

RURAL AREAS

Draft Placemaking Plan Allocated Sites Pro-forma

SR2: Lea Croft House

SR5: Pinkers Farm, East Harptree

SR6: Water Street, East Harptree

SR14: Wheelers Yard

SR15: Land East of St Mary's School

SR17: Former Orchard, Compton Martin

SR24: Land adjacent to Temple Inn Lane

December 2015

RURAL AREAS

Lea Croft House

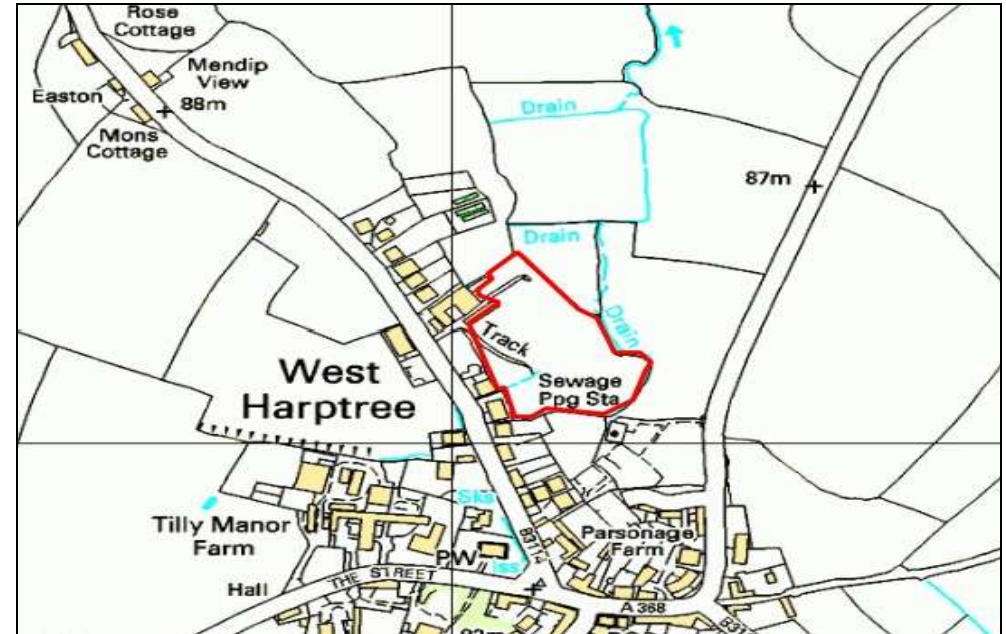
Placemaking Plan Ref: SR2

SHLAA Ref: EH1

Ward: Mendip

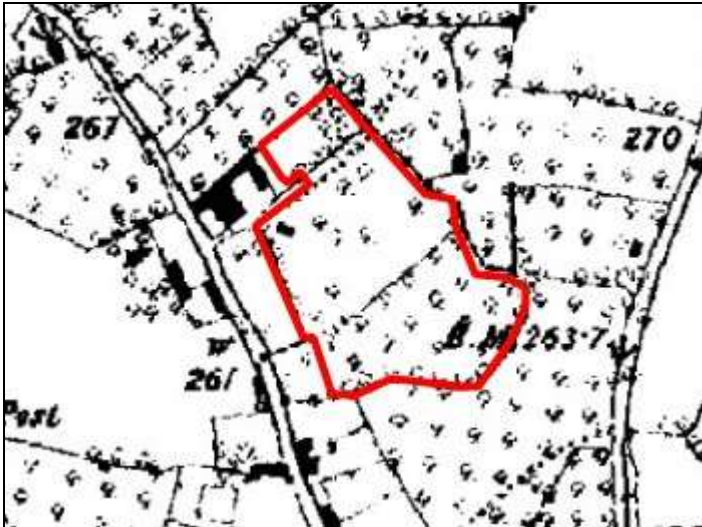
Parish: West Harptree

Parish Ref: WA5

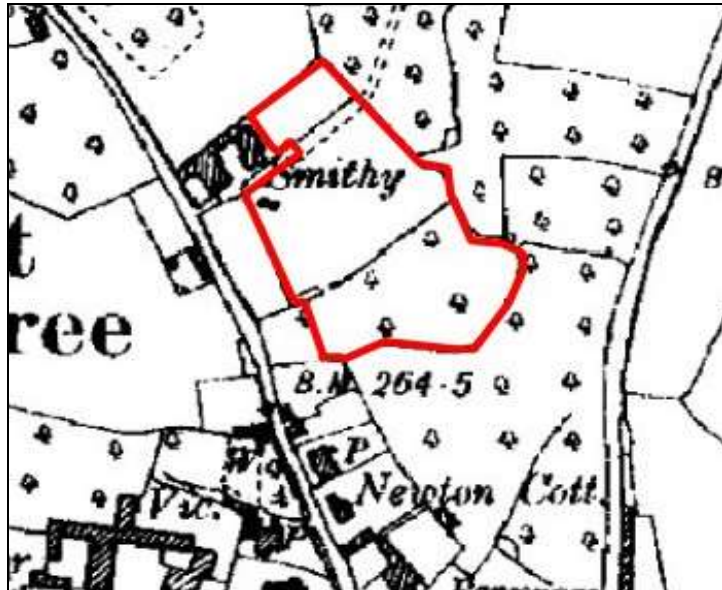


Aerial Photograph



SITE INFORMATION		EVIDENCE SOURCE
Area	<ul style="list-style-type: none"> 1.7ha 	<ul style="list-style-type: none"> District Online (2014)
Site Survey Date	<ul style="list-style-type: none"> Wednesday 2nd July 2014 	<ul style="list-style-type: none">
Location and Current Uses	<ul style="list-style-type: none"> Land adjacent to Bristol Road Generally flat site Covered by improved/semi improved grassland There are a number of building structures on the site The western boundary has extensive tree coverage 	<ul style="list-style-type: none"> District Online (2014) Site visit
Surrounding Uses	<ul style="list-style-type: none"> North: Dwellings on the eastern side of the B3114. East: Agricultural land South: Large detached dwellings in substantial gardens West: The West Harptree doctors surgery and agricultural land 	<ul style="list-style-type: none"> Site visit District Online (2014)
Historical Development	<p>OS Map 1887-1891</p> 	<ul style="list-style-type: none"> District Online (2014)

OS Map 1901-1905



OS Map 1920-1933



OS Map 1933-1939-is not available

1960 Map



Heritage Assets

- There are no listed buildings within 250m's of the site.

- Comments from John Davy- Senior Conservation Officer (2014)
- Historic England's, 'The National Heritage List for England, 2014' (2014)

Landscape Amenity

- Site lies within the Upper Chew and Yeo Valley Landscape Character Area and within Mendip AONB. Site is a small to medium irregular grassland field, flat and relatively low lying, relating well to the semi-rural edge of village character of its surroundings.
- It lies behind the houses and agricultural related businesses strung out along the Bristol Road, a narrow lane running north out of West Harptree.
- Site is well contained by tall hedgerows and trees on the eastern and southern boundaries and by gardens and buildings on the west and north boundaries. There are some trees within the site.
- The strong boundary hedgeline to the east is meandering and follows a stream line.
- This well vegetated stream line is a strong feature running northwards which visually contains the development along the Bristol Road.
- Development of any kind including gardens and garden boundaries should be kept at least 20m away from

- Comments from Andrew Sharland Landscape Architect (2014)
- Rural landscapes of Bath and North East Somerset-A

the centre line of the eastern and southern boundaries.

Landscape Character Assessment SPG (2003)

Green Infrastructure



- District Online 2014
- The Definitive Map and Statement of public rights of way in Bath and North East Somerset has a 'Relevant Date' of 1956 (2014)

- A PROW (ref. CL23/30) runs along outside of the northern edge of the development site.

Arboriculture

- There are a number of mature trees which run along the western boundary of the site.
- In response to the site assessment-Environment Team TPO Assessment has been triggered June 2014).

- District Online (2015)
- B&NES Tree Preservation Order mapping website (2014)

Ecology

- The site is currently being used as a roost by a small number of common bat species, including Common and Soprano Pipistrelle bats.
- Any development on this must minimise the lighting levels and ensure minimal light spill.

- Comments from IES Consulting (2015)
- Comments by Dr Karen Renshaw, Senior Ecologist (2014)

Agricultural Land Classification	<ul style="list-style-type: none"> Grade 3a – good quality agricultural land 	<ul style="list-style-type: none"> District Online (2014)
Geotechnical / contamination	<div data-bbox="315 236 1064 775" data-label="Image"> </div> <ul style="list-style-type: none"> Previous activities on the site include the manufacture of paint and of mortar from local ash. Oil storage tanks have been and are still present on the site. Debris on the site includes suspected asbestos cement sheeting and pipes, chemical drums, fuel containers and assorted agricultural and construction plant parts. A contamination assessment will be required before any development starts. 	<ul style="list-style-type: none"> District Online (2014) Site visit (2014) Comments by Corrine Eatwell-Scientific Officer-Contaminate d land.
Noise / Smell / Illumination	<ul style="list-style-type: none"> Where illumination is proposed, it should be designed to avoid intruding into areas where darkness is valued as a characteristic feature of the village. 	<ul style="list-style-type: none"> Site Visit (2014)
Flood Risk and Mitigation	<ul style="list-style-type: none"> This site has been subject to a sequential flood risk and the whole site is in Flood Zone 1. The site has been subject of a Surface Water Flooding assessment that indicated that there is existing surface water flooding issues within the site. The emerging Placemaking Plan development management policies would require that a sustainable urban drainage system (SUDs) to be integrated at an early stage into the design of the site. A full drainage strategy should be provided which demonstrates that the site can be adequately drained without increasing flood risk elsewhere and to ensure that the surface water flooding on the site can be mitigated. 	<ul style="list-style-type: none"> District Online (2014) Search conducted by Kaoru Jacques, B&NES Policy planner
Transport, Highways and Parking	<ul style="list-style-type: none"> The site is located off the B3114 Bristol Road which is a classified road with a 30mph speed limit which will require that visibility splays of 43m x 2.4m are provided to comply with the Manual for Streets which will be achievable in this location. The proposal for the site is to provide 17 new dwellings, retaining Lea Croft House to the north of the site but demolishing Lea Croft Bungalow to the south of the site. The access road will therefore be required for 	<ul style="list-style-type: none"> Comments From Anna Griffiths, Senior Highways t

	<p>adoption, and will need to be designed and built to national standards.</p> <ul style="list-style-type: none"> • Lea Croft House appears to accommodate a commercial type venture and the narrow access requires that vehicles are reversed out onto Bristol Road which is not acceptable. • A Transport Statement and contributions from the developer towards improving sustainable infrastructure, such as footways, within the village would also be sought. • There is no footway between the site and the village and for the site to be acceptable a footway would need to be provided along the site frontage which should be suitable for adoption. 	Officer (2015)
Economic Development	<ul style="list-style-type: none"> • N/A 	•
Urban Design	<ul style="list-style-type: none"> • N/A 	•
Infrastructure / Utilities	<ul style="list-style-type: none"> • In school roll numbers could be accommodated in school organisation/operational terms but there is no scope to physically expand the school (East Harptree) within its current site. • The site is close to existing housing and there should be no issues associated with the availability of utilities infrastructure. 	<ul style="list-style-type: none"> • Site visit • District online • Comments by Helen Hoynes, School Organisation Manager (2014)
Planning Policy	<ul style="list-style-type: none"> • West Harptree is one of the seven parishes which formed the Chew Valley Area Neighbourhood Plan area (designated 18th March 2014). 	<ul style="list-style-type: none"> • B&NES Neighbourhood Planning protocol website (2014)
Development Management	<ul style="list-style-type: none"> • Application submitted to B&NES in December 2014 (14/05899/OUT) for 'erection of new dwellings, access, landscaping and attenuation pond and refurbishment of Leacroft House, following demolition of Leacroft Bungalow and outbuildings associated with former builders yard'. The application is due to be determined by planning committee in July 2015. 	<ul style="list-style-type: none"> • DM Search on B&NES Planning Portal (2014/2015) • B&NES SHLAA (Nov 2014)
SHLAA	<ul style="list-style-type: none"> • Site is not in the SHLAA. 	<ul style="list-style-type: none"> • B&NES SHLAA (Nov 2014)
Town / Parish Council Comments	<ul style="list-style-type: none"> • There are electric wires on the site • There is significant flood risk • There is potential contamination • There are good routes to the shop • A school bus is provided in the village 	<ul style="list-style-type: none"> • Comments from the West Harptree Planning

	<ul style="list-style-type: none"> • There is fair access to the public open space and the other village facilities - along a busy main road to cross and not a continuous footpath • There is poor access onto the site and poor roads approaching it, access is off a narrow busy road • Envisage extensive work required to provide safe access onto the existing narrow busy road • The site is prone to flooding. • The main Harptree culvert runs across and under the land • Site is subject to seasonal flooding • Fair location but access to the road would be exceptionally difficult • If the complete site was developed for housing it would be out of proportion with the footprint of the residential area of the existing village. • Flood elevation and road access. • No higher than two stories, built in local stone, slate for roof and in keeping with local properties. 	<ul style="list-style-type: none"> • Toolkits (July 2014)
<ul style="list-style-type: none"> • Delivery 	<ul style="list-style-type: none"> • Site could be deliverable in the short term. 	<ul style="list-style-type: none"> •
<ul style="list-style-type: none"> • Developer / Occupier Interest 	<ul style="list-style-type: none"> • Owner has expressed intention to sell/develop the land. 	<ul style="list-style-type: none"> • Placemaking Plan representation (2015)

PREVIOUS PLANS -14/05899/OUT



SITE EVALUATION	
Options Put Forward In Options Document	<ul style="list-style-type: none"> SR2 site for up to 15 dwellings.
Key Issues Raised at Options Consultation	<ul style="list-style-type: none"> The Parish Council stated that The Parishioners would support housing allocations spread across several smaller which would be sites sympathetic and less intrusive. The proposed development on SR2 is too large. There are serious issues with flooding on the site. There will be a negative impact from the additional transport on the site. The site does not follow the form of the village.
Sustainability Appraisal	<ul style="list-style-type: none"> This site would help to meet the identified needs for West Harptree in accordance with Policy RA2 of the Core Strategy. Greenfield development is likely to be more viable compared to brownfield. Further the site is large enough to deliver affordable housing in accordance with Core Strategy Policy CP9 of the Core Strategy. The site is within walking distance of the village shop however the route to the shop is narrow and fronts onto the B3114 which may limit the number of people who would walk to the village facilities. This site is adjacent to the West Harptree conservation area however there is a requirement in the emerging Placemaking Plan principles for any development to have regard to the surrounding site layout, existing building heights and soft landscaping to reduce the visual impact of this site. The site is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site. Further the site is also washed over by the AONB and development on this site could have a negative impact on the AONB.
Preferred Use(s) of Site for Inclusion in Draft Document	<ul style="list-style-type: none"> Site for up to 15 dwellings.
Key Design Parameters	<ul style="list-style-type: none"> Any development must be kept at least 20m away from the centre line of the eastern and southern boundaries. All mature trees which run along the western boundary of the site must be protected. The bats on the site must be protected by minimising lighting levels and lighting spill. A SUDS would need to be integrated into any development.

PLACEMAKING PLAN POLICY

Vision for the site

A development which complements the local materials and provide market and affordable housing could be suitable on this site. The sites location should be linked to the wider countryside through shaping views and enclosing the space.

Development and Design Principles

- Up to 15 dwellings.
- Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact the development in this sensitive location.
- Building materials should reflect the local materials and style.
- The site should be designed to safeguard the amenity of neighbouring residential properties.
- Visual linkages to the wider countryside will be required on this site by shaping views and enclosing the space.
- Maintain and strengthen the integrity and connectivity of the green infrastructure.
- Development of any kind including gardens and garden boundaries should be kept at least 20m away from the centre line of the eastern and southern boundaries.
- The mature trees along the western boundary must be protected.
- Any development must take into account all of the lighting needs associated with the development during operational hours and shall be the minimum required to perform the relevant lighting task. It shall be specifically designed to minimise the risk of light spillage beyond the development site boundary and into the wider countryside.
- A dark corridor for bats and light sensitive species should be incorporated into the development.
- Any development must make provisions to enhance the site for biodiversity including native planting, mixed species seeding of lawns and gardens and the provision of nesting boxes and hedgehog boxes.
- A sustainable urban drainage system (SUDs) should be integrated at an early stage into the design of the site with opportunities taken to maintain or enhance biodiversity.
- A footpath along the site frontage to enable people to walk into the village centre.

