

Batheaston SHLAA site BES 1 – Hawkers Yard

FORM A: BASELINE INFORMATION

Settlement Name	Batheaston	Core Strategy Settlement Classification	RA1
Site Name / Address	Hawker's Yard, Northend	Parish Name	Batheaston
Gross area (Hectares)	0.51		
SHLAA Site reference	BES 1		
SHLAA Capacity Assessment	For B&NES Assessment. (Note that the spacing characteristic of the neighbourhood would probably limit it to about 6)		
Current/recent uses	Small workshops; before, builder's and joiner's yard		
Availability	YES		
Site planning history	Application to develop this site for Housing/Retired Homes prepared about 10 years ago – but failed to win residents approval so never formally submitted. Conversion of existing buildings to modern small business units approved over 4 years ago. A re-submission to renew this approval failed last year.		

DESIGNATIONS & KNOWN CONSTRAINTS for B&NES	
AONB	YES On the very edge of the AONB. Makes no contribution to its beauty or nature
Green Belt	YES On the very edge. Brownfield site except, possibly, small green paddock bordering Northend and stretching halfway to St Catherine Brook
SSSI / SNCI	NO
Conservation Area	NO
Listed Buildings	YES Cottage on site listed and, perhaps, wall onto Steway Lane. Listed buildings to North, West and South. Those to the West are of historical importance.
Recorded Archaeology	NO The previous, now deceased, owners of Eagle Farmhouse next door reported that during redecoration of one of their rooms revealed a medieval fresco dating back to the 14th century. Given its position, one cannot rule out the possibility of archeological remains on the site.
Public Rights of Way	YES Can be glimpsed, especially in winter, from Public footpath BA 2/31, adjunct to Limestone Way, which traverses meadowland and is some 50m from site
Flood Risk	YES Flooding possible from adjacent St Catherines Brook.
Services – wires & cables (if known)	YES NO Electricity sub-station in North-West corner of site. No known wires or pipes across it except those serving the site and, probably, drains from houses to South of it.
Mining / Contamination – Map	YES Possibly some contamination from building and wood-working materials.
Other Known / Recorded Constraints	Some mature trees, none of great note. The trees by the St Catherine brook contribute to a wildlife corridor from St Catherine to the Avon.

FORM B: ASSESSING SITE CONNECTIONS AND ACCESS

Site: **Hawker's Yard** Surveyor: **M Townley (Clerk) for Batheaston Parish Council**

Date: **early November 2013**

1. WALKING TO LOCAL FACILITIES

<i>Facility</i>	<i>Distance (metres)</i>	<i>Route Quality</i>	<i>Observations and comments on safety and quality of route Site Visit Notes/Record of Photos</i>

Shop	1,200	Poor	2 possible routes (a) left down and then up Steway Lane steep and no pavement, gate onto Catherine Way, down the Way and along Coalpit Rd to High Street fairly level and with pavements. Or(b) left along Northend, level but narrow and pavements absent or too narrow for a pram / wheelchair. Those are forced by parked cars into the middle of effectively a single track road; (i) near end, down steep Penthouse steps to High Street, left to shops or(ii) to end of Northend down Brow Hill turn left – a bit longer and no pavement by narrow Brow Hill.
School	700	Poor	Again 2 possible routes: (a) as (b) above but second turning left off Northend = School Lane. On left near bottom. (b) as (a) above but right at end of Catherine Way down footpath to bridge across the brook to School Lane
Open Space	40or 120 after main gate	Good	Turn left out of gate; short distance down then up Steway Lane; kissing gate on left leads to public footpath across cattle meadows.
Bus Stop	140 or 220 latter main gate	Fair	As for open space but a further 100m up narrow, steep and pavement-less Steway Lane, through a gateway to Catherine Way . Buses every 20 minutes during working day
Any other facility		Poor	Village centre by “shop” includes pubs, medical centre, post office and other shops and services

2. SITE ACCESS(ES)

General quality of access	Tick one
Fair: Poor access into the site but good approach roads, or poor access into the site and good approach roads. <i>Note: the final “poor” should read “good” and the final “good” read “poor”</i>	X
<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> One good access for vehicles, could be two but one boarded up. Northend not a good road, narrow with many parked cars and few spaces where cars can pass each other, congested at peak times and other times if the churches or meeting rooms are in use.. There is also access from Steway Lane, very narrow and steep with only occasional passing places even to avoid the occasional pedestrian but little traffic and almost no parked cars.	

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

Note key points in the site's favour in terms of connections. Reasonably good vision both ways along Northend and down Steway Lane. But Northend, the more obvious rout , is often blocked and usually congested in peak hours.
Note the key points in terms of connections that would have to be addressed (mitigation) to make it a suitable site: No amelioration is possible to route through Northend without demolishing listed walls or, in one stretch, buildings. In principle, route through Catherine Way could be improved by widening the stretch of Steway Lane to accommodate a footway, keeping open the gateway from Steway Lane into Catherine Way and, perhaps incorporating the Way and Northend into a one-way system. There would be a lot of popular opposition to the latter.

