

# East Harptree – Site EH3

## Parker's Mead, Church Lane



Photograph EH3.1 – View looking north towards Chew Valley Lake



Photograph EH3.2 – Church Lane, adjacent to western site boundary

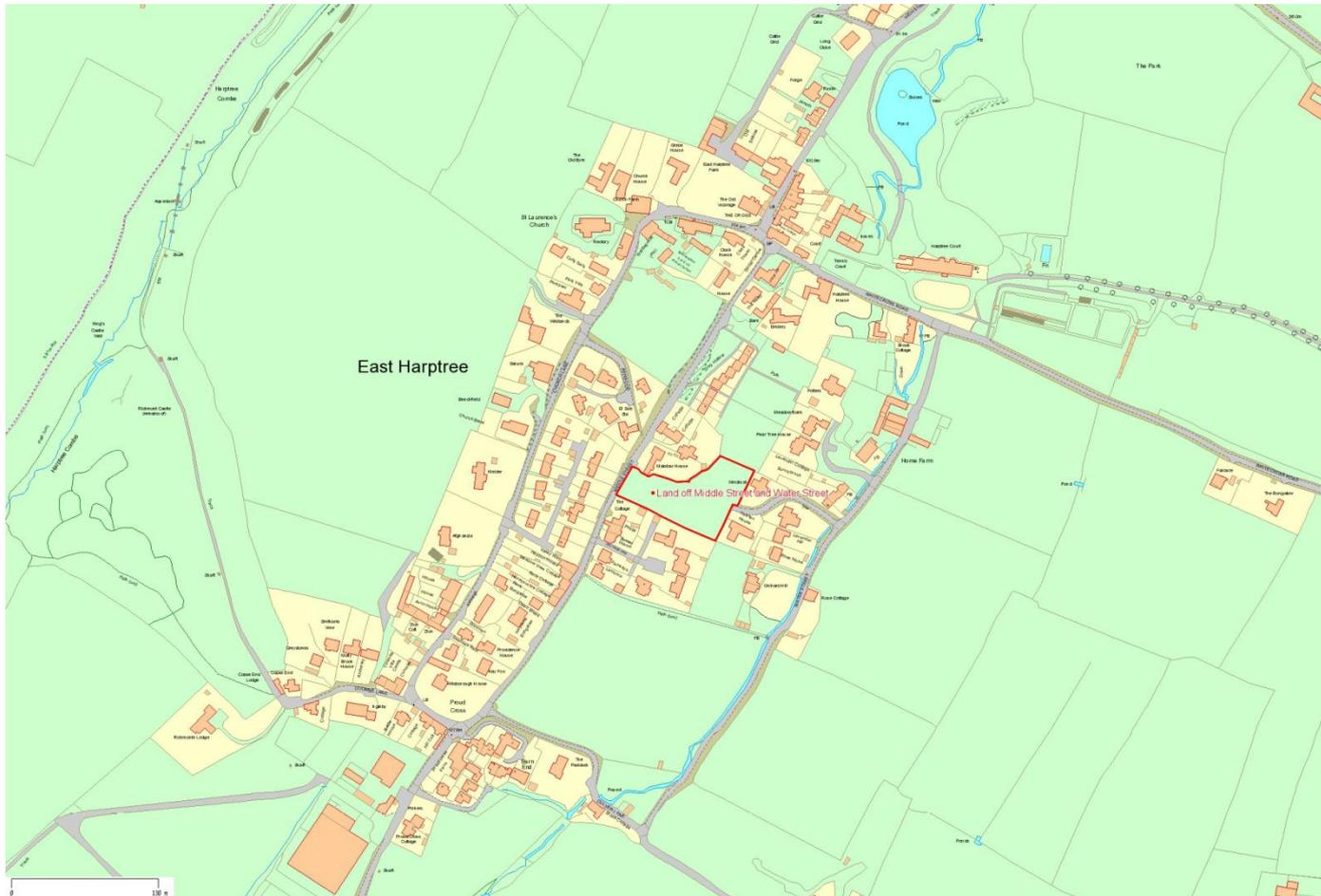
# Reference

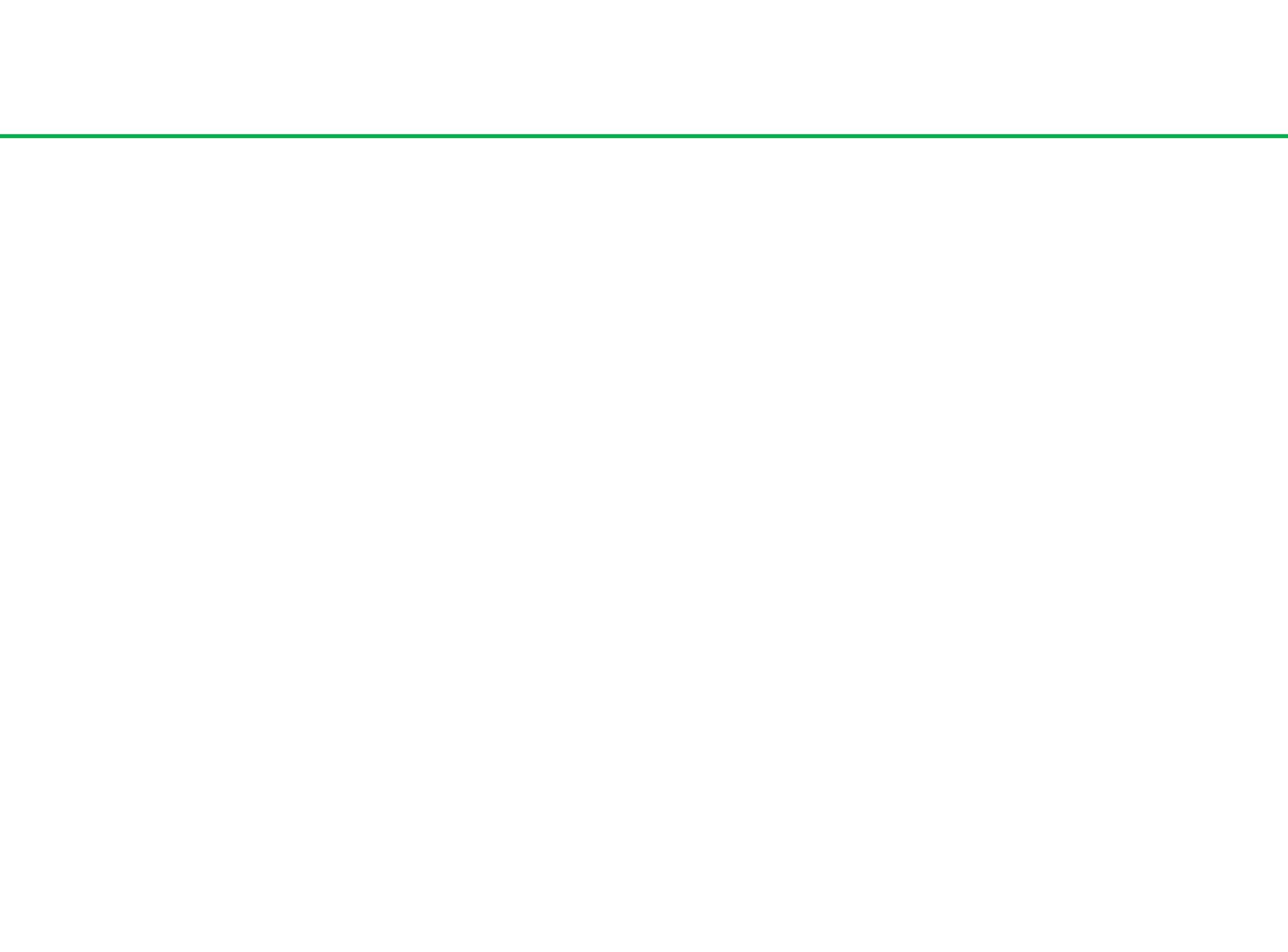
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## Baseline Information – Site Assessments