PLACEMAKING PLAN CONCEPT DIAGRAM(S)

INSERT DIAGRAM(S) / SKETCHES

RURAL AREAS

Pinkers Farm

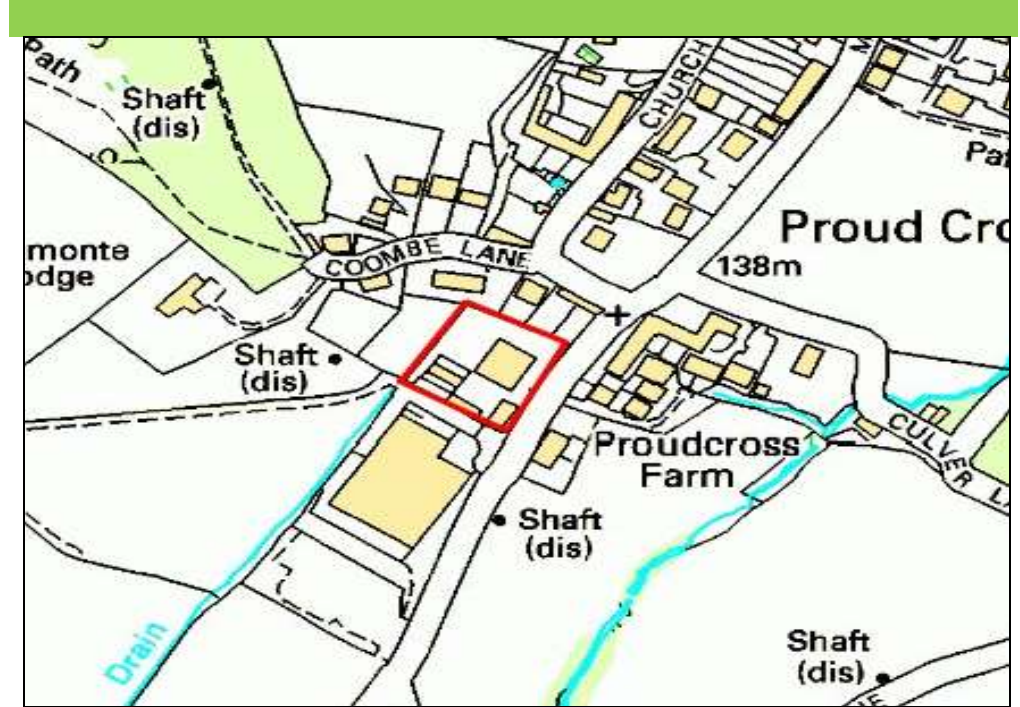
Placemaking Plan Ref: SR5

SHLAA Ref: EH1

Ward: Mendip

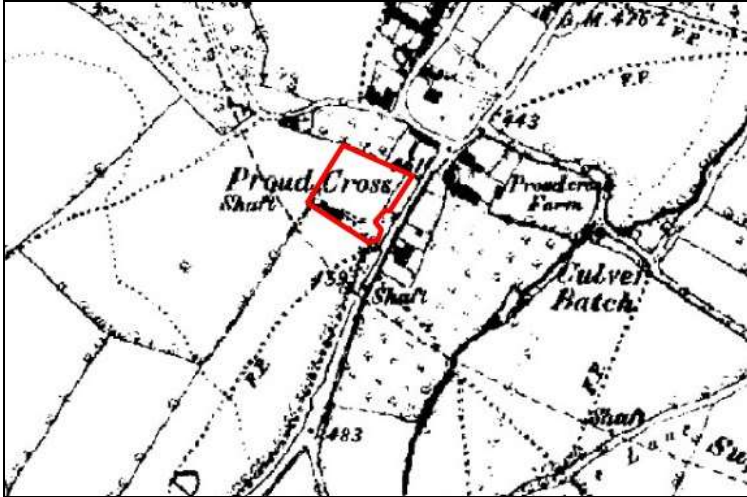
Parish: East Harptree

Parish Ref: EH4

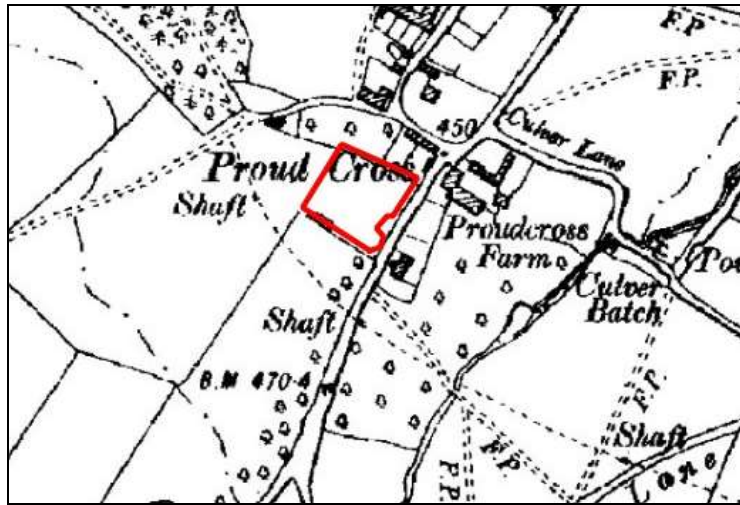


Aerial Photograph

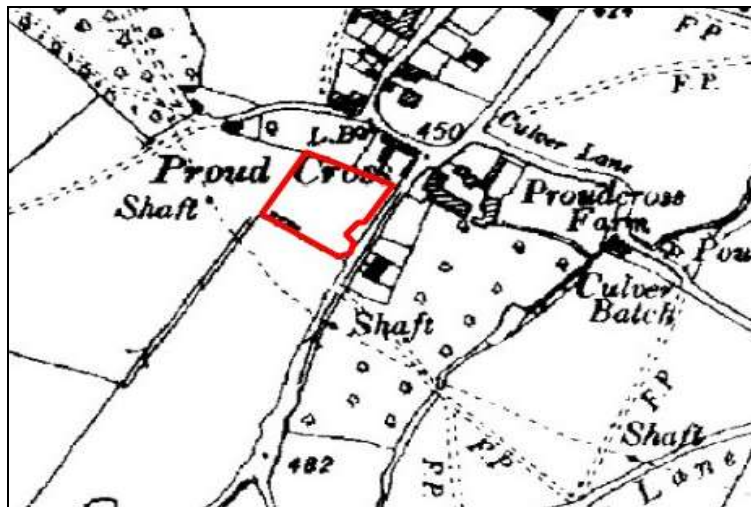


SITE INFORMATION		EVIDENCE SOURCE
Area	<ul style="list-style-type: none"> 0.36ha 	<ul style="list-style-type: none"> District Online (2014)
Site Survey Date	<ul style="list-style-type: none"> Wednesday 18th June 2014 	<ul style="list-style-type: none">
Location and Current Uses	<ul style="list-style-type: none"> Pinkers Farm, Middle Street, East Harptree Agricultural buildings and concrete yard 	<ul style="list-style-type: none"> District Online (2014) Site visit
Surrounding Uses	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Site visit District Online (2014)
Historical Development	<p>OS Map 1887-1891</p> 	<ul style="list-style-type: none"> District Online (2014)

OS Map 1901-1905

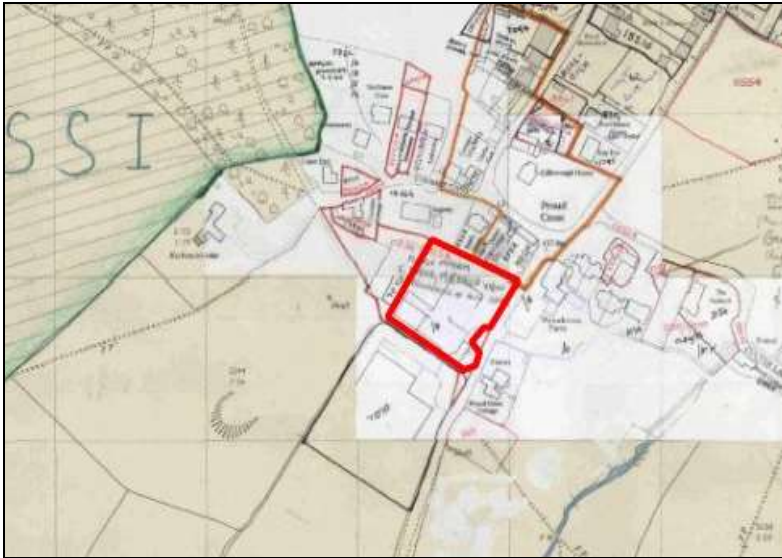


OS Map 1920-1933



OS Map 1933-1939-is not available

1960 Map



Heritage Assets

- Sensitive site at entry point to and immediately abutting conservation area.
- At pre-application stage the principle of development appears to have been accepted.
- Setting of conservation a prime consideration. If development is acceptable in principle only a 'conservation-led' design should be considered, reflecting the immediate local grain and character - implies a fairly low density scheme on rural village edge possibly emulating/reinterpreting a farmhouse/farm buildings grouping.
- Many of the properties in close proximity are local undesignated heritage assets (mainly C18/C19 builds).
- Important views of the site and the conservation area from the sloping land at the rear. Important to ensure that the skyline of any new development will not be visually intrusive and not cause harm.
- Current planning application (being recommended for refusal – including on design grounds).
- The nearest Listed building is over 450m's from the proposed site however the site is adjacent to the East Harptree Conservation Area.

- Comments from John Davy- Senior Conservation Officer (2014)
- Historic England's, 'The National Heritage List for England, 2014'(2014)

Landscape Amenity

- Prominent site-any development would need to not negatively impact on the skyline.
- Springline settlement which is located at the foot of the slope along the springline have strong visual connection with character area.
- Houses generally have clay-tiled roofs; many painted or rendered white. Mixture of natural building materials including Carboniferous Limestones and red sandstone.
- Extensive views across the Chew Valley.
- The existing site does not make a positive visual contribution to the character and distinctiveness of the village. Therefore subject to the matter of principle, there is potential to enhance its character through appropriate development

- Comments from Andrew Sharland Landscape Architect (2014)

Green Infrastructure



- No PROWs run through the site.

- District Online 2014
- The Definitive Map and Statement of public rights of way in Bath and North East Somerset has a 'Relevant Date' of 1956 (2014)

Arboriculture

- TPO assessment would be required for the trees on site (in response to the site assessment Environment Team TPO Assessment has been triggered June 2014).
- The rear hedgerow should be retained and protected.

- District Online (2015)
- B&NES Tree Preservation Order mapping website (2014)

Ecology

- Site lies within a wider Strategic Nature Area, but comprises part of an existing farm yard – some mature trees on site and farm buildings, so consideration of bat and nesting birds required.
- The Harptree Combe SSSI and Site of Nature is located approximately 76m east of the site (ST562556).
- Any development on this must minimise the lighting levels and ensure minimal light spill.

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Agricultural Land Classification

- Sub-Grade 3a – good quality agricultural land

- District Online (2014)

Geotechnical / contamination

- District Online (2014)
- Site visit



(2014)

- Corrine Eatwell, Scientific Officer-Contaminate d Land (2014)

- Potentially contaminative historical use of the site as an agricultural farm and haulage depot (which may have included storage of fuels and oils which may have incurred leaks and spills from vehicles and agricultural machinery, storage of chemicals such as pesticides and herbicides and the storage of tyres and scrap metal).

Noise / Smell / Illumination

- During the site visit it was noted that there was a strong smell emitted from the neighbouring cattle barn. For an odour to be classed as a statutory nuisance, it must seriously affect an individual's use or enjoyment of their property. It must be more than instantaneous and be a frequent problem. Environmental Health would need to be consulted on any potential planning application.
- Where illumination is proposed, it should be designed to avoid intruding into areas where darkness is valued as a characteristic feature of the village.
- There will always be an impact when living next to a farm from noise and odour, but provided the activities are managed properly this impact should not be deemed unreasonable. There are very few open slurry pits still in operation due to restrictions on the time of year when the slurry can be spread – this has given rise to a requirement to store slurry in sealed containers which eliminates the ingress of rain water which reduces capacity. In the event of an open slurry pit, odours tend to arise only when the liquid is disturbed as a crust tends to form over when undisturbed and odours do not therefore occur.

- Site Visit (2014)
- Comments from Diarmid Henry, Senior Environment al Health officer (July 2015)

Flood Risk and Mitigation

- This site is in Flood Zone 1. The site has been subject of a Surface Water Flooding assessment that indicated that there is existing surface water flooding issues within the site.
- The emerging Placemaking Plan principles for the site would require that a sustainable urban drainage system (SUDs) should be integrated at an early stage into the design of the site with opportunities taken to maintain or enhance biodiversity. However restoring and enhancing the watercourse on the site.

- District Online (2014)
- Search conducted by Kaoru

	<ul style="list-style-type: none"> Also the housing will need to be sited an appropriate distance from the culvert. Further previous uses may have resulted in contamination that may pose a risk to human health and the water environment. This will need to be adequately assessed in any proposals coming forward with any planning application supported by appropriate risk assessments/remediation proposals. 	Jacques, B&NES Policy planner
Transport, Highways and Parking	<ul style="list-style-type: none"> The site is located in on Middle Street, a classified road subject to the national speed limit, which in this case is 60mph, and although the site is on the edge of the village it is unlikely that vehicles will travel at this speed due to the nature of the road. Visibility splays of 70m x 2.4m should be provided which should be achievable but may require cutting back or removal and replanting of the hedgerows, particularly to the south of the entrance. The site slopes quite steeply towards Middle Street and any development should ensure that the gradient for at least the first 6.0m of the access is no more than 12.5%. There are no footways on Middle Street which would make pedestrian access onerous but as this is the character of much of the village will be acceptable. Recent reports and the site visit indicate that there is a pedestrian right of way at the northern end of the site on the boundary with Hill Cottage, however there is no record of this on B&NES GIS and the legitimacy of this route will need to be established. 	<ul style="list-style-type: none"> Comments From Anna Griffiths, Senior Highways t Officer (2015)
Economic Development	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none">
Urban Design	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none">
Infrastructure / Utilities	<ul style="list-style-type: none"> The need for additional primary school places arising in East Harptree would be combined with additional capacity requirements resulting from any allocation at West Harptree. Increase in school roll numbers could be accommodated in school organisation/operational terms but there is no scope to physically expand the school within its current site. Further investigation is needed regarding whether land adjoining the school could become available in order to facilitate expansion. The site is close to existing housing and there should be no issues associated with the availability of utilities infrastructure. 	<ul style="list-style-type: none"> Site visit District online Comments by Helen Hoynes, School Organisation Manager (2014)
Planning Policy	<ul style="list-style-type: none"> East Harptree is one of the seven parishes which formed the Chew Valley Area Neighbourhood Plan area (designated 18th March 2014). 	<ul style="list-style-type: none"> B&NES Neighbourhood Planning protocol website (2014)
Development Management	<ul style="list-style-type: none"> 12/04534/OUT/withdrawn (Oct 2012) 13/03415/OUT/withdrawn (Nov 2013) 14/00883/OUT Erection of 12no. houses (including 4no. affordable houses) (refused) 	<ul style="list-style-type: none"> DM Search on B&NES Planning Portal (2014/2015) B&NES SHLAA (Nov 2014)

SHLAA	<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • B&NES SHLAA (Nov 2014)
Town / Parish Council Comments	<ul style="list-style-type: none"> • East Harptree is a Medieval Settlement. Site is in close proximity to Richmond Castle Ruins and Proud Cross, both of which have been subject to archaeological assessments. • Site is subject to pluvial run-off. • Open drainage channel runs around two sides of the site. • Contamination from long-term agricultural practices. • Proximity to large intensive cattle shed and slurry pit on adjoining boundary. • Sight lines out of the entrance to the site, coupled with parked cars on Middle Street mean that it could be potentially dangerous for vehicles pulling out of the site. • Visibility could be improved by preventing cars parking in Middle Street, and by removing sections of hedgerow which bound the site. Recent construction of garages on site means that sightlines out of the site towards Smithams Hill cannot be significantly improved, without removing a third party landowners hedge. • Site is set at a higher elevation than properties facing into the site on Middle Street /Proud Cross. • Site is suitable for agricultural use, but has significant constraints (both on and off-site) which would need to be addressed in order for it to be suitable for residential end use. 	<ul style="list-style-type: none"> • Comments from the East Harptree Planning Toolkits (Dec 2013)
Delivery	<ul style="list-style-type: none"> • Site could be deliverable in the short term. 	<ul style="list-style-type: none"> •
Developer / Occupier Interest	<ul style="list-style-type: none"> • Owner has expressed intention to sell/develop the land. 	<ul style="list-style-type: none"> • Placemaking Plan representation (2015)

PREVIOUS PLANS

14/00883/OUT (refused)







SITE EVALUATION	
Options Put Forward In Options Document	<ul style="list-style-type: none"> SR5 site for up to 10 dwellings.
Key Issues Raised at Options Consultation	<ul style="list-style-type: none"> Objections were raised that the site is outside of the housing development boundary and is adjacent to the East Harptree conservation area. SR5 is too remote form the core of the village. SR5 could be improved with a green corridor The proposed density is too high on this site. Increased traffic flows on Middle Street would be a potential issue. Continue the linear arrangement of houses along Middle Street. The site has an Agricultural land classification and is not brownfield.
Sustainability Appraisal	<ul style="list-style-type: none"> Principles for the site would require that a sustainable urban drainage system (SUDs) should be integrated at an early stage into the design of the site with opportunities taken to maintain or enhance biodiversity. However restoring and enhancing the watercourse on the site. Housing will need to be sited an appropriate distance from the culvert. Further previous uses may have resulted in contamination that may pose a risk to human health and the water environment. This will need to be adequately assessed in any proposals coming forward with any planning application supported by appropriate risk assessments/remediation proposals.
Preferred Use(s) of Site for Inclusion in Draft Document	<ul style="list-style-type: none"> Site for up to 10 dwellings.
Key Design Parameters	<ul style="list-style-type: none"> Sensitive site at entry point to and immediately abutting conservation area-requires sensitive development. A sustainable urban drainage system (SUDs) should be integrated at an early stage into the design of the site with opportunities taken to maintain or enhance biodiversity. Also the housing will need to be sited an appropriate distance from the culvert.

PLACEMAKING PLAN POLICY

Vision for the site

A 'conservation-led' design should be considered, reflecting the immediate local grain and character - implies a fairly low density scheme on rural village edge possibly emulating/reinterpreting a farmhouse/farm buildings grouping would be acceptable on this site. Further any development should complement the local materials and provide both market and affordable housing.

