

Placemaking Plan Stage 2: Site Assessment Report

Parish Name:	Hallatrow
Date that the Placemaking Plan site assessment were received:	December 2013
Date of the Stage 2b surveys:	Thursday 17 th 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- Hallatrow

Site Information	
Site name	HAL3
Site location	Site of the A39/Wells road
Parish	High Littleton
Site survey date	17 th July 2014
SHLAA reference	HAL3
Parish site name	HAL3
Placemaking Plan reference:	SR22
Site area	0.6ha
Current use of the site	Farm buildings and arable land
Potential use of the site	Housing
Potential housing yield	Based on assumed density 30dph (80% efficiency due to the shape of the land) approximately: 14 dwellings could be accommodated on this site
Planning designations	<ul style="list-style-type: none"> • Hallatrow is a RA2 settlement as identified in the Core Strategy • The site is outside the Housing Development Boundary (HDB) • Half of the site is previously developed land
Planning history	<ul style="list-style-type: none"> • None
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"> • No
Parish Council comments from the planning toolkit (December 2013)	<ul style="list-style-type: none"> • The site is suitable for allocation of approximately 16 dwellings
Is the site within a Neighbourhood Planning area?	<ul style="list-style-type: none"> • No
Site Characteristics	
Site description (including topography and surrounding land uses)	<ul style="list-style-type: none"> • Relatively flat site covered by hard standing and a large agricultural barn. The adjoining arable field was viewed however no access could be achieved into the field
Agricultural land quality	<ul style="list-style-type: none"> • To be confirmed
Adjacent uses	North: the A39/Wells Road and Arable farmland

	East: Tenniscourt Farm House and curtilage
	South: arable farmland
	West: two storey terraced housing
Access to services	<ul style="list-style-type: none"> • It is approximately 140m's to the public house
Air quality, noise, smell	<ul style="list-style-type: none"> • No smells or noise was reported during the site visit however Environmental Health would need to be consulted on any potential planning application
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
Landscape and Conservation	
Landscape character (of the site and immediate area)	<ul style="list-style-type: none"> • Small site, currently modern agricultural barns and hard-standings set amongst linear development on the A39 at the western end of Hallatrow • Site located within the Farrington Gurney Farmlands Landscape Character Area • Site character is strongly associated with its village setting amongst the mostly residential and agricultural buildings strung out along the A39 on the western edge of the village. • The area overall is gently undulating and the site lies on slightly higher ground adjacent to undulating, open character farmland to the south • Small scale residential development on this site would be an improvement on the existing agricultural buildings which are out of scale with domestic scale of surrounding buildings. • New development should be well related to the adjacent terraced cottages. New boundary of site onto countryside to be well treed and should not be garden boundaries
Landscape and visual amenity	<ul style="list-style-type: none"> • Site itself is currently unattractive visually and typical of modern agricultural business although not entirely characteristic of the small scale, mostly residential development in this part of the village • No existing vegetation and limited views out of or towards site
Ecological impacts	<ul style="list-style-type: none"> • The farm buildings on site could be ideal habitats for birds and bats and therefore the consideration of bat and nesting birds is required
Proximity to Tree Preservation Orders (TPO) trees and hedgerows within and adjacent to the site (includes ancient woodland)	<ul style="list-style-type: none"> • No TPO's or significant trees on site however further investigation would be required
Heritage (Listed building, conservation)	<ul style="list-style-type: none"> • No conservation area • Tennis Court Farm and its outbuildings immediately abut the site and its entrance to the east

area)	<ul style="list-style-type: none"> • (C18/C19 local heritage assets)
Proximity to Heritage assets (Listed buildings, conservation area etc)	<ul style="list-style-type: none"> • The Grade II Meadow Lea and Garden Railings are located approximately 43m west of the proposed site • Approximately 72m east of the site is the Grade II Listed Tenniscourt Farmhouse
Archaeology (SAM etc)	<ul style="list-style-type: none"> • None
Proximity to Archaeological sites	<ul style="list-style-type: none"> • None
Public Right Of Way (PROW) (on or adjacent to the site)	<ul style="list-style-type: none"> • No PROWs on 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"> • Flood zone 1
Structures on site	<ul style="list-style-type: none"> • There is an agricultural barn on the site, approximately 1060m² in size
Access and highways	<ul style="list-style-type: none"> • The site is located on the A39 Wells Road, a classified road with a 20mph speed limit, between the speed calming measures towards the western end of the village and are located opposite each other • Visibility splays of 2.4m x 25m will be required to comply with Manual for Streets and as there is no footway on this section of A39 Wells Road the visibility splays will need to be contained within the site frontage. The Tenniscourt Farm site has only 30m of frontage adjoining the highway so satisfactory visibility splays will not be achievable • The traffic management features would need to be relocated and the existing car parking bays incorporated into any development
Availability and Achievability	
Is the whole site available for the proposed use?	<ul style="list-style-type: none"> • The whole site is available for redevelopment
Identification of any abnormal costs or other constraints that would prevent or delay the site	<ul style="list-style-type: none"> • None identified

coming forward?	
Site Evaluation	
Site should be considered in the Placemaking Plan as an option for development.	

