. While this might go some way to offset the impact of the development on the character of the surrounding area, it would in no way compensate for the loss of a substantial open area to built development.

Availability & Achievability

- No recent history re availability

Fields west of A37 / South of Cameley Road

TC 7a & 7b

Area and Description

- 6.0ha
- Area 7a (6.0ha) is a gently sloping, small pasture fields with excellent tall hedgerow and a very rural character, forming part of the Cam valley.
- Area 7b (2.8ha) is similar in character to 7a except for the influence of existing low density development around it which gives it a more semi-rural character.

Housing Potential

- TC 7a- about 180 at 30dph
- TC 7b – about 75 at 30 dph

Suitability

Impact on landscape character

- Development in 7a would have a high impact on this rural landscape character, bringing housing down to the open flood plain and inevitably losing some of the characterful hedgerows.
- Development in 7b would have a moderate impact on the landscape character. The area is very well contained and undoubtedly influenced by development. However, the landscape is attractive and it is also very much part of the Cam valley character. Any development would need to be very sensitive to the environment. It would not be a suitable area for estate type development. Individual properties with larger gardens would probably be most appropriate.

Scope for mitigation

- It would not be possible to mitigate successfully in area 7a. Large gardens to any development would allow for a well vegetated environment which would help to soften development here and be compatible with the adjacent Area (7a) which has a well vegetated feel. The trees along the green lane need to be a native hedgerow boundary wherever else the development abutted the countryside. This should not form garden boundaries.

Availability & Achievability

- No evidence of availability

Area and Description

- 1.48ha
- Site is at the edge of the village on the south side of Hayeswood Road/ North Road at its junction with The Avenue.
- About 1.0ha previously used for the manufacture of concrete blocks and associated products.
- The remainder of the site (to the south and east) comprises part of the Batch, a former colliery spoil heap which is now covered with trees that are the subject of a Tree Preservation Order.
- On the opposite side of North Road is a playing field with associated buildings and Conygre Hall, the main village hall. Beyond the batch to the east is residential development, to the south also residential development, and to the west agricultural land.

Housing Potential

- About 30 as part of a residential led scheme with a small commercial element.

Suitability

- A planning application for 27 dwellings was refused in 2003.
- An appeal against the non-determination of subsequent application for 37 dwellings and office space (07/03509/FUL) was dismissed in July 2008. The appeal was dismissed
- Whilst the site is located outside the Housing Development Boundary in the Local Plan, no objection was raised in principle to its redevelopment for housing in view of the brownfield nature of the site and its location on the edge of the village adjacent to existing housing development
- The Inspector, however, agreed with the Council that the wooded character of the site and its location on the edge of open countryside gave it a rural character that should be respected by any redevelopment. In his opinion, the height and bulk of the proposed buildings would be over dominant and incongruous; the excessive amount of hard surfaces and limited provision of amenity space, together with the proximity of the proposed dwellings to existing trees, would also result in an over intensive form of development. The proposal would therefore be harmful to the character and appearance of the area.
- The appellants produced a Unilateral Undertaking at the Hearing to secure 35% affordable housing provision and a capital contribution towards the provision or enhancement of community or recreational facilities off-site. The Inspector considered that this was acceptable and satisfied the requirements of policies HG8 and SR3 of the Local Plan.
- In the absence of a Section 106 Agreement to secure the proposed highway works the Inspector took the view that the development would be harmful to highway safety.
- In relation to possible harm to nature conservation interests arising from works to the wooded batch, the Inspector considered that satisfactory mitigation could be achieved by means of a woodland and ecological management plan which could be secured by condition.

- Finally, in view of the industrial history of the site, the Inspector considered that the appellant's failure to produce a site investigation report to address the issue of possible contamination was clearly contrary to the provisions of PPS23 and policy ES15 of the Local Plan.
- A revised planning application was submitted in July 2009 for 27no. dwellings, office accommodation and formation of new vehicular access following demolition of existing buildings and is pending consideration.

Availability

- Yes – as evidenced by planning history
- Flower And Hayes (Developments) Ltd

Achievability

- Yes - as evidenced by planning history
- May take some time to come forward.

Area and Description

- 2.92ha
- Agricultural land located at Loves Hill on the western approach to Timsbury.
- Residential development to north and east
- Open countryside to south and west
- The area is flat to gently sloping southwards. It comprises two small rectangular fields which give a sense of enclosure. The land falls away steeply to the south of the area and the area is overlooked across the valley so the hedge at the south boundary lays a very important screening function

Housing Potential

- About 90 at 30 dph

Suitability

Impact on landscape character, visual effects and scope for mitigation

- Development would have a moderate to high impact in terms of the loss of internal hedge, however, overall the impact would be low
- The impact of development would be low from the ridge south of Paulton and rural area immediately west provided the hedges at the south and west boundaries are protected and enhanced; moderate to high impact from the public right of way due to the loss of rural views; moderate impact from Loves Hill to due the loss of hedges and the rural view.
- Planting to enhance the south and west boundaries would effectively screen development from rural views. Sensitive design of layout could be very effective if it is ensured that the south and west boundaries do not become garden boundaries and that hedges are allowed sufficient space to grow without being perceived as a nuisance, and not high density given the location at the edge of the village. Care needed to provide a well design street frontage to Loves Lane.

