

Placemaking Plan Site Assessment Report

Parish Name:	Batheaston
Date that the Placemaking Plan site assessment were received:	December 2013
Date of the Stage 2 surveys:	Wednesday 18 th June 2014

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

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

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

Site Selection

Stage 1

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

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

Stage 2

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

Stage 2a – Site sieving

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

- are in accordance with and will deliver the policy framework that is set out in the B&NES Core Strategy would best relate to the existing built up area of the settlement and would be compatible with surrounding land uses

- are available for development in the short term and/or subject to major constraints

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

Stage 2b - Site surveys/detailed assessment

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

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

Site assessment- Batheaston

Site Information	
Site name	Lock up garages on
Site location	Coalpit Road, Batheaston
Parish	Batheaston
Site survey date	Wednesday 18 th June 2014
SHLAA reference	BES2
Parish site name	BES2
Placemaking Plan reference:	SR16
Site area	0.2ha
Current use of the site	Garages and hard standing
Potential use of the site	Housing
Potential housing yield	<ul style="list-style-type: none"> Based on assumed density 30dph (80% efficiency due to the shape of the land) approximately: 5-10 dwellings could be accommodated on this site.
Planning designations	<ul style="list-style-type: none"> RA1 settlement in the Core Strategy Green Belt village Within the Cotswolds AONB The site is within the Housing Development Boundary (HDB)
Planning history	<ul style="list-style-type: none"> Needs further investigation
Has the site previously been considered in a Local Plan inquiry or by a Planning Inspector during an appeal?	<ul style="list-style-type: none"> Needs further investigation
Parish Council comments from the planning toolkit (December 2013)	<ul style="list-style-type: none"> This site should be considered in conjunction with the whole of the Coalpit Road area in accordance with BPC (<i>Batheaston Parish Council</i>) vision plans linking this area for better resident's leisure activities. Consideration should also be given to adding additional vehicular access into the School entrance along with residential parking by Elmhurst residents etc Very good access for both vehicles and pedestrian traffic. Vehicle access via Coalpit Road approached from the South with pedestrian access from both South and North via School Lane Recommend that this site should be for affordable homes
Is the site within a Neighbourhood Planning area?	<ul style="list-style-type: none"> Batheaston Neighbourhood Plan Area was designated on the 19th March 2014.

Site Characteristics	
Site description (including topography and surrounding land uses)	<ul style="list-style-type: none"> • Generally flat site • Concrete hard standing covers the site • 46 garages in four blocks cover the site
Agricultural land quality	<ul style="list-style-type: none"> • To be confirmed
Adjacent uses	North: Children's play area set within formal open space
	East: housing with two storey semi-detached properties with front and rear gardens
	South: a grass football pitch
	West: a concrete 5-a-side pitch
Access to services	<ul style="list-style-type: none"> • Approximately 300m's to the nearest shop • Approximately 50m's to the primary school • The site is adjacent to an open space, football pitch, children's play area and skate park • The church fields are approximately 150m from the site • Approximately 20m's to the nearest bus stop
Air quality, noise, smell	No issues were identified
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. • There is existing street lighting adjacent to the site.
Landscape and Conservation	
Landscape character (of the site and immediate area)	<ul style="list-style-type: none"> • Site lies within the Cotswold Plateaux and Valleys Landscape Character Area, the Cotswolds AONB and within the World Heritage Status setting. Locally the site is within the steep sided, well treed St. Catherine's Valley which is typical of the small scale, intimate landscape of many of the Cotswolds valleys. • The site itself, however is an ugly cluster of modern garages and hard standings set incongruously amongst recreational space alongside the wooded St. Catherine's brook and opposite a small housing estate on Coalpit Road giving a semi-rural feel to the character. • A very small development would be acceptable here. There may be problems with the proximity of the five a side court. • Should development actually include the court then the brook and its trees would be vulnerable and require protection and sensitive design of the housing and gardens to prevent encroachment on tree canopies and the important wildlife corridor of the brook.
Landscape and visual amenity	<ul style="list-style-type: none"> • The surrounding landscape is intimate and generally wooded apart from the small housing estate and the open space alongside the brook. Views to the small site are limited due to

	the enclosing landform of the valley and the surrounding woodland and trees.
Ecological impacts	<ul style="list-style-type: none"> No recorded ecological records held; aerial photos indicate western site boundary treatment would need to consider wooded corridor; limited potential for buildings to be used by birds/bats.
Proximity to Tree Preservation Orders (TPO) trees and hedgerows within and adjacent to the site (includes ancient woodland)	<ul style="list-style-type: none"> None
Heritage (Listed building, conservation area)	<ul style="list-style-type: none"> Outside the conservation area. Open space adjoining St Catherine's Brook which is an important 'green lung' in the village. Several historic assets on the opposite side of the brook benefit from this open space setting. Therefore some open space should be retained Provided harm to the setting of the nearby heritage assets is avoided a limited form of development may be acceptable
Proximity to heritage assets (Listed buildings, conservation area etc)	<ul style="list-style-type: none"> The Batheaston conservation area is approximately 88m west of the site Grade II Listed Batheaston Church of England Voluntary Controlled Primary School is approximately 88m north of the proposed site Grade II Listed Clovelly and Conifer cottage is approximately 113m north of the site Grade II Listed No's 20 to 26 including the boundary walls are approximately 136m west of the site. Grade II Listed Fern Cottage is approximately 154m north west of the proposed site Grade II Listed Dolphin House is approximately 155m west of the proposed site The Grade II Listed Batheaston vicarage and the Grade II Vicarage Cottage are approximately 198m and 215m to the north west of the site Grade II Listed Nutwood is approximately 210m west of the proposed site Grade II Listed Dolphin House is approximately 155m west of the site Grade II Listed Eden Park is approximately 262m east of the proposed site
Archaeology (SAM etc)	<ul style="list-style-type: none"> Requires further investigation
Public Right Of Way (PROW) (on or adjacent to the site)	<ul style="list-style-type: none"> A PROW (ref:BA2/34) runs from north to south along the eastern boundary of the site

Infrastructure	
Availability of utilities infrastructure-e.g. water/gas/electric	<ul style="list-style-type: none"> The site is close to existing housing and there should be no issues associated with the availability of utilities infrastructure
Flood risk (zone/drainage)	<ul style="list-style-type: none"> Not within flood zone however western edge of site is adjacent to a Flood Zone 2 and Flood Zone 3a
Structures on site	<ul style="list-style-type: none"> There are four blocks of garages on the site and extensive concrete covering
Access and highways	<ul style="list-style-type: none"> Access is via an un-adopted road leading off Coalpit Road, with part of the access road being classed as a footpath Coalpit Road is a residential distributor road with a 20mph distributor road with the speed being controlled by priority traffic calming measures The existing access to the proposed site, if within the site boundary, is on the outside of a bend and provides good visibility in both directions and will be acceptable if the access remains as existing
Availability and Achievability	
Is the whole site available for the proposed use?	<ul style="list-style-type: none"> Yes
Identification of any abnormal costs or other constraints that would prevent or delay the site coming forward?	<ul style="list-style-type: none"> None
Site Evaluation	
Site should be considered in the Placemaking Plan as an option for potential development.	