

Placemaking Plan Options Document

B&NES Parish Council sites unsuitable for allocation in the Placemaking Plan

Summary

November 2014



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B&NES have assessed and compare the suitability of sites proposed for allocation and designation for inclusion in the Placemaking Plan submitted by the Parish Councils or based on the Strategic Housing Land Availability Assessment (SHLAA). In order to inform the Placemaking Plan Options document each Town & Parish Council has been asked to examine the character of their settlement and to identify assets to be protected and potential sites for development. To facilitate this approach, Parish Councils were provided with two Planning Toolkits. The Planning Toolkits enabled a methodical approach to be taken in assessing the character, availability and suitability of land being considered for development and assets to be protected in the Placemaking Plan.

B&NES adopted a two stage approach to the assessment of sites submitted by parish councils for potential allocation or designation in the Placemaking Plan.

Site Selection: Stage 1

In the first stage, B&NES reviewed all potential 'site allocations' for validation. All character and site assessments were reviewed to ensure that the Planning Toolkit methodology had been applied correctly. A validation report was supplied to all relevant Town & Parish Councils. The Parish/Town Councils have the opportunity to review the Council's feedback and undertake any further work necessary and/or respond to and discuss the concerns that the Council have raised.

Site Analysis: Stage 2

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

Stage 2a – Site sieving

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

Stage 2b - Site surveys/detailed assessments

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

All sites have been reviewed and the sites that are unsuitable for allocation are set out in the summary table below. There will then be an opportunity to comment on these unallocated sites through the Placemaking Options Document consultation process.

All sites that are suitable for allocation have been included in the Placemaking Plan Options Document.

Summary of sites not suitable for allocation in the Placemaking Plan

	Parish	SHLAA Reference/Parish Council Reference	Location	Site suitability summary	Recommendations
1	Batheaston	SHLAA Ref: BES 1	Northend Joinery Works, Batheaston	<ul style="list-style-type: none"> • Site is in the Green Belt. • Site is in the AONB. 	The Placemaking Plan is not seeking to allocate sites in the Green Belt. Site could be considered through Development Management process.
2	Batheaston	SHLAA Ref: BES3	Pippards, Batheaston	<ul style="list-style-type: none"> • Site is in the Green Belt. 	The Placemaking Plan is not seeking to allocate sites in the Green Belt. Site could be considered through Development Management process.
3	Batheaston	SHLAA Ref: BES4	Land adjacent to the Tower site	<ul style="list-style-type: none"> • Site is in the Green Belt. 	The Placemaking Plan is not seeking to allocate sites in the Green Belt. Site could be considered through Development Management process.
4	Camerton	Parish ref: Site A	Meadgate West A	<ul style="list-style-type: none"> • Site is not adjacent to the HDB • Very peripheral site to the village core. 	This site should not be allocated as it is remote from Camerton village and is not in accordance with Policy RA2 in

	Parish	SHLAA Reference/Parish Council Reference	Location	Site suitability summary	Recommendations
					the Core Strategy.
5	Camerton	Parish ref: Site B	Meadgate West B	<ul style="list-style-type: none"> • Site is not adjacent to the HDB • Very peripheral site to the village core. 	This site should not be allocated as it is remote from Camerton village and is not in accordance with Policy RA2 in the Core Strategy.
6	Camerton	Parish ref: Site C	Camelot, Redhill	<ul style="list-style-type: none"> • Site is not adjacent to the HDB • Very peripheral site to the village core. 	This site should not be allocated as it is remote from Camerton village and is not in accordance with Policy RA2 in the Core Strategy.
7	Camerton	Parish ref: Site D	Not supplied however location has been mapped and surveyed.	<ul style="list-style-type: none"> • Part of the site is adjacent to the HDB. • Site lies within SNA and within draft Greater Horseshoe bat foraging / access corridor. • The site is on a steep gradient. Highway standards require that roads within a site have a gradient of no more than 12.5% which may not be possible to achieve on this site. • Development of this site would have significant effect on the • Industrial heritage status related to 	This site should not be allocated as there are highways, conservation and landscape issues which cannot be mitigated through the planning process.