Highways

- Theoretically possible to achieve visibility re access at 2.4 x 43 metres in either direction (Manual for Streets). This will entail removal or setting back of the whole length of hedgerow. A footway would be needed across the site frontage. Whilst it is possible to gain access from the recent development along Green Vale Drive this should only form a secondary or emergency access given the potential scale of development.

Availability

- Promoted at SHLAA call for sites stage.

Achievability

- SHLAA submission states that there are no abnormal development costs that would adversely affect the viability of developing the site for housing
- No ownership problems that would preclude development

Area and Description

- The entire SHLAA submission from the landowner covers an area of nearly 7ha
- The assessment focuses on the southern tip of this area (a field on the eastern side of Lippiatt Lane of about 3ha.
- The small fields are enclosed by residential development on three sides with open views to Farmboough Common to the north. Many of the houses around the area have sides or backs facing the area so the space does not create a key aspect for many
- To the immediate south, Tabor Farm is a mixture of housing, commercial and other uses along the northern side of North Road. There are relatively modern houses between the lane and Bloomfield Road west of the site and paddocks and garden land at the rear of the houses on Lansdown View on the eastern site. Both sets of houses continue northwards for some distance with fields in between.

Housing Potential

- Theoretically about 90 at 30 dph

Suitability

Impact on landscape character, visual effects and scope for mitigation

- Development would have a low to moderate impact because the area is so influenced by surrounding urban development of very mediocre standard not respecting local character / not allowing any space for large trees, or the backs of traditional village properties. Part of the roadside boundary hedge could be lost as well as well as short length of internal hedge. Care would need to be taken to sensibly retain any worthy tree of the east side of the area.
- Moderate from Lippiatt Lane and house on Lippiatt Lane because housing would obstruct views to the rural area, but the houses are of mediocre design already impact views of the rural area; low impact from the rural area as there is a very narrow view into the area, it being well enclosed by houses; moderate impact on semi-rural views – already influenced by existing housing on three sides of the area.
- Planting to reinforce or replace hedges and to improve the setting of new and existing development could be effective; sensitive design of layout to enhance setting and proposed houses in Lippiatt Lane could be effective; sensitive design of the layout, planting and open space could be very effective in creating a new edge to the village. This should ensure that residents do not have control over the planting or open space at the boundary.

Comments from Wansdyke Local Plan Inspectors Report (March 2000)

- This area was previously considered for allocation in 2000 and the inspector's view on the site is set out below. His conclusion was that, at that time, the site was not suitable on account of the impact on the character and appearance of the area.
- (9.37.2) The site is a major part of the open land between two fingers of development, which extend north from the village. It is surrounded by hedges and fences, and in glimpses between the buildings on North Road or views from the southern end of Lippiatt Lane it blends into the countryside beyond the village. In views from the north it takes open land into the heart of the village. Releasing the site for development would truncate this green wedge to about half its present length and effectively link the existing development of Lippiatt lane and Lansdown View. Not only would this substantial incursion be detrimental to the rural character and appearance of the area, but in my opinion it would also make it more difficult to resist further development on adjacent open land.
- (9.37.3) the southern boundary of the green belt passes north of the village, where there is also an area of local landscape/nature conservation interest. The field and adjoining open land have not been included in either, but this does not mean that they are considered suitable for development. Land is included in the green belt only if it serves particular purposes and areas of local landscape/nature conservation interest aim to protect specific features which contribute to the character of the landscape. There are many parts of the rural area which do not merit such protection, but they are safeguarded from development by the modified version of LNC.1, which reflects the guidance in paragraph 2.14 of PPG7 that the countryside should be protected for its own sake.
- (9.37.4) Timsbury is a village where structure plan policy H.4 would allow residential development within or adjoining the settlement, but only if it does not affect the character of the settlement adversely. In any event in section 9.2 of this report I consider the availability of housing land in the plan area, including the arguments that not all allocated or committed sites may be developed in the plan period and that RPG10 identifies a continuing need for more housing. There is only a relatively short time left before the end of the plan period, but overall I conclude that there is no need to release more land for housing at the moment.
- (9.37.5) Lippiatt Lane is just wide enough for 2 cars with a footpath on its western side. For drivers turning into North Road (B3155), visibility is limited by bends in both directions and hindered by the wall around the front garden of a bungalow on one side and the wall in front of the church on the other. At the time of my visit the main road was busy but traffic tended to move slowly because of vehicles parked along narrower sections to the east, where traffic calming measures are proposed in the modified schedule to policy TP.16. I note the views of the Inspector who dealt with an appeal in the area in 1991, but I remain to be convinced that it would not be possible to improve the junction to an adequate standard to cope with traffic heading south, west and east from houses on the site. There appear to be no physical constraints on widening the lane between the site and Bloomfield Park Road, which would provide a route through the adjoining estate to Bloomfield Road for northbound drivers.

