

# **Placemaking Plan Stage 2: Site Assessment Report**

<b>Parish Name:</b>	East Harptree
<b>Date that the Placemaking Plan site assessment were received:</b>	December 2013
<b>Date of the Stage 2b surveys:</b>	Wednesday 18 <sup>th</sup> 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- East Harptree

Site Information	
<b>Site name</b>	Pinkers Farm
<b>Site location</b>	Pinkers Farm, Middle Street, East Harptree
<b>Parish</b>	East Harptree
<b>Site survey date</b>	Wednesday 18th June 2014
<b>SHLAA reference</b>	EH1
<b>Parish site name</b>	EH4
<b>Placemaking Plan reference:</b>	SR5
<b>Site area</b>	0.36ha
<b>Current use of the site</b>	Farm buildings and yard
<b>Potential use of the site</b>	Housing
<b>Potential housing yield</b>	<ul style="list-style-type: none"> <li>Based on assumed density 30dph (80% efficiency due to the shape of the land) approximately: <b>7 dwellings</b> could be accommodated on this site</li> </ul>
<b>Planning designations</b>	<ul style="list-style-type: none"> <li>Identified as a RA2 village in the Core Strategy</li> <li>Site is outside of the Housing Development Boundary (HDB)</li> <li>The site is within the Mendip Hills Area of Outstanding Natural Beauty</li> <li>The site is adjacent to the East Harptree Conservation Area</li> <li>The site is within a 'Water Source Protection Area' (Saved Local Plan policy NE.13)</li> </ul>
<b>Planning history</b>	<ul style="list-style-type: none"> <li>13/03415/OUT/withdrawn (Nov 2013)</li> <li>12/04534/OUT/withdrawn (Oct 2012)</li> <li>14/00883/OUT Erection of 12no. houses (including 4no. affordable houses) (refused)</li> </ul>
<b>Has the site previously been considered in a Local Plan inquiry or by a Planning Inspector during an appeal?</b>	<ul style="list-style-type: none"> <li>No</li> </ul>
<b>Parish Council comments from the planning toolkit</b> (December 2013)	<ul style="list-style-type: none"> <li>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</li> <li>Site is subject to pluvial run-off</li> <li>Open drainage channel runs around two sides of the site.</li> <li>Contamination from long-term agricultural practices.</li> <li>Proximity to large intensive cattle shed and slurry pit on adjoining boundary</li> <li>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</li> <li>Visibility could be improved by preventing cars parking in</li> </ul>

	<p>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</p> <ul style="list-style-type: none"> <li>• Site is set at a higher elevation than properties facing into the site on Middle Street /Proud Cross</li> <li>• 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</li> </ul>
<b>Is the site within a Neighbourhood Planning area?</b>	<ul style="list-style-type: none"> <li>• East Harptree is one of the seven parishes which formed the Chew Valley Area Neighbourhood Plan area (designated 18<sup>th</sup> March 2014)</li> </ul>
<b>Site Characteristics</b>	
<b>Site description</b> (including topography and surrounding land uses)	<ul style="list-style-type: none"> <li>• The site gently slopes and is higher than the existing road and therefore is prominent in the surrounding area. Due to the height of the site it can be viewed from the public footpath which across the field adjacent to Coombe Lane.</li> <li>• The site is highly visible from the adjacent properties including Proudcross farm building</li> </ul>
<b>Agricultural land quality</b>	<ul style="list-style-type: none"> <li>• To be confirmed</li> </ul>
<b>Adjacent uses</b>	<b>North:</b> housing
	<b>East:</b> housing in informal arrangements
	<b>South:</b> Pinkers Farm cattle sheds and buildings
	<b>West:</b> agricultural land
<b>Access to services</b>	<ul style="list-style-type: none"> <li>• Approximately 500m's to the shop</li> <li>• Approximately 500m's to school and bus stop however there are no pavements or street lighting along part of the route</li> </ul> <p>(Based on the Parishes comments in the planning toolkit, December 2013)</p>
<b>Air quality, noise, smell</b>	<ul style="list-style-type: none"> <li>• 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</li> <li>• Further during the site visit there was noise associated with the cattle in the adjacent farm building. Environmental Health would need to be consulted on any potential planning application</li> </ul>
<b>Illumination</b>	<ul style="list-style-type: none"> <li>• Where illumination is proposed, it should be designed to avoid intruding into areas where darkness is valued as a characteristic feature of the village</li> </ul>