Development and Design Principles

- Up to 10 dwellings.
- Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact the development in this sensitive location.
- Any development on this site should have special regard to the site layout, building heights and soft landscaping to enhance the site and to minimise any impact on this sensitive 'gateway site'.
- Any housing will need to be sited an appropriate distance from the culvert on the site.
- Building materials should reflect the local materials and style and reference should be made to reinterpreting a farmhouse/farm buildings grouping.
- The site should be designed to safeguard the amenity of neighbouring residential properties.
- Visual linkages to the wider countryside will be required on this site by shaping views and enclosing the space.
- Maintain and strengthen the integrity and connectivity of the green infrastructure.
- Any development must take into account all of the lighting needs associated with the development during operational hours and shall be the minimum required to perform the relevant lighting task. It shall be specifically designed to minimise the risk of light spillage beyond the development site boundary and into the wider countryside.
- A dark corridor for bats and light sensitive species should be incorporated into the development.
- Any development must make provisions to enhance the site for biodiversity including native planting, mixed species seeding of lawns and gardens and the provision of nesting boxes and hedgehog boxes.
- A sustainable urban drainage system (SUDs) should be integrated at an early stage into the design of the site with opportunities taken to maintain or enhance biodiversity.

RURAL AREAS

Land between Water St and Middle St

Placemaking Plan Ref: SR6

SHLAA Ref: None

Ward: Mendip Ward

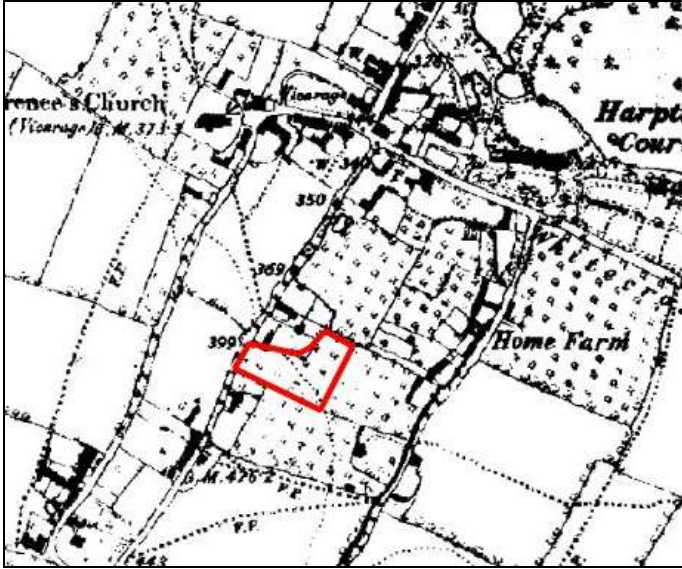
Parish: East Harptree

Parish Ref: EH3

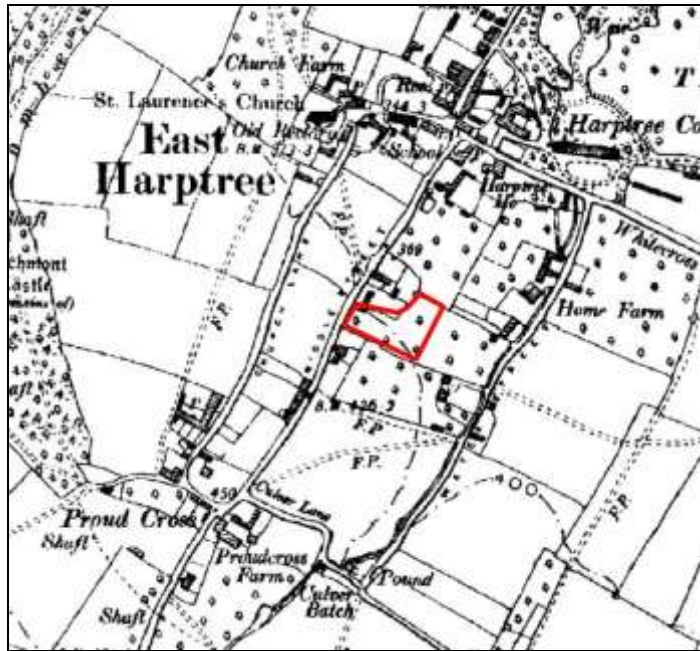


Aerial Photograph

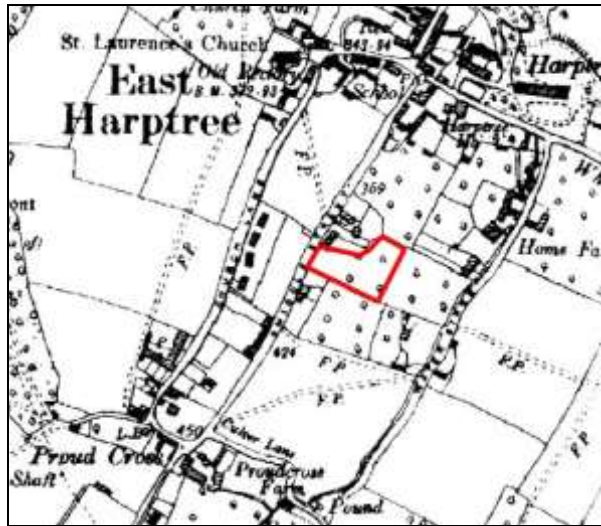


SITE INFORMATION		EVIDENCE SOURCE
Area	<ul style="list-style-type: none"> 0.49ha 	<ul style="list-style-type: none"> District Online (2014)
Site Survey Date	<ul style="list-style-type: none"> Wednesday 18th June 2014 	<ul style="list-style-type: none">
Location and Current Uses	<ul style="list-style-type: none"> Land between Middle Street and Water Street Former orchard covered by semi improved grassland. 	<ul style="list-style-type: none"> District Online (2014) Site visit
Surrounding Uses	<ul style="list-style-type: none"> Housing on all sides. 	<ul style="list-style-type: none"> Site visit District Online (2014)
Historical Development	<p>OS Map 1887-1891</p> 	<ul style="list-style-type: none"> District Online (2014)

OS Map 1901-1905

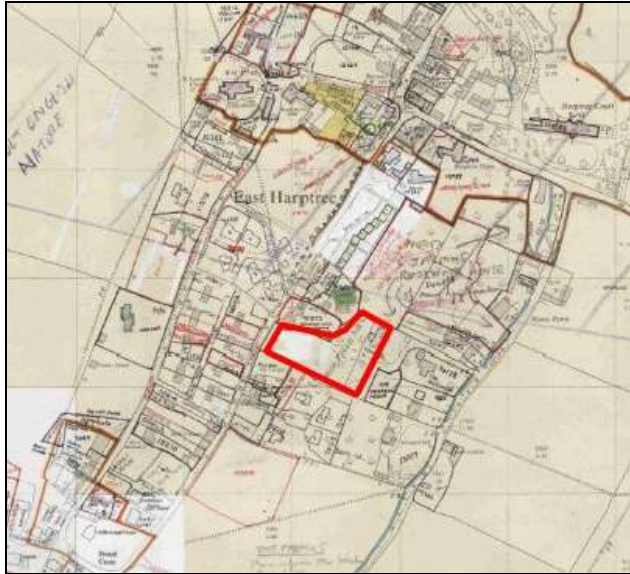


OS Map 1920-1933



OS Map 1933-1939-is not available

1960 Map



Heritage Assets

- The site is outside the historic core and not in the conservation area.
- Grade II* Listed Church of St Laurence is located approximately 244m north of the site.
- There are five Grade II Listed buildings approximately 244m north of the site.
- There are three Grade II Listed Buildings approximately 166m north east of the site.

- Comments from John Davy- Senior Conservation Officer (2014)
- Historic England's, 'The National Heritage List for England, 2014' (2014)

Landscape Amenity

- There are sweeping and long views towards Chew Valley Lake and long views across to Dundry.
- Enclosed site surrounded by housing and what appears to be a paddock.
- Covered by improved grassland.

- Comments from Andrew Sharland Landscape Architect (2014)

Green Infrastructure



- No PROWs run through the site.

- District Online 2014
- The Definitive Map and Statement of public rights of way in Bath and North East Somerset has a 'Relevant Date' of 1956 (2014)

Arboriculture

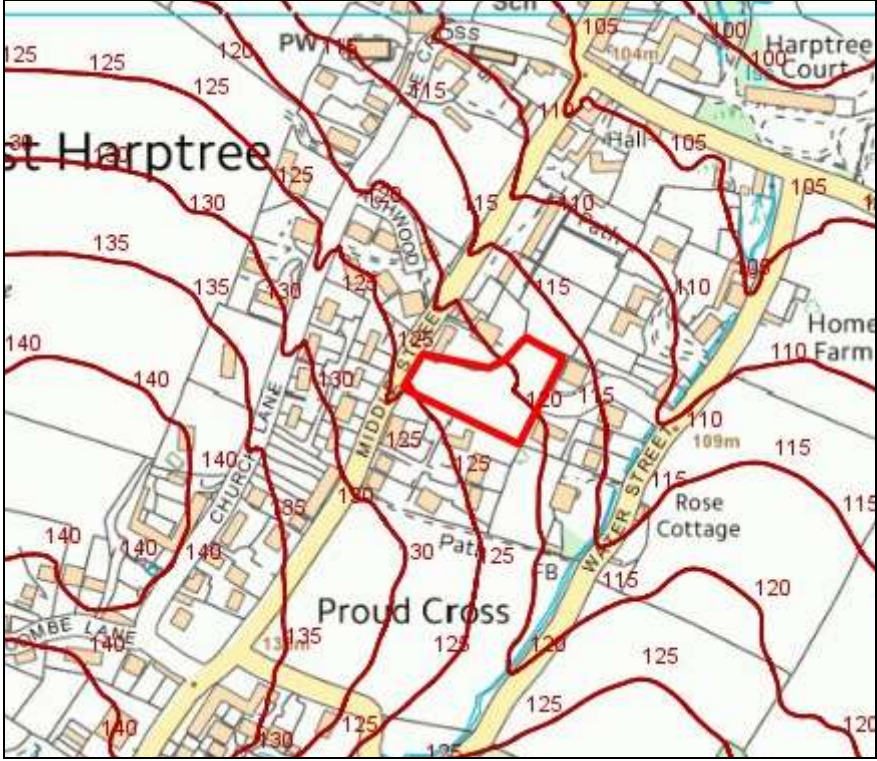
- There is a hedgerow boundary on three sides of the site (north, south and west) with mixed deciduous semi-mature trees.

- District Online (2015)
- B&NES Tree Preservation Order mapping website (2014)

Ecology

- The Harptree Combe SSSI and Site of Nature is located approximately 331m east to north west of the site (ST562556).
- The Site of Nature (Lakes North of Harptree Court) are approximately 274m north east of the site
- An ecological assessment would be required on this site.
- Any development on this must minimise the lighting levels and ensure minimal light spill.
- On the eastern edge of the site contains a badger sett. The sett contains seven well used entrances. Further investigation will be required on whether it is a main sett or a subsidiary sett associated with a main sett off site.

- Comments by Dr karen Renshaw, Senior Ecologist (2014)
- Badger sett comments by Michael Woods Associates – Ecological consultants (2014)

Agricultural Land Classification	<ul style="list-style-type: none"> Grade 3a – good quality agricultural land 	<ul style="list-style-type: none"> District Online (2014)
Geotechnical / contamination	 <ul style="list-style-type: none"> There is a potential contamination and therefore Land Contamination Reports are required. 	<ul style="list-style-type: none"> District Online (2014) Site visit (2014) Search conducted by Kaoru Jacques, B&NES Policy planner
Noise / Smell / Illumination	<ul style="list-style-type: none"> Where illumination is proposed, it should be designed to avoid intruding into areas where darkness is valued as a characteristic feature of the village. 	<ul style="list-style-type: none"> Site Visit (2014)
Flood Risk and Mitigation	<ul style="list-style-type: none"> This site has been subject to a sequential flood risk and the whole site is in Flood Zone 1. FRA and Land Contamination Reports are required. The site has been subject of a Surface Water Flooding assessment that indicated that there is existing surface water flooding issues within the site. The emerging Placemaking Plan principles for the site would require that a sustainable urban drainage system (SUDs) should be integrated at an early stage into the design of the site with opportunities taken to maintain or enhance biodiversity. 	<ul style="list-style-type: none"> District Online (2014) Search conducted by Kaoru Jacques, B&NES Policy planner
Transport,	<ul style="list-style-type: none"> The site is located in East Harptree between Middle Street and Water Street with access being gained from over an unnamed adopted lane that has a junction with Water Street. The lane currently serves 3 dwellings: 	<ul style="list-style-type: none"> Comments From Anna

Highways and Parking	<p>the Anchorage, Windrush and Yearthen House, however the site was originally granted planning consent for 8 dwellings in 1967 and this permission included for the lane to be extended into the proposed site and included a turning head, all of which was adopted by Somerset County Council on plan EP727 and as it is very unusual for a road to be adopted without being constructed further investigation should be undertaken to establish if there is an existing highway beneath the grass and scrub.</p> <ul style="list-style-type: none"> Water Street is a classified road subject to the national speed limit, which in this case is 60mph, although it is unlikely that vehicles will travel at this speed due to the nature of the road. Visibility splays of 59m x 2.4m should be provided but as this is an existing access with previous consent which will remain unaltered visibility will be acceptable. There are no footways on Water Street which would make pedestrian access onerous but there are footways along Middle Street and although there is a large level difference between the site and Middle Street a pedestrian route should be provided through the site onto Middle Street. 	<p>Griffiths, Senior Highways t Officer (2015)</p>
Economic Development	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none">
Urban Design	<ul style="list-style-type: none"> A well-designed, safe and overlooked pedestrian access onto Middle Street should be provided. Detail of access design and the impact on the stone retaining wall and hedgerow should be included and the access should not detract from rural character. Potential site capacity (0.44ha) considered to be 8-10 dwellings - i.e. low density development form Retention of some apple trees and provision of some communal green/food growing space recommended as part of a landscaped area. Design cues should be taken from the cottages on Middle Street (not just the chalet bungalows) and the design should be rural in character reflecting the characteristics of East Harptree (e.g. materials). Softer shared surface treatment making a transition from Water Street should be pursued rather than tarmacked road with standard pavement design (the latter is too suburban). Dwellings should address the street and public space. 	<ul style="list-style-type: none"> Cleo Newcombe Jones, B&NES Urban Designer (2015)
Infrastructure / Utilities	<ul style="list-style-type: none"> The need for additional primary school places arising in East Harptree would be combined with additional capacity requirements resulting from any allocation at West Harptree. Increase in school roll numbers could be accommodated in school organisation/operational terms but there is no scope to physically expand the school within its current site. Further investigation is needed regarding whether land adjoining the school could become available in order to facilitate expansion. The site is close to existing housing and there should be no issues associated with the availability of utilities infrastructure. 	<ul style="list-style-type: none"> Site visit District online Comments by Helen Hoynes, School Organisation Manager (2014)
Planning Policy	<ul style="list-style-type: none"> East Harptree is one of the seven parishes which formed the Chew Valley Area Neighbourhood Plan area (designated 18th March 2014). 	<ul style="list-style-type: none"> B&NES Neighbourhood Planning protocol website (2014)
Development	<ul style="list-style-type: none"> Application no: 14/05836/FUL for outline planning permission has been submitted (8 dwellings). 	<ul style="list-style-type: none"> DM Search

Management	<ul style="list-style-type: none"> Potentially was part of a previous application for a larger development (site was originally granted planning consent for 8 dwellings in 1967) which was only partially completed. 	<p>on B&NES Planning Portal (2014/2015)</p> <ul style="list-style-type: none"> B&NES SHLAA (Nov 2014)
SHLAA	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> B&NES SHLAA (Nov 2014)
Town / Parish Council Comments	<ul style="list-style-type: none"> Good walking distance and fair route safety to shops and school. Poor pedestrian connection to playing fields / Children's play area. Fair routes approaching the site, access maybe improved with the option of creating secondary / new access via Middle Street. Site is at higher elevation than Middle Street and Water Street on either side of the site Access into the site from Water Street is via a moderately steep tarmac road through an existing cul-de-sac development The site is separated from Middle Street by a hedgerow set at the top of a steep earth bank with Middle Street below. Boundary hedgerow is present on 3 sides of the site (north, south, west), with some mixed deciduous semi-mature trees within hedgerow. The hedgerow is patchy in places and needs some restoration The site is suitable for allocation as it is considered it as being the 2nd phase of a partly developed site in an ideal, secluded position. The site is bounded to the north and south by traditional cottages, and to the east by individually designed 1960's/70's chalet bungalows. Any development would need to be sensitive to this setting. 	<ul style="list-style-type: none"> Comments from the East Harptree Planning Toolkits (Dec 2013)
Delivery	<ul style="list-style-type: none"> Site could be deliverable in the short term. 	<ul style="list-style-type: none"> DM application (2015)
Developer / Occupier Interest	<ul style="list-style-type: none"> Owner has expressed intention to sell/develop the land. 	<ul style="list-style-type: none"> Placemaking Plan representation (2015)

PREVIOUS PLANS (14/05836/FUL)



SITE EVALUATION

<p>Options Put Forward In Options Document</p>	<ul style="list-style-type: none"> SR5 site for up to 10 dwellings.
<p>Key Issues Raised at Options Consultation</p>	<ul style="list-style-type: none"> The proposed development (SR6) will lead to increased surface water flooding on Water Street. Developments of greater than five units would be detrimental to the character of the village and any future housing should be spread around the village to minimise its impact. There are already traffic and parking problems through the centre of the village; cars parked in Whitecross Road (the only "car park" in the village) turn in the junction of Water Street and this can be dangerous. Parking in Water Street itself and in the road leading to the proposed development is known to cause problems of access to houses by delivery vans, and could block access for emergency vehicles. The proposed scale of development on Site SR6 fails to respect the grain of the built environment within the village and threatens evidence of the historic development of this area of Middle Street/Water Street. There would be a loss to biodiversity if the site is redeveloped for housing. A ramp onto Middle Street would be unacceptable.
<p>Sustainability Appraisal</p>	<ul style="list-style-type: none"> This site could help to unite Water Street with Middle Street through the use of a pedestrian link with any dwellings overlooking the route. This will ensure natural surveillance and more people using the pedestrian route and provide opportunities for people to build relationships. This site is located close to the village shop and village hair dressers shop. Development on this site may help to sustain these village businesses. The site is located in the Mendips Hills AONB however it is surrounded by housing on three sides and it does not contribute towards the openness of the AONB landscape. The emerging Placemaking Plan principles for this proposed site include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of East Harptree.
<p>Preferred Use(s) of Site for Inclusion in Draft Document</p>	<ul style="list-style-type: none"> Site for up to 10 dwellings.
<p>Key Design Parameters</p>	<ul style="list-style-type: none"> The badger sett will need to be incorporated into any development or the provision of an artificial sett will need to be provided on the site.

