

Placemaking Plan Character and Site Assessment Validation

Parish Name:	Batheaston
Date that the Placemaking Assessment was received:	December 2013
Policy categorization:	Core Strategy Policy RA1

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:

Validation Criteria	
<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>	Please see the comments below
<p><i>Officers Comments on the Character Appraisal :</i></p> <p>“Very detailed and clear assessment which has clearly informed the potential sites identified for development. Contains lots of local knowledge which can be beneficial to B&NES and to the parishes emerging Neighbourhood Plan.” The methodology has been applied correctly and in the second stage assessments the Planning department will review the character appraisal in further detail.’</p>	

Have any natural or built environment assets been identified?

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 the 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 are 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 Batheaston 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>Officers Comments on the Green Infrastructure Pro Forma :</p> <p><i>The green infrastructure (GI) pro forma was not filled out for this parish so all information about GI has been gleaned from the character assessment.</i></p> <p><i>There is clear mention of St. Catherine's brook as a wildlife corridor and valued green asset, and interest in turning this area into a public green space. The parish are worried that the watercourse is not well-maintained.</i></p> <p><i>There is concern about invasive species, particularly around the football field.</i></p> <p>Green Infrastructure Map</p> <p>A green infrastructure map was not annotated for this parish and thus it has been difficult to build a clear picture of the green infrastructure assets within the village. If a map was analysed and added to this would help greatly with building a green infrastructure profile.</p> <p>Networks for People</p> <p>A very thorough character assessment was submitted and through this it has been possible to identify some information about footpaths and green spaces, but due to the lack of pro forma this is not as detailed as would be liked. The information about green and natural features is very useful, as is the information about the football pitch, however there is no information about footpaths and cycle routes.</p>	

Networks for Wildlife

The detail on St. Catherine's brook is proving extremely useful in understanding Batheaston's ecological networks. It would be useful if more comprehensive information about the whole parish could be provided, accompanied by annotations on a map.

Multifunction and Value

It is clear that St. Catherine's brook is a valued asset within the village, but little has been said about formal green space. Once again it would be useful to have this information in the form of the green infrastructure pro forma so that a parish profile can be easily drafted.

Initial Site Assessment

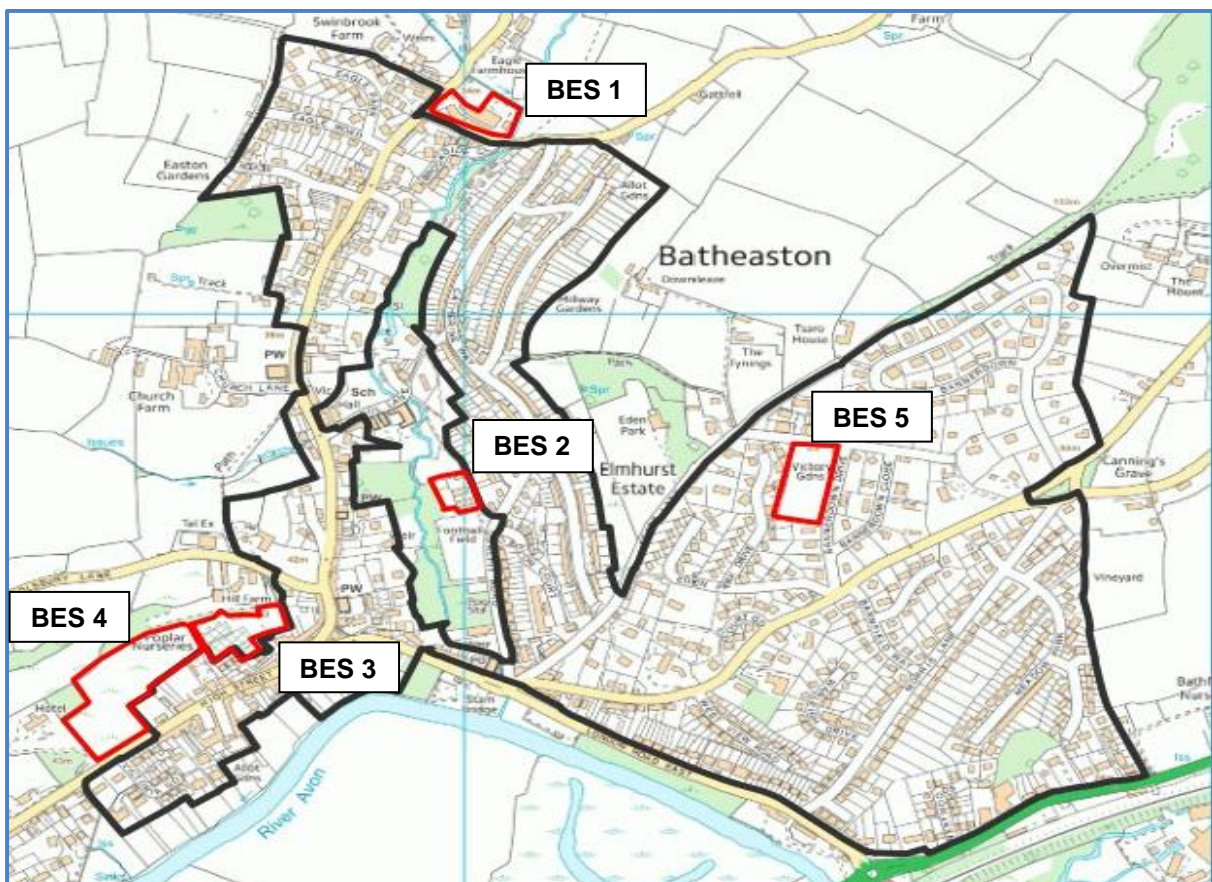
Through this validation process B&NES Council has reviewed the information gathered by the Parish and Town Councils for the Placemaking Plan evidence base. The site assessment information supplied by the Parish/Town Council is set out below and reviewed by category in the Toolkit.

