

Placemaking Plan Site Assessment Report

Parish Name:	Hinton Blewett
Date that the Placemaking Plan site assessment were received:	December 2013
Date of the Stage 2 surveys:	Wednesday 2 nd 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- Hinton Blewett

Site Information	
Site name	HB3
Site location	North side of Upper Road
Parish	Hinton Blewett
Site survey date	Wednesday 2 nd July 2014
SHLAA reference	None
Parish site name	HB3
Placemaking Plan Reference	SR8
Site area	0.13ha
Current use of the site	Pasture 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: 2-3 dwellings could be accommodated on this site
Planning designations	<ul style="list-style-type: none"> • Identified as a RA2 village in the Core Strategy • Site is outside of the Housing Development Boundary (HDB) • The site is within the Area of Outstanding Natural Beauty
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"> • There is poor access onto the site and poor roads approaching it • Site identified in Placemaking Plan as being in the village 'envelope' with potential for future development of a single dwelling depth road frontage • Access via lanes with no pavement • Create access with required visibility splays together with hedge reinstatement
Is the site within a neighbourhood Planning Area?	<ul style="list-style-type: none"> • Hinton Blewett 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"> • Relatively flat site • Site is covered by grasses, with an interspersion of legumes and other forbs (non-grass herbaceous plants) • Traditional built two storey semi-detached houses which are set back from the road behind gardens are adjacent to the site • Enclosed by established hedgerows
Agricultural land quality	Needs to be investigated
Adjacent uses	North: Farm buildings East: agricultural Land and scattered buildings South: housing West: agricultural Land and scattered buildings
Access to services	<ul style="list-style-type: none"> • No shop in the village • The village green is approximately 315m from the proposed site • The village playing field is approximately 440m from the proposed site • The nearest bus stop is approximately 315m from the site • The public house is approximately 315m from the proposed site
Air quality, noise, smell	<ul style="list-style-type: none"> • No issues were 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"> • The village is on the south western edge of an undulating plateau extending from Newton St Loe in the north east and is within the Mendips Hills Area of Outstanding Natural Beauty • Small contained site • Protection of boundary hedges required where not removed along Upper Road
Landscape and visual amenity	<ul style="list-style-type: none"> • Low landscape impact and visual impact from wider view
Ecological impacts	<ul style="list-style-type: none"> • Further investigation 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"> • The hedgerows surrounding the site will need to be investigated to ensure that they are not ‘important’ hedgerows which are protected by the 1997 Hedgerow Regulations
Heritage (Listed building, conservation)	<ul style="list-style-type: none"> • All sites being considered are a considerable distance from the conservation area

area)	
Proximity to Heritage assets (Listed buildings, conservation area etc)	<ul style="list-style-type: none"> • Grade II Listed Middle Road Farmhouse is approximately 53m south west of the proposed site • Grade II Listed The Old Rectory is approximately 296m east of the proposed site • Grade II Listed West House farmhouse is approximately 281m north west of the proposed site
Archaeology (SAM etc)	<ul style="list-style-type: none"> • Significant archaeological potential exists within the Hinton Blewett environment
Proximity to Archaeological sites	<ul style="list-style-type: none"> • To be investigated
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"> • Vehicular access would be from Upper Road, and it is likely that a feasible arrangement could be achieved. The access would need to accord with the guidance provided in the 'Manual for Streets' document • Given the limited scale of the site, there are unlikely to be critical issues. It is noted that there is no pedestrian facilities, but this is the norm throughout the village • Possible contribution towards local bus services
Availability and achievability	
Is the whole site available for the proposed use?	<ul style="list-style-type: none"> • The whole site is available for development
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 development	

Site Information	
Site name	Piggeries Paddock, Lower Road, Hinton Blewett
Site location	Lower Road, Hinton Blewett
Parish	Hinton Blewett
Site survey date	Wednesday 2 nd July 2014
SHLAA reference	None
Parish site name	HB1
Placemaking Plan Reference:	SR9
Site area	0.16ha
Current use of the site	Agricultural land
Potential use of the site	<ul style="list-style-type: none"> 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: 3 dwellings could be accommodated on this site
Planning designations	<ul style="list-style-type: none"> Identified as a RA2 village in the Core Strategy Site is outside of the Housing Development Boundary (HDB) The site is within the Area of Outstanding Natural Beauty
Planning History	<ul style="list-style-type: none"> 96/02529/FUL- Application for a single dwelling
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)	<ul style="list-style-type: none"> There is poor access onto the site and poor roads approaching it Site identified in the Placemaking Plan as being within the village 'envelope' with potential for future development of a single dwelling depth road frontage. Access via lanes with no pavement <ul style="list-style-type: none"> Create improved access for residential use, with wall re-instatement
Is the site within a Neighbourhood Planning area?	<ul style="list-style-type: none"> Hinton Blewett is one of the seven parishes which formed the Chew Valley Area Neighbourhood Plan area (designated 18th March 2014)
Site Characteristics	