Land between Middle Street and Water Street,  
East Harptree

# Land off Middle Street and Water Street





## FORM A: BASELINE INFORMATION

Settlement Name	East Harptree	Core Strategy Settlement Classification	RA2
Site Name / Address	Land between Middle Street & Water Street, East Harptree  ST 566557	Parish Name	East Harptree
Gross area (Hectares)		0.464 Ha	
SHLAA Site reference		N/A	
SHLAA Capacity Assessment		N/A	
Current/recent uses		Un-used Grassland / Orchard	
Availability		Unknown	
<p>Site Planning History</p> <p>Thought to have been included as part of a previous application for a larger development (c.1960's/70's) which was only partially completed.</p> <p>Planning history is pre-1996, therefore no record is held on B&amp;NES online database of planning applications.</p>			

Toolkit: Site Assessment

DESIGNATIONS & KNOWN CONSTRAINTS		
AONB Comments Site is located within Mendip Hills AONB	YES	<del>NO</del>
Green Belt Comments N/A	YES	NO
SSSI / SNCI Comments	YES	NO
Conservation Area Comments Site is 250m from both conservation areas within the village	<del>YES</del>	NO
Listed Buildings Comments	YES	NO
Recorded Archaeology Comments Unknown	YES	NO
Public Rights of Way Comments No public right of way crosses the site.	YES	NO
Flood Risk Comments Site is set at a higher elevation than Middle Street & Water Street, therefore should not be at risk of flooding.	YES	NO
Services – wires & cables (if known) Comments Drainage manhole present in entrance gateway to site. Utility pole (electric) present in southwestern corner of site.	YES	<del>NO</del>
Mining / Contamination – Map Comments Unknown	YES	NO
Other Known / Recorded Constraints Comments  Unknown.		

## FORM B: ASSESSING SITE CONNECTIONS AND ACCESS

Site: Land between Middle Street & Water Street. Surveyors(s): PK, JE, PW, SJ, JL, NJ Date: 30/11/13.....

- Look through all the questions before starting.
- Leave any questions that do not seem to apply.
- Take a form, clipboard, map, camera and a pen or two with you when you go out.
- Take any photos you think are useful (often more useful than some words) and add any photo names/numbers in the right hand boxes once you get back to 'base'.

### 1. WALKING TO LOCAL FACILITIES

Facility	Distance (metres)	Route Quality	Observations and comments on safety and quality of route Site Visit Notes/Record of Photos
Shop	300	Good Fair Poor	No pavement in places, parked cars mean pedestrians have to walk in road. No street lighting.
School	300	Good Fair Poor	No pavement in places, parked cars mean pedestrians have to walk in road. No street lighting.
Open Space	800	Good Fair Poor	<i>(This is about publicly accessible spaces)</i> Playing Field / Children's Play Area Route to playing field / children's play area requires crossing main road. No pavement available / No street lighting. Cars parked on pavement on High Street.
Bus Stop	300	Good Fair Poor	No pavement in places, parked cars mean pedestrians have to walk in road. No street lighting.  There is an infrequent bus service, with very limited routes. There is no bus route to Bath, and timings of the limited services mean that residents commuting cannot travel to work on public transport.
Any other facility	300	Good Fair Poor	<i>Other facility name:</i> <i>Pub, Playgroup, Hairdressers, Village Club &amp; Theatre</i>  No pavement along part of route / No street lighting.

2. SITE ACCESS(ES)

General quality of access	Tick one
Good: Easy access into the site and good roads approaching it.	√
Fair: Poor access into the site but good approach roads, or poor access into the site and good approach roads.	
Poor: Poor access onto the site and poor roads approaching it.	
<p><i>Number of Accesses. Type (vehicle or pedestrian)</i>  <i>Observations / Comments / Site Visit Notes / Record of Photos</i>  <i>Key Issues and Possible Mitigation (if Fair or Poor)</i></p> <p>Good access into site and fair roads approaching it.</p> <p>Access is typical of narrow village lanes / roads.</p> <p>Currently a single point of access via Water Street (shared vehicular and pedestrian).</p> <p>(see photo EH4.3)</p>	

3. CONNECTIONS SUMMARY: Overall, how well connected is the site?

<p>Note key points in the site's favour in terms of connections.</p> <p>GOOD walking distance and fair route safety to shops and school.</p> <p>POOR pedestrian connection to playing fields / Children's play area.</p> <p>FAIR routes approaching the site, access maybe improved with the option of creating secondary / new access via Middle Street.</p>
<p>Note the key points in terms of connections that would have to be addressed (mitigation) to make it a suitable site:</p> <p>None, although it may be possible to create a second point of access via Middle Street. This would increase connectivity of any development with the rest of the village.</p>

## FORM C: ASSESSING THE SITE ENVIRONMENT

Site: Land between Middle Street & Water Street. Surveyors(s): PK, JE, PW, SJ, JL, NJ Date: 30/11/13

- Look through all the questions before starting.
- For almost all the questions on Site Characteristics just ring a word (or two) in each box that best fits what you know/see and, as necessary, add some notes about quality, condition etc. in the space below.
- The final Summary questions include their own instructions.
- Leave any questions that do not seem to apply.
- Take a form, clipboard, map, camera and a pen or two with you when you go out.
- Take any photos you think are useful (often more useful than some words) and add any photo names/numbers in the right hand boxes once you get back to 'base'.