- (9.37.6) I believe the site is large enough for the design of a housing scheme to take account of the need to preserve or enhance the character or appearance of the conservation area. In particular there is no obvious reason why a scheme would require the demolition of those farm buildings which are in the area. However, on balance I believe that the arguments in favour of releasing the land are more than outweighed by those against and in particular the adverse effect which development would have on the character and appearance of the surrounding area

Availability & Achievability

- Site Promoted at call for sites stage

Area and Description

- 9.2ha
- This area is flat with a little rise at the northern end which then falls into a shallow valley at the northern boundary. The two medium irregular fields are in pasture. The area is quite open and visually strongly linked to Farmborough Common – a prominent land mark in the area. Modern development at the west and south east create some sense of enclosure.

Housing Potential

- About 250 at 30 dph

Suitability

Impact on landscape character, visual effects and scope for mitigation

- High, as the area is part of the wide countryside creating the setting to the village.
- High impact from Lippiatt Lane and Crocombe Lane and housing as the area is seen as part of the wider countryside and detached from the village and development would be intrusive to rural views; high impact from a number of public rights of way in and around the area because of loss of rural views.
- Development would encroach into open countryside and it would not be possible to mitigate effectively the intrusive nature of development in the area

Availability & Achievability

- Site not promoted

Area and Description

- 2.6ha
- This area is part of a large field in pasture. It is funnel shaped and well contained between a school and houses on the west side and houses on the east side (Lansdown Crescent). The north east boundary is open to rural views.

Housing Potential

- About 80 at 30 dph

Suitability

Impact on landscape character, visual effects and scope for mitigation

- Development would have a moderate impact on landscape character as the area is well contained and influenced by surrounding development. There are no internal hedges to be lost if the area was developed.
- Development would have a high impact on views from Lansdown Crescent as residents currently enjoy an open outlook; moderate impact from the school and a few houses as the view is presently rural; high impact from the public right of way in the field because of loss of rural views; low impact from public rights of way to the north east and Parkway Lane as development of houses and school frame the area.
- A sensitive layout and planting design to address the new rural edge of the village and the relationship with existing houses and the school would be very effective. The inclusion of public open space to allow public views to the surrounding countryside would be very effective.

Availability & Achievability

- Site not promoted

Area and Description

- 2.8ha
- This area comprises a moderately steep south facing slope with undulations and is part of a larger irregular shaped field. The land is in pasture.

Housing Potential

- About 80at 30 dph

Suitability

Impact on landscape character, visual effects and scope for mitigation

- The impact of development here would be high because the orientation of the field makes it more exposed to the south and it would not be framed by existing housing. Also, in this position it would appear too detached from the village.
- Development would have a: high impact from the road to the north as there is presently a fine rural outlook; high impact where the road passes the area because it is presently open and rural and backed by attractive woodland; high from the public right of way which passes across the area because of the loss of rural views; moderate to high impact from the ridge east of Paulton where development would appear to expand beyond the east of the village.
- Mitigation by way of planting would be ineffective given the steepness of the slope and prominence of the area.

Availability& Achievability

- No evidence of availability

Area and Description

- 1.9ha (North), 1.7 ha (South)
- The northern field is a moderately steep south facing slope in permanent pasture. It features a stream and hedge at the southern boundary. The area is very open to local views from the south and from a middle distance ridge east of Paulton. The backdrop / skyline from these views are existing houses, the church tower and trees.
- The southern field comprises a spur of land projecting into the valley in west east direction. It is flat topped, slopes steeply down to the south and south east, and dips gently to the north. The land is in pasture.