FORM C: ASSESSING THE SITE ENVIRONMENT

Site: Hawkers Yard Surveyor: M Townley (Clerk) for Batheaston Parish Council

Date: November 2013

1. SITE CHARACTERISTICS

Landform: Flat Gently Undulating Strongly Undulating Steep Valley <u>Valley Floor</u> Plateau Site itself is a former builder's yard, now a collection of scattered buildings. To the North it borders the Swinbrook which is fed from both Little Solsbury and Charmy Down, to the East by the St Catherine's Brook, to the South by Steway Lane falling from the Fosse Way over Bannerdown and to the West by Northend which runs from the High street to the A46, changing its name from time to time.
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Views In: <u>Wide from Northend</u> Channelled Long Short <u>Glimpsed from footpath BA2/31(trees) and Steway Lane (wall)</u>	
Rather neglected builder's yard with buildings of no visual merit (apart from listed cottage) clad either with wood or corrugated iron or asbestos sheets except for the small paddock fronting Northend.	
Views Out: <u>Wide</u> Channelled <u>Long to E</u> Short to N (trees), W (buildings) S (wall and buildings) Glimpsed to N, W & E	
To North is the Swinbrook. Along it, immediately West of Northend, is an electricity sub-station; continuing East, trees interrupted by clear views of Eagle Farmhouse, claimed to be a medieval farmhouse. To the West across Northend, is a clear view of the late 17 th century Eagle House, perhaps the most historic house in Batheaston because of its association with the suffragette movement. To the South the view across Steway Lane, obscured by walls and trees, a fine house, now in 4 dwellings, can be spotted. The longest views are of meadows climbing up Bannerdown to the East.	
Natural Features on and Around the Site (Age/Condition/Value): <i>Boundary Hedgerow</i> <i>Trees</i> <i>Freestanding Shrubs</i> <i>Grass</i>	
<i>Numbers, Quality and Value</i> No trees of any value are to be found. There is a fairly thick line of trees (a large crack willow and hazels) along the Swinbrook, a fine fir and holly in the open space bordering Northend. To the East, most of the trees obscuring the view in are on the other side of the brook. The front onto Northend is now composed of a car parking area, an insignificant office building fronted by grass and the aforementioned trees and a green paddock, often with grazing sheep or sow and piglets. No significant shrubs or flowering plants are on the site which did, and probably still does, have some giant hogweed (<i>heracleum mantegazzianum</i>) growing among the paving stones.	
Ecology: (Known/Observed): <i>Birds</i> <i>Signs of Mammals</i> <i>Wildlife Corridors</i> <i>Water Habitat</i> Palmate newts, eels and crayfish (white-clawed) are known in the Swinbrook and are probably present in the St Catherine Brook. There are certainly small trout and probably smaller fish in the brooks. No sign of badgers but bats have been seen overhead. No confirmation of roosting. No protected birds known there. The trees along St Catherine Brook make some minor contribution to the wildlife corridor stretching from near Cold Ashton to the Avon.	
Built Form On and Around the Site: Walls On-site freestanding buildings/structures Neighbouring buildings/structures in view Neighbouring use Potential Conflicts Wall on to Steway Lane believed to be protected, but scarcely visible because of earth banked upon it and covering of brambles, nettles etc. Listed cottage on site. For neighbouring buildings see "views out". There has been strong opposition from neighbours and others to previous applications for development planning. The main grounds were traffic, possible noise from children and loss of the green paddock. But visually, almost any development would be an improvement.	

2. ENVIRONMENT SUMMARY

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?	Tick one
Low	X
Note key points in the site's favour in terms of environment. The site is currently of low quality. It is, however, in a prominent position and, if developed sensitively, might be of high value and enhance the otherwise very attractive scene.	
Note the key points in terms of environment that would have to be addressed (mitigation) to make it a suitable site. The cottage should be retained and walls cleaned up. The other buildings present and the surfacing should be cleared and replaced by building(s) of high quality fitting in with the surrounding Cotswold stone buildings. It would be helpful to retain the grass in front of the site but, given that so much of the site bordering the brooks is in the flood zone, that may not be financially viable.	

FORM D: OVERALL ASSESSMENT SUMMARY

Site name/number: BES 1	Tick one
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.	X
The site is in the greenbelt and AONB. About a third of it is in the 200-year flood zone. But, in the absence of the artificial AONB and Greenbelt designations, an architecturally sensitive housing development might enhance the street scene.	

<p>The site was established in 1919 and is considered a “brownfield” site.</p> <p>Affordable housing would qualify in principle. However, family housing would require more parking places, add to peak hour congestion in Northend and incur a difficult journey to school. Retirement homes would be possible and could be appropriate if a financially viable scheme could be devised. However, the flood zone might be too restrictive to achieve the necessary number of residents. Small scale cottage industry might suit providing it avoided noise and other pollution.</p>
<p>If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?</p> <p>Opening and improving the entrance nearer the brook. Otherwise, a more comprehensive approach to the traffic and parking problems of Northend and Catherine Way might widen the choice of affordable homes. However any improvement to the access from the site to Catherine Way could lead to diversion of other traffic from Northend, at times when the latter was expected to be congested and increase the risk to children in Catherine Way.</p> <p>The residents in Catherine Way and Northend MUST be consulted.</p> <p>A thorough traffic assessment must be undertaken in advance of such a step, and access for emergency vehicles is essential.</p>
<p>If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (eg. heights, screening, materials etc.)?</p> <p>(Add comments on the site plan if this helps, eg. to show a key view.)</p> <p>An enforceable limit would be needed on parking generated by the residents in Northend. Any buildings should be constructed in natural Cotswold stone and fit in with the Northend character.</p>

Surveyor: M Townley (Clerk) for Batheaston Parish Council

Date: 25th November 2013

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Batheaston SHLAA Site BES 2 – Lock-up Garages off Coalpit road

FORM A: BASELINE INFORMATION

Settlement Name	Batheaston	Core Strategy Settlement Classification	RA1
Site Name / Address	BS 2 (Lock up Garages)	Parish Name	Batheaston
Gross area (Hectares)	0.2ha		
SHLAA Site reference	BES 2		
SHLAA Capacity Assessment	B&NES to determine		
Current/recent uses	Lock up Garages		
Availability	Yes		

Site Planning History	No known recent history
DESIGNATIONS & KNOWN CONSTRAINTS	
AONB	YES Borders on AONB does not contribute any value to surroundings.
Green Belt	NO Does not contribute any value to Green Belt.
SSSI / SNCI	NO
Conservation Area	NO On the edge of the Conservation area but does not contribute any value to conservation.
Listed Buildings	NO
Recorded Archaeology	NO
Public Rights of Way	YES Access to BPC land and public path into School Lane
Flood Risk	NO Brook to western side of adjacent land owned by BPC
Services – wires & cables (if known)	NO All services within Coalpit Road running nearby. (Water main runs North to West)
Mining / Contamination – Map	NO
Other Known / Recorded Constraints	N/A

FORM B: ASSESSING SITE CONNECTIONS AND ACCESS

Site: **BES 2** Surveyor: **M Townley (Clerk) for Batheaston Parish Council**
Date: **9th November 2013**

1. WALKING TO LOCAL FACILITIES

<i>Facility</i>	<i>Distance (metres)</i>	<i>Route Quality</i>	<i>Observations and comments on safety and quality of route Site Visit Notes/Record of Photos</i>
Shop	Good	Good level access approx. 300mtrs	
School	Good	Good access approx. 50mtrs	
Open Space	Good	Adjacent football pitch, children's play area and skate park. Church fields approx 150mtrs	
Bus Stop	Good	Within approx 20mtrs	
Any other facility	Good	Retail Outlets and medical centre	

2. SITE ACCESS(ES)

General quality of access	Tick one
Good: Easy access into the site and good roads approaching it.	X
<i>Number of Accesses. Type (vehicle or pedestrian) Observations / Comments / Site Visit Notes / Record of Photos Key Issues and Possible Mitigation (if Fair or Poor)</i>	

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

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.
Note the key points in terms of connections that would have to be addressed (mitigation) to make it a suitable site: This site should be considered in conjunction with the whole of the Coalpit Road area in accordance with BPC vision plans linking this area for better resident's leisure activities. Consideration should also be given to adding additional vehicular access into the School entrance along with residential parking by Elmhurst residents etc.