Site Information	
Site name	HAL10
Site location	Site of the A39/Wells Road
Parish	High Littleton
Site survey date	
SHLAA reference	HAL10
Parish site name	HAL10
Placemaking Plan reference:	SR21
Site area	4.7ha
Current use of the site	Arable field
Potential use of the site	Housing
Potential housing yield	The potential housing yield will depend on the site boundary-this is being investigated
Planning designations	<ul style="list-style-type: none"> • Hallatrow is a RA2 settlement in the Core Strategy • The site is outside the Housing Development Boundary (HDB)
Planning history	<ul style="list-style-type: none"> • None
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"> • No
Parish Council comments from the planning toolkit (December 2013)	<ul style="list-style-type: none"> • None
Is the site within a Neighbourhood Planning area?	<ul style="list-style-type: none"> • No
Site Characteristics	
Site description (including topography and surrounding land uses)	<ul style="list-style-type: none"> • Gently northerly sloping site which covered in improved grassland • The site is located to the rear of the gardens which face onto the Wells Road • The site is quite sheltered by the hedgerows and trees on the site boundary
Agricultural land quality	<ul style="list-style-type: none"> • To be confirmed
Adjacent uses	<p>North: agricultural land and scattered buildings and views towards a large woodland</p> <p>East: agricultural land a dwellings which gardens that face onto the site</p>

	South: The Wells Road and Tenniscourt Farm
	West: Old Station Business Park buildings
Access to services	<ul style="list-style-type: none"> It is approximately 140m's to the public house
Air quality, noise, smell	<ul style="list-style-type: none"> No smells or noise was reported during the site visit
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
Landscape and Conservation	
Landscape character (of the site and immediate area)	<ul style="list-style-type: none"> Large roughly rectangular field lying north of and immediately behind the roadside residential development strung out along the A39 at the western end of Hallatrow village. Site dips gently down to the north into Cam Brook Valley. Site located within the Farrington Gurney Farmlands Landscape Character Area and is typical of its undulating farmland landscape with its remnants of an industrial past evident in the old railway sidings immediately to the west now an industrial estate Southern half of field would be well suited to development where it relates well to existing village development. However development should not extend beyond the southern half to maintain the delicate balance of the attractive rural setting of this part of the village. Northern boundary of any new development should be well treed and not used as garden boundaries
Landscape and visual amenity	<ul style="list-style-type: none"> Site and surrounding countryside to the north is attractive and visually relatively contained by ridge line rising up to north with significant woodland cover The site is large and the southern and western part of the field relate to the development around it whilst further north the field becomes progressively more related to the attractive countryside to the north and the Cam Brook Valley. Northern boundary follows a steam line and is well vegetated with good hedgerow trees
Ecological impacts	<ul style="list-style-type: none"> Further assessment would be required
Proximity to Tree Preservation Orders (TPO) trees and hedgerows within and adjacent to the site (includes ancient woodland)	<ul style="list-style-type: none"> Hedgerows to be investigated
Heritage (Listed building, conservation area)	<ul style="list-style-type: none"> No conservation area No designated heritage assets in proximity Two listed buildings on opposite (south) side of Wells Road but considered as sufficiently distant from the site to ensure their settings would not be harmed

	<ul style="list-style-type: none"> Line of dismantled railway forms the western boundary together with the Old Station Business Park. Opportunity to explore the railway heritage/interpret/use old railway line etc. Need full on site and desk based assessment of known and unknown heritage assets. If any buildings are of significance their reuse and restoration could be a 'spin-off' from development
Proximity to Heritage assets (Listed buildings, conservation area etc)	<ul style="list-style-type: none"> The Grade II Meadow Lea and Garden Railings are located approximately 62m south west of the proposed site. Approximately 43m south east of the site is the Grade II Listed Tenniscourt Farmhouse
Archaeology (SAM etc)	<ul style="list-style-type: none"> None
Proximity to Archaeological sites	<ul style="list-style-type: none"> None
Public Right Of Way (PROW) (on or adjacent to the site)	<ul style="list-style-type: none"> A PROW (ref. CL11/27) runs from the eastern edge of the site to the southern boundary. Any proposed development must be designed to take account of existing or established rights of access
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"> Flood zone 1
Structures on site	<ul style="list-style-type: none"> An 11kv electricity pole runs through the site
Access and highways	<ul style="list-style-type: none"> The site is located on the A39 Wells Road, a classified road with a 20mph speed limit, between the speed calming measures towards the western end of the village and are located opposite each other Visibility splays of 2.4m x 25m will be required to comply with Manual for Streets and as there is no footway on this section of A39 Wells Road the visibility splays will need to be contained within the site frontage The site has a frontage of approximately 60m so it will be possible to provide visibility splays if access is located towards the centre of the site, subject to suitable levels being achieved between the highway and the site, which appears to be on a much higher level Traffic management measures in the form of horizontal or priority speed calming are located immediately to the east of the site access with a road narrowing located to the west of the proposed site access. It will not be possible to locate the site access between these 2 features. Any traffic turning

	right into the site will delay traffic travelling west as vehicles waiting to turn right are unlikely to find a gap due to the priority scheme which will make the site unsuitable for development
Availability and achievability	
Is the whole site available for the proposed use?	<ul style="list-style-type: none"> The landowner has not been identified and a Land registry research will be required
Identification of any abnormal costs or other constraints that would prevent or delay the site coming forward?	<ul style="list-style-type: none"> None identified
Site Evaluation	
Site should be considered in the Placemaking Plan as an option for development	