Landscape and Conservation	
<b>Landscape character</b>  (of the site and immediate area)	<ul style="list-style-type: none"> <li>• Site is within the Mendips Hills AONB</li> </ul>
<b>Landscape and visual amenity</b>	<ul style="list-style-type: none"> <li>• Prominent and high site in the village-any development would need to consider the effect on the skyline</li> </ul>
<b>Ecological impacts</b>	<ul style="list-style-type: none"> <li>• 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</li> <li>• The Harptree Combe SSSI and Site of Nature is located approximately 76m east of the site (ST562556)</li> </ul>
<b>Proximity to Tree Preservation Orders (TPO) trees and hedgerows within and adjacent to the site</b>  (includes ancient woodland)	<ul style="list-style-type: none"> <li>• 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)</li> </ul>
<b>Heritage</b>  (Listed building, conservation area)	<ul style="list-style-type: none"> <li>• Sensitive site at entry point to and immediately abutting conservation area</li> <li>• At pre-application stage the principle of development appears to have been accepted</li> <li>• 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</li> <li>• Many of the properties in close proximity are local undesignated heritage assets (mainly C18/C19 builds).</li> <li>• 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</li> <li>• Current planning application (being recommended for refusal – including on design grounds).</li> <li>• 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</li> </ul>
<b>Proximity to Heritage assets</b>  (Listed buildings, conservation area etc)	<ul style="list-style-type: none"> <li>• The nearest Listed building is over 450m's from the proposed site however the site is adjacent to the East Harptree Conservation Area. The site is the 'gateway' to East Harptree village and any potential development would need to enhance the character</li> </ul>
<b>Archaeology</b>	<ul style="list-style-type: none"> <li>• The proposed site lies at the northern end of medieval</li> </ul>

(SAM etc)	<p>settlement of East Harptree, which is thought to have been a planned medieval settlement associated with Keynsham Abbey, with houses and plots having been laid out on the three parallel streets of Church Street, Middle Street and Water Street. Its importance as a medieval settlement is reinforced by the remains of Richmond Castle at Harptree Combe 387m to the west</p> <ul style="list-style-type: none"> <li>• No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide a controlled watching brief during ground works on the site, with provision for excavation of any significant deposits or features encountered, and shall be carried out by a competent person(s) and completed in accordance with the approved written scheme of investigation</li> <li>• A SHINE (Earthwork remains relating to the site of a former medieval limekilns and quarry), medium significance, is approximately 759m north of the site.</li> <li>• Richmond Castle at Harptree Combe 309m to the north west of the site</li> </ul>
<p><b>Public Right Of Way (PROW)</b></p> <p>(on or adjacent to the site)</p>	<ul style="list-style-type: none"> <li>• No PROWs run through the site</li> </ul>
<b>Infrastructure</b>	
<p><b>Availability of utilities infrastructure-e.g. water/gas/electric</b></p>	<ul style="list-style-type: none"> <li>• The site is close to existing housing and there should be no issues associated with the availability of utilities infrastructure</li> </ul>
<p><b>Flood risk</b></p> <p>(zone/drainage)</p>	<ul style="list-style-type: none"> <li>• The site has a low flood risk (Flood Zone 1)</li> <li>• The site is within a 'Water Source Protection Area' (Saved Local Plan policy NE.13)</li> <li>• No surface water issue</li> </ul>
<p><b>Structures on site</b></p>	<ul style="list-style-type: none"> <li>• There is a partially demolished block work wall which separates the site from adjacent farm/cattle shed.</li> <li>• There are also on-site freestanding buildings/structures, comprising dilapidated stone barn, steel framed barn and relatively modern open fronted feed stores</li> <li>• There is an 11kv pole and associated wires running east to west across the southern boundary of the site</li> </ul>
<p><b>Access and highways</b></p>	<ul style="list-style-type: none"> <li>• 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</li> </ul>

	<p>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</p> <ul style="list-style-type: none"> <li>• 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%</li> <li>• 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&amp;NES GIS and the legitimacy of this route will need to be established</li> </ul>
<b>Availability and Achievability</b>	
<b>Is the whole site available for the proposed use?</b>	Yes
<b>Identification of any abnormal costs or other constraints that would prevent or delay the site coming forward?</b>	<ul style="list-style-type: none"> <li>• Site may have contamination from previous uses which will require further investigation</li> </ul>
<b>Site Evaluation</b>	
Site should be considered in the Placemaking Plan as an option for potential development.	