### 1. SITE CHARACTERISTICS

Landform: <i>Gently sloping</i>
<i>Observations/Notes/Record of Photos</i>  Site is at higher elevation than Middle Street and Water Street on either side of the site.  Access into the site from Water Street is via a moderately steep tarmac road through an existing cul-de-sac development  The site is separated from Middle Street by a hedgerow set at the top of a steep earth bank with Middle Street below. (see photos EH4.1 – 4.3)
Views In: <i>Channelled, quite private, short, enclosed.</i>
<i>Quality and Value of View/Record of Photos</i>  Site is quite private, and only partially overlooked from upper storeys of a limited number of properties.
Views Out: <i>Sweeping, long, exceptional view of Chew Valley Lake.</i>
<i>Quality and Value of View/Record of Photos</i>  Site is mostly enclosed within hedges. Long views over site boundary to Chew Valley Lake and Dundry.

Toolkit: Site Assessment

<p>Natural Features on and Around the Site (Age/Condition/Value):</p> <p><i>Boundary Hedgerow, Trees &amp; Grass</i></p>
<p><i>Numbers, Quality and Value</i> <i>Observations/Notes/Record of Photos</i></p> <p>3no. apple trees spread out within the site.</p> <p>Grass cover present across the site.</p> <p>Boundary hedgerow is present on 3 sides of the site (north, south, west), with some mixed deciduous semi-mature trees within hedgerow.</p> <p>Hedgerow is patchy in places and needs some restoration.</p>
<p>Ecology: (Known/Observed):</p> <p><i>Birds</i></p>
<p><i>Comments/Notes, Quality and Value</i> <i>Observations/Notes/Record of Photos</i></p> <p>None observed, but potentially suitable for a range of ecological habitats, due to length of time which the site has been left un-used.</p>
<p>Built Form On and Around the Site:</p> <p>No walls or freestanding buildings/structures present on site.</p> <p>Neighbouring buildings/structures in view - partially Neighbouring use - residential Potential Conflicts – none known</p>
<p><i>Comments/Notes, Observations/Notes/Record of Photos</i></p> <p>Site is accessed through a development of 1960's/70's, individually designed chalet-bungalows.</p> <p>These are constructed from a mixture of reconstituted stone &amp; render. All are large properties, set within large plots in a secluded development.</p>

2. ENVIRONMENT SUMMARY

<p>Environment Quality and Value: Does the recorded information above suggest that the site is of high quality and value, or is it medium or low?</p>	<p>Tick one</p>
<p>High</p>	
<p>Medium</p>	
<p>Low</p>	<p>√</p>
<p>Note key points in the site's favour in terms of environment.</p> <p>Hedgerow enclosed plot and private / hardly overlooked. Long, exceptional views from site across Chew Valley towards Lake</p> <p>Site appears to be an unfinished part of the development through which it is accessed. Some of the infrastructure is in place to complete development of this site (road to site entrance &amp; drainage connection present).</p>	
<p>Note the key points in terms of environment that would have to be addressed (mitigation) to make it a suitable site.</p> <p>None</p>	

## FORM D: OVERALL ASSESSMENT SUMMARY

Site name/number: Land between Middle Street & Water Street, East Harptree	Tick one
The site is suitable for allocation The site is well located and has lower environmental sensitivity to change.	<input checked="" type="checkbox"/>
This is a potential allocation subject to on- or off-site mitigation The site is either well located but with higher environmental sensitivity to change or poorly located but with lower environmental sensitivity to change.	<input type="checkbox"/>
The site is unsuitable for allocation The site is poorly connected and has higher environmental sensitivity to change.	<input type="checkbox"/>
What are the key reasons behind your final judgement?  Assessors deemed it suitable as it is considered it as being the 2 <sup>nd</sup> phase of a partly developed site in an ideal, secluded position.	
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?  A modest, in-keeping, well designed development of mixed size houses would be appropriate to the size of site and the surrounding properties.	
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?  N/A	
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (eg. heights, screening, materials etc.)? (Add comments on the site plan if this helps, eg. to show a key view.)  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.	

Signed ..... Date .....

Telephone ..... Email eastharptreeclerk@hotmail.co.uk .....