	Parish	SHLAA Reference/Parish Council Reference	Location	Site suitability summary	Recommendations
				<p>the coal mining history of the village.</p> <ul style="list-style-type: none"> • Steeply sloping site which is in the Cam Valley. Moderately wide views with a striking landform. • Undulating valley sides are recognised as a distinctive feature of the Cam Valley. 	
8	Camerton	Parish ref: Site E	Not supplied however location has been mapped and surveyed.	<ul style="list-style-type: none"> • Site lies within SNA and within draft Greater Horseshoe bat foraging / access corridor. • Access to Site E would need to be gained through Site D and any development of Site D should make provision for this entrance. • Development of this site would have significant effect on the industrial heritage status related to the coal mining history of the village. 	This site should not be allocated as there are serious highways issues which cannot be mitigated as there is no access to the site unless Site D is developed. Site D has serious landscape, Conservation and Highways issues and is not be suitable for allocation.
9	Camerton	Parish ref: Site F	Daglands	<ul style="list-style-type: none"> • This site makes a contribution both to the openness of this part of the settlement and the undeveloped slopes are an important characteristic of the Cam Valley. 	This site should not be allocated as there are serious landscape issues which cannot be mitigated.

	Parish	SHLAA Reference/Parish Council Reference	Location	Site suitability summary	Recommendations
				<ul style="list-style-type: none"> • Edge to the village and open countryside and a housing development would lead to an extension of the built development, undermining the open rural character of the village. • Development would be intrusive and incongruous, development with little clear association with surrounding built development. 	
10	Camerton	Parish ref: Site G	Daglands	<ul style="list-style-type: none"> • This site makes a contribution both to the openness of this part of the settlement and the undeveloped slopes are an important characteristic of the Cam Valley. • Edge to the village and open countryside and a housing development would lead to an extension of the built development, undermining the open rural character of the village. • Development would be intrusive and incongruous, development with little clear association with surrounding built development. • Site G is located between 13 and 14 	This site should not be allocated. There are serious landscape and Highways issues which cannot be mitigated.

	Parish	SHLAA Reference/Parish Council Reference	Location	Site suitability summary	Recommendations
				the Daglands and would provide a 3.5m wide access which would not be acceptable in Highways terms.	
11	Camerton	Parish ref: Site H	Durcott Lane	<ul style="list-style-type: none"> Site is not adjacent to the HDB and is peripheral location to the core of the village. 	The site should not be allocated as the site is also remote from the Camerton village and is not in accordance with Policy RA2 in the Core Strategy.
12	Camerton	Parish ref: Site I	Opposite Meadgate Farm, Weeksley lane	<ul style="list-style-type: none"> Site is not adjacent to the HDB and is peripheral location to the core of the village. Site falls partly within a Strategic Nature Area (SNA). Development of this site would cause significant harm to the Cam Valley. 	The site should not be allocated as the site is also remote from the Camerton village and is not in accordance with Policy RA2 in the Core Strategy.
13	Camerton	Parish Ref: J	Redhill House, Redhill	<ul style="list-style-type: none"> Site is not adjacent to the HDB and is peripheral location to the core of the village. Site falls partly within a Strategic Nature Area (SNA). The site is on a steep gradient. Highway standards require that roads within a site have a gradient 	The site should not be allocated as the site is also remote from the Camerton village and is not in accordance with Policy RA2 in the Core Strategy.

	Parish	SHLAA Reference/Parish Council Reference	Location	Site suitability summary	Recommendations
				of no more than 12.5% which it may not be possible to achieve on this site.	
14	Compton Martin	None	Site adjacent to the Blue Bowl	<ul style="list-style-type: none"> Site is not adjacent to the HDB and is peripheral location to the core of the village. 	The site should not be allocated as the site is also remote from the Compton Martin village and is not in accordance with Policy RA2 in the Core Strategy.
15	Compton Martin	None	Site adjacent to Leamon Cottage.	<ul style="list-style-type: none"> Site is open and contributes towards the openness within the Mendip Hills AONB, 'Chew Lowlands' area. It is unlikely that a suitable access can be formed into the site for the following reasons: <ol style="list-style-type: none"> Site frontage to the site is less than 100m so visibility splays of 2.4 x 90m will not be achievable without encroaching upon 3rd party land. 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 	The site has landscape and Highways issues that can not be overcome and therefore is not suitable for allocation.