## Site assessment- East Harptree

Site Information	
<b>Site name</b>	Middle Street
<b>Site location</b>	Land between Middle Street and Water Street
<b>Parish</b>	East Harptree
<b>Site survey date</b>	Wednesday 18th June 2014
<b>SHLAA reference</b>	None
<b>Parish site name</b>	EH3
<b>Placemaking Plan reference</b>	SR6
<b>Site area</b>	0.49ha
<b>Current use of the site</b>	Un-used grassland/orchard
<b>Potential use of the site</b>	Housing
<b>Potential housing yield</b>	Based on assumed density 30dph (70-60% efficiency due to the shape of the land) approximately: <b>9-10 dwellings</b> could be accommodated on this site
<b>Planning designations</b>	<ul style="list-style-type: none"> <li>• Identified as a RA2 village in the Core Strategy</li> <li>• Site is within the Housing Development Boundary (HDB)</li> <li>• The site is within the Area of Outstanding Natural Beauty</li> <li>• The site is within a 'Water Source Protection Area' (Saved Local Plan policy NE.13)</li> </ul>
<b>Planning history</b>	<ul style="list-style-type: none"> <li>• 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</li> </ul>
<b>Has the site previously been considered in a Local Plan Inquiry or by a Planning Inspector during an appeal?</b>	<ul style="list-style-type: none"> <li>• No</li> </ul>
<b>Parish Council comments from the planning toolkit</b>  (December 2013)	<ul style="list-style-type: none"> <li>• Good walking distance and fair route safety to shops and school</li> <li>• Poor pedestrian connection to playing fields / Children's play area</li> <li>• Fair routes approaching the site, access maybe improved with the option of creating secondary / new access via Middle Street</li> <li>• Site is at higher elevation than Middle Street and Water Street on either side of the site</li> <li>• Access into the site from Water Street is via a moderately steep tarmac road through an existing cul-de-sac development</li> <li>• The site is separated from Middle Street by a hedgerow set at the top of a steep earth bank with Middle Street below</li> <li>• Boundary hedgerow is present on 3 sides of the site (north,</li> </ul>

	<p>south, west), with some mixed deciduous semi-mature trees within hedgerow. The hedgerow is patchy in places and needs some restoration</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• 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</li> </ul>
<b>Is the site within a Neighbourhood Planning area?</b>	<ul style="list-style-type: none"> <li>• East Harptree is one of the seven parishes which formed the Chew Valley Area Neighbourhood Plan area (designated 18<sup>th</sup> March 2014)</li> </ul>
<b>Site Characteristics</b>	
<b>Site description</b> (including topography and surrounding land uses)	<ul style="list-style-type: none"> <li>• Steep approach road running up to the site however site has a gently sloping site. The site is higher than Middle Street and water Street however it is screened by existing housing and on site vegetation</li> </ul>
<b>Agricultural land quality</b>	<ul style="list-style-type: none"> <li>• To be confirmed.</li> </ul>
<b>Adjacent uses</b>	<p><b>North:</b> un-used grassland/orchard</p> <p><b>East:</b> large detached properties</p> <p><b>South:</b> Housing (cottages)</p> <p><b>West:</b> Housing</p>
<b>Access to services</b>	<ul style="list-style-type: none"> <li>• It is approximately 300m's to the nearest shop school and bus stop however there are no pavements or street lighting along part of the route</li> <li>• It is approximately 300m's to the Pub, Playgroup, Hairdressers, Village Club &amp; Theatre</li> <li>▪ It is approximately 800m's to the nearest open spaces in the village</li> </ul> <p>(Based on the Parishes comments in the planning toolkit, December 2013)</p>
<b>Air quality, noise, smell</b>	<ul style="list-style-type: none"> <li>• No issues raised</li> </ul>
<b>Illumination</b>	<ul style="list-style-type: none"> <li>• Where illumination is proposed, it should be designed to avoid intruding into areas where darkness is valued as a characteristic feature of the village</li> </ul>
<b>Landscape and Conservation</b>	
<b>Landscape character</b> (of the site and immediate area)	<ul style="list-style-type: none"> <li>• Site is within the Mendip Hills AONB and the Upper Chew and Yeo Valleys landscape character area. Site does not contribute towards the openness of the AONB due to the surrounding housing on three sides</li> </ul>
<b>Landscape and visual</b>	<ul style="list-style-type: none"> <li>• There are sweeping and long views towards Chew Valley</li> </ul>