<p>Site description</p> <p>(including topography and surrounding land uses)</p>	<ul style="list-style-type: none"> ▪ Gentle west to east slope which falls to a retaining wall which faces onto the road ▪ Prominent and high site ▪ Site is covered by improved grassland and agricultural grasses ▪ Elevated site within the village ▪ Two storey houses which are set behind large gardens with road frontages ▪ There are also two storey houses gable end to the road ▪ Stone wall boundaries are the predominant boundary material
<p>Agricultural land quality</p>	<ul style="list-style-type: none"> • Needs to be investigated.
<p>Adjacent uses</p>	<p>North: agricultural land</p> <p>East: low density housing on elevated sites</p> <p>South: 1980's higher density housing estate</p> <p>West: agricultural land</p>
<p>Access to services</p>	<ul style="list-style-type: none"> • No shop in the village • The village green is approximately 385m from the proposed site • The village playing field is approximately 260m from the proposed site • The nearest bus stop is approximately 385m from the site • The public house is approximately 385m from the proposed site
<p>Air quality, noise, smell</p>	<p>No issues were reported during the site visit.</p>
<p>Illumination</p>	<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
<p>Landscape and Conservation</p>	
<p>Landscape character (of the site and immediate area)</p>	<ul style="list-style-type: none"> • The village is on the south western edge of an undulating plateau extending from Newton St Loe in the north east and is within the Mendips Hills Area of Outstanding Natural Beauty • Small contained site that is previous developed-no landscape concerns provided any hedgerows are the site are protected
<p>Landscape and visual amenity</p>	<ul style="list-style-type: none"> • Low landscape impact and visual impact from wider view
<p>Ecological impacts</p>	<ul style="list-style-type: none"> • Ecological survey report of any sections of hedgerow to be affected by the proposal • Mitigation measures and precautionary measures to avoid harm to wildlife including badger, reptiles and nesting birds, during and after construction
<p>Proximity to Tree Preservation Orders (TPO) trees and hedgerows within</p>	<ul style="list-style-type: none"> • None

and adjacent to the site (includes ancient woodland)	
Heritage (Listed building, conservation area)	<ul style="list-style-type: none"> ▪ The site on Lower Road is outside the conservation area and adjoins local undesignated heritage assets in the form of humble rural cottages, farms and farm buildings, mostly dating from the C18/C19 ▪ Provided the design and layout of new small scale development respected the setting of such local heritage assets it is unlikely there would be any 'in principle' objection
Proximity to Heritage assets (Listed buildings, conservation area etc)	<ul style="list-style-type: none"> • Grade II Listed Middle Road Farmhouse is approximately 64m north east of the proposed site • Grade II Listed The Old Rectory is approximately 275m east of the proposed site • Grade II Listed West House farmhouse is approximately 321m north west of the proposed site
Archaeology (SAM etc)	<ul style="list-style-type: none"> • Significant archaeological potential exists within the Hinton Blewett environment
Proximity to Archaeological sites	<ul style="list-style-type: none"> • To be investigated
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"> ▪ There are farm buildings and masonry pig stys on the site ▪ A 11kv line and substation are on the peripheral of the site
Access and highways	<ul style="list-style-type: none"> ▪ Vehicular access would be required from Lower Road, and is likely that a feasible arrangement could be achieved. The access would need to accord with the guidance provided in the 'Manual for Streets' document ▪ No bus service ▪ Possible contribution towards local bus services including the school bus
Availability and achievability	
Is the whole site available for the proposed use?	<ul style="list-style-type: none"> • The whole site is available for development

Identification of any abnormal costs or other constraints that would prevent or delay the site coming forward?	<ul style="list-style-type: none"> • Removal of the farm buildings and masonry pig stys could cause high development costs
Site Evaluation	
Site should be considered in the Placemaking Plan as an option for development.	