PLACEMAKING PLAN POLICY

Vision for the site

A small development which complements the local materials and provide market and affordable housing could be suitable on this site. The sites location should be linked to the wider countryside through shaping views and enclosing the space.

Development and Design Principles

- Up to 10 dwellings.
- Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact the development in this sensitive location.
- Any development on this site should have special regard to the site layout, building heights and soft landscaping to enhance the site and to minimise any impact on this sensitive 'gateway site'.
- Building materials should reflect the local materials and style.
- The site should be designed to safeguard the amenity of neighbouring residential properties.
- Visual linkages to the wider countryside will be required on this site by shaping views and enclosing the space.
- Provide a pedestrian link with Middle Road.
- Maintain and strengthen the integrity and connectivity of the green infrastructure.
- Any development must take into account all of the lighting needs associated with the development during operational hours and shall be the minimum required to perform the relevant lighting task. It shall be specifically designed to minimise the risk of light spillage beyond the development site boundary and into the wider countryside.
- A dark corridor for bats and light sensitive species should be incorporated into the development.
- Any development on this site must integrate the badger set into the development or provide an artificial badger sett on the development site.
- Any development must make provisions to enhance the site for biodiversity including native planting, mixed species seeding of lawns and gardens and the provision of nesting boxes and hedgehog boxes.
- Ensure that development would not be harmful to the hedgerows on the boundaries of the site an where possible reinstate the hedgerows.
- A sustainable urban drainage system (SUDs) should be integrated at an early stage into the design of the site with opportunities taken to maintain or enhance biodiversity.

RURAL AREAS

Wheelers Yard

Placemaking Plan Ref: SR13

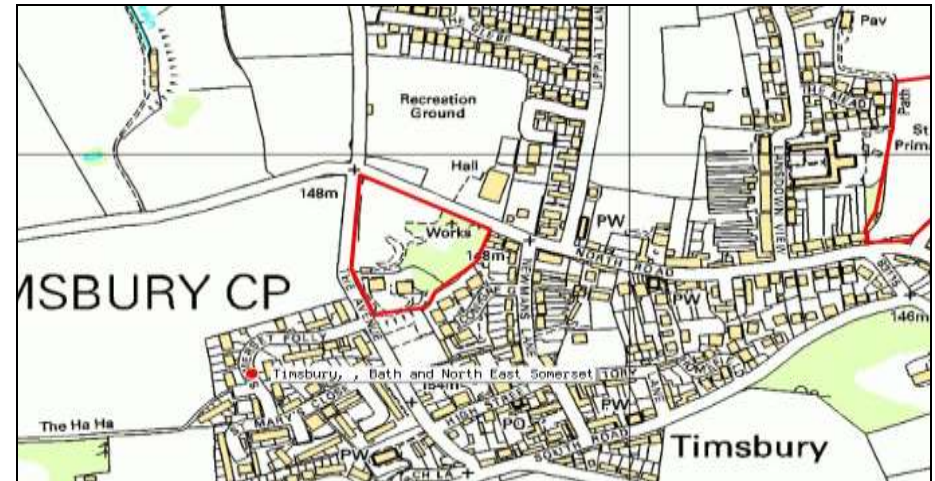
SHLAA Ref: TIM1

Ward: Timsbury

Parish: Timsbury

Parish Ref: TIM 1


Map



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Aerial Photograph

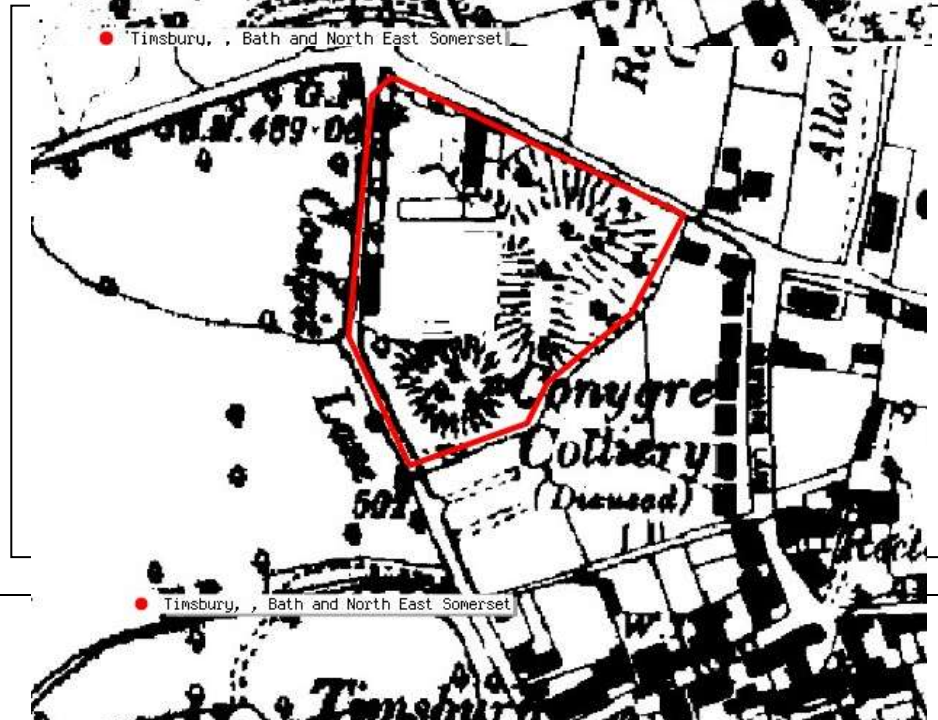


SITE INFORMATION		EVIDENCE SOURCE
Area	<ul style="list-style-type: none"> 1.48ha 	<ul style="list-style-type: none"> District Online (2014)
Site Survey Date	<ul style="list-style-type: none"> Tuesday 8th July 2014 	<ul style="list-style-type: none">
Location and Current Uses	<ul style="list-style-type: none"> North Road, Timsbury Derelict former manufacturing building block Of the total site, about 1.0ha was previously used for the manufacture of concrete blocks, while the remainder of the site (to the south and east) comprises part of the Batch, a former colliery spoil heap, which is covered with trees that are the subject of a Tree Preservation Order It is a relatively flat site which is on an elevated position and acts as a 'gateway' into Timsbury village. It is approximately 29m to the Timsbury village hall and playing fields The doctors surgery is approximately 246m from the proposed site The distance to the local shops is approximately 340m It is approximately 513m to the primary school 	<ul style="list-style-type: none"> Site visit and District Online (2014)
Surrounding Uses	<ul style="list-style-type: none"> To the north of the site is a playing field with associated buildings and the Conygre Hall, which is the village's main public hall. Beyond the Batch, to the east, there is residential development which fronts North Road and Conygre Green To the south there are further dwellings and a graveyard. To the west is open agricultural land. 	<ul style="list-style-type: none"> Site visit comments Timsbury parish Council character and site allocation assessments (2013)
Historical Development	<p>OS Map 1887-1891</p> 	<ul style="list-style-type: none"> District Online Maps (2015)

OS Map 1901-1905

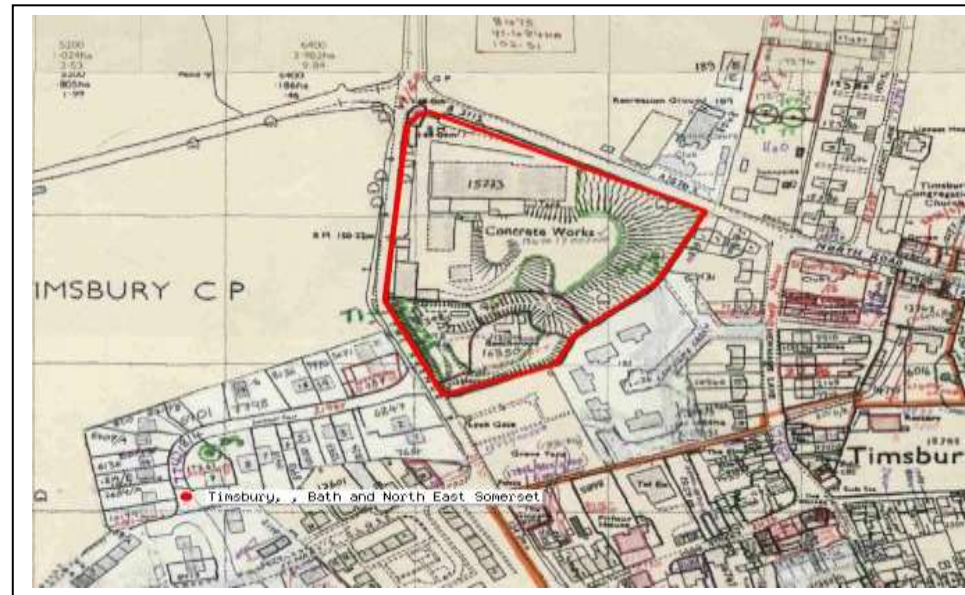


OS Map 1920-1933



OS Map 1933-1939- Not available

1960 Map



Heritage Assets

- Previously developed site – associated with mining industry. Now derelict state.
- Considerable distance from the conservation area.
- Confirmation required that there are no buildings or structures (industrial heritage) surviving from the mining use which may have value and should be retained as part of a scheme.
- A full site and desk based assessment of known and unknown, heritage assets is required.
- The Grade II Listed Home Farm which is approximately 256m south east of the proposed site.
- Grade II Listed no's 1-4 Crock Barton Street is approximately 248m south east of the proposed site
- The Grade II Listed Rectory is approximately 138m south east of TIM1
- Approximately 114m north of the site is the Grade II Listed Pitfour House, Grade II Listed pair of Gatepiers and Grade II Listed Church Farm.
- The Grade II* Church of St Mary the Virgin is approximately 176m south west of the proposed site and associated six grade II structures.

- Comments from John Davy- Senior Conservation Officer (2014)
- Historic England's, 'The National Heritage List for England, 2014' (2014)

Landscape Amenity

- The wooded character of the site and its location on the edge of the open countryside gives the site a rural character should be considered by any potential development.

- Comments from Diane Shepard, Landscape

Green Infrastructure

- No public rights of way



Arboriculture

- The Batch, a former colliery spoil heap which is now covered with trees that are the subject of a Tree Preservation Order.
- I agree that GR11 should be excluded from development but the TPO affecting the two dwellings will also need consideration since the majority of the protected trees are still present and contribute towards the visual

- Architect (2014)
- Rural landscapes of Bath and North East Somerset-A Landscape Character Assessment SPG (2003)
- District Online (2015)

- Comment from Jane Brewer, Senior

appeal of the area. This will place a considerable challenge on incorporating any meaningful dwelling numbers on the southern section.

- I noticed on site that a (replacement) breeze block retaining structure has been erected along the northern boundary of Beechwood Bungalow which would suggest that access for any demolition and construction activities would be from The Avenue – an access road will take up a fair amount of the space into this part of the site leaving even less for new dwellings and gardens.
- The results of a tree constraints plan would, in my opinion, identify that the land on which Beechwood Bungalow and Beechwood are sited has poor potential.



Aboriginal Officer
(2014/2015)

- District Online (2014)
- B&NES Tree Preservation Order mapping website (2014)

Ecology

- The eastern half of the site includes land listed in the National Forest Inventory, no other ecological records are held.
- Aerial photos indicate further mature trees to south of site, and buildings that could be used by bats / birds. Development potential likely to be limited to existing built footprint.

- Comments from Dr Karen Renshaw, Ecologist (2014)
- District Online (2014)

Agricultural Land Classification

- Sub-Grade 3a – good quality agricultural land

- District Online (2014)

Geotechnical / contamination



- District Online (2014)
- British Geological Survey (2014)
- B&NES planning application no: (07/03509/FUL)

- The site falls within the North Somerset Coalfield and the site contains the remains of a former coal batch and two air shafts. Therefore there will be restrictions on building operations in proximity of the air shafts.

Map of the air shafts



Noise / Smell /
Illumination

- No issues reported during the site visit.

- Site visit

Flood Risk and
Mitigation

- Flood Zone 1.

- District Online (2014)
- Search conducted by Kaoru Jacques, B&NES Policy

		planner
Transport, Highways and Parking	<ul style="list-style-type: none"> Any development must provide some extra width at two points to the footway on The Avenue to enable pedestrians to pass; the provision of a footway along part of the North Road frontage and a raised pedestrian crossing. 	<ul style="list-style-type: none"> Comments From Anna Griffiths, Senior Highways Officer (2015)
Economic Development	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A
Urban Design	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A
Infrastructure / Utilities	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A
Planning Policy	<ul style="list-style-type: none"> Site is within the Timsbury neighbourhood plan area. Timsbury Neighbourhood Plan area was designated 2nd January 2014. 	<ul style="list-style-type: none"> B&NES Neighbourhood Planning protocol website (2014)
Development Management	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> DM Search on B&NES Planning Portal (2014/2015) B&NES SHLAA (Nov 2014)

	<p>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.</p> <ul style="list-style-type: none"> • 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. Please note that this application as withdrawn). 	
SHLAA	<ul style="list-style-type: none"> • Available for development. • Site could come forward for development however it might take some time. 	<ul style="list-style-type: none"> • Comments from the B&NES SHLAA (Nov 2014)
Town / Parish Council Comments (from the planning toolkits)	<ul style="list-style-type: none"> • A brownfield site on the south side of Hayeswood Road/ North Road at its junction with The Avenue. • Of the total site, about 1.0ha was previously used for the manufacture of concrete blocks, while the remainder of the site (to the south and east) comprises part of the Batch, a former colliery spoil heap, which is covered with trees that are the subject of a Tree Preservation Order. • There is at least one capped mineshaft within the site. • The present the site is an eyesore, but with great potential. • The adjacent wooded area is an asset • Reported fauna includes deer, foxes, squirrels, hedgehogs and a good variety of birds; birds sited include owls and buzzards • Wildlife corridors are present. • The environmental value is assessed as medium • Mixed use of housing and business, which would allow for about 25 residential properties with some business accommodation on the site • With dialogue with the business sector positively opened, such matters as improved access, quality of development, potential business uses could be discussed with the owner who said he plans to make an outline planning application within the next 2-3 years 	<ul style="list-style-type: none"> • Comments from the Timsbury Planning Toolkits (Dec 2013)
Delivery	<ul style="list-style-type: none"> • This is a rural allocation of 50 new dwellings which will generate approximately 16 primary age pupils. The School is close to capacity and we would need to look at how some additional places may be accommodated at the School. An additional 16 pupils would not generate the requirement for a new primary school. • The People & Communities Department do not hold a waiting list for new schools. Future increases in pupil numbers (Basic Need) are assessed using the pupil number projections and this growth is detailed in the School Organisation Plan. Where pressure on places is identified, the Council undertakes a feasibility to determine how this increased need can be accommodated. Currently the School is not shown as a strategic priority in the Council's Capital Programme. • Capital Funding to meet Basic Need pressures is extremely limited. In most cases, where schools have increased their Planned Admission Numbers (PAN) to accommodate extra pupils, additional accommodation has been added to the existing school buildings. Where this is not possible a new site may be considered but with limited funding available to the Council this is generally not a viable option. There are many calls on the Capital Programme and any future decision as to whether Council funding was used to provide a new school would need full agreement by Cabinet. The circumstances at Timsbury would not lead to a priority for a new building on the existing or another site. 	<ul style="list-style-type: none"> • Comments from Helen Hoynes, School Organisation Manager (2015)

Developer /
Occupier
Interest

- Landowner has been in discussion with the parish council and are seeking to redevelop the site in approximately 2-3 years and a copy of this letter has been sent to B&NES.