# East Harptree – Site EH4

## Land between Water Street and Middle Street



Photograph EH4.1 – View west from access road off Water Street



Photograph EH4.2 - Site Entrance

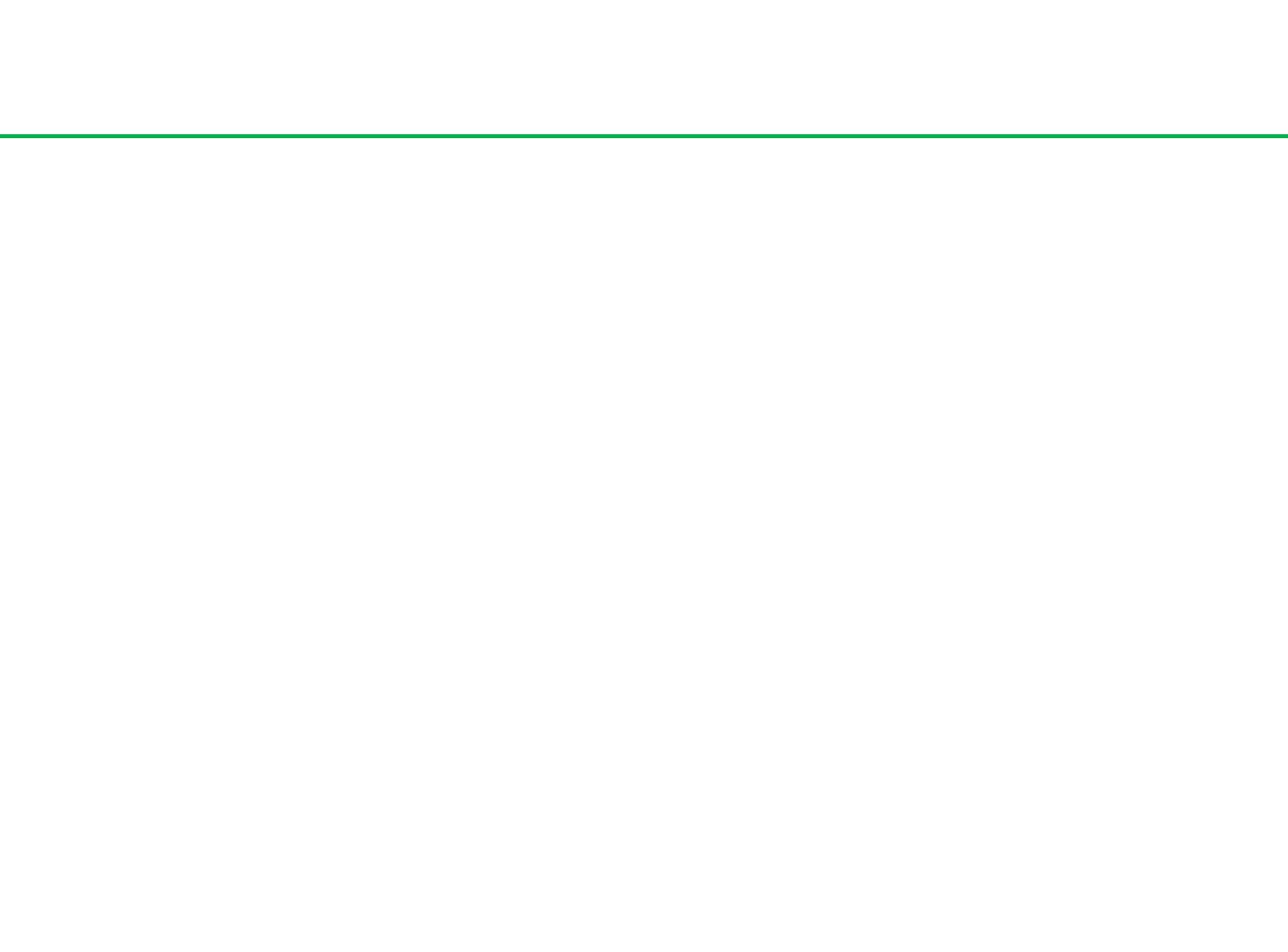


Photograph EH4.3 – Site Access

# Reference

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BaNES Placemaking Plan Character and Site  
Assessment Validation



# **Placemaking Plan Character and Site Assessment Validation**

<b>Parish Name:</b>	<b>East Harptree</b>
<b>Date that the Placemaking Assessment was received:</b>	<b>30<sup>th</sup> December 2013</b>
<b>Policy categorization:</b>	<b>Core Strategy Policy RA2</b>

## Stage 1: Validation

All site assessments should be accompanied by a character assessment which has informed the location of the surveyed sites. Understanding the overall character of a whole Parish or Town Council area is central to securing good quality, well designed and sustainable developments. This is further supported by the National Planning Policy Framework, paragraph 58 which states new development should “respond to local character and history, and reflect the identity of local surroundings and materials...”

The character appraisal should define in detail the Parish/Town Council’s built environment. This will provide evidence supporting a local policy framework that seeks to protect the best of the heritage and help encourage sympathetic developments that will be important for the Parish/Town Council’s future whilst minimising harm to character.

At this stage B&NES Council has reviewed whether the various elements of the character appraisal has been undertaken in accordance with the Toolkit. No comments are made by the Council at this stage regarding whether it agrees with the conclusions reached. However, where it is considered there are omissions from the character appraisal or it could be improved this is highlighted below.

**The following detail has been captured within the submitted character appraisal assessment:**

<b>Validation Criteria</b>	
<i>A landscape description</i>	
<i>Details on the key views and landmarks</i>	
<i>Detail on the settlement patterns</i>	
<i>Information on the buildings, including materials and details</i>	
<i>Details on the ‘sense of place’</i>	
<i>Positive features and special qualities</i>	
<i>Features to be improved or detracting elements</i>	
<i>Have any natural or built environment assets been identified?</i>	
<b>Officers Comments on the Character Appraisal :</b>	
No character appraisal has been received.	
<b>Have any natural or built environment assets been identified?</b>	
It is noted from reading the character appraisal that the Parish has many natural and built assets which should be protected. It would be beneficial if you can plot all your assets onto a map (or series of maps based on the headings below if this is	

easier) and write a short statement explaining why the asset(s) are important. These assets will be reviewed over Summer 2014 by B&NES.

Natural and built assets can be grouped into the following themes:

**Social and communal value**

Are there assets of importance to the local community? The asset(s) may be a source of civic pride for the community or a place that contributes to the “collective memory” of that area?

**Heritage value**

Are there assets that reflect the traditional functional character or former uses in the village?

**Architectural interest**

Are there assets that may be of a high-quality representation of a particular architectural style or type, an individually distinctive form of architecture or are there assets that demonstrate artistic interest?

**Associations**

Are there assets with a historical association with the village, with particular people, artists, writers, or other media, or events in history?

**Aesthetic value**

Are there assets which have intrinsic design value relating to local styles, materials or any other distinctive local characteristics?

**Landmark Quality**

Are there assets with a visual prominence? Assets with landmark quality are normally aesthetically attractive and dominate the street scene or an important view/vista. Assets with landmark quality are normally geographical or cultural orientation points.

### **Archaeological Interest**

Are there any assets of archaeological interest?

### **Geological Interest**

Are there any geological landforms of interest?

### **Scenic quality**

Are there assets that appeal primarily to the visual senses

### **Conservation**

Are there any important flora or fauna assets which should be protected or noted?