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 Batheaston Parish



Current Use

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

Site Ref.	Size of the site	Current Use	Potential contamination	Validated
BES1	0.51 ha	Former builders yard with existing buildings on the site	Yes	✓
BES2	0.2 ha	Lock up garages	No	✓
BES3	0.66 ha	Former nursery and greenhouses	No	✓
BES4	1.80 ha	Agricultural Land	No	✓
BES5	0.86 ha	Orchard	No	✓

Relationship to Existing Built-Up Area(s)

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

Site Ref.	Relationship to the existing built-up areas
BES1	<p>Surrounded by housing on two sides and adjacent to a farmhouse and agricultural land.</p> <p>Approximately 1.2km to the nearest shop, 700m to the nearest school, 140m and 170m to the nearest bus stops and approximately 1.2km to the village centre and medical centre and post office etc.</p> <p>Approximately 50m from a Public Right of Way.</p> <p>Vehicular access point for one vehicle, there is potential for a two track road. There is an additional access from Steway Lane; however it has been identified as being very narrow and steep with only occasional passing places.</p>
BES2	<p>Close to the village centre, (approximately 300m to the nearest shops etc.) 50m's to the school and 20m's to the nearest bus stop.</p> <p>There is a Public Right of Way running through the site which links the site to the local primary school.</p> <p>Very good access for both vehicles and pedestrian traffic. Vehicle access via Coalpit Road approached from the South with pedestrian access from both South and North via School Lane.</p>
BES3	<p>Close to the village centre and the High Street. Approximately 350m to the nearest shops, 500m's to the nearest school, 350m's to the closest nearest space and approximately 160m's to the nearest bus stop.</p> <p>The site is accessed via The Batch, a narrow two-way lane with on-street parking. There is emergency and delivery vehicle access.</p>
BES4	<p>Close to the village centre and the High Street. Approximately 350m to the nearest shops, 800m's to the nearest school. It is noted that the route to the school will include crossing five roads. 350m's to the</p>

	<p>closest nearest space and approximately 160m's to the nearest bus stop.</p> <p>Single track access onto the site.</p>
BES5	<p>Surrounded by housing. Approximately 650m to the nearest shops and post office and approximately 1.2km to the nearest school.</p> <p>Access road for both vehicles and pedestrians.</p>

Flood Risk

These comments have been collated from the site assessments submitted by Batheaston 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)