- Letter from the landowner (2014)

PREVIOUS PLANS

Planning application site plan: 07/03509/FUL (37 dwellings and employment)



Planning application site plan: 09/02468/FUL (27 dwellings and employment)

SCHEDULE OF ACCOMMODATION

Affordable Housing (33% Plots 1,2,5-8, 10 For Rent. Plots 17 & 18 Shared Equity)

Code	Description	No.	Area sq.ft	Total Area sq.ft
1C	1 bed coach house	2	480	960
F	2 bed house	5	750	3750
B	3 bed corner house	1	1000	1000
B4	4 bed corner house	1	1250	1250
Total		9		6960

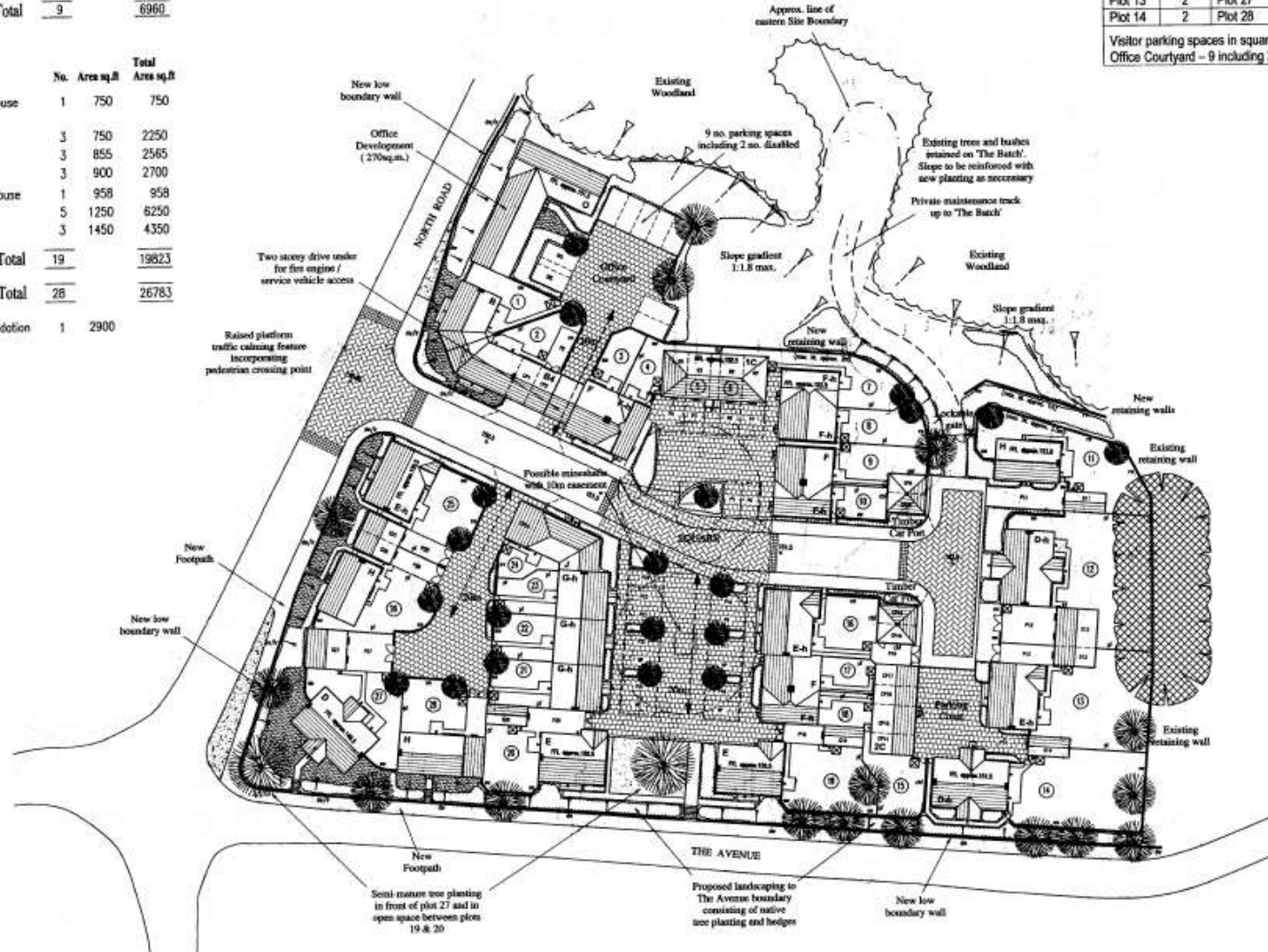
Housing for Sale

Code	Description	No.	Area sq.ft	Total Area sq.ft
2C	2 bed coach house over 4 garages	1	750	750
F	2 bed house	3	750	2250
G	2/3 bed house	3	855	2565
H	3 bed house	3	900	2700
J	3 bed corner house	1	958	958
E	4 bed house	5	1250	6250
D	4 bed house	3	1450	4350
Total		19		19823
Grand Total		28		26783

O Office Accommodation 1 2900

Plot 3	2	Plot 17	2
Plot 4	2	Plot 18	2
Plot 5	1	Plot 19	2
Plot 6	1	Plot 20	2
Plot 7	2	Plot 21	2
Plot 8	2	Plot 22	2
Plot 9	2	Plot 23	2
Plot 10	2	Plot 24	2
Plot 11	3	Plot 25	2
Plot 12	4	Plot 26	2
Plot 13	2	Plot 27	4
Plot 14	2	Plot 28	2

Visitor parking spaces in square – 2
Office Courtyard – 9 including 2 disabled



SITE EVALUATION

Options Put Forward In Options Document

- SR14 site for employment and approximately 25 dwellings.

Key Issues Raised at Options Consultation

- The Design Principles point 2 should include policy not just to minimise negative but also to enhance positive visual impact, it being a gateway site to the village.
- It is unclear whether the 1.48ha area of the site referred to incorrectly includes the area shown in the map which is offsite and which includes current housing.
- The Vision should include employment by inclusion of a new paragraph with text such as; 'The previous employment use of the site should be preserved at least in part'.
- The Design Principles should include detailed references, as in the Vision, for improved vehicle and pedestrian access to the site and surrounding area. This should include pedestrian access to the west onto The Avenue.
- Would need a roundabout placed at the junction of The Avenue/Bloomfield Rd.

Sustainability Appraisal

- The site is adjacent to the village hall, the cricket ground and children's park.
- SR14 is also within walking distance of the villages' shops and primary school.
- If the site is developed it would offer opportunities for people to engage in structured and informal sports and recreation.
- The site is not within the Timsbury conservation area however it has been identified a 'gateway into the village'
- The site is adjacent the village bus stops which provide routes to Bristol, Bath, and to the Somer Valley.
- There are many public rights of ways which link the village to the open countryside which will facilitate the promotion of walking
- The site is a brownfield site which is covered by concrete hard standing. The redevelopment of this site will increase the biodiversity potential on this site.

Preferred Use(s) of Site for Inclusion in Draft Document

- Employment and Housing for approximately 25 dwellings.

Key Design Parameters

- The site is a gateway into Timsbury village and therefore any development must have regard to site layout, building heights and soft landscaping to minimise any visual impact of the development in this sensitive location.
- Any development on this site should create a 'sense of place' with visual linkages to the countryside which would enhance this site.
- The context of any new design should be informed by the Timsbury parish character assessment.
- Landscaping on the site should be used to shape views and enclose the space.
- As a 'gateway into the village' on a main road the site design will require detailed attention to design of buildings and improved

vehicle and pedestrian access to the site and to the surrounding area.

PLACEMAKING PLAN POLICY

Vision for the site	A development which complements the local materials and provides market and affordable housing would be suitable on this site. Further there is an opportunity to develop a 'landmark building' on this site as part of the redevelopment which reflects the sites former use. Any development on this site should create a 'sense of place' with visual linkages to the countryside.
Development and Design Principles	<ul style="list-style-type: none">• A mixed use development site with employment and about 25 dwellings.• Any development on this site should have special regard to the site layout, building heights and soft landscaping to enhance the site and to minimise any impact on this sensitive 'gateway site'.• Building materials should reflect the local materials and style and reference should be made to the former mining heritage of the site.• The site should be designed to safeguard the amenity of neighbouring residential properties.• Visual linkages to the wider countryside will be required on this site by shaping views and enclosing the space.• Maintain and strengthen the integrity and connectivity of the green infrastructure.• The redevelopment of the site should include the preservation and enhancement of the batch.• Any development must make provisions to enhance the site for biodiversity including native planting, mixed species seeding of lawns and gardens and the provision of nesting boxes and hedgehog boxes.• Any redevelopment on the site should improve the vehicular and pedestrian access to the site and to the surrounding areas including the west onto The Avenue.

RURAL AREAS

Land east of St Mary's School

Placemaking Plan Ref: SR15

SHLAA Ref: TIM5

Ward: Timsbury

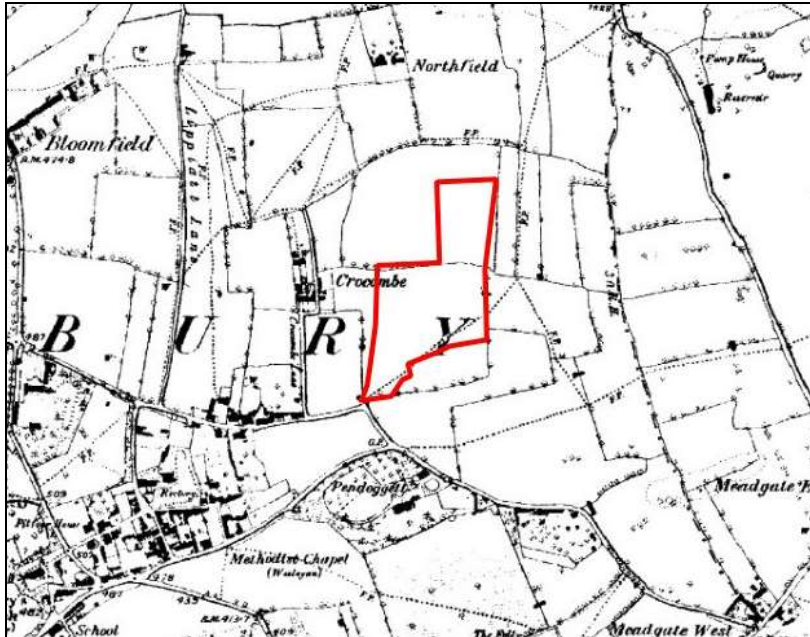
Parish: Timsbury

Parish Ref: TIM 5

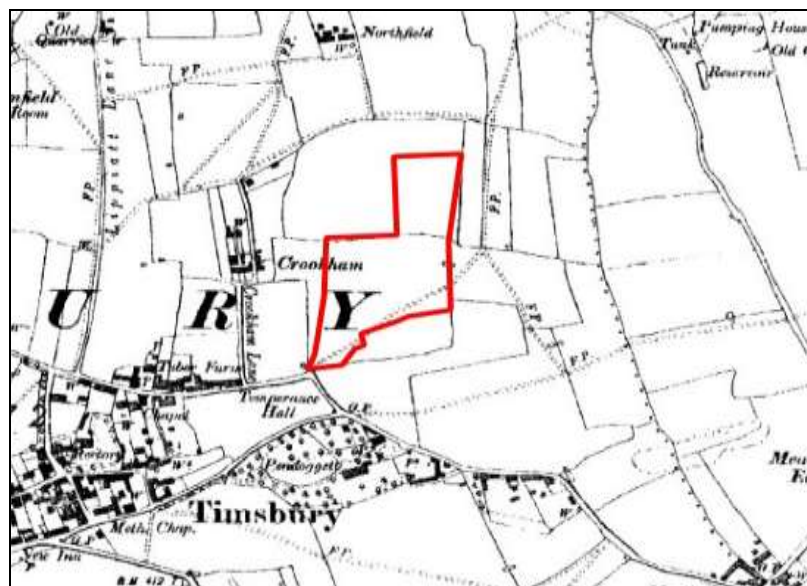


Aerial Photograph

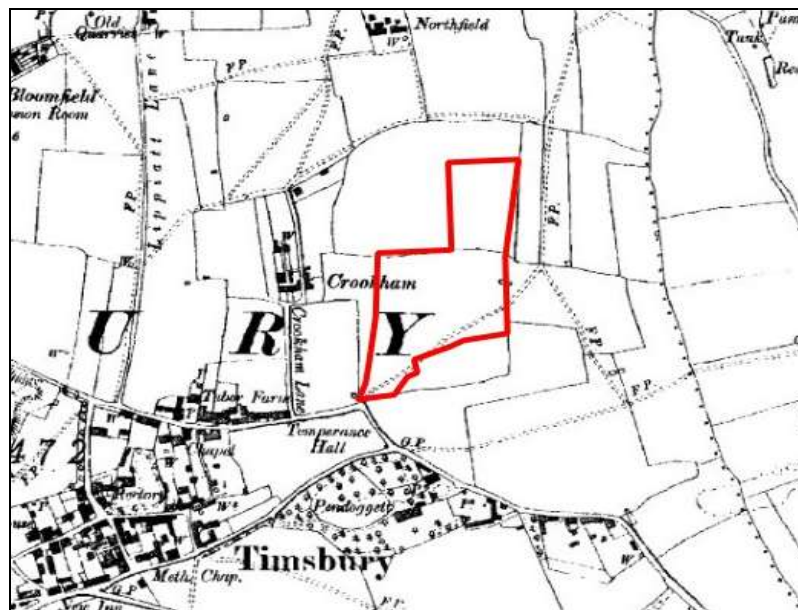


SITE INFORMATION		EVIDENCE SOURCE
Area	<ul style="list-style-type: none"> 2.6ha 	<ul style="list-style-type: none"> District Online (2014)
Site Survey Date	<ul style="list-style-type: none"> Tuesday 8th July 2014 	<ul style="list-style-type: none">
Location and Current Uses	<ul style="list-style-type: none"> Land East of St Mary's School Agricultural field (pasture-at time of the site visit it was covered by barley). The distance to the local shops is approximately 172m's It is approximately 285m to the primary school It is approximately 316m to the Timsbury village hall and playing fields The doctors surgery is approximately 869m from the proposed site 	<ul style="list-style-type: none"> Site visit District Online (2014)
Surrounding Uses	<ul style="list-style-type: none"> North: The St Mary's School sports field with changing room block East: Agricultural Land South: Housing West: St Mary's primary school and housing 	<ul style="list-style-type: none"> Site visit comments District Online (2014)
Historical Development	<p>OS Map 1887-1891</p> 	<ul style="list-style-type: none"> District Online Maps (2015)

OS Map 1901-1905

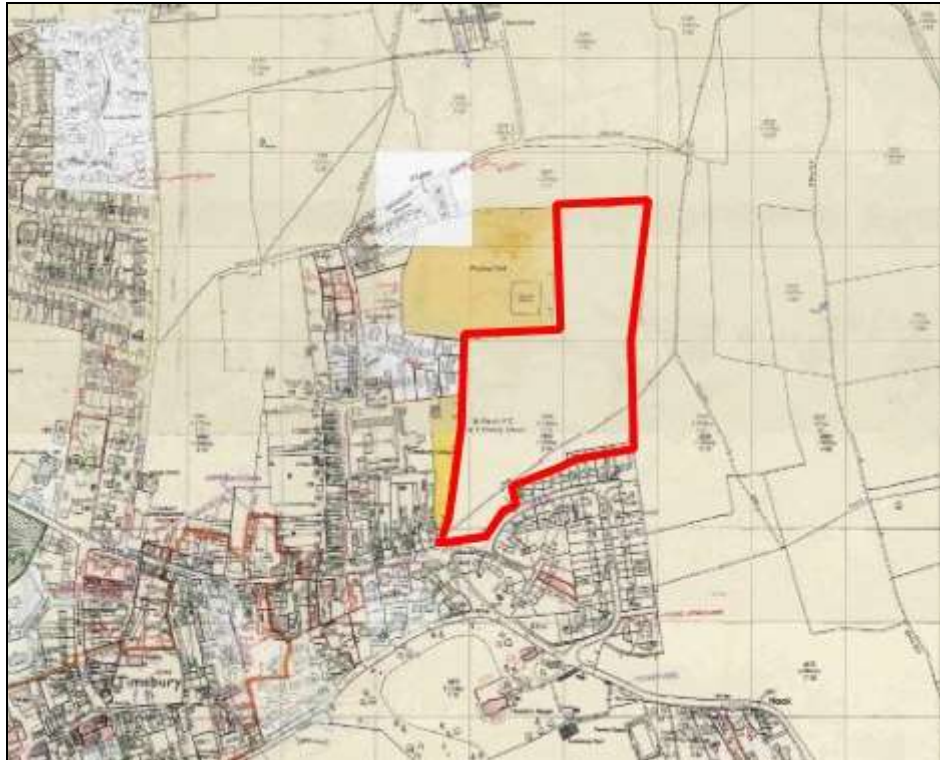


OS Map 1920-1933



OS Map 1933-1939- Not available

1960 Map



Heritage Assets

Considerable distance from conservation area and other heritage assets.
Important view across open countryside to knoll at north of the site.
May be an opportunity to develop the adjacent garage blocks.
Approximately 126m's south of the site is the Grade II Listed Stables which are 40m north east of Parishes House
Approximately 142m south of the site is the Grade II Listed Balustrade, 15m's north of Parishes House
The site is approximately 152m outside of the Timsbury Conservation Area
Approximately 164m south of the site is the Grade II* Parish's House

- Comments from John Davy- Senior Conservation Officer (2014)
- Historic England's, 'The National Heritage List for England, 2014' (2014)

Landscape Amenity

- The site lies within the Hinton Blewett and Newton St Loe Plateau Lands Landscape Character Area on the north eastern edge of Timsbury which is one of two plateau top villages in the character area. This part of the plateau is gently undulating with the local landmark of The Sleigh at Farmborough Common rising up to the north of the site in the middle distance. The local character of the site area is semi-rural in nature due to the proximity of village development and the open countryside to the north and east of the site.
- Pleasant semi-rural landscape, overall an open feel to the site area even though there is development on two sides to the site. This is due to the roughly funnel shape to the area of the site being considered for development. The site is narrow at the B3115 entrance and then funnels out to open countryside and with wide long distance views over countryside to the north and north east extending to the Cotswolds ridge and Bath.
- Overall the local countryside is visually relatively well contained due to undulating nature of plateau landform. The sleight is visible in middle distance views to north. The site is currently an arable field bounded by clipped hedges apart from along the developed edges.
- Along the western boundary a strong tree belt screens the adjacent school and its grounds. This gradually thins out, northwards and becomes a clipped hedge towards the recreation ground boundary. Here there are a few large trees along the hedge. The boundary to the bungalows on the southern edge of the site is typical of open garden boundaries. Beyond the area being considered for development the field continues northward, rectangular in shape surrounded by open countryside and with the recreation ground to the west.
- Development here would be acceptable in landscape and visual terms if very specifically located within the funnel shaped field. The tree belt along the western boundary is valuable and needs to be protected from development including from forming garden boundaries. There is a row of bungalows along the southern boundary which could easily suffer from overlooking if development was too close. A footpath runs along the western boundary to the Recreation Ground. Currently there is a viewing area with panorama mounted onto a stone? feature, some planters and seat(s)? at the southern boundary of the site accessible from the road. This is adjacent to a small row of garages. Views to Farmborough Common are particularly important to villagers.
- It would be possible to protect the trees, ameliorate overlooking for the bungalows and maintain the views and viewing feature if a small development was located slightly off centre in the field and to the north of the bungalows. To maintain the viewing point would require moving it to the northern boundary of the site with footpath access to it. It is proposed to approach the landowner to try to obtain use of the northern rectangular part of the field as public open space for the village and link it to the recreation ground. The viewing point and open space would then become a destination to walk to and visit.
- Development should be centrally located with road access from the B3115 which then runs right round the proposed housing thus separating it from the bungalows and effectively protecting the tree lined boundary and the eastern boundary. The eastern boundary should then be planted with trees along the existing hedge to form a strong landscape edge to the village.