### **Local Green Space Designation**

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. A new designation to protect local green areas of particular importance to local communities has been introduced. The Local Green Space designation will allow communities to identify and protect areas that are of value to the community through local and neighbourhood plans. Therefore, it is useful for the Parish Council to identify these local green spaces potentially for protection through the B&NES Placemaking Plan or a Parish prepared Neighbourhood Plan.

It is noted that East Harptree has many green spaces which could be designated as Local Green Spaces. It should be noted however that any green spaces considered by B&NES will need to fulfil criteria set out in paragraph 77 of the NPPF:

- *where the green space is in reasonably close proximity to the community it serves*
- *where the green area is demonstrably special to a local community and*

*holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;*

- *Where the green area concerned is local in character and is not an extensive tract of land.*

For reference:

The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served.

For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.

Extensive designation of open countryside adjacent to settlements will not be appropriate. Provided land can meet the criteria at paragraph 77 of the National Planning Policy Framework there is no lower size limit for a Local Green Space.

## Green Infrastructure

Parish and town councils were asked to assess the green infrastructure assets in and around their parish. This included green spaces, footpaths and cycle ways, places of value and corridors for wildlife. This information will feed into green infrastructure profiles, with initial priority for the RA1 and RA2 designated villages. These profiles will help to inform decisions around new and existing green infrastructure, particularly in relation to new developments, and will be inform the Placemaking Plan

Maps of known green infrastructure were distributed alongside a pro forma to guide this work and the results have been assessed as below:

Validation Criteria	
<i>Map has been annotated and comments made</i>	
Networks for people: <i>footpaths and cycle ways</i>	
Networks for people: <i>outdoor play and relaxation</i>	
Networks for wildlife: <i>green areas and corridors</i>	
Multi-function and value: <i>valued green assets</i>	
Multi-function and value: <i>green assets which could provide more value</i>	
<i>Local green space designation proposals</i>	
<p><b>Officers Comments on the Green Infrastructure Pro Forma :</b></p> <p><i>This parish has not completed a green infrastructure pro forma or character assessment so the below cannot be commented on.</i></p> <p><b><u>Green Infrastructure Map</u></b></p> <p><b><u>Networks for People</u></b></p> <p><b><u>Networks for Wildlife</u></b></p> <p><b><u>Multifunction and Value</u></b></p>	

## Initial Site Assessment

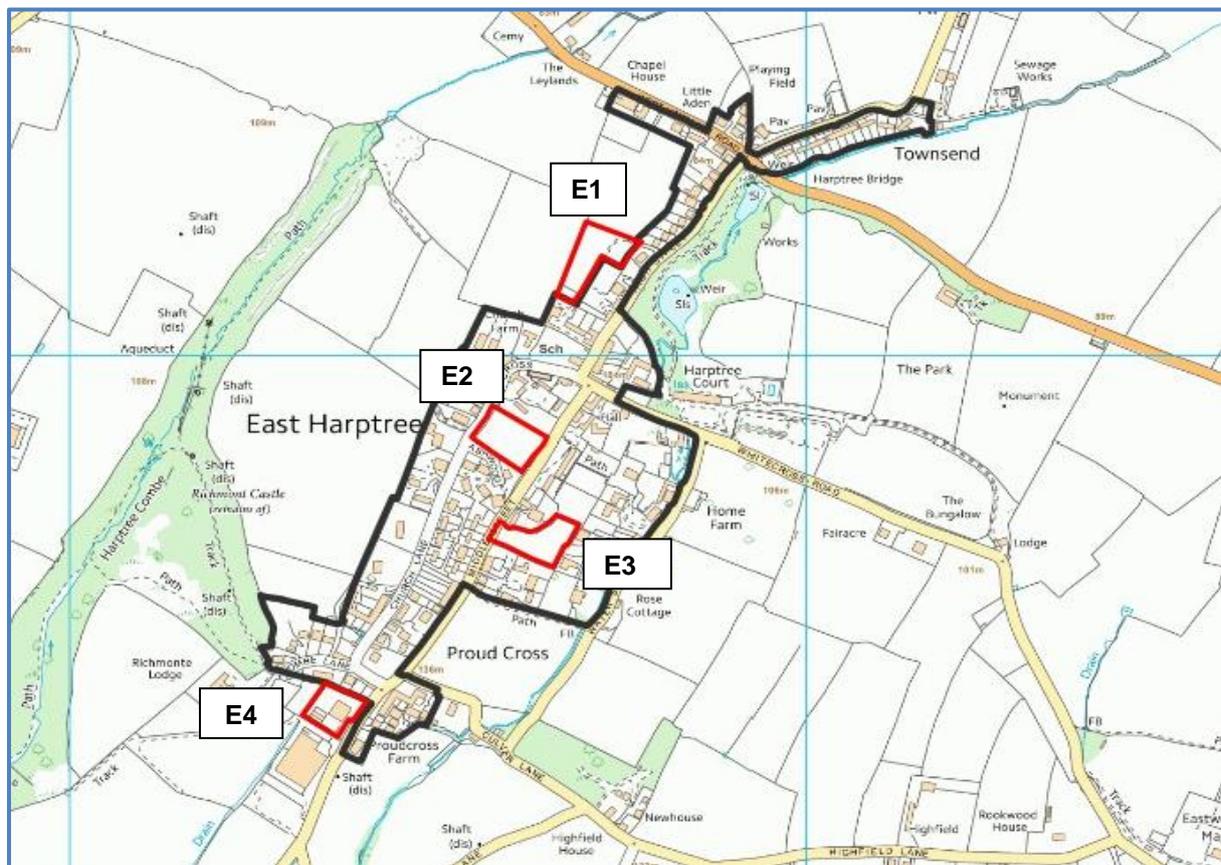
Through this validation process B&NES Council has reviewed the information gathered by the Parish and Town Councils for the Placemaking Plan evidence base. The site assessment information supplied by the Parish/Town Council is set out below and reviewed by category in the Toolkit.

Where B&NES Council has reviewed and confirmed the information submitted is corrected it is indicated as validated. In some circumstances the supporting information may be insufficient or sections omitted. In these cases, B&NES will make comments; these comments/additional information will be clearly distinguished from the Parish/Town Council comments and will be clearly highlighted in bold in this report.