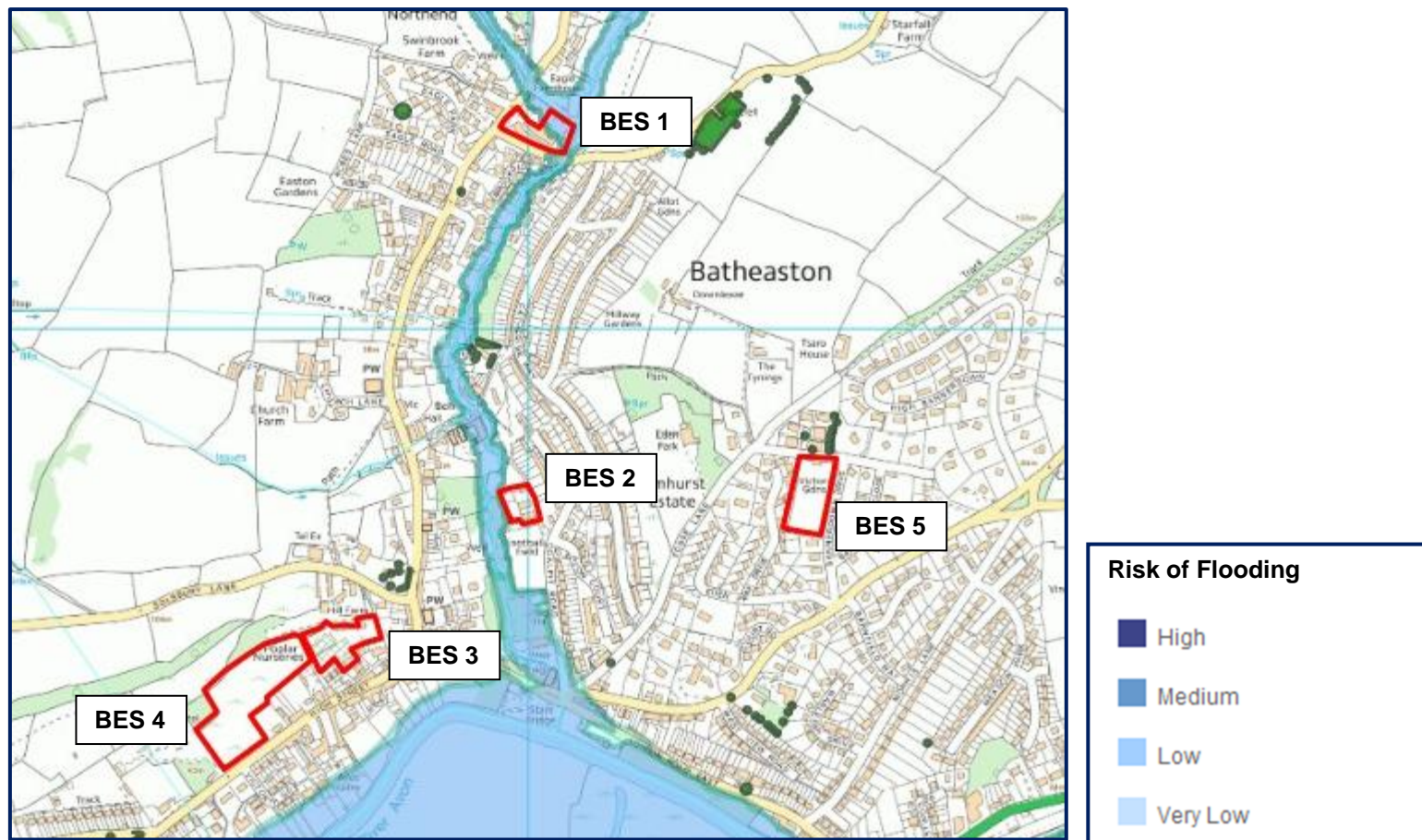
This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.

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
BES 1	Yes. Flooding possible from adjacent St Catherine's Brook.	Eastern edge of site in Flood Zone 2 and Flood Zone 3a.
BES 2	No flood risk	Not within flood zone however western edge of site is adjacent to a Flood Zone 2 and Flood Zone 3a.
BES 3	No flood risk	✓
BES 4	No flood risk	✓
BES 5	No flood risk	✓