- Comments from Diane Shepard, Landscape Architect (2014)
- Rural landscapes of Bath and North East Somerset-A Landscape Character Assessment SPG (2003)

Green Infrastructure

- A PROW (Ref: CL21/11) runs from the south west corner to the eastern edge of the site.

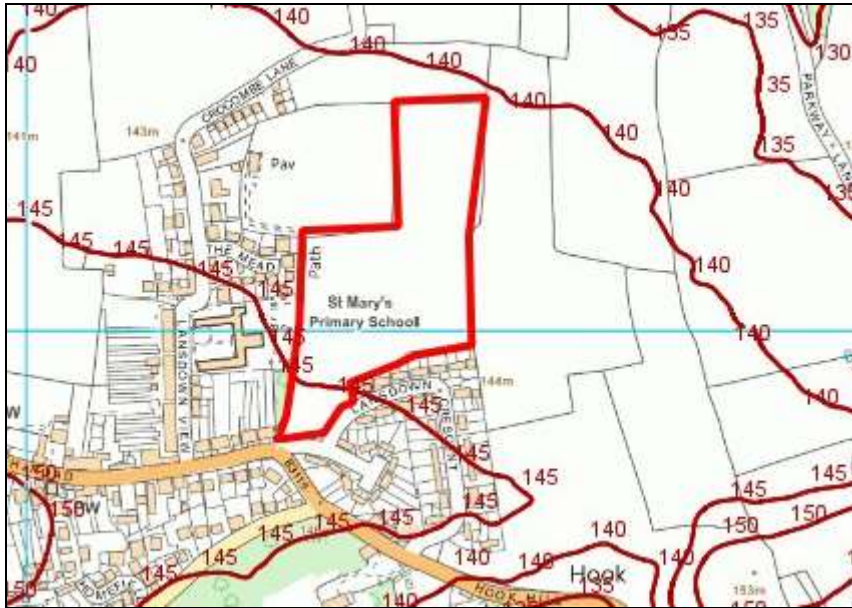
- District Online (2015)



Arboriculture

- There is an Oak Tree on the site boundary which will need to be investigated
- The 15m buffer recommended in the arboricultural report incorporates the following issues:
 1. The root protection areas
 2. The current and anticipated canopy spreads and height
 3. The anticipated shading, particularly since the trees are to the west so will cast afternoon shade which has been found to be the most important time of the day when house holders value sunshine.
- In summary, the buffer covers existing and future below ground and above ground constraints and I support this recommendation. Any layout should incorporate these issues which are included within BS 5837:2012 Trees in relation to design, demolition and construction.
- The buffer does not prevent a road being created nearer to the trees but the construction methods and routing of above and underground services will need to respect the root protection areas and may require precautionary measures.
- A road could also act as a buffer between house frontages and the trees to reduce the impact of the trees on the properties and so reduce pressure on the tree belt owner to undertake unsympathetic pruning (or felling).
- I would not recommend that rear gardens back onto these trees because the trees will overhang and cast shade in the most important areas.

- Comments from Jane Brewer, Senior Arboricultural Officer (2014/2015)
- District Online (2014)
- Arboricultural Assessment Report by Alister Rankine- Arboricultural Consultant (2014)

<p>Ecology</p>	<ul style="list-style-type: none"> • No ecological records held; • Aerial photos indicate boundary hedgerows to consider for retention & enhancement 	<ul style="list-style-type: none"> • Comments from Dr Karen Renshaw, Ecologist (2014) • District Online (2014)
<p>Agricultural Land Classification</p>	<ul style="list-style-type: none"> • Sub-Grade 3a – good quality agricultural land 	<ul style="list-style-type: none"> • District Online (2014)
<p>Geotechnical / contamination</p>		<ul style="list-style-type: none"> • District Online (2014)
<p>Noise / Smell / Illumination</p>	<ul style="list-style-type: none"> • No issues reported during the site visit. 	<ul style="list-style-type: none"> • Site visit
<p>Flood Risk and Mitigation</p>	<ul style="list-style-type: none"> • Flood Zone 1 	<ul style="list-style-type: none"> • District Online (2014) • Search conducted by Kaoru Jacques,

		B&NES Policy planner
Transport, Highways and Parking	<ul style="list-style-type: none"> • Option 1 (least cost option) A new site access could be provided from Lansdown Crescent NE at a point between the existing garages and the first dwelling on the north side of Lansdown Crescent NE. The sections of Lansdown Crescent between the proposed access and the junction with North Road may need some minor improvement, as will the junction of Lansdown Crescent and North Road itself. Any application will need to be supported by a Transport Assessment or Transport Assessment and will need to demonstrate that the Lansdown Crescent/North Road junction will operate safely and efficiently with adequate reserve capacity. • The sections of Lansdown Crescent between the proposed access and connections described above will need careful attention to ensure that vehicular and pedestrian access is maintained to existing dwellings whilst some areas of existing highway may well be stopped up. The amended highway network including the junction with North Road will need careful design to accord with design standards. Any application will need to be supported by a Transport Assessment or Transport Assessment and will need to demonstrate that the revised junction with North Road will operate safely and efficiently with adequate reserve capacity. • Access to the school: <ul style="list-style-type: none"> ➢ Early discussions would be required between highways and education to determine more sustainable means of travel and access to school; ➢ An access into the school could potentially encourage less sustainable travel choices for pupils and their parents; ➢ Great care would be needed to ensure that providing a new means of access does not simply transfer existing issues of parking and congestion at school opening and closing times from existing to new dwellings. ➢ Providing a school access within the design would increase costs and would be expected to be resisted by potential developers. 	<ul style="list-style-type: none"> • Howard Davies, Senior Highways Officer (2015)
Economic Development	N/A	<ul style="list-style-type: none"> • N/A
Urban Design	N/A	<ul style="list-style-type: none"> • N/A
Infrastructure / Utilities	<ul style="list-style-type: none"> • The site is close to existing housing and there should be no issues associated with the availability of utilities infrastructure. • There is an 11kv line and substation running through the north east of the site. 	<ul style="list-style-type: none"> • N/A
Planning Policy	<ul style="list-style-type: none"> • Site is within the Timsbury neighbourhood plan area. Timsbury Neighbourhood Plan area was designated 2nd January 2014. 	<ul style="list-style-type: none"> • B&NES Neighbourhood Planning protocol website (2014)

Development Management	<ul style="list-style-type: none"> No known planning applications 	<ul style="list-style-type: none"> DM Search on B&NES Planning Portal (2014/2015) B&NES SHLAA (Nov 2014)
SHLAA	<ul style="list-style-type: none"> 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 Site not promoted 	<ul style="list-style-type: none"> Comments from the B&NES SHLAA (Nov 2014)
Town / Parish Council Comments (from the planning toolkits)	<ul style="list-style-type: none"> The site is flat pasture/grazing land, with both a public footpath and overhead power lines crossing the site There are wide views of Farmborough Common to the north and Lansdown (Bath) to the north-east. To the east there is a view of Tunley Laterally, buildings bound the site. The wildlife is reported as 'varied' In Stage 1 the site was assessed as 'unsuitable for allocation, although a different group of assessors may have reached a different conclusion' The site would overall provide a unique opportunity to enable a new school to be built as a result of cross-funding being available from a number of sources and re-configuring of land uses A new road/pedestrian/cycle access from Lansdown View, also being part paid for, resulting in less traffic congestion close to the village centre than at present and safer non-car access The conditions from the landowner above are highly beneficial to the village The site is close to the core centre and services of the village The effects on wildlife would be minimal due to it being a low quality farmland The current open nature of the site provides valued open views of Farmborough Common and distant Lansdown, as expressed in the current planning policy There is a public right of way across the field A new access road at the west of the site would still enable full view of Farmborough Common Views over the eastern section where the owner would not allow development would be protected The owner has given a condition to 'permit views over the countryside', thus with careful site design protecting much of the views may be possible 	<ul style="list-style-type: none"> Comments from the Timsbury Planning Toolkits (Dec 2013)
Delivery	<ul style="list-style-type: none"> This is a rural allocation of 50 new dwellings which will generate approximately 16 primary age pupils. The School is close to capacity and we would need to look at how some additional places may be 	<ul style="list-style-type: none"> Letter from the

	<p>accommodated at the School. An additional 16 pupils would not generate the requirement for a new primary school.</p> <ul style="list-style-type: none"> • The People & Communities Department do not hold a waiting list for new schools. Future increases in pupil numbers (Basic Need) are assessed using the pupil number projections and this growth is detailed in the School Organisation Plan. Where pressure on places is identified, the Council undertakes a feasibility to determine how this increased need can be accommodated. Currently the School is not shown as a strategic priority in the Council's Capital Programme. • Capital Funding to meet Basic Need pressures is extremely limited. In most cases, where schools have increased their Planned Admission Numbers (PAN) to accommodate extra pupils, additional accommodation has been added to the existing school buildings. Where this is not possible a new site may be considered but with limited funding available to the Council this is generally not a viable option. There are many calls on the Capital Programme and any future decision as to whether Council funding was used to provide a new school would need full agreement by Cabinet. The circumstances at Timsbury would not lead to a priority for a new building on the existing or another site. • The garages to the south of the site which front onto Lansdown are owned by CURO and through the Placemaking Plan Options Document stated that the garages could be available for sale. This will enable the garages to be demolished and safer access can be provided for the site. 	<p>landowner (2014)</p> <ul style="list-style-type: none"> • Comments from Helen Hoynes, School Organisation Manager
<p>Developer / Occupier Interest</p>	<ul style="list-style-type: none"> • Site is deliverable and the landowner has indicated that the site would be available for about 25 dwellings. • Landowner has been in discussions with the parish council and is seeking to redevelop the site in the short term (1-2 years). 	<ul style="list-style-type: none"> • Letter from the landowner (2014)

PREVIOUS PLANS –no previous plans

SITE EVALUATION

Options Put Forward In Options Document

- Site for approximately 10-15 dwellings
- Whole site to be designated as a Local Green Space Designation (GR15-option 2)

Key Issues Raised at Options Consultation

- The mature tree boundary is not considered '*distinctive*' as described because the trees are not very old and include only two species, beech and ash, especially compared to many other rows of trees in the area.
- The proposed 15 metre buffer from the trees in Emerging Policy SR15/3 is not justified in scale or time and is inconsistent with many B&NES planning decisions which have allowed buildings as little as 2m from mature trees.
- The Design Principles point 2 should add views to Lansdown and Tunley.
- The Parish Council believes that the number of potential dwellings for the site should be increased from '10-15' to '15-20'
- This is a good option being close to the centre of the village, school and shops.
- SR15 development would include improved access to the school and relieve some of the congestion on North Road.
- SR15 would further add significantly to congestion on North Road and increase traffic.
- Developments at either end of North Road would increase the congestion of traffic enormously due to cars from each new development passing through this pinch point from opposite directions.
- SR15 is designated a Visually Important Open Space.
- The field is used by walkers, joggers, dog walkers and visitors to the village; there is a footpath which is frequently used toward Priston, Tunley and the local countryside and SR15 brings the countryside into the village.
- The issue of the corner of Lansdown Crescent and North Road is a favourite and convenient turning point for everyone and in particular delivery lorries and vans supplying the two shops in North Road and the Seven Stars public house, some of these occasionally parking up for rest periods.
- The issue of parking has been raised.

Sustainability Appraisal

- The site is located adjacent to the village's primary school and is within walking distance of the shops and businesses.
- The site is also within a short walking distance of the village doctor's surgery.
- The site is within short walking distance of the Timsbury village hall and the children's park and playing fields.
- The site is adjacent the village bus stops which provide routes to Bristol, Bath, and the Somer Valley. There are many public rights of ways which link the village to the open countryside which will facilitate the promotion of walking.
- The site is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site. The proposed development will be limited to the western section of the site and a green wedge will be retained.
- Any development on the site must leave a 15m buffer from the mature trees on the western edge of the site to protect the roots. There is a requirement in the emerging Placemaking Plan principles for any development to maintain or strengthen the integrity and connectivity of the green infrastructure.

Preferred Use(s) of Site

- A housing development for approximately 25 dwellings and a local green space designation

for Inclusion in
Draft
Document

Key Design
Parameters

- If development is located in the middle of the funnel shaped village and is surrounded by a green buffer then approximately 15-25 dwellings could be accommodated on this site.
- Development here would be acceptable in landscape and visual terms if very specifically located within the funnel shaped field.
- The rectangular field to the north of the site should be designated as a Local Green Space Designation and the views of Farmborough Common to the north and Lansdown (Bath) to the north-east and views towards Tunley in the east should be maintained.
- The eastern boundary should then be planted with trees along the existing hedge to form a strong landscape edge to the village.
- The tree belt along the western boundary is valuable and needs to be protected from development including from forming garden boundaries.
- The garages to the south of the site which front onto lansdown would need to be demolished and access taken from the land adjacent and behind 21-32 lansdown.

Vision for the site

A development which complements the local materials and provide market and affordable housing could be suitable on this site. The sites location should be linked to the wider countryside through shaping views and enclosing the space.

Development and Design Principles

- About 25 dwellings on the site, located centrally in the funnel shaped section of the site.
- Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this location.
- The site should be designed to safeguard the amenity of neighbouring residential properties.
- Houses must face out of the proposed development to ensure natural surveillance.
- The rectangular field to the north of the site should be designated as a Local Green Space Designation and the views of Farmborough Common to the north and Lansdown to the north-east and views towards Tunley in the east should be maintained.
- The strong landscape buffer to the eastern edge should be retained and the existing hedgerows and trees improved to create a strong countryside edge.
- The land to the north of the proposed development should be protected as a locally important green space designation.
- Ensure that undeveloped parts of the site are given suitable landscape treatment in order to achieve an appropriate relationship with development on site and the wider area.
- Maintain or strengthen the integrity and connectivity of the green infrastructure.
- Any development must make provisions to enhance the site for biodiversity including native planting, mixed species seeding of lawns and gardens and the provision of nesting boxes and hedgehog boxes.
- Views towards Tunley Hill must be maintained.
- The footpath (ref:BA2/34) should be redirected to enable people to walk through the site to the locally important green space to the north of the development and from North Road to St Mary's primary school.
- Any proposed access onto the site must be taken from the land adjacent to 21 Lansdown Crescent and behind 21-32 Lansdown.