Housing Potential

- About at 100 at 30 dph

Suitability

Impact on landscape character, visual effects and scope for mitigation

- Development on the northern field would have a high impact on the landform, but overall a moderate impact because existing housing wraps around the field and from the skyline views. On the southern field development would a high impact on the unique landform; because the prominence of the area in local mid distance views and because the area is too detached from the settlement to sit comfortably within the village.
- North - high from existing houses who would lose their rural outlook, but have views from first floor; high from Radford Land to the east side where it is adjacent to the site but low to moderate further away where development would be seen well contained within the settlement; low from the ridge east of Paulton because the site is only partially see and new houses would be seen against existing ones. South – high on existing housing because it would create the skyline, especially from the north and north east. This is also the casse for views from the ridge east of Paulton, and from Radford Hill where housing would be particularly prominent.
- North - careful design of layout and planting to take account of views to the site, and relationships with existing houses and roads could effectively mitigate hosing in this area. Planting a the boundaries, especially the southern one to protect and enhance the streamside, would, effectively integrate new housing into the landscape. The inclusion of enough space to accommodate potentially large trees within the development t would effectively reflect existing village charter. South – mitigation would not be suitable or effective given the unique land form and prominence of the area.

Availability & Achievability

Area and Description

- 2.0ha
- This area comprises a steep south facing slope rising to include a small part of the plateau at the north end. The field is irregular in shape and is in pasture, it is parkland associated with Timsbury House. The sloping part of the site feels enclosed by residential developments of varying character to the west and east. There is more of a sense of openness on the plateau.

Housing Potential

- About 50 at 30 dph

Suitability

Impact on landscape character, visual effects and scope for mitigation

- Development would have a moderate impact on the landscape character of the sloping part of the area – development would occupy an attractive open field seen from a distance but would be seen to continue along the slope in Keeping with Timsbury’s ridgeline character. Development would have a high impact on the plateau landscape if it was on the plateau part of the area.
- High impact on the setting of listed building to the west; high impact from adjacent houses which presently enjoy a rural aspect; moderate impact from Loves Lane if houses do not create skyline views from the lane; high impact from Loves Lane if houses are seen on the skyline; moderate impact from Loves Lane because there is an attractive open view up to the ridge, but it is from a short length of frontage; high impact from the plateau to the north where buildings would be seen at the skyline, unless houses were contained beneath this area; low impact on the ridge east of Paulton because development on the hillside would continue the ridgeline character of Timsbury and disguise the harsh existing west edge of houses to the east of the area.
- The exclusion of development from the plateau and retaining the area as open and planted space would effectively protect the skyline from development. Sensitive design of layout, planting and use of materials could effectively mitigate the impact of development on the adjacent listed building, address mid distance views, allow space for large trees on the hillside and ridge to respect / improve village character, respect the traditional character along Loves Lane (access site off Southlands Drive. If development extends in the plateau mitigation of skyline development would not be effective.

Availability & Achievability

Area and Description

- 5.0ha
- This area comprises a large field in pasture with the character of parkland which slopes extremely gently to the north west to the crossroads. This is an open and exposed landscape with a measure of enclosure created by the Sleight – the hillside north of the area. The most clipped hedges (with and without trees) increase the sense of openness. There is a particularly large fine tree and two other individuals within the field. There is a sense of isolation from the village even though some houses are present on the south east corner of the plateau.

Housing Potential

- About 150 at 30 dph

Suitability

Impact on landscape character, visual effects and scope for mitigation

- Development would have a high impact on the plateau landscape and on rural setting to Sleight Hill, and impressive local landmark.
- Development would have a high impact on skyline views from the south; high impact on the skyline in views from Bloomfield Road, North Road and The Avenue (north and east); high impact from houses as occupiers presently enjoy an open rural aspect; high impact from a public right of way at the south boundary due to loss of rural views / views to the Sleight.
- It would not be possible to mitigate effectively for sense of isolation, rural landscape character and impact on the Sleight

Availability & Achievability

- Land not promoted

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Area and Description

- 7.2ha
- This area comprises the Sleight, an impressive local landmark, which has east and south east facing slopes increasing in gradient as it rises to a narrow plateau. The area is clearly part of the wider countryside and feels detached from the village

Housing Potential

- About 200 at 30 dph

Suitability

Impact on landscape character, visual effects and scope for mitigation

- Development would have a high impact on this very intrusive and prominent hillside and the rural setting of the village.
- Development would be intrusive on roads around the area and a public right of way in the area due to the impact on rural views; high impact on skyline through the loss of open rural outlook; moderate impact on existing houses, due to loss of the open rural outlook, but not many houses have a key aspect in this direction
- It is not possible to effectively mitigate for loss of rural character, loss of important local landmark and sense of detachment from village

Availability & Achievability

- Land not promoted

Area and Description

- 33ha
- Extensive area of farmland between Timsbury and High Littleton

Housing Potential

- New village of 1,000 dwellings at 30 dph

Suitability

- Nil

Availability & Achievability

- Landowner promotion

Housing Potential

- Planning permission granted for 47 dwellings 11/02193/FUL. Appeal allowed December 2012.