<b>amenity</b>	Lake and long views across to Dundry
<b>Ecological impacts</b>	<ul style="list-style-type: none"> <li>• The Harptree Combe SSSI and Site of Nature is located approximately 331m east to north west of the site (ST562556)</li> <li>• The Site of Nature (Lakes North of Harptree Court) are approximately 274m north east of the site</li> <li>• An ecological assessment would be required on this site</li> </ul>
<b>Proximity to Tree Preservation Orders (TPO) trees and hedgerows within and adjacent to the site</b>  (includes ancient woodland)	<ul style="list-style-type: none"> <li>• 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)</li> <li>• There is a hedgerow boundary on three sides of the site (north, south and west) with mixed deciduous semi-mature trees</li> </ul>
<b>Heritage</b>  (Listed building, conservation area)	<ul style="list-style-type: none"> <li>• The site is outside the historic core and not in the conservation area</li> <li>• There are no heritage assets in the vicinity</li> </ul>
<b>Proximity to Heritage assets</b>  (Listed buildings, conservation area etc)	<ul style="list-style-type: none"> <li>• Grade II* Listed Church of St Laurence is located approximately 244m north of the site</li> <li>• There are five Grade II Listed buildings approximately 244m north of the site</li> <li>• There are three Grade II Listed Buildings approximately 166m north east of the site</li> </ul>
<b>Archaeology</b>  (SAM etc)	<ul style="list-style-type: none"> <li>• The proposed site lies at the northern end of medieval settlement of East Harptree, which is thought to have been a planned medieval settlement associated with Keynsham Abbey, with houses and plots having been laid out on the three parallel streets of Church Street, Middle Street and Water Street. Its importance as a medieval settlement is reinforced by the remains of Richmond Castle at Harptree Combe 573m to the south west</li> <li>• No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide a controlled watching brief during ground works on the site, with provision for excavation of any significant deposits or features encountered, and shall be carried out by a competent person(s) and completed in accordance with the approved written scheme of investigation</li> <li>• A SHINE (Earthwork remains relating to the site of a former medieval limekilns and quarry), medium significance, is approximately 521m north west of the site.</li> <li>• Richmond Castle at Harptree Combe 416m to the west</li> </ul>

<b>Public Right Of Way (PROW)</b>  (on or adjacent to the site)	<ul style="list-style-type: none"> <li>No PROWs run through the site and no PROWs within 100m's of the site</li> </ul>
<b>Infrastructure</b>	
<b>Availability of utilities infrastructure-e.g. water/gas/electric</b>	<ul style="list-style-type: none"> <li>The site is close to existing housing and there should be no issues associated with the availability of utilities infrastructure</li> </ul>
<b>Flood risk</b>  (zone/drainage)	<ul style="list-style-type: none"> <li>The site has a low flood risk (Flood Zone 1)</li> <li>The site is within a 'Water Source Protection Area' (Saved Local Plan policy NE.13)</li> <li>No surface water issue</li> </ul>
<b>Structures on site</b>	<ul style="list-style-type: none"> <li>An 11kv electricity pole is in the south west corner of the site</li> </ul>
<b>Access and highways</b>	<ul style="list-style-type: none"> <li>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: the Anchorage, Windrush and Yearten 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</li> <li>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</li> </ul>
<b>Availability and Achievability</b>	
<b>Is the whole site available for the proposed use?</b>	<ul style="list-style-type: none"> <li>The landowner has been identified and is willing to sell the land for development</li> </ul>
<b>Identification of any abnormal costs or other constraints that would prevent or delay the site coming forward?</b>	<ul style="list-style-type: none"> <li>None</li> </ul>
<b>Site Evaluation</b>	

Site should be considered in the Placemaking Plan as an option or development.