	Parish	SHLAA Reference/Parish Council Reference	Location	Site suitability summary	Recommendations
				site on both sides of The Street.	
16	High Littleton	SHLAA Ref: HTN8	Former Co-Op on the High Street	<ul style="list-style-type: none"> • Site is outside of the HDB and inside of the HDB. • Site is brownfield site. • Policy S.9 of the Local Plan would apply to this site. 	The site is considered to be too small scale to warrant allocation. The site would be classified as a windfall site. Site could be considered through Development Management process.
17	High Littleton	SHLAA Ref: HTN9	Eastover Road	<ul style="list-style-type: none"> • Site is within the HDB. • Site is only 0.15ha 	Site is considered to be too small scale to warrant allocation. The site would be classified as a windfall site. Site could be considered through Development Management process.
18	High Littleton	SHLAA Ref: HTN10	Church Farm	<ul style="list-style-type: none"> • Subject to previous refused planning permission • Dismissal at appeal- APP/F0114/A/14/2216272 and APP/F0114/E/14/2216895 • Dismissed on the following grounds, the effect of the proposed development on the setting of the adjacent heritage vasset, namely the Grade II listed 	Site has been subject of previous planning application which was refused on highways grounds.

	Parish	SHLAA Reference/Parish Council Reference	Location	Site suitability summary	Recommendations
				<p>building, Church Farmhouse, and the general character and appearance of the surrounding area; and whether the proposed development would result in an increased risk to other highway users, especially pedestrians accessing the adjacent primary school.</p> <ul style="list-style-type: none"> • Refused application, 13/01857/FUL, sought permission for a new vehicular and pedestrian access "to allow for the substantial renovation works to the existing farmhouse and for the future development of the site and access to the agricultural land beyond." 	
19	High Littleton	SHLAA Ref: HTN13	Site adjacent The Laurels	<ul style="list-style-type: none"> • Site is within the HDB. • Site is 0.1ha. 	Site is considered to be too small scale to warrant allocation. The site would be classified as a windfall site.
20	High Littleton	SHLAA Ref: HTN14	British Legion	<ul style="list-style-type: none"> • Site is within the HDB. • Site is 0.1ha. 	Site is considered to be too small scale to warrant allocation. The site would be classified as a windfall site.

	Parish	SHLAA Reference/Parish Council Reference	Location	Site suitability summary	Recommendations
21	High Littleton	None.	Langfords Lane, High Littleton	<p>Refused planning application: 14/00038/OUT. Application refused on the following grounds</p> <p>“The proposed development by virtue of its location on an open rural hillside on the edge of the village, its size and prominence in wider landscape views and its peripheral relationship with the village would appear as an arbitrary and harmful intrusion into the open countryside, unacceptably harming the setting of the village and the character of the countryside and prejudicing the separateness of the villages of High Littleton and Hallatrow”</p>	Site has been subject of previous planning application which was refused on landscape grounds.
22	Hinton Blewett	Parish Ref: HB2	Paddock, Greenway House, Litton Lane	<ul style="list-style-type: none"> • Site is not adjacent to the HDB • Very peripheral site to the village core. 	Site should not be allocated as the site is also remote from the Hinton Blewett village and is not in accordance with Policy RA2 in the Core Strategy.
23	Hinton Blewett	Parish Ref: HB5	Land between Homefields and West Close	<ul style="list-style-type: none"> • Site is not adjacent to the HDB. • Very peripheral site to the village core. 	Site should not be allocated as the site is also remote from the Hinton Blewett village and is not in