FORM C: ASSESSING THE SITE ENVIRONMENT

Site: **BES 2** Surveyor: **M Townley (Clerk) for Batheaston Parish Council**
Date: **9th November 2013**

1. SITE CHARACTERISTICS

Landform: Flat
Views In: Glimpsed from surrounding higher levels
Views Out: Channelled Glimpsed
Natural Features on and Around the Site (Age/Condition/Value): Boundary chain link fencing to the north and south with fir trees to the west boundary
Ecology: No known wildlife
Built Form On and Around the Site: On-site freestanding garage buildings/structures Neighbouring buildings in view Neighbouring use residential

2. ENVIRONMENT SUMMARY

Environment Quality and Value: <i>Does the recorded information above suggest that the site is of high quality and value, or is it medium or low?</i>	Tick one
Low	X

FORM D: OVERALL ASSESSMENT SUMMARY

Site name/number: BES 2	Tick one
The site is suitable for allocation The site is well located and has lower environmental sensitivity to change.	X
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (eg. heights, screening, materials etc.)? The site should be part of a comprehensive scheme which takes in Coalpit Road, with some potential expansions, as referred to the Batheaston Vision Plan. Recommend that this site should be for affordable homes	X

Surveyor:- **M Townley (Clerk) for Batheaston Parish Council**

Date:- **9th November 2013**

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Batheaston SHLAA site BES 3 - Pippards

FORM A: BASELINE INFORMATION

Settlement Name	Batheaston	Core Strategy Settlement Classification	RA1
Site Name / Address	Pippards The Batch Batheaston	Parish Name	Batheaston
Gross area (Hectares)	0.66		
SHLAA Site reference	BS 3		
SHLAA Capacity Assessment	15 – 20		
Current/recent uses	Nurseries now unused		
Availability	YES		
Site Planning History	No previous planning history. Existing use predates Green belt designation. Existing use ceased approximately 2007		

DESIGNATIONS & KNOWN CONSTRAINTS		
AONB	YES	
Makes no contribution to the ANOB, is well screened from it and other than a small part in the NE corner of the site occupied by the owners home		
Green Belt	YES	
Site makes no tangible contribution to the openness of the Green belt.		
SSSI / SNCI	NO	
Not applicable		
Conservation Area	YES	NO
Borders onto the Northend Conservation Area. The access from The Batch is in the Conservation Area. It is in poor state and condition and makes no positive contribution.		
Listed Buildings		NO
Contiguous to the Conservation area, and its access serves The Coachhouse which is a listed building.		
Recorded Archaeology		NO
Not known		
Public Rights of Way		NO
None		
Flood Risk		NO
Not applicable		
Services – wires & cables (if known)	YES	NO
Not known if major services cross the site but the site is serviced by all utilities and mains drainage.		
Mining / Contamination – Map		NO
None known		
Other Known / Recorded Constraints		None

FORM B: ASSESSING SITE CONNECTIONS AND ACCESS

Site: BES 3 Surveyor: M Townley (Clerk) for Batheaston Parish Council

Date: 28th October 2013

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	350	Fair	Access to the shopping area is via steep section of The Batch, with no pavement and having to cross the old A4 at the Northend junction.
School	500	Fair	Access is via The Batch and the Northend Road. Northend Road is narrow and has intermittent pavements on one side of the Road, and is heavily trafficked in the morning/evening rush hours.
Open Space	350	Fair	Access is via steep section of The Batch with no pavement and having to cross the old A4 at the Northend junction
Bus Stop	160	Good	Close proximity to bus route serviced by frequent local and country buses.
Any other facility		None	

2. SITE ACCESS(ES)

General quality of access	Tick one
Poor: Poor access onto the site and poor roads approaching it.	X
Number of Accesses. Type (vehicle or pedestrian) Observations / Comments / Site Visit Notes / Record of Photos Key Issues and Possible Mitigation (if Fair or Poor) The site is accessed via The Batch, a narrow two-way lane with on-street parking, and is inadequate to allow free access by delivery and emergency vehicles in the current use configuration – and as a two-way street.	

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

Note key points in the site's favour in terms of connections.
It is well connected to public transport, amenity space, shops and social services.
Note the key points in terms of connections that would have to be addressed (mitigation) to make it a suitable site.

Extensive highway improvements would be required to modify levels and reconfigure the Northend junction including The Batch, St Catherine Road and the old A4 carriageways and construct roadside pavements on the North side of the old A4.

FORM C: ASSESSING THE SITE ENVIRONMENT

Site: BES 3 Surveyor: M Townley (Clerk) for Batheaston Parish Council Date: 28th October 2013

1. SITE CHARACTERISTICS

<p>Landform: <i>Flat Gently Undulating Strongly Undulating Steep Valley Valley Floor Plateau</i> <i>Observations/Notes/Record of Photos</i> Sloping site previously developed and levelled over extensive areas.</p>
<p>Views In: <i>Wide Channelled Long Short Glimpsed Quality and Value of View/Record of Photos</i> Well sheltered site other than the North East corner of the site, presently occupied by the proprietor's house, which can be seen from the distant Village of Bathampton and the A363</p>
<p>Views Out: <i>Wide Channelled Long Short Glimpsed Quality and Value of View/Record of Photos</i> Extensive views from the North East corner across the Avon river valley to Bathampton, Claverton Down and the Freshford valley. Other parts of the site are secluded and sheltered.</p>
<p>Natural Features on and Around the Site (Age/Condition/Value): <i>Boundary Hedgerow Trees Free-standing Shrubs Grass Numbers, Quality and Value</i> <i>Observations/Notes/Record of Photos</i> North Boundary. Steep cut in bank with base retaining walls rising some 6m above the general level of the site. Generally shrub and bramble cover, some nice individual conifers but only one of note and suitable for saving. East & West boundaries. Established hedgerow of either privet/conifer or deciduous planting 1,5m to 1.8m high to back garden of the adjoining property. Southern boundary. Consists of 1.8m high timber panel-boarded fencing, designating separation with back gardens of properties in The Batch, generally set at lower level.</p>
<p>Ecology: (Known/Observed): <i>Birds Signs of Mammals Wildlife Corridors Water Habitat</i> <i>Comments/Notes, Quality and Value</i> <i>Observations/Notes/Record of Photos</i> No specific signs of mammals on the site but presence of garden birds – Tits, Robins and small finches noted.</p>
<p>Built Form On and Around the Site: <i>Walls On-site freestanding buildings/structures</i> <i>Neighbouring buildings/structures in view Neighbouring use Potential Conflicts</i> <i>Comments/Notes, Observations/Notes/Record of Photos</i> The lower site is extensively covered with commercial green-house glazed structures – now disused and in a state of advanced disrepair. The North East corner of the site is occupied by the proprietor's home – a 3-storey stone faced structure under a pitched concrete tiled roof with aluminium(?) casement windows built in the late 1950's. Neighbouring properties are of a residential nature lying mainly in the south, separate from the site by intervening back gardens, approximately 9m deep. A Coachhouse conversion shares the access to the site, which goes with the nursery land. There are no particular views that should be protected into or out of the site. Overlooking into adjoining properties is a potential conflict and should be addressed by design and layout.</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>Low</p>	<p>X</p>
<p>Note key points in the site's favour in terms of environment. The site is extensively developed and the ground line modified to level it for the extensive level requirements needed for the construction of the greenhouses. The whole area, since its use effectively ceased 5 years or more ago, has slowly deteriorated where the general environment is run down, unkempt and poorly maintained.</p>	
<p>Note the key points in terms of environment that would have to be addressed (mitigation) to make it a suitable site. The site is to be cleared of all structures and sensitive and adequate landscaping incorporated to integrate the site in the built environment. The high bank to the rear to be prepared, contoured and stabilised by retaining walls and planted to blend into the landscape above.</p>	