Flood Risk Map



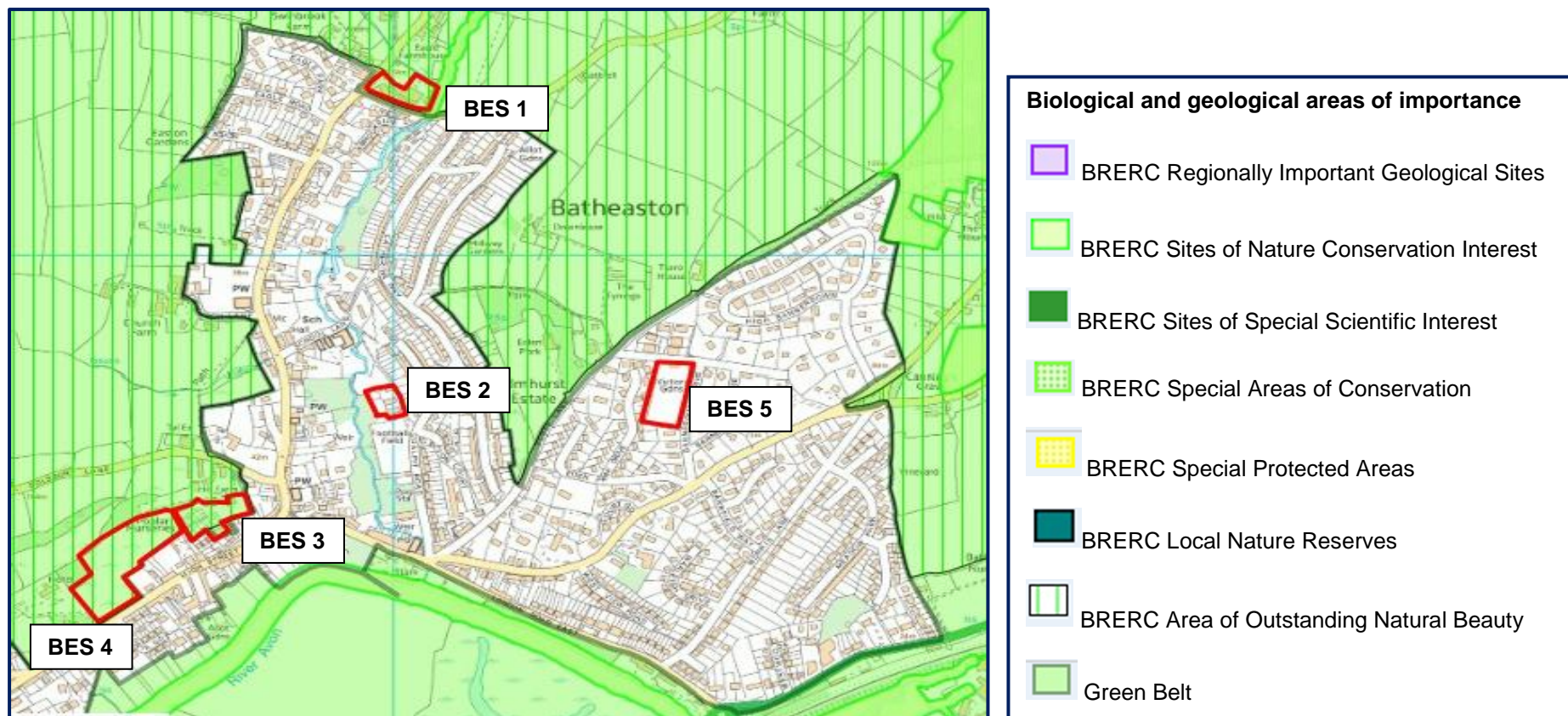
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International and National biodiversity and geological value sites

These comments have been collated from the site assessments submitted by Batheaston 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
BES 1							Within the Cotswolds AONB	✓		✓
BES 2									✓	✓
BES 3							Within the Cotswolds AONB	✓		✓
BES 4							Within the Cotswolds AONB	✓		✓
BES 5									✓	✓