RURAL AREAS

Former Orchard

Placemaking Plan Ref: SR17

SHLAA Ref:

Ward: Chew Valley South ward

Parish: Compton Martin

Parish Ref: CM1

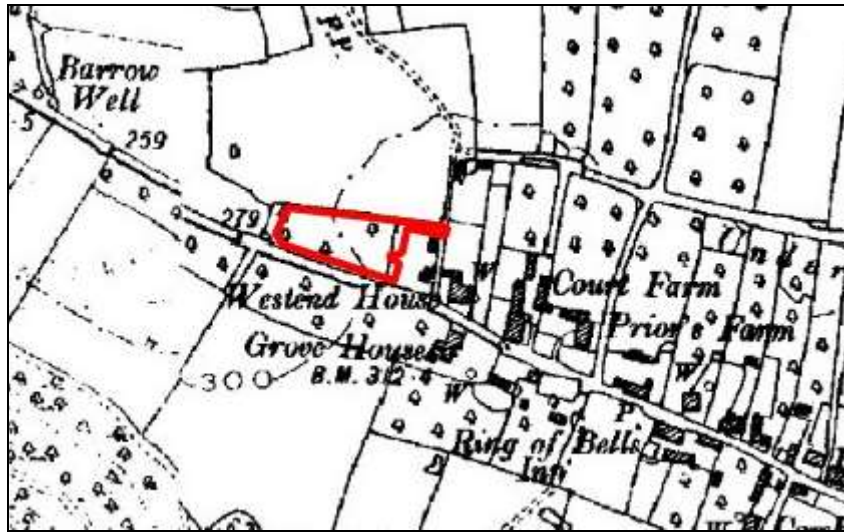


Aerial Photograph

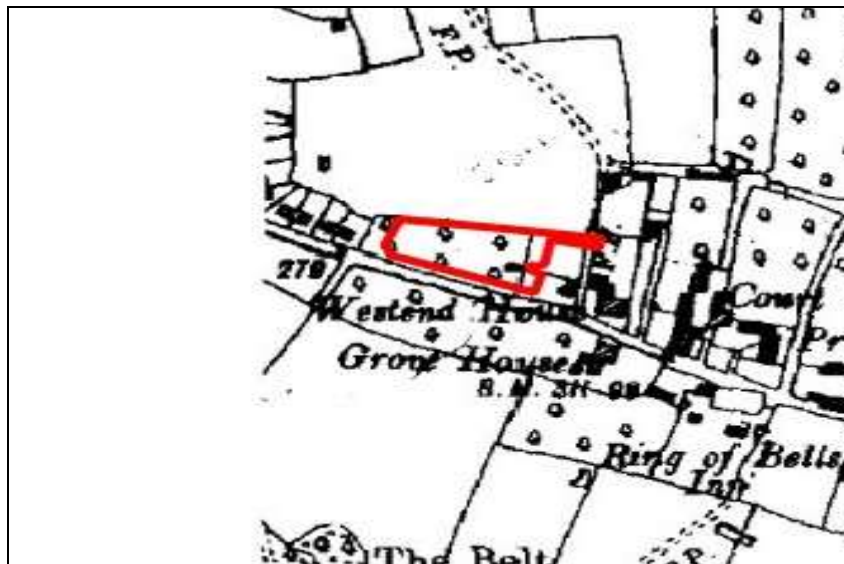


SITE INFORMATION		EVIDENCE SOURCE
Area	<ul style="list-style-type: none"> 0.3ha 	<ul style="list-style-type: none"> District Online (2014)
Site Survey Date	<ul style="list-style-type: none"> Wednesday 2nd July 2014 	<ul style="list-style-type: none">
Location and Current Uses	<ul style="list-style-type: none"> High Street, Compton Martin Former orchard 	<ul style="list-style-type: none"> District Online (2014) Site visit
Surrounding Uses	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Site visit District Online (2014)
Historical Development	<p>OS Map 1887-1891</p> 	<ul style="list-style-type: none"> District Online (2014)

OS Map 1901-1905

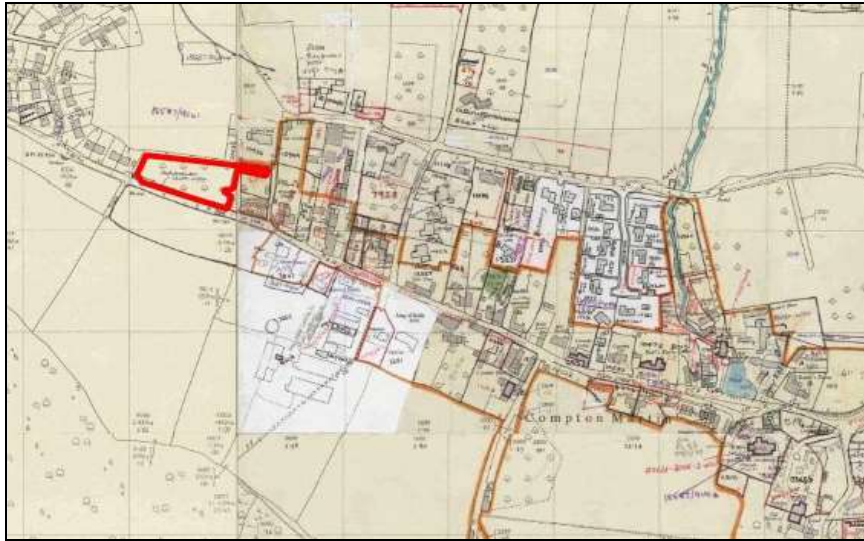


OS Map 1920-1933



OS Map 1933-1939-is not available

1960 Map



Heritage Assets

- Adjacent to isolated C20 social housing.
- The land acts as an important visual gap between Mendip Villas and the built entrance to this part of the conservation area which contains several undesigned heritage assets.
- Important hedging between the site and the conservation area could be harmed if development allowed on the road frontage which in turn would harm this approach to and views of the conservation area (has significant value in contributing to the rural/village-edge character).
- There may be scope for a limited scale development in the north east corner of the site if access can be gained from the rear. This would enable the hedging to remain on the road frontage, and retention of a green gap between the C20 housing and the conservation area. A tight-knit linked form of development emulating a farm courtyard or similar may be acceptable. There should also be the opportunity for additional planting (trees?) between the hedge and the developed area to help screening and reduce the visual impact of new development.

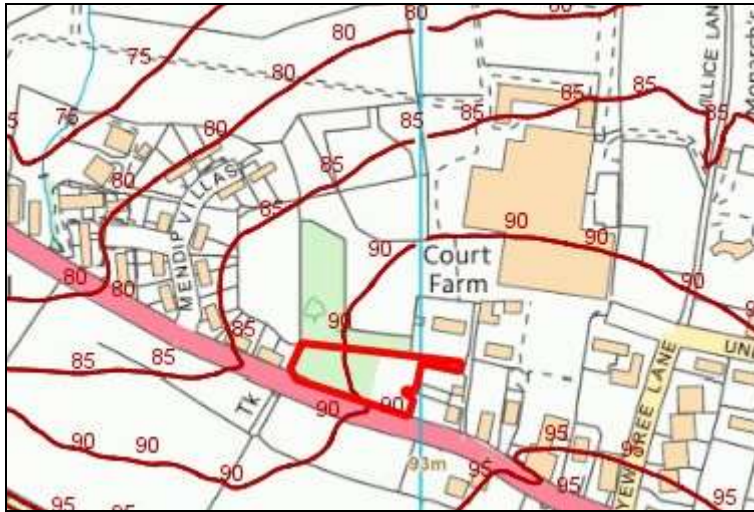
- Comments from John Davy- Senior Conservation Officer (2014)
- Historic England's, 'The National Heritage List for England, 2014'(2014)

Landscape Amenity

- I think there is some value in developing in this field in order to visually unite the two sections of the village - the Mendip Villas houses are physically separated from the rest of the village by a block of small fields and developing woodland with field CM1 being the field which lies along the main road.
- The field itself is grassland with a few dying (fruit?) trees. The boundaries are hedgerows with woodland developing immediately to the north.
- The hedgerow on the road frontage is without trees and clipped high. The appears to be quite a significant change of level from road to field which would require sensitivity in design. The presence of the new woodland adjacent the northern boundary would require that houses themselves were built closer to the road than the woodland given the need to protect likely overhanging trees.

- Comments from Diane Shepard, Landscape Architect (2014)
-

<p>Green Infrastructure</p>		<ul style="list-style-type: none"> • District Online 2014 • The Definitive Map and Statement of public rights of way in Bath and North East Somerset has a 'Relevant Date' of 1956 (2014)
<p>Arboriculture</p>	<ul style="list-style-type: none"> • No PROWs run through the site. • TPO assessment would be required for the trees on site (In response to the site assessment Environment Team TPO Assessment has been triggered June 2014). 	<ul style="list-style-type: none"> • District Online (2015) • B&NES Tree Preservation Order mapping website (2014)
<p>Ecology</p>	<ul style="list-style-type: none"> • Any development on this must minimise the lighting levels and ensure minimal light spill. • The existing hedgerows and trees will need to be protected in any potential development. • Filed cut for hay / silage; bounded by hedgerows with some mature trees, no known interest from records held. 	<ul style="list-style-type: none"> •
<p>Agricultural Land Classification</p>	<ul style="list-style-type: none"> • Grade 3: Good to moderate quality agricultural land. 	<ul style="list-style-type: none"> • District Online (2014)
<p>Geotechnical / contamination</p>		<ul style="list-style-type: none"> • District Online (2014) • Site visit (2014)



Noise / Smell / Illumination

- There is no known contamination.
- Where illumination is proposed, it should be designed to avoid intruding into areas where darkness is valued as a characteristic feature of the village.

- Site Visit (2014)

Flood Risk and Mitigation

- The site is located within Flood Zone 1.

- District Online (2014)
- Search conducted by Kaoru Jacques, B&NES Policy planner

Transport, Highways and Parking

- The Street is a classified road with a 30mph speed limit. However during the site visit it was observed that vehicles were travelling considerably faster and the 85th percentile speed is likely to be in excess of 40mph.
- Visibility splays will need to comply with the DMRB in this location and should be 90m x 2.4m but dependent on the number of dwellings provided this may increase to 90m x 4.5m. Issues on this site include:
 - Proximity to junction of A368 The Street with Mendip Villas
 - Gradient of hill past both sites restricts vertical visibility
 - Level difference between the carriageway and the development site on both sides of The Street
- However if visibility issues can be overcome it is likely that any access road would become adopted highway dependent on the number of dwellings provided on the site and would need to be built to national standards.
- A Transport Statement and contributions from the developer towards improving sustainable infrastructure within Compton Martin would also be sought to mitigate the impact of the development.
- There is only a narrow footway on the northern side of The Street outside Site CM1 and this would need to be

- Comments From Anna Griffiths, Senior Highways Officer (2015)

	<p>widened into the site to provide acceptable pedestrian/cycle access into Compton Martin.</p> <ul style="list-style-type: none"> Compton Martin is in a remote location and although there are some facilities within the village it is likely that residents of any new development will be reliant on the private motor car as their main form of transport and I would therefore recommend that 2 parking spaces are provided for all dwellings up to 3 bedrooms with 3 parking spaces being provided for dwellings with 4 bedrooms or more. All dwellings should also be provided with cycle parking facilities to encourage cycling as an alternative form of transport. <p>Access from the rear of the site:</p> <ul style="list-style-type: none"> The site is located off The Street which is a classified road with a 30mph speed limit. However, during the site visit it was observed that vehicles were travelling considerably faster and the 85th percentile speed is likely to be in excess of 40mph. Visibility splays will need to comply with the DMRB in this location and should be 90m x 2.4m but dependent on the number of dwellings provided this may increase to 90m x 4.5m. It is likely that the access road for the development will serve in this location will serve more than 5 dwellings, including the existing, and will therefore be required for adoption, in which case it will need to be designed and built to national standards. 	
Economic Development	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none">
Urban Design	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none">
Infrastructure / Utilities	<ul style="list-style-type: none"> Both Ubley and East Harptree primary schools have taken in higher pupil numbers in recent years. There are a few spare places remaining, mainly in the older age groups when we were experiencing lower pupil numbers in the past. By September 2016 I am projecting the following: <ul style="list-style-type: none"> 83 on roll at Ubley against 80 net capacity. 101 on roll at East Harptree against 103 net capacity. On balance, based on current available data, our view would be that the pupils generated from this rural allocation of dwellings could be accommodated - just. 	<ul style="list-style-type: none"> Site visit District online Comments by Helen Hoynes, School Organisation Manager (2015)
Planning Policy	<ul style="list-style-type: none"> Compton Martin is one of the seven parishes which formed the Chew Valley Area Neighbourhood Plan area (designated 18th March 2014). 	<ul style="list-style-type: none"> B&NES Neighbourhood Planning protocol website (2014)
Development Management	<ul style="list-style-type: none"> Planning application for dwellings before 2005, the application was refused. The grounds for refusal are not known. 	<ul style="list-style-type: none"> DM Search on B&NES Planning Portal (2014/2015)

SHLAA	<ul style="list-style-type: none"> Not included in the SHLAA. 	<ul style="list-style-type: none"> B&NES SHLAA (Nov 2014)
Town / Parish Council Comments	<ul style="list-style-type: none"> The site is directly on the main A368 with no existing congestion or safety problems. Within walking distance of the Pub, Church, Pond, Post Office, Village Hall and Amenity Field. Car Parking a possible issue. The site is approximately 500m from the nearest shop in West Harptree. There is a facility at Court Farm to purchase dairy products is currently available but is due to be withdrawn There is no primary school. The Amenity field joins the village hall and is at the east end of the village. 	<ul style="list-style-type: none"> Comments from the Compton Martin Planning Toolkits (Dec 2013)
Delivery	<ul style="list-style-type: none"> Site could be deliverable in the short term. 	<ul style="list-style-type: none">
Developer / Occupier Interest	<ul style="list-style-type: none"> Owner has expressed intention to sell/develop the land. 	<ul style="list-style-type: none"> Letter from the landowner (2015)

PREVIOUS PLANS

SITE EVALUATION	
Options Put Forward In Options Document	<ul style="list-style-type: none"> SR17 site for up to 10 dwellings.
Key Issues Raised at Options Consultation	<ul style="list-style-type: none"> Only one comment was received. A landowner objected to their site not being included. The landowner's site has landscape and highways issues which could not be overcome and therefore was rejected during the Stage 1 assessments.
Sustainability Appraisal	<ul style="list-style-type: none"> This site is adjacent to the Compton Martin conservation area and the green space has been identified as contributing to the setting of the conservation area. There is a requirement for any development on this site to minimise the impact on the setting of the Compton Martin conservation area. This site would help to meet some of the identified needs (maximum 10 dwellings) for Compton Martin in accordance with Policy RA2 of the Core Strategy. Greenfield development is likely to be more viable compared to brownfield. The emerging Placemaking Plan principles for this proposed site include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of Compton Martin.
Preferred Use(s) of Site for Inclusion in Draft Document	<ul style="list-style-type: none"> Site for up to 10 dwellings.
Key Design Parameters	<ul style="list-style-type: none"> Sensitive site which immediately abuts the conservation area-requires sensitive development.

PLACEMAKING PLAN POLICY

Vision for the site

A 'conservation-led' design should be considered, reflecting the immediate local grain and character. A development in the north east corner of the site would be acceptable. A tight-knit linked form of development emulating a farm courtyard or similar may be acceptable. A change of level from road to field would require sensitivity in design. Further any development should complement the local materials and provide both market and affordable housing.

Development and Design Principles

- Up to 10 dwellings.
- Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact the development in this sensitive location.
- A green space should be incorporated into any development.
- Building materials should reflect the local materials and style.
- The site should be designed to safeguard the amenity of neighbouring residential properties.
- Visual linkages to the wider countryside will be required on this site by shaping views and enclosing the space.
- Maintain and strengthen the integrity and connectivity of the green infrastructure.
- The hedgerows and trees on the site should be protected and maintained.
- Any development must take into account all of the lighting needs associated with the development during operational hours and shall be the minimum required to perform the relevant lighting task. It shall be specifically designed to minimise the risk of light spillage beyond the development site boundary and into the wider countryside.
- A dark corridor for bats and light sensitive species should be incorporated into the development.
- Any development must make provisions to enhance the site for biodiversity including native planting, mixed species seeding of lawns and gardens and the provision of nesting boxes and hedgehog boxes.

