

Placemaking Plan Stage 2: Site Assessment Report

Parish Name:	Compton Martin
Date that the Placemaking Plan site assessment were received:	February 2014
Date of the Stage 2b surveys:	Wednesday 2nd July 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- Compton Martin

Site Information	
Site name	Wednesday 2 nd July 2014
Site location	Leamon Cottage, The Street, Compton Martin, BS40 6JF
Parish	None
Site survey date	CM1
SHLAA reference	None
Parish site name	Landowner has been identified and is willing to sell the land for development
Placemaking Plan Reference:	SR17
Site area	0.3ha
Current use of the site	Arable/Farmland/Countryside
Potential use of the site	Based on assumed density 30pph (80% efficiency due to the shape of the land) approximately: 7 dwellings could be accommodated on this site
Potential housing yield	Wednesday 2 nd July 2014
Planning designations	<ul style="list-style-type: none"> • RA2 settlement • Within the Mendip Hills AONB
Planning history	<ul style="list-style-type: none"> • No planning applications since 2005
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"> • 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
Is the site within a Neighbourhood Planning area?	<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)
Site Characteristics	

Site description (including topography and surrounding land uses)	<ul style="list-style-type: none"> • Gentle west to east slope • Relatively flat
Agricultural land quality	<ul style="list-style-type: none"> • To be confirmed
Adjacent uses	North: established woodland
	East: surrounding houses are two storey detached houses in large plots separated by gardens.
	South: The Street highway
	West: 20 th century housing
Access to services	<ul style="list-style-type: none"> • 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 <p>Comments from the Planning Toolkit (February 2014)</p>
Air quality, noise, smell	<ul style="list-style-type: none"> • 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"> • The field 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 but a small scale road frontage development would be acceptable • Site is within the Mendip Hills AONB and the AONB Management Board will need to be consulted
Landscape and visual amenity	<ul style="list-style-type: none"> • Developing this field could 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 the field being the field which lies along the main road
Ecological impacts	<ul style="list-style-type: none"> • Filed cut for hay / silage; bounded by hedgerows with some mature trees, no known interest from records held
Proximity to Tree Preservation Orders (TPO) trees and hedgerows within	<ul style="list-style-type: none"> • 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)

and adjacent to the site (includes ancient woodland)	
Heritage (Listed building, conservation area)	<ul style="list-style-type: none"> • 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 undesignated heritage assets • Important hedging between the site and the conservation area could be harmed if development allowed – 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) • 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"> • There are no Listed Buildings within 100m's of the 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"> • None
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"> • The site is within a low flood risk zone
Structures on site	<ul style="list-style-type: none"> • None
Access and highways	<ul style="list-style-type: none"> • 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 - either of which may be difficult to provide. 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

	<ul style="list-style-type: none"> • 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. Development of both sites would however not be possible as it is likely that opposing right turning vehicles would cause conflict to the detriment of highway safety
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.	