	Parish	SHLAA Reference/Parish Council Reference	Location	Site suitability summary	Recommendations
					accordance with Policy RA2 in the Core Strategy.
24	Hinton Blewett	Parish Ref: HB4	Vegetable Garden, Upper Road	<ul style="list-style-type: none"> • Site is not adjacent to the HDB • Very peripheral site to the village core. 	Site should not be allocated as the site is also remote from the Hinton Blewett village and is not in accordance with Policy RA2 in the Core Strategy.
25	Hinton Blewett	Parish Ref: HB6	Land between West End and West House	<ul style="list-style-type: none"> • Site is not adjacent to the HDB • Very peripheral site to the village core. 	Site should not be allocated as the site is also remote from the Hinton Blewett village and is not in accordance with Policy RA2 in the Core Strategy.
26	Temple Cloud	SHLAA Ref: TC1a	Land East of A37 Upper Bristol Road and North of Temple Inn Lane	<ul style="list-style-type: none"> • Access from Temple Inn Lane is unlikely to be acceptable • Access From A37 will require that visibility splays of at least 90m x 2.4m are provided to comply with DMRB as vehicle speeds appear to be higher than 40mph and this is unlikely to be unachievable due to the crest of the hill located to the south of the site near • Dismissed appeal on landscape grounds-substantial landscape harm if developed. 	Site has been subject of previous planning application and appeal which was refused on landscape grounds.

	Parish	SHLAA Reference/Parish Council Reference	Location	Site suitability summary	Recommendations
27	Temple Cloud	SHLAA Ref:TC2	Land East of A37 Upper Bristol Road and North of Temple Inn Lane	<ul style="list-style-type: none"> The impact on the landscape character would be high due to the loss of the rural landscape character. The site is located to the west of A37 Upper Bristol Road, a classified road with a 40mph speed limit although vehicle speeds appear to be higher which would require that visibility splays of at least 90m x 2.4m are provided to comply with DMRB. The site is located on the inside of a bend and visibility cannot be provided without encroaching upon 3rd party land and also due to the crest of the hill located to the south of the site near The Square. 	This site should not be allocated as there are serious highways and landscape issues that can not be mitigated.
28	Temple Cloud	SHLAA Ref:TC3	Land west of Molly Close	<ul style="list-style-type: none"> The site has no direct access. 	The site has no direct access to the highway and is therefore unsuitable for allocation.
29	Temple Cloud	SHLAA Ref:TC6	Land North of Eastcourt Road	<ul style="list-style-type: none"> The site has no direct access. The site is a part of the Cam valley any development on this site would destroy its landscape character. 	The site has serious landscape issues and no direct access to the highway and is therefore unsuitable for allocation.

	Parish	SHLAA Reference/Parish Council Reference	Location	Site suitability summary	Recommendations
30	Temple Cloud	SHLAA Ref: TC7a & TC7b	Land North and South of Peterside	<ul style="list-style-type: none"> • There would be a high impact on the landscape character if this site was developed. 	The site has serious landscape issues is therefore unsuitable for allocation.
31	Temple Cloud	SHLAA ref: TC9	Land East of A37 and North Of TC1a	<ul style="list-style-type: none"> • Site was subject of a previous planning application which was refused. 	Site has been subject of previous planning application and appeal which was refused.
32	Timsbury	SHLAA Ref: TIM2	Land south of Loves Lane	<ul style="list-style-type: none"> • Site is within the Cam Valley and the site is set further away from the main settlement into open countryside and any further skyline development would be very detrimental in the landscape. • Development on this site is inappropriate due to its combined landscape and visual impact. 	The site has serious landscape issues is therefore unsuitable for allocation.
33	Timsbury	SHLAA Ref:TIM4	Land at Lippiatt Lane/Crocombe Lane	<ul style="list-style-type: none"> • Road leading to TIM4 is not suitable for adoption and is therefore only suitable for a maximum of 4 dwellings. 	Site is considered to be too small scale to warrant allocation and therefore is not proposed to be to allocated.
34	Timsbury	SHLAA Ref:6	Land between South Road/Radford Hill	<ul style="list-style-type: none"> • There would be a high landscape impact if this site is developed. • Development would have a 	The site has serious landscape and conservation issues and is therefore unsuitable for

	Parish	SHLAA Reference/Parish Council Reference	Location	Site suitability summary	Recommendations
				negative impact on the historical assets in this part of the village.	allocation.
35	Ubley	Parish Ref: UB1	Field north of A368 Cleeve Hill, west of Squire Lane	<ul style="list-style-type: none"> • Access on to the site can not be achieved as it is prejudicial to highway safety. • Compact local character and heritage status and therefore conservation objections would be raised. 	The site has serious Highways and conservation issues and is therefore unsuitable for allocation.
36	Ubley	Parish Ref: UB2	North of Frog Lane adjacent to sewage works	<ul style="list-style-type: none"> • Access on to the site can not be achieved as it is prejudicial to highway safety. • Access to the east of the site in the location of the existing access to the sewage works would also be unachievable due to a large difference in levels between the proposed site and the highway. • Compact local character and heritage status and therefore conservation objections would be raised. 	The site has serious Highways and conservation issues and is therefore unsuitable for allocation.