Site Information	
Site name	Currells Field
Site location	Currells Field, Land rear of the High Street
Parish	East Harptree
Site survey date	Wednesday 18 <sup>th</sup> June 2014
SHLAA reference	EH2
Placemaking Reference	SR7
Parish site name	EH1
Site area	0.5ha
Current use of the site	Agricultural/pasture/grazing
Potential use of the site	Housing
Potential housing yield	Based on assumed density 30dph (70-60% efficiency due to the shape of the land) approximately: <b>10 dwellings</b> could be accommodated on this site
Planning designations	<ul style="list-style-type: none"> <li>• Identified as a RA2 village in the Core Strategy</li> <li>• Site is outside of the Housing Development Boundary (HDB)</li> <li>• The site is within the Area of Outstanding Natural Beauty</li> <li>• Part of the site is within the East Harptree Conservation Area</li> <li>• The site is within a 'Water Source Protection Area' (Saved Local Plan policy NE.13)</li> </ul>
Planning history	None
Has the site previously been considered in a Local Plan Inquiry or by a Planning Inspector during an appeal?	No
Parish Council comments from the planning toolkit  (December 2013/February 2014)	<ul style="list-style-type: none"> <li>• Good location within village, well connected and with good access</li> <li>• No obvious environmental constraints or designations which would need mitigation in order to be acceptable for development</li> <li>• The site is well located and has lower environmental sensitivity to change</li> <li>• The site will need to be sensitively designed and high quality development required in order to be acceptable within/adjacent to the conservation area</li> </ul>
Is the site within a Neighbourhood Planning area?	<ul style="list-style-type: none"> <li>• East Harptree is one of the seven parishes which formed the Chew Valley Area Neighbourhood Plan area (designated 18<sup>th</sup> March 2014)</li> </ul>

<b>Site Characteristics</b>	
<b>Site description</b> (including topography and surrounding land uses)	<ul style="list-style-type: none"> <li>The proposed EH1 site is located behind two storey houses which front onto the High Street. The site has a west to east slope which runs towards Chew Valley Lake</li> <li>Unimproved grassland covers the site (there is a high species diversity with species characteristic of soil type and a low percentage of agricultural species)</li> </ul>
<b>Agricultural land quality</b>	<ul style="list-style-type: none"> <li>Grade I however clarification would be needed</li> </ul>
<b>Adjacent uses</b>	<b>North:</b> agricultural/grazing land
	<b>East:</b> single depth houses fronting onto the High Street
	<b>South:</b> detached dwellings with large gardens
	<b>West:</b> agricultural/grazing land
<b>Access to services</b>	<ul style="list-style-type: none"> <li>Approximately 240ms to the shop</li> <li>approximately 275ms to the school however there are no pavements or street lighting along part of the route</li> <li>Approximately 180m"s to the nearest bus stop</li> <li>Approximately 310ms to the nearest publically assessable open space</li> </ul> <p>(Based on the Parishes comments in the planning toolkit, December 2013)</p>
<b>Air quality, noise, smell</b>	<ul style="list-style-type: none"> <li>No issues</li> </ul>
<b>Illumination</b>	<ul style="list-style-type: none"> <li>Where illumination is proposed, it should be designed to avoid intruding into areas where darkness is valued as a characteristic feature of the village</li> </ul>
<b>Landscape and Conservation</b>	
<b>Landscape character</b> (of the site and immediate area)	<ul style="list-style-type: none"> <li>Site is within the Mendip Hills AONB and the Upper Chew and Yeo Valleys landscape character area</li> <li>Low landscape impact and visual impact from wider view.</li> <li>Potential for limited development to the western end of the site behind the existing development</li> <li>No development would be permitted towards the centre or the eastern edge of the site</li> </ul>
<b>Landscape and visual amenity</b>	<ul style="list-style-type: none"> <li>Views towards the Grade II* Listed Church of St Laurence</li> </ul>
<b>Ecological impacts</b>	<ul style="list-style-type: none"> <li>Site is approximately 57m east of the 'Lakes North of Harptree Court' Sites of nature (ST568561)</li> </ul>
<b>Proximity to Tree Preservation Orders (TPO) trees and hedgerows within and adjacent to the site</b> (includes ancient woodland)	<ul style="list-style-type: none"> <li>Western boundary recorded as an Important Hedgerow</li> </ul>
<b>Heritage</b>	<ul style="list-style-type: none"> <li>Southern end of site is within the conservation area (CA)</li> </ul>