FORM D: OVERALL ASSESSMENT SUMMARY

Site name/number: Pippards BES 3	Tick one
<p>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.</p>	X
<p>What are the key reasons behind your final judgement? The land whilst in the Greenbelt is a brown field site, it is well integrated within the existing built up area, well screened and does not make a significant contribution to the landscape setting nor to the openness of the Greenbelt. Nevertheless vehicular access is not ideal, notwithstanding that the existing use previously generated considerable traffic and access was possible by large delivery vehicles. However given the said ownership and control of land to form a new and appropriate junction onto to The Batch might be possible, however, there are considerable difficulties with The Batch itself a narrow road, unsuitable for emergency vehicles to get through handicapped by its width and on street parking and very awkward junction onto the High Street. Such obstacles pose serious hazards and development will serve to intensify danger to road users and traffic. Should the site be thought suitable for development then a comprehensive traffic assessment study should be undertaken taking account of the High Street, Northend and The Batch junction in grade and configuration and involve direct consultation with all local residents.</p>	
<p>If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? Housing.</p>	
<p>If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? Significant highway improvements to levels and configuration of the Northend junction with the possible designation of The Batch to a one-way street with new pavements added to London Road and to facilitate pedestrian movement from the site and for local residents to access safely to public transport, the route to open shops and public open space. These measures should also be complemented by a new and appropriate junction from the site onto The Batch.</p>	
<p>If the site was judged to be suitable, or potentially suitable, what principles or conditions might be applied (eg height, screening, materials etc.)? The design and layout of buildings should avoid overlooking and shadowing adjacent properties, with ridge-lines kept to an agreed datum. Substantial structural site boundary landscaping to be incorporated to avoid construction occurring too close to adjoining boundaries. Materials should complement the local scene and predominantly be local stone for all external walls. Main roofs pitched to reflect adjacent properties using natural slate or clay tiles.</p>	

Surveyor: M Townley (Clerk) for Batheaston Parish Council
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Date: 28th October 2013

Batheaston SHLAA site BES 4 – Land by The Tower Site

FORM A: BASELINE INFORMATION

Settlement Name	Batheaston	Core Strategy Settlement Classification	RA1
Site Name / Address BES 4	Field at side of Towers London Road East High Street Batheaston	Parish Name Batheaston	
Gross area (Hectares)	1.80		
SHLAA Site reference	BES 4		

SHLAA Capacity Assessment	50 – 80
Current/recent uses	Agricultural field
Availability	YES
Site Planning History	No previous planning history. Designated Agricultural land (pasture)

DESIGNATIONS & KNOWN CONSTRAINTS	
AONB	YES An important element of the ANOB seen from across the river Avon valley, Bathampton and the local road network
Green Belt	YES Makes an important contribution to the openness of the Green belt and is well integrated in the surrounding landscape – with high visibility from important viewing points across the Avon Valley.
SSSI / SNCI	NO Not applicable.
Conservation Area	NO Not applicable.
Listed Buildings	NO The East boundary is contiguous with the curtilage of The Towers – a designated listed building.
Recorded Archaeology	NO Not known
Public Rights of Way	NO Historically “YES” – see 1891 1933 mapping status to be checked.
Flood Risk	NO Not applicable
Services – wires & cables (if known)	YES NO Not known
Mining / Contamination – Map	NO None known
Other Known / Recorded Constraints	Not applicable.

FORM B: ASSESSING SITE CONNECTIONS AND ACCESS

Site: BES4 Surveyor: M Townley (Clerk) for Batheaston Parish Council
Date: 28th October 2013

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	600	Fair	Along a busy trafficked route where a substantial length has only single pavement on opposite side of road.
School	800	Poor	The pedestrian route involves road crossings at least on 5 occasions. The first 400m are on the old A4, which is heavily trafficked and has a pavement only on the south side. The remainder of the route is along Northend Road which is narrow, has intermittent pavements on one side of the road and is heavily trafficked in the morning/evening rush hours. The location is likely to generate additional car-based journeys.
Open Space	350	Fair	The nearest public open space is the High Street Gardens.
Bus Stop	160	Good	Good access to 5 or 6 regular services connecting to the centre of Bath.
Any other facility			None

2. SITE ACCESS(ES)

General quality of access	Tick one
Good: Easy access into the site and good roads approaching it.	X
<i>Number of Accesses. Type (vehicle or pedestrian)</i> <i>Observations / Comments / Site Visit Notes / Record of Photos Key Issues and Possible Mitigation (if Fair or Poor)</i>	
Single farm type access exist onto the site. It is unsuitable in its present form to accommodate	

wholesale development.

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

Note key points in the site's favour in terms of connections.

Well connected to bus route and public road.

Note the key points in terms of connections that would have to be addressed (mitigation) to make it a suitable site.

New junction onto the old A4, a new pavement on the North side of the old A4 connecting pedestrian movement from the site eastward to The Batch and westward to Bailbrook Lane

FORM C: ASSESSING THE SITE ENVIRONMENT

Site: BES 3 Surveyor: M Townley (Clerk) for Batheaston Parish Council

Date: 28th October 2013

1. SITE CHARACTERISTICS

Landform: Flat Gently Undulating Strongly Undulating Steep Valley Valley Floor Plateau
Observations/Notes/Record of Photos

Moderate to steep sloping South-facing site, overgrown with shrubs and extensive perennial ground cover.