	Parish	SHLAA Reference/Parish Council Reference	Location	Site suitability summary	Recommendations
37	Ubley	Parish Ref: UB2	North of Frog Lane adjacent to sewage works	<ul style="list-style-type: none"> • The site frontage is too short to provide the required visibility splays • There are several C18/C19 buildings in close proximity which are local heritage assets. Particularly Ubley farmhouse. • Compact local character and heritage status and therefore conservation objections would be raised. 	The site has serious Highways and conservation issues and is therefore unsuitable for allocation.
38	Ubley	Parish Ref: UB3	North of Squire Lane	<ul style="list-style-type: none"> • Visibility splays of 2.4m x 43m are provided but as the site lies on the inside of a bend visibility will not be achievable without removing a large area of the hedge on the boundary of the site. • Appears rural and distant from the compact form of the village/historic settlement and could visually impinge on the village entrance and the attractive hedgerows. • Not considered appropriate from the heritage perspective. • Landscape objections would be raised to the removal of the hedgerows to achieve visibility at 	The site has serious highways, landscape and conservation issues and is therefore unsuitable for allocation.

	Parish	SHLAA Reference/Parish Council Reference	Location	Site suitability summary	Recommendations
				<p>the site.</p> <ul style="list-style-type: none"> • There would be substantial harm to the Mendips AONB character. 	
39	Ubley	Parish ref: UB5, UB6, UB7, UB10	North of A368 Cleeve Hill	<ul style="list-style-type: none"> • With frontages ranging from 120m to 165m none of the sites would be able to accommodate these splays individually and would therefore be unacceptable. • An access off A368 Cleeve Hill would introduce additional right hand turns into and out of the sites causing vehicles to wait on Cleeve Hill to make the turn and this could cause congestion which would be detrimental to highway safety. • Compact local character and heritage status and therefore conservation objections would be raised. 	The site has serious highways and conservation issues and is therefore unsuitable for allocation.
40	Ubley	Parish ref: UB8	North of A368 Cleeve Hill	<ul style="list-style-type: none"> • No site access. • Access can only be achieved through UB7. 	The site has no direct access to the highway and is therefore unsuitable for allocation.
41	Ubley	Parish ref: UB9	Stilemead Lane	<ul style="list-style-type: none"> • The site is located to the south of Stilemead Lane, a country lane with no footways which would require 	The site has serious highways and conservation issues and is therefore unsuitable for

	Parish	SHLAA Reference/Parish Council Reference	Location	Site suitability summary	Recommendations
				<p>that visibility splays of 2.4m x 25m would be required which could not be accommodated within the site boundary and would require encroachment upon 3rd party land which is not acceptable.</p> <ul style="list-style-type: none"> • Compact local character and heritage status and therefore conservation objections would be raised. 	allocation.
42	Ubley	Parish ref: UB11 and UB12	Southern and Northern sides of Tuckers Lane	<ul style="list-style-type: none"> • Access of Tuckers Lane would be considered unsuitable as the traffic generated from this proposal would use a road which, by virtue of its function in the highway network and its inadequate width and alignment would not be able to accommodate the increase in traffic from this development and that for which it would set a precedent, resulting in conflicting traffic movements which would be prejudicial to highway safety. • Compact local character and heritage status and therefore conservation objections would be 	The site has serious highways and conservation issues and is therefore unsuitable for allocation.

	Parish	SHLAA Reference/Parish Council Reference	Location	Site suitability summary	Recommendations
				raised.	
	West Harptree	Parish Ref: W1	Fairash Farm, Compton Martin Road	<ul style="list-style-type: none"> • Site outside of the HDB 	Site is remote from the West Harptree village and is not in accordance with Policy RA2 in the Core Strategy.