Please note that no comments will be made on the suitability of the sites at this stage. During the Summer 2014, B&NES will undertake Stage 2 and will assess all sites put forward by the Parish and Town Councils for consideration in the Placemaking Plan Options Document which is due to be published in Winter 2014.

## Site Locations

Map to show the location of surveyed sites in East Harptree.



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1:7,300

## Current Use

These comments have been collated from the site assessments submitted by East Harptree Parish Council and will be reviewed fully in Stage 2.

Site Ref.	Size of the site	Current Use	Potential contamination	Validated
E1	0.5 Ha	Agricultural-pasture/ grazing	No	✓
E2	0.45Ha	Agricultural-pasture/ grazing	Yes- elevated heavy metals in soil (arsenic and lead)	✓
E3	0.464Ha	Un-used grassland/ orchard	No	✓
E4	0.36Ha	Farm Yard and Buildings	Yes from long term agricultural practices	✓

## Relationship to Existing Built-Up Area(s)

These comments have been collated from the site assessments submitted by east Harptree Parish Council and will be reviewed fully in Stage 2.

Site Ref.	Relationship to the existing built-up areas	Officers Comments
<b>E1</b>	<p>Approximately 240m's to the nearest shop and approximately 275m's to the school however there are no pavements or street lighting along part of the route.</p> <p>Approximately 180m's to the nearest bus stop.</p> <p>There is 'easy' access onto the site and there are 'good roads' approaching the site.</p>	<p>A transport survey and accessibility to the potential site would need to be investigated.</p>
<b>E2</b>	<p>Approximately 100m's to the nearest shop school and bus stop however there are no pavements or street lighting along part of the route.</p> <p>There is poor access into the site however the approach roads are good. There is a single point of vehicular access.</p> <p>A public footpath crosses the site, it links Church Lane to Middle Street.</p>	<p>A transport survey and accessibility to the potential site would need to be investigated.</p> <p>The Public Right of Way would require investigation and integration or redirecting.</p>
<b>E3</b>	<p>Approximately 300m's to the nearest shop school and bus stop however there are no pavements or street lighting along part of the route.</p> <p>There is 'easy' access onto the site and there are 'good roads' approaching the site.</p>	<p>A transport survey and accessibility to the potential site would need to be investigated.</p>
<b>E4</b>	<p>Approximately 500m's to the nearest shop school and bus stop however there are no pavements or street lighting along part of the route.</p> <p>There is poor access into the site via an unclassified road.</p>	<p>A transport survey and accessibility to the potential site would need to be investigated.</p>

## Flood Risk

These comments have been collated from the site assessments submitted by East Harptree Parish Council and will be reviewed fully in Stage 2.

For reference, the recognised Environment Agency Flood Risk Classifications of potential flooding are:

### Low Probability (Zone 1)

This zone comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%) in any year.

### Medium Probability (Zone 2)

This zone comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.

### High Probability (Zone 3a)

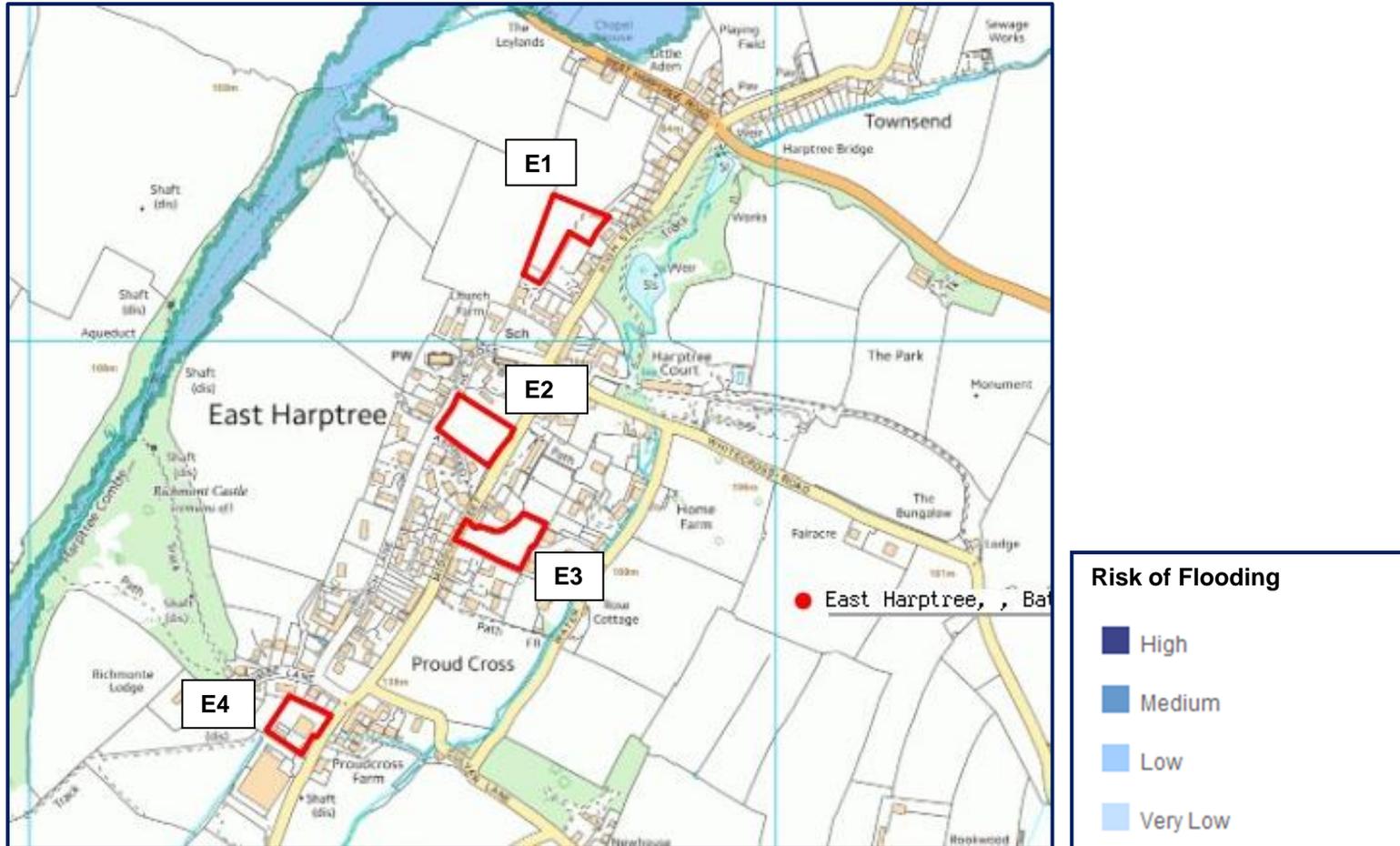
This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.