Map of the biological and geological areas of importance



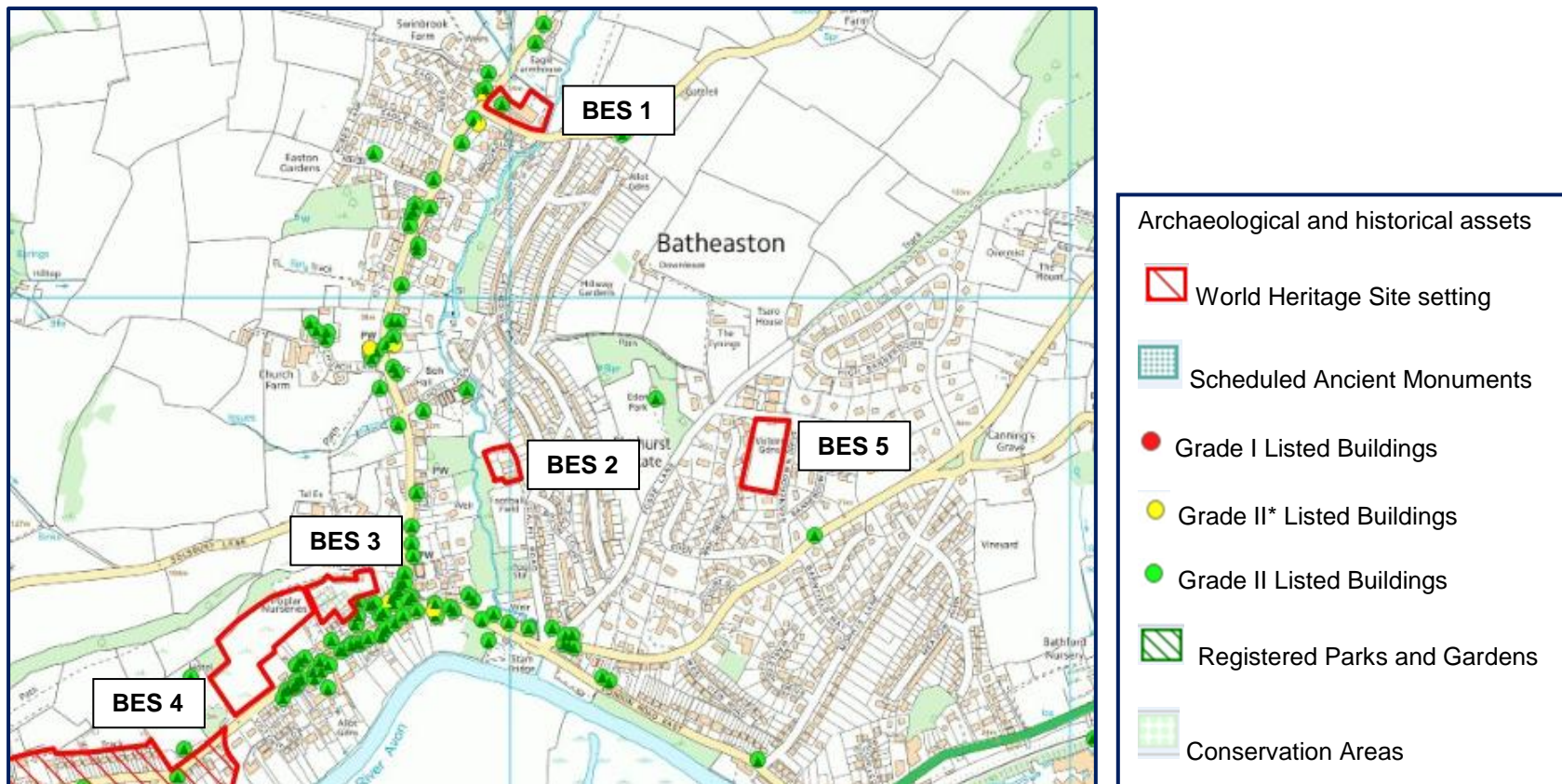
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Important archaeological or historical sites

These comments have been collated from the site assessments submitted by Batheaston 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
BES 1				Grade II Listed Building on site- 'Northend'				✓
BES 2							✓	✓
BES 3				Adjacent to several Grade II Listed Buildings and the Grade II* Batch building.		✓		✓
BES 4				Adjacent to several Grade II Listed Buildings.				✓
BES 5							✓	✓

MAP of archaeological and historical assets



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5. Deliverability of the site

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

Site Ref.	Was the site identified in the SHLAA	Relevant Planning History	Are there any leases/legal restrictions on the site?	Has the landowner been identified and do they potentially want to develop the site?
BES 1	Yes		Not Known	Identified and has indicated that they want to develop the site.
BES 2	Yes		Not Known	Landowner has not been identified.
BES 3	Yes		Not Known	Identified and has indicated that they want to develop the site.
BES 4	Yes		Not Known	Landowner has not been identified.
BES 5	Yes		Not Known	Identified and has indicated that they do not want to develop the site at present.