RURAL AREAS

Land adjacent to Temple Inn Lane

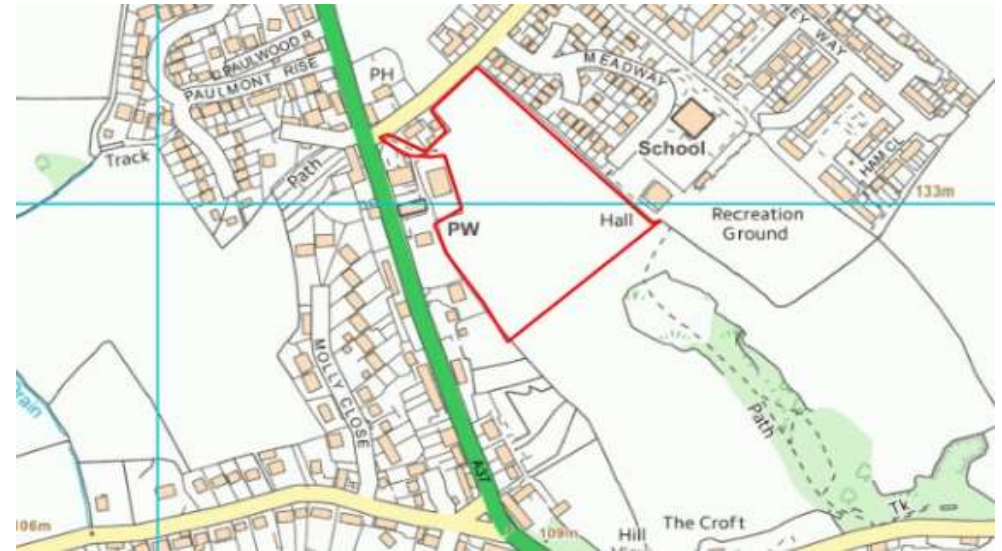
Placemaking Plan Ref: SR24

SHLAA Ref: TC4a

Ward: Mendip

Parish: Cameley

Parish Ref: TC4a

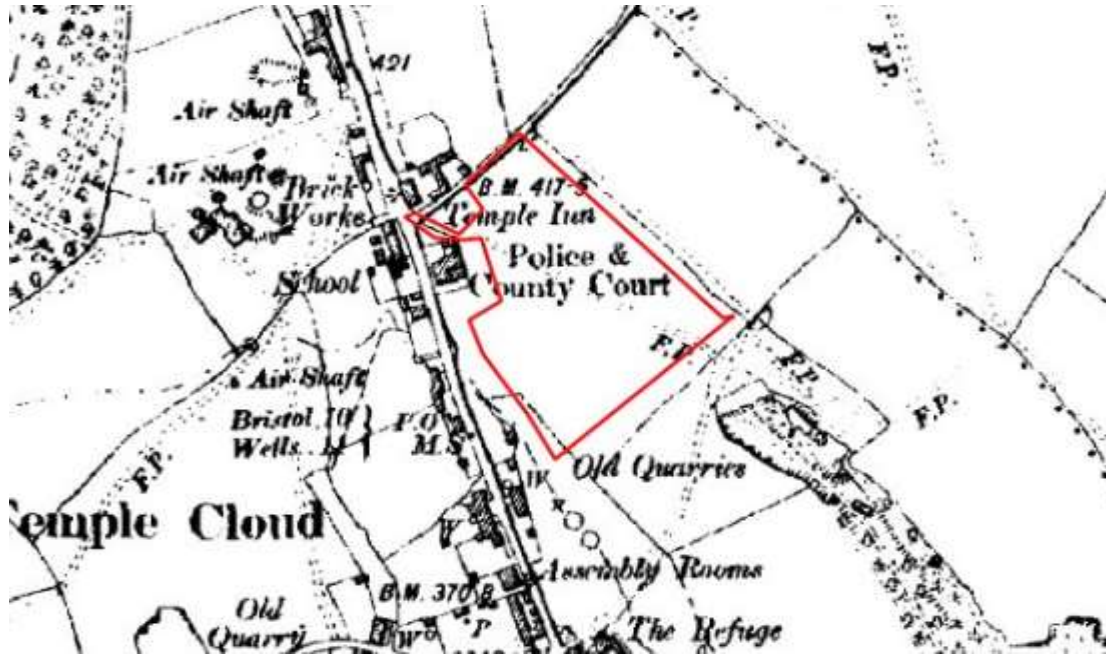


Aerial Photograph



SITE INFORMATION		EVIDENCE SOURCE
Area	<ul style="list-style-type: none"> • 2.67ha 	<ul style="list-style-type: none"> • District Online (2014)
Site Survey Date	<ul style="list-style-type: none"> • 27th April 2014 	<ul style="list-style-type: none"> •
Location and Current Uses	<ul style="list-style-type: none"> • Agricultural field located to the east of the A37 and to the south of Temple Inn Lane. The site is bound to the north, east and west by residential development. 	<ul style="list-style-type: none"> • District Online (2014) • Site visit
Surrounding Uses	<ul style="list-style-type: none"> • North: Residential development • East: Residential development • South: Woodland and open countryside • West: Residential development 	<ul style="list-style-type: none"> • Site visit • District Online (2014)
Historical Development	<p>OS Map 1887-1891</p>	<ul style="list-style-type: none"> • District Online (2014)

OS Map 1901-1905



OS Map 1920-1933-is not available

OS Map 1933-1939- is not available

1960 Map



Heritage Assets

- There is no conservation area in Temple Cloud
- The Grade II Listed Temple Inn Court House is located approximately 12m north-west of the site.
- The Grade II Listed Temple Inn Lane Public House is located approximately 15m north-west of the site.
- The Grade II Listed Patches is located approximately 49m west of the site.

- Comments from John Davy- Senior Conservation Officer (2014)
- Historic England's, 'The National Heritage List for England, 2014' (2014)

Landscape Amenity

- This is an area of eroded plateau, flat to gently sloping and surrounding an extensive area of social housing. This site is particularly influenced by the housing. The impact of development on area would be low given the current influence of development around much of the area.

- Comments from Andrew Sharland Landscape Architect (2014)
- Rural landscapes

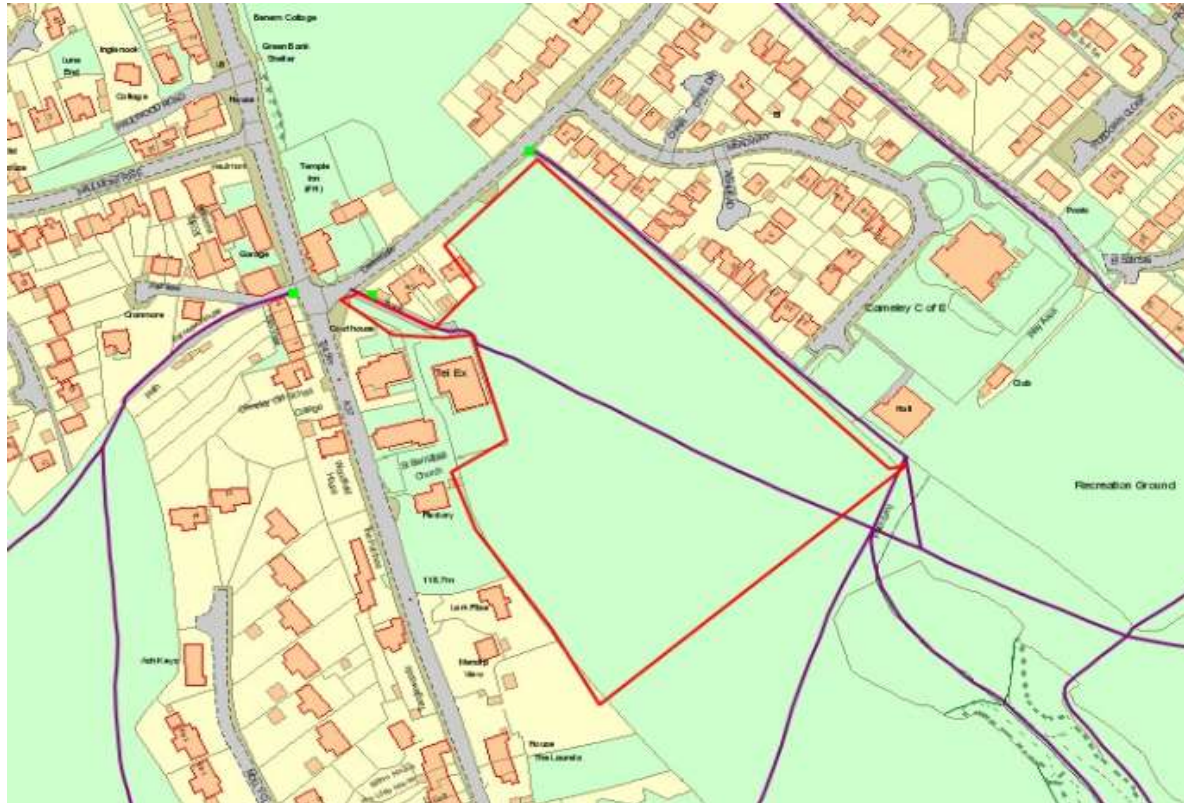
Green
Infrastructure



of Bath and
North East
Somerset-A
Landscape
Character
Assessment
SPG (2003)

- District Online 2014
- The Definitive Map and Statement of public rights of way in Bath and North East Somerset has a 'Relevant Date' of 1956 (2014)

- PROW CL1/3 runs from the north west corner through the site to the south west corner.
- PROW CL1/7 runs north to south alongside the eastern edge of the site boundary.



Arboriculture

- There are three trees with TPO's on the eastern boundary of the site.




- The Tree Preservation Order titled Wansdyke District Council (Cameley No. 2) Tree Preservation Order 1986 (file reference 504/2) covers the Oak tree growing to the rear of 2 Meadway and a London Plane growing to the rear of 6 Ashmead. Two other trees are also present along the north eastern boundary which should be taken into consideration at the design stage.
- The boundary hedgerows, in particular the northern boundary hedgerow which qualifies as "important" under the Hedgerow Regulations. The importance of the northern boundary hedgerow. The hedgerow is the one key feature of the site that supports notable ecological value, including a high variety of native woody species and ground flora indicative of an ancient hedgerow.

Ecology

- Neither the site itself nor any adjacent area has any nature conservation designation. The closest designated sites are Cam Brook, which is approximately 500 metres to the south-east of the application site and Clutton disused railway and Fry Bottom, which is approximately 500 metres to the north-east. Both are Sites of Nature Conservation Interest.
- No badger sett was found on the site itself, but there is a large sett in the copse to the south of the site and a

- District Online (2015)
- Comments by Jane Brewer, Senior Arboricultural officer, (October 2013)
- Comments by Lucy corner, ecologist (October 2013)
- B&NES Tree Preservation Order mapping website (2014)

- Comments by Dr Karen Renshaw, Senior Ecologist

	<p>single entrance sett on the edge of a garden to the south-west. Several badger paths cross the site and a dung pit was found close to the south-western boundary.</p> <ul style="list-style-type: none"> • Slow worms were found on the site. • Due to the minimal nature conservation value of the field, including the rough area at its northern end, there would not be any ecological impact of significance associated with the loss of this part of the site. • There would be a moderate adverse impact if the hedge on the north-eastern boundary was lost and a slight adverse impact if sections of the hedge were lost or damaged. • There would be a slight adverse impact if the section of native hedge on the south-western boundary of the site was lost. 	<p>(2014)</p> <ul style="list-style-type: none"> • Comments by Wessex Ecological Consultancy (Aug 2013)
<p>Agricultural Land Classification</p>	<ul style="list-style-type: none"> • Grade 3 - good to moderate quality agricultural land 	<ul style="list-style-type: none"> • District Online (2014)
<p>Geotechnical / contamination</p>	 <ul style="list-style-type: none"> • No known contamination on this site. 	<ul style="list-style-type: none"> • District Online (2014) • Site visit (2014)
<p>Noise / Smell / Illumination</p>	<ul style="list-style-type: none"> • Where illumination is proposed, it should be designed to avoid intruding into areas where darkness is valued a characteristic feature of the village. 	<ul style="list-style-type: none"> • Site Visit (2014)
<p>Flood Risk and Mitigation</p>	<ul style="list-style-type: none"> • Flood Zone 1 	<ul style="list-style-type: none"> • District Online (2014) • Search conducted by Kaoru

		Jacques, B&NES Policy planner
Transport, Highways and Parking	<ul style="list-style-type: none"> • Whilst there are no highway objections in principle with regards the proposed development, the proposed traffic signal junction for A37/Temple Inn Lane junction is not acceptable in its proposed form. In its proposed form and has not been demonstrated as affording an acceptable solution and further work is required. In brief: <ul style="list-style-type: none"> ➤ The signal controlled junction is too close to the existing pelican crossing and cannot operate separately ➤ As such, if a signal controlled junction is to be acceptable, it must incorporate a replacement controlled crossing facility. ➤ A signal controlled junction could assist in reducing vehicle speeds on A37, to the benefit of highway safety. ➤ A signal controlled junction would assist in enabling traffic to enter the A37, especially during peak hours. However, the introduction of a signal controlled junction could well result in unacceptable delays to the free flow of traffic using A37. Detailed analysis of the junction proposals would be required. ➤ Further, due to the existing narrow road widths on A37 to the south of this junction, HGV's currently operate an informal give way system in order to negotiate that narrowing. However, should a northbound HGV be held in a queue at this junction, a southbound HGV may not be able to pass resulting in a tailback of traffic through this junction to the detriment of highway capacity and operation of the junction. This must be considered as part of any analysis. ➤ The A37 at Temple Cloud is subject to a 30mph speed limit, has on-street parking and direct frontage access. The actual average speeds have been measured as about 28mph in both directions. ➤ With regards highway capacity, it is considered doubtful that a signal controlled junction could be justified with regards a development of 70 dwellings off Temple Inn Lane and alternative solutions with regards safety concerns relating to the operation of the A37/Temple Inn Lane junction should be examined e.g. a Safety Audit of this junction should be considered. ➤ Once an acceptable junction improvement has been identified, bearing in mind the above, it will then be possible to cost those works and identify/justify an acceptable developer contribution. 	<ul style="list-style-type: none"> • Comments From Anna Griffiths, Senior Highways t Officer (2015)
Economic Development	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> •
Urban Design	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> •
Infrastructure / Utilities	<ul style="list-style-type: none"> • The site is close to existing housing and there should be no issues associated with the availability of utilities infrastructure. • The development is calculated to generate 19.94 primary age pupils. Projections for Cameley C of E Primary school indicate that by 2016 there will be sufficient existing capacity to accommodate 14.42 of the pupils generated but no space for 5.52 pupils. We are therefore seeking a contribution for 5.52 primary school places. 	<ul style="list-style-type: none"> • Site visit • District online • Comments by Helen Hoynes, School Organisation Manager (2013)
Planning	<ul style="list-style-type: none"> • Meets the criteria of a RA1 in the adopted Core Strategy. 	<ul style="list-style-type: none"> • B&NES

Policy	<ul style="list-style-type: none"> • Outside the housing development boundary (HDB) • Within the Forest of Avon area 	Neighbourhood Planning protocol website (2014)
Development Management	<ul style="list-style-type: none"> • 15/04215/RES: Approval of reserved matters with regard to outline application 13/03562/OUT allowed on appeal on 19.08.2015 for 70 dwellings and associated roads, drainage, landscaping, open space, parking, layout, scale and appearance and the discharge of outline conditions 1, 2, 3, 8, 9, 11, 17 & 18. 18/09/2015 • 13/03562/OUT: Development of the site for residential purposes (approximately 70 dwellings), with associated public open space, landscaping and parking. Primary vehicular access from Temple Inn Lane to be determined, (internal access, layout, scale, appearance and landscaping reserved for subsequent approval). • 13/03225/SCREEN: Proposed residential development at Temple Inn Lane, Temple Cloud 	<ul style="list-style-type: none"> • DM Search on B&NES Planning Portal (2014/2015) • B&NES SHLAA (Nov 2014)
SHLAA	<ul style="list-style-type: none"> • Housing potential of about 75 dwellings at 30dph • Application submitted in outline for area 4a in August 2013 (13/03562/OUT) • Development could be successfully mitigated. 	<ul style="list-style-type: none"> • B&NES SHLAA (Nov 2014)
Town / Parish Council Comments	<ul style="list-style-type: none"> • There are concerns over the additional traffic that would be generated by this proposed development using Temple Inn Lane which is already a designated H.G.V. route. The additional traffic will cause problems for pedestrians especially the children. • There are concerns over the proposed traffic light controlled junction where Temple Inn Lane meets the A37. At the moment the road south of the junction is too narrow for Lorries to pass in places. The proposed Traffic lights would be likely to cause more traffic jams and cause consequent pollution to houses lining the A37 and to pedestrians using the pavement. • The Parish Council has concerns that existing village amenities such as the school and the doctors surgery will not be able to cope with the additional numbers of people. 	<ul style="list-style-type: none"> • Comments from Cameley Parish (September 2013)
Delivery	<ul style="list-style-type: none"> • Site is available in the short term (1-2 years). 	<ul style="list-style-type: none"> •
Developer / Occupier Interest	<ul style="list-style-type: none"> • Owner has expressed intention to sell/develop the land. 	<ul style="list-style-type: none"> • Placemaking Plan representation (2015)

PREVIOUS PLANS – 15/04215/OUT (Application to be determined)





SITE EVALUATION	
Options Put Forward In Options Document	<ul style="list-style-type: none"> SR24-site for up to 25 dwellings.
Key Issues Raised at Options Consultation	<ul style="list-style-type: none"> The impact of any development on the existing junction of Temple Inn Lane with the A37 The cumulative impact of a site allocation on SR24 and the residential development on the Temple Inn Public House site. The need for further affordable houses in Temple Cloud.
Sustainability Appraisal	<ul style="list-style-type: none"> SR24 would contribute positively to meeting identified housing needs for Temple Cloud in accordance with Policy RA1 of the Core Strategy. Allocating site SR14 for about 25 dwellings would contribute positively to Objective 1, 2, 3, 4, 5, 6 and 7. However there are some negative effects have been identified on 8. Appropriate mitigations and enhancement should be included in site specific Development and Design Principles.
Preferred Use(s) of Site for Inclusion in Draft Document	<ul style="list-style-type: none"> Housing –about 50 dwellings
Key Design Parameters	<ul style="list-style-type: none"> A Public Right Of Way runs along the north east boundary (ref: CL1/3) of the site and a Public Right of Way (Ref: CL1/7) runs along the eastern boundary. These Public Rights of Way will need to be re-routed or incorporated into any development. To the north of the site there is an identified important hedgerow. A buffer zone should be maintained between garden boundaries and the hedgerows. The hedgerows and trees on the site should be protected and maintained with buffers that allow for regular maintenance. Provision of a natural hedgerow arch that would span the entrance to Meadway should be included in any development.

PLACEMAKING PLAN POLICY

Vision for the site

Any development on this site should contribute towards local identity and should create 'a sense of place' within the development with visual linkages into the countryside. Any development must respect and, where possible, enhance local distinctiveness and the intrinsic qualities of the countryside. The development should have a range of dwellings and not be dominated by one scale or type of property or by the highway arrangement.

Development and Design Principles

- Up to 70 dwellings.
- Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this rural location.
- The street frontage onto Temple Inn Lane must reflect the existing housing form and visually unite the proposed development with the existing development.
- Building materials should reflect the local materials and style.
- The site should be designed to safeguard the amenity of neighbouring residential properties.
- Ensure that undeveloped parts of the site are given suitable landscape treatment in order to achieve an appropriate relationship with development on site and the wider area.
- Visual linkages from the development to the wider countryside will be required.
- A green space should be incorporated into the development.
- Maintain and strengthen the integrity and connectivity of the green infrastructure.
- The hedgerows and trees on the site should be protected and maintained with buffers that allow for regular maintenance.
- Provision of a natural hedgerow arch that would span the entrance to Meadway should be included in any development.
- A sustainable urban drainage system (SUDs) should be integrated at an early stage into the design of the site with opportunities taken to maintain or enhance biodiversity.