<p>(Listed building, conservation area)</p>	<p>boundary</p> <ul style="list-style-type: none"> <li>• The site backs on to the garden of Church House (grade II listed) and other local undesignated heritage assets (HA's)</li> <li>• St Lawrence's Church is in close proximity. Notwithstanding the CA status, there could be scope for some limited form of development at the southern end of the site adjacent to existing heritage assets</li> <li>• Full regard to the setting of the HA's and local established views would be essential in the design. Possibly an informal grouping of buildings with a 'conservation-led' design approach, fully respecting local character and limited to about 5 units served off a private drive, (depending on unit types and sizes)</li> <li>• The length and design of drive required may be an issue as it should have the appearance of a rural drive or track to avoid harming the setting of the CA and HA's</li> <li>• The remainder of the site should remain open, enhancing the setting of the conservation area and ensuring important views both towards the village/heritage assets and the adjoining countryside are protected</li> </ul>
<p><b>Proximity to Heritage assets</b></p> <p>(Listed building, conservation area)</p>	<ul style="list-style-type: none"> <li>• Southern end of the site is within the East Harptree Conservation Area</li> <li>• Grade II* Listed Church of St Laurence is approximately 154m south west of the site</li> <li>• Grade II Listed farm and curtilage is approximately 68m south west of the site</li> <li>• Grade II Listed Harptree Court property is approximately 189m south east of the site</li> <li>• 170m south of the site is a Grade II Listed building.</li> </ul>
<p><b>Archaeology</b></p> <p>(SAM etc)</p>	<ul style="list-style-type: none"> <li>• The proposed site lies at the northern end of medieval settlement of East Harptree, which is thought to have been a planned medieval settlement associated with Keynsham Abbey, with houses and plots having been laid out on the three parallel streets of Church Street, Middle Street and Water Street. Its importance as a medieval settlement is reinforced by the remains of Richmond Castle at Harptree Combe 573m to the south west</li> <li>• No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide a controlled watching brief during ground works on the site, with provision for excavation of any significant deposits or features encountered, and shall be carried out by a competent person(s) and completed in accordance with the approved written scheme of</li> </ul>

	investigation
<b>Proximity to Archaeological sites</b>	<ul style="list-style-type: none"> <li>• A SHINE (Earthwork remains relating to the site of a former medieval limekilns and quarry), medium significance, is approximately 223m west of the site</li> <li>• Richmond Castle at Harptree Combe 573 m to the south west of the site</li> </ul>
<b>Public Right Of Way (PROW)</b>  (on or adjacent to the site)	<ul style="list-style-type: none"> <li>• No PROWs run through the site and no PROWs within 100m's of the site</li> </ul>
<b>Infrastructure</b>	
<b>Availability of utilities infrastructure-e.g. water/gas/electric</b>	<ul style="list-style-type: none"> <li>• The site is close to existing housing and there should be no issues associated with the availability of utilities infrastructure</li> </ul>
<b>Flood risk</b>  (zone/drainage)	<ul style="list-style-type: none"> <li>• Flood zone 1</li> <li>• The site is within a 'Water Source Protection Area' (Saved Local Plan policy NE.13)</li> <li>• Surface water flooding issue</li> </ul>
<b>Structures on site</b>	<ul style="list-style-type: none"> <li>• There is an 11kv pole mounted substation and associated wires running along the southern boundary of the site</li> </ul>
<b>Access and highways</b>	<ul style="list-style-type: none"> <li>• The site is located off the High Street which is a classified road with a 30mph speed limit which will require that visibility splays of 43m x 2.4m are provided which will be achievable in this location</li> <li>• 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, which may be a concern given the length of the road from the adopted highway</li> </ul>
<b>Availability and achievability</b>	
<b>Is the whole site available for the proposed use?</b>	<ul style="list-style-type: none"> <li>• The landowner has submitted the site to the Parish Council during an October 2013 'call for sites' within and adjacent to the village housing development boundary</li> </ul>
<b>Identification of any abnormal costs or other constraints that would prevent or delay the site coming forward?</b>	<ul style="list-style-type: none"> <li>• 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, which may be a concern given the length of the road from the adopted highway</li> </ul>
<b>Site Evaluation</b>	

Site should be considered in the Placemaking Plan as an option for development.