Views In: Wide Channelled Long Short Glimpsed/bnb Quality and Value of View/Record of Photos

Visible in a wide sweep across the Avon river valley from Brown's Folly to Claverton Down.

Views Out: Wide Channelled Long Short Glimpsed/bnb Quality and Value of View/Record of Photos

Excellent quality distant views out with wide, short and long views across the river Avon valley to Claverton Down and Brown's Folly.

Natural Features on and Around the Site (Age/Condition/Value):

Boundary Hedgerow Trees Freestanding Shrubs Grass Numbers, Quality and Value
Observations/Notes/Record of Photos

Boundaries have deep and well-established hedge rows, connecting to field boundaries extending into the Green Belt. Within the site there are a number of mature and good quality trees dispersed throughout which make an important contribution to the local landscape.

Ecology: (Known/Observed): Birds Signs of Mammals Wildlife Corridors Water Habitat
Comments/Notes, Quality and Value Observations/Notes/Record of Photos

Robins, wren, magpie, jay and buzzard noted overhead, advised by local residents that badger sets are present and bat colonies are nearby. Unable to fully investigate site as owners approval could not be established.

Site should be subject to an ecological survey to establish details of flora and fauna.

Built Form On and Around the Site:

Walls On-site freestanding buildings/structures Neighbouring buildings/structures in view Neighbouring use Potential Conflicts

Comments/Notes, Observations/Notes/Record of Photos

Boundary to old A4 = coursed stone retaining walling 2m high. Elsewhere boundaries defined by established hedgerows.

The site is contiguous with BES 3, sharing a common boundary to the East. Whilst this should not pose any particular conflict, BES 3 (Pippards site) would benefit from being accessed off this site. If this site does become allocated, and developed, it is VERY STRONGLY RECOMMENDED that appropriate conditions and robust 106 Agreements should be put in place to ensure vehicular access for site BES 3 occurs from this site, with an appropriate specifically adopted road and at a place along its route or at the boundary with BES 3 ransom strips are retained.

2. ENVIRONMENT SUMMARY

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?

Tick one

High

X

Note key points in the site's favour in terms of environment.

The site is an integral part of the Green belt and mature trees and dense greenery is an important local feature, it is highly visible from the public road and properties across the way, and is highly visible from distant vantage points.

Note the key points in terms of environment that would have to be addressed (mitigation) to make it a suitable site.

Retain mature trees on site, extensive landscaping on the old A4 frontage, sensitive design of the junction to the public road and careful layout of any development to maintain existing boundary condition, and avoid undue reconfiguration of the landform.

FORM D: OVERALL ASSESSMENT SUMMARY

Site name/number: Field adjacent to The Towers BES 4	Tick one
The site is unsuitable for allocation The site is poorly connected and has a higher environmental sensitivity to change.	X
What are the key reasons behind your final judgement? It is a Greenfield site, an integral part of the Green belt and its development would severely compromise the openness of the Green Belt. The mature trees, indigenous ground cover and established boundary hedgerow conditions have important ecological bearing and significant loss of these features would have a detrimental environmental impact.	
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? Low density housing in the region of 30 to 40 dwellings per hectare due to the topography of the site and, to avoid undue loss of hedgerows, established mature trees and ecological impact..	
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? The site does make a significant contribution to the Green Belt and robust public consultation should be undertaken to establish if appropriate special circumstances exist to allow development. Ensure the site is allocated on the basis that it will form part of a comprehensive development in conjunction with BES 3 (Pippards) where appropriate pedestrian and vehicular access is provided through this site to the old A4 London Road. Road improvements, by forming a suitable junction, new pavements and road crossings, and added traffic calming measures on the London Road in the interest of safety for road users.	
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (eg. heights, screening, materials etc.)? Any proposed development of the site is to be based on a high quality landscape scheme from inception, incorporating existing mature trees, minimizing the loss of boundary hedgerows to the North and West. A safeguarded strip kept on the boundary with London road of at least 10m to be landscaped and planted with indigenous trees and ground cover to maintain a wooded feature onto the street scene. Buildings not to exceed 2-storeys, with ridge heights kept to a minimum. Materials to be natural stone walls with natural slates and or clay tile roofs. Permitted development rights to be removed and development conditioned to not encourage loft conversions above 1-storey.	

Surveyors: M Townley (Clerk) for Batheaston Parish Council

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Date: 28th October 2013

Batheaston SHLAA site BES 5 – Victory Gardens

FORM A: BASELINE INFORMATION

Settlement Name	Batheaston	Core Strategy Settlement Classification	RA1
Site Name / Address	Victory Gardens Bannerdown Drive Batheaston BA1 7JW	Parish Name	Batheaston
Gross area (Hectares)	0.86 ha		
SHLAA Site reference	BES 5		
SHLAA Capacity Assessment	For B&NES Assessment. (probably 5 – 10)		
Current/recent uses	Private orchard		
Availability	Site put forward during SHLAA call for sites stage by the Parish council. The landowner – Cllr Martin Veal – did not submit the site and has requested that B&NES removes the site from this process		

Site planning history	None
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DESIGNATIONS & KNOWN CONSTRAINTS for B&NES	
AONB	NO
On the very edge of the AONB. Makes no contribution to its beauty or nature	
Green Belt	NO
SSSI / SNCI	NO
Conservation Area	NO
Listed Buildings	NO
Recorded Archaeology	Not known
Public Rights of Way	NO
Flood Risk	NO
Services – wires & cables (if known)	Not known
Mining / Contamination – Map	Very unlikely
Other Known / Recorded Constraints	Not known

FORM B: ASSESSING SITE CONNECTIONS AND ACCESS

***Nb: No site visit undertaken due to Landowner's opposition to this process.
So comments below are based on local knowledge only***

Site: Victory Gardens BES 5


Surveyor: M Townley (Clerk) for Batheaston Parish Council

Date: early November 2013.

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	600	Good	Safe walking routes are available, providing the lower end of Bannerdown Road is avoided.
School	800	Good	Easy and safe walking route to the local Primary School (avoiding lower end of Bannerdown Road)
Open Space	600	Good	Easy access to Bannerdown Common and recreational facilities in Batheaston.
Bus Stop	600 50	Poor Fair	No "First Bus" routes along Bannerdown Road Infrequent "Faresaver" route serving Colerne to Bath
Any other facility			None

2. SITE ACCESS(ES)

General quality of access	Tick one
Good: Easy access into the site and good roads approaching it.	X
Number of Accesses. Type (vehicle or pedestrian) Observations / Comments / Site Visit Notes / Record of Photos Key Issues and Possible Mitigation (if Fair or Poor) One main access road for vehicles and pedestrians. Approach road is fairly narrow although not heavily used by traffic (See photo)	
	

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

Note key points in the site's favour in terms of connections.

Well served by main roads.

Safe walking routes are available providing the lower end of Bannerdown Road is avoided.

Note the key points in terms of connections that would have to be addressed (mitigation) to make it a suitable site:

Fair access to bus services.

The lower end of Bannerdown Road is dangerous due to a very narrow section of the Road which does not have any pavements.



FORM C: ASSESSING THE SITE ENVIRONMENT

Site: Victory Gardens BES 5

Surveyor: M Townley (Clerk) for Batheaston Parish Council


Date: Early November 2013

1. SITE CHARACTERISTICS

<p>Landform: <u>Flat</u> Gently Undulating Strongly Undulating Steep Valley Valley Floor Plateau Gently sloping</p>
<p>Views In: Wide from Northend Channelled Long Short <u>Glimpsed</u> Site hidden behind high stone wall. Adjoining houses can see into site from first floor rooms</p>
<p>Views Out: <u>Wide</u> Channelled Long Short Glimpsed Open views to the East above the boundary wall. Open views to the South and West above the hedgerow.</p>
<p>Natural Features on and Around the Site (Age/Condition/Value): <u>Boundary Hedgerow</u> <u>Trees</u> <u>Freestanding Shrubs</u> <u>Grass</u> Orchard – variety of trees East boundary – Stone wall West boundary – Mature hedgerow South boundary – Mature hedgerow North boundary – Site owners residence</p>
<p>Ecology: (Known/Observed): <u>Birds</u> <u>Signs of Mammals</u> Wildlife Corridors Water Habitat</p>
<p>Built Form On and Around the Site: <u>Walls</u> <u>On-site freestanding buildings/structures</u> <u>Neighbouring buildings/structures in view</u> Neighbouring use Potential Conflicts <u>Neighbouring use – Residential</u></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>
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Medium	X
<p>Note key points in the site's favour in terms of environment. Generally undisturbed large site, which will provide good wildlife habitats.</p>	
	
<p>Note the key points in terms of environment that would have to be addressed (mitigation) to make it a suitable site. Protection of hedgerows and some mature trees</p>	

FORM D: OVERALL ASSESSMENT SUMMARY

Site name/number: BES 5	Tick one
The site is suitable for allocation The site is well located and has lower environmental sensitivity to change.	X
What are the key reasons behind your final judgement?	
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?	
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?	
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. Low density detached houses, designed to respect the surrounding area. An assessment of the road junction at the mini-roundabout on Bannerdown Road is recommended.– to ascertain sustainable access.	

Surveyor: M Townley (Clerk) for Batheaston Parish Council
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Date: November 2013

SETTLEMENT ASSESSMENT PROFORMA

Surveyor: M Townley (Clerk) for Batheaston Parish Council

Character Area: Northend (area A) North to South (Above the Church Cemetery)

Date: 17th November 2013 Weather: Overcast/Wet

1. PATTERN

Character Element
<p>A. Topography: From Northern boundary the carriageway gently rises for a few metres and then levels off along the valley towards the high Street.</p>
<p>B: Layout: Main carriageway into village from St. Catherine's is linear initially with industrial buildings to the eastern side and a farm curtilage and house to the Western side. Those are followed by irregular Buildings with mixed settings, some close to the road and others well set back including front gardens. There are cul-de-sacs with newer constructed housing dating from the 1970's to current day and three lanes leading to Bannerdown to the East and Chilcombe Bottom to the West.</p>
<p>C: Spaces: <i>Open green space to front of industrial buildings known as Hawkers Yard and station.</i></p>
<p>D: Green and Natural Features: Small number of mature trees together with bushes and hedges facing out onto Northend Road. Green</p>

backcloth to buildings on the East and Western boundaries giving large areas of greenery.
E: Wildlife and Ecology: Garden birds and other animals. No known protected animals or plants
F: Roads, Streets and other Movement Routes: Carriageway leading from St. Catherine's towards Southern boundary of village with very narrow carriageway and single pavements in places, sometimes not broad enough to take a pram or wheelchair. Monks Path paving stones to Eastern side of road opposite Eagle House with on-street parking restricting numerous points along the road to single traffic with passing points with no formal parking available.
G. Landmarks: Eagle House and Monks Path.
H: Views Out: There are occasional views where one can see out to other areas of the surrounding Cotswold hills with landscape across the rooftops?
I: Views In: There are places around where it is possible to get views into this area such as Elmhurst, Bannerdown, Little Solsbury and Bathampton Heights.

2. BUILDINGS AND DETAILS

A: Predominant Building Shape and Heights: A wide mix of buildings with wide and narrow frontages with some being terraced, semi-detached and detached. These vary from 2-storeys and 3-storeys with varied shapes and sizes together with modern 1970s to current day new housing.
B: Roofs: Pitched roofs with varied pitch and a mixture of lean-tos, parapet fronts and with dormer windows. 1950s Cul-de sac with hipped pitched roofs.
C. Predominant Materials: Mixture of Natural Cotswold stone, Ashlar and Random Rubble walls with clay double roman tiles, slate and occasional natural stone slates to roofs. Natural Stone rubble boundary walls, several listed, with some hedges and tarmac paths, concrete kerbs.
D: Details: Character created by porches, sash windows and occasional mullion windows and chimneys, and age of many of the buildings.

3. SUMMARY

A. In a few words of a sentence or two, what are for your group the key <u>positive</u> features about this area? What makes it special? A mixed group of buildings with village character combined to make a very nice village within an area of conservation which has naturally evolved with an organic environment. The character of this part of the conservation area is semi-rural, located on the edge of the built up area with green backdrop setting with mature trees to the east of the village. Numerous listed buildings form an attractive grouping of buildings with their heritage aspects. The main carriageway runs past several green areas respecting topography of this part of the village where the land levels drop away to the east. Eagle House makes a significant contribution to the appearance of this part of the conservation area and to the local character.
B. In a few words of a sentence or two, what are for your group the key <u>negative</u> features about this area? What detracts from it? The negative part of this village is the narrow restricted single access in and out with the necessity for on-street parking.

LANDSCAPE ASSESSMENT PROFORMA

Surveyors: M Townley (Clerk) for Batheaston Parish Council

Character Area: Northend (area A) North to South (Below Church cemetery)

Date: 17th November 2013 Weather: Overcast/Wet

View Point Numbers

1. DESCRIPTION

Character Element
A. Landform: Gently undulating Steep valley side

B. Landcover: <i>Open farmland</i>	Farmland with trees/woods	<i>Woodland</i>	<i>Parkland</i>	<i>Wetland</i>
C. Landuse:	Not applicable			
D. Field Boundaries:	Not applicable			
E. Field Sizes and Patterns:	Not applicable			
F. Routeways:	Few roads			
G. Buildings and Structures:	Not applicable			
H. Water and Drainage:	Stream			
I. Enclosure and Scale:	Tight Enclosed			

2. VIEWS AND LANDMARKS (mark on the map)

A. Views:	Channeled
B. Landmarks:	Buildings

3. SUMMARY

A. Scenic Quality:
B. Activities and Associations:
C: In a few words or a sentence or two, what are for you the key <u>positive</u> features about this area? What makes it special?
D: In a few words or a sentence or two, what are for you the key <u>negative</u> features about this area? What detracts from it?

SETTLEMENT ASSESSMENT PROFORMA

Surveyors: M Townley (Clerk) for Batheaston Parish Council

Character Area: Northend (area B) South to North (*From Church cemetery to High Street*)

Date: 17th November 2013 Weather: Overcast/Wet

1. PATTERN

Character Element
A. Topography: Flat / Linear valley, gentle sloping road down towards School Lane and then up into North side of area 'B'
B: Layout: Linear Irregular Buildings with mixed settings, some close to the road and other Buildings well set back including front gardens. Others have back gardens with long and thin plots whilst some are short plots with occasional wide plots. No obvious centre in area B
C: Spaces: Gaps between buildings with Green spaces used by School and Church Fields where local events take place.
D: Green and Natural Features: Predominant mature trees to Church Yard and Church Fields together with bushes and hedges facing out onto Northend Road. Green backcloth to buildings giving large areas of greenery. Diminutive Village Green by church. Small public, but inaccessible garden strip by steps from Northend to High Street.

E: Wildlife and Ecology: Common garden birds and mammals. A very rare fern, maidenhead fern (<i>adiantum capillus-veneris</i>) can be found on the churchyard retaining wall.
F: Roads, Streets and other Movement Routes: Winding road leading from High Street towards North of village with very narrow carriageway and single pavement with kerbs to one side and on-street parking. Narrow road with passing points and traffic humps to restrict speed. Cul-de-sacs leading off main carriageway plus Solsbury Lane leading to Little Solsbury and the A46
G. Landmarks: <i>There are key landmarks visible from a distance (church tower)</i>
H: Views Out: There are occasional views where one can see out to other areas of the surrounding landscape across the rooftops?
I: Views In: There are places around where it is possible to get views into this area such as Bannerdown, Little Solsbury and Bathampton Heights.

2. BUILDINGS AND DETAILS

A: Predominant Building Shape and Heights: A wide mixture of buildings with wide and narrow frontages with some being terraced, semi-detached and detached. These vary from 1-storey, 2-storey and 3-storey with varied shapes and sizes. They include the 13th Century St Johns C of E Church, the brutalist modern church of the good shepherd (RC) and the Methodist Chapel.
B: Roofs: <i>Pitched roofs with varied pitch and a mixture of lean-tos, parapet fronts and mansard with dormer windows.</i>
C. Predominant Materials: Mixture of Natural stone Ashlar and Random Rubble walls with clay double roman tiles, slate and occasional natural stone slates to roofs. Natural Stone rubble boundary walls, some listed, with some hedges and tarmac paths, concrete kerbs.
D: Details: Character created by dormer windows, porches, sash windows and occasional mullion windows and chimneys. Old 18th century houses and the Churches.

3. SUMMARY

A. In a few words of a sentence or two, what are for your group the key <u>positive</u> features about this area? What makes it special? A mixed group of buildings with village character combined to make a very nice village within an area of conservation of which has naturally evolved with an organic environment. The character of this part of the conservation area is semi-rural, located on the edge of the built up area with green backdrop setting off the church field and mature trees to the east of the village. Numerous listed buildings form an attractive grouping of buildings with their heritage aspects. The main carriageway runs past several green areas set at a lower level respecting topography of this part of the village where the land levels drop away to the east. Mature trees make a significant contribution to the appearance of this part of the conservation area and the local character. The original centre of the Village.
B. In a few words of a sentence or two, what are for your group the key <u>negative</u> features about this area? What detracts from it? The negative part of this village is the narrow restricted single access in and out with the necessity for on-street parking.

LANDSCAPE ASSESSMENT PROFORMA

Surveyors: M Townley (Clerk) for Batheaston Parish Council

Character Area: Northend (area B) South to North

Date: 17th November 2013 Weather: Overcast/Wet

1. DESCRIPTION

Character Element
A. Landform: <i>Gently undulating Steep valley side</i>
B. Landcover: Open farmland Farmland with trees/woods Woodland Parkland Wetland

C. Landuse:	Not applicable
D. Field Boundaries:	Not applicable
E. Field Sizes and Patterns:	Not applicable
F. Routeways:	Few roads
G. Buildings and Structures:	Not applicable
H. Water and Drainage:	Stream
I. Enclosure and Scale:	Tight Enclosed

2. VIEWS AND LANDMARKS (mark on the map)

A. Views:	Channelled
B. Landmarks:	Buildings

3. SUMMARY

A. Scenic Quality:
B. Activities and Associations:
C: In a few words or a sentence or two, what are for you the key <u>positive</u> features about this area? What makes it special?
D: In a few words or a sentence or two, what are for you the key <u>negative</u> features about this area? What detracts from it? The road is unsuitable for HGV traffic and emergency vehicles. Some of the trees form part of the Brook green area corridor.

SETTLEMENT ASSESSMENT PROFORMA

Surveyors: M Townley (Clerk) for Batheaston Parish Council

Character Area: Bannerdown Area - SUMMARY

Date: 25th November 2013

1. PATTERN

Character Element
A. Topography: <i>Flat Hilly Steep Shallow Plateau Valley Linear Valley Several Valleys</i> Sloping ground from N/E to S/W towards Avon Valley/Village centre
B. Layout: <i>Linear Grid-like Winding Regular Irregular Buildings close to the road Buildings well set back Front Gardens Back Gardens Long plots Thin plots Short Plots Wide plots Clear centre No obvious centre</i> Irregular, no obvious centre. Defined to the N/W by Fosse Lane, to the S/E by Morris Lane and South by London Road East.
C. Spaces: <i>Gaps between buildings Green spaces Hard space. Places where local events take place Well-used Not well-used</i> No public green spaces (apart from some footpaths) Housing density reduces towards the N/E where there are some meadows. Land below The Mount and Coach House in the N/E of the area.
D. Green and Natural Features: <i>Trees Bushes Hedges Green backcloth to buildings Areas of Intense greenery Areas without greenery</i> Consistent with village residential-built environment, of widely varying maturity. Gardens, some trees and hedges increasing in prevalence towards the N/E. Below 'The Mount' there are some meadows.
E. Wildlife and Ecology: <i>Area used/inhabited by wildlife Not used at all Area used by wildlife to pass through What wildlife? Important plants?</i>

<p>Consistent with village environment. Reports of Deer (Muntjac and Red), Badgers, Fox around the N/E edges</p>
<p>F. Roads, Streets and Other movement routes: <i>Pavements Kerbs Grass verges Drainage ditches Wide roads Narrow roads Straight roads Curving roads Cul-de-sacs Through roads On-plot parking On-street parking Parking courts</i> Bannerdown Road forms the spine of the area. Fosse Lane and Morris Lane describe the N/W and S/E boundaries. All these roads exhibit particular narrowness and absence of pavements – most significantly as they approach London Road East at the village centre. The variety of small housing developments provides a variety of road layouts, including a number of cu-de-sacs, curving roads etc. Some with grass verges and kerbs, some with pavements. A mini-roundabout on Bannerdown road forms the junction of Bannerdown road, Barnfield Way, Eden Park Drive and Bannerdown drive.</p>
<p>G. Landmarks: <i>Are there key landmarks visible from a distance (church tower), community landmarks (pub) or special but smaller features (old milestone)</i> Towards the village centre, a number of 18th century buildings remain in occupation.</p>
<p>H. Views Out: <i>Are there places (often, occasional) where one can see out to other areas or to the landscape?</i> Views West to Solsbury Hill, and South, over the Avon Valley are a feature of this area. These views improve as the viewer ascends through the area.</p>
<p>I. Views in: <i>Are there places around* where it is possible to get views into this area? (* You need to go round-and-about to spot them)</i> Distant viewing is available from Little Solsbury Hill and Bathford.</p>

2. BUILDINGS AND DETAILS

<p>A. Predominant Building shapes and Heights: <i>Wide frontage Narrow frontages Terraced Semi-detached <u>Detached</u> 1-Storey 2-storeys 3-Storeys <u>Varied Shapes</u></i> Varied single and 2-storey buildings predominate</p>
<p>B. Roofs: <i><u>Flat roofs</u> <u>Pitched roofs</u> Steep pitch Shallow pitch <u>Varied pitch</u> Lean-tos Parapet fronts (hidden roofs)</i> Pitched roofs predominate, with a few modern flat-roofed properties.</p>
<p>C. Predominant Materials: <i>Some common Nothing common Walls (brick / <u>stone</u> / render / hung tile)? Roofs (<u>tile</u> / slate / other)? Boundaries (walls / hedges / fences)? Ground (<u>tarmac</u> / <u>concrete</u> / setts / <u>gravel</u> / paving stones)?</i> Nothing common.</p>
<p>D. Details: <i>What details contribute to character: porches, window shapes, roof decorations, <u>chimneys</u>, benches, letter boxes, signs, flags?</i> Overall the variety of development defines the character of this residential area.</p>

3. SUMMARY

<p>A. In a few words of a sentence or two, what are for your group the key <u>positive</u> features about this area? What makes it special? The proximity of bus routes, variety of housing, and quiet character of this area contribute positively to the quality of life enjoyed by its residents.</p>
<p>B. In a few words of a sentence or two, what are for your group the key <u>negative</u> features about this area? What detracts from it? Narrowness of roads and shortage of pavements of lower Bannerdown detracts significantly from general amenity, comprising pedestrian access to the village centre. This is made worse by the use of Bannerdown Road by a significant excess amount of HGV traffic. There have been many, regular, requests to B&NES to address the HGV traffic problems. The entire area of traffic flow at the Stambridge area should be reconfigured before any further developments are permitted.</p>

Surveyors: M Townley (Clerk) for Batheaston Parish Council

Date: 25th November 2013

Area Name or Number: Bannerdown Area – SUMMARY

SETTLEMENT ASSESSMENT PROFORMA

Surveyors: M Townley (Clerk) for Batheaston Parish Council

Character Area: Bannerdown Area - High B'down

Date: 25th November 2013

1. PATTERN

Character Element
A. Topography: <i>Flat Hilly Steep Shallow Plateau Valley Linear Valley Several Valleys</i> Sloping ground from N / E to S / W
B. Layout: <i>Linear Grid-like Winding Regular <u>Irregular</u> Buildings close to the road <u>Buildings well set back</u> <u>Front Gardens</u> <u>Back Gardens</u> Long plots Thin plots Short Plots Wide plots Clear centre <u>No obvious centre</u></i> Primarily contained by Fosse Lane and Bannerdown Road
C. Spaces: <u>Gaps between buildings</u> <u>Green spaces</u> <i>Hard space. Places where local events take place Well-used Not well-used</i> No public spaces Pasture land below The Mount and Coach House in the N / E of the area.
D. Green and Natural Features: <u>Trees</u> <u>Bushes</u> <u>Hedges</u> <u>Green backcloth to buildings</u> <u>Areas of Intense greenery</u> <i>Areas without greenery</i> Well-maintained residential Gardens. Mostly grass verges with boundaries of hedges.
E. Wildlife and Ecology: <u>Area used/inhabited by wildlife</u> <i>Not used at all</i> <u>Area used by wildlife to pass through</u> <i>What wildlife? Important plants?</i> Deers / Badgers / Fox / a wide variety of bird species. Animals expected in a mature rural area.
F. Roads, Streets and Other movement routes: <u>Pavements</u> <u>Kerbs</u> <u>Grass verges</u> <u>Drainage ditches</u> <i>Wide roads Narrow roads Straight roads Curving roads</i> <u>Cul-de-sacs</u> <i>Through roads</i> <u>On-plot parking</u> On-street parking Parking courts Southern boundary = Bannerdown Road

<p>Northern boundary = Fosse Lane part of which is bridle way. Access to Bannerdown close and Damson Orchard via a mini-roundabout onto Bannerdown Road. Some narrow access roads too residential properties. Grass verges in high Bannerdown with Kerbs. Drainage ditches on the lower part of Fosse Lane. 2 x Footpath accesses from High Bannerdown to Fosse Lane. 1 Footpath access from High Bannerdown to Bannerdown close. Pavements in Eden Park Close.</p>
<p>G. Landmarks: <i>Are there key landmarks visible from a distance (church tower), community landmarks (pub) or special but smaller features (old milestone)</i> Large Victorian House, The Mount, in the N / E corner of the area. Fosse Lane determines the Northern Boundary – believed to be the roman Fosseway, leading to Bannerdown Common.</p>