### High Probability – The Functional Floodplain (Zone 3b)

This zone comprises land where water has to flow or be stored in times of flood.

Site Ref.	Flood Risk	Validated
E1	Low	✓
E2	Low	✓
E3	Low	✓
E4	Low	✓

# Flood Risk Map



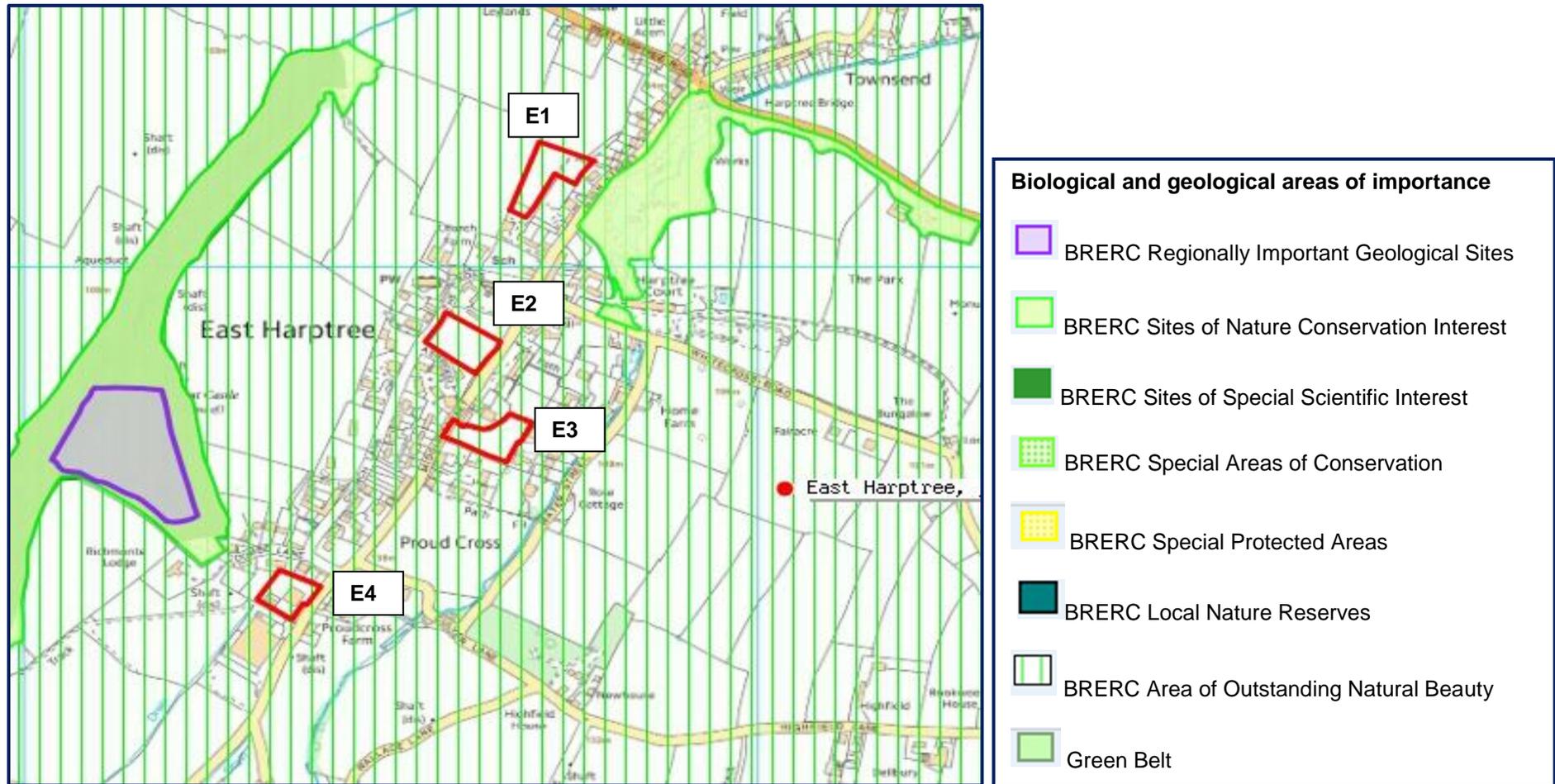
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### International and National biodiversity and geological value sites

These comments have been collated from the site assessments submitted by East Harptree Parish Council and will be reviewed fully in Stage 2.

Site Ref.	BRERC Regionally Important Geological Sites	BRERC Sites of Nature Conservation Interest	BRERC Sites of Special Scientific Interest	BRERC Special Areas of Conservation	BRERC Special Protected Areas	BRERC Local Nature Reserves	BRERC Area of Outstanding Natural Beauty	Green Belt	None	Validated
E1							✓			✓
E2							✓			✓
E3							✓			✓
E4							✓			✓

## Map of the biological and geological areas of importance



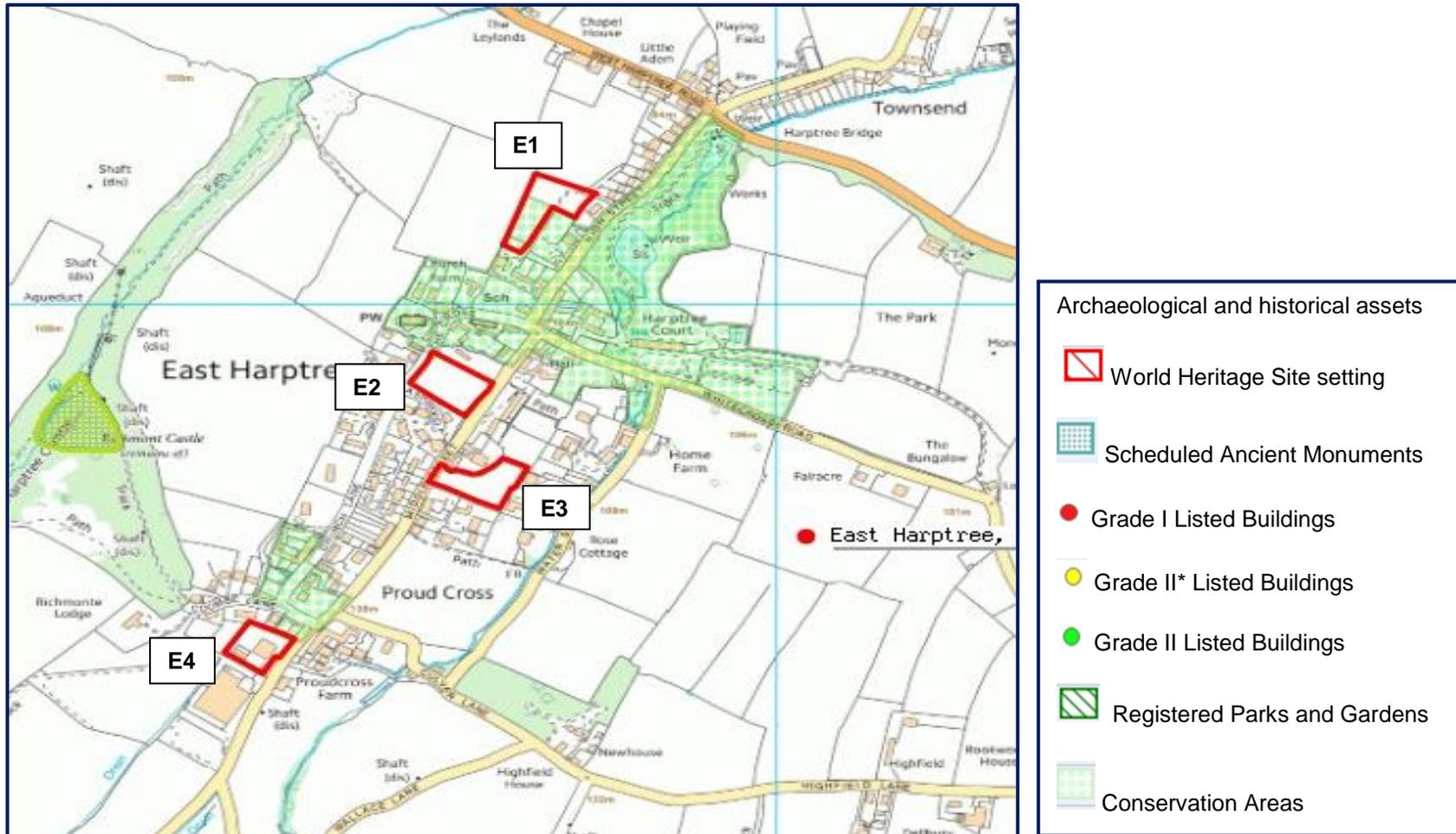
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### Important archaeological or historical sites

These comments have been collated from the site assessments submitted by East Harptree Parish Council and will be reviewed fully in Stage 2.

Site Ref.	World Heritage Site setting	Sites of Archaeological Interest	Scheduled Ancient Monuments	Grade I ,II* and Grade II Listed Buildings and their curtilages	Registered Parks and Gardens	Conservation Areas	None	Validated
E1						Part of the site is within the East Harptree Conservation Area.		✓
E2							✓	✓
E3							✓	✓
E4							✓	✓

MAP of archaeological and historical assets



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## Site Ownership

These comments have been collated from the site assessments submitted by East Harptree Parish Council and will be reviewed fully in Stage 2.

Site Ref.	Was the site identified in the SHLAA	Are there any leases/legal restrictions on the site?	Relevant Planning History	Has the landowner been identified and do they potentially want to develop the site?
E1	Yes	Not known	None	Identified and indicated that they want to develop the site.
E2	Yes	Not Known	Dismissed planning appeal, ref. App-F0114-A-12-2183230. Proposal was contrary to Policy BH.15 of the adopted Local Plan 2011.	Confirmed
E3	No	Not Known	Planning history is pre-1996- needs further investigation.	
E4	Yes	Not Known	Subject to two previous planning applications- 13/03415/OUT/ (Withdrawn Nov 2013) and 12/04534/OUT/ (Withdrawn Oct 2012)	



Reference

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Glossary of Terms

# Glossary of Terms

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## Placemaking

creating the conditions for making better places. This is achieved through using good urban design principles, harnessing positive characteristics of a place and addressing the negative ones.

## Place

A space in the built environment that has some meaning and value for people due to the activities and uses of the space, or the physical qualities of the space.

## Sustainable Development

In the context of a residential environment, this includes:

- Reducing the need to travel short distances by car, by arranging the development to be accessible by foot, bike or bus
- Re-use of resources such as land, buildings and materials
- Sensitive use of site features

## Character

The combination of features of a building or a place that give it a distinctive identity compared with other buildings or areas.

# Glossary of Terms

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## Local Distinctiveness

No place is exactly the same as the next – either in where it lies or how it relates to the broader landscape. The unique landscape character is evident in patterns of fields, trees, hedges, townscapes, villages and buildings – all interrelating with the surroundings. At a settlement scale it is elements such as the style of a window, the shape of a gable or a particular pattern of a gate that contributes to a place's distinctiveness.

## Sense of Place

Often used to describe people's feelings for a place, and the elements that make that place special to an individual or community, eg: memories of past visits, views, sounds, people etc.

## Vernacular Buildings

Mainly refers to pre-industrial era buildings which were created from local (natural) materials, for everyday purposes.

## Green Infrastructure

The network of natural spaces and corridors across a given area. Including spaces within settlements, as well as the wider landscape.

# Glossary of Terms

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## RA 2

East Harptree has been assessed as an RA 2 settlement following completion of B&NES Rural Facilities Audit. The audit seeks to measure the number of key facilities in the village and whether it is capable of supporting development on the basis of its current service provision.

Villages classified as RA2 will accommodate between 10-15 dwellings over the Core Strategy period 2011-2029.

# Reference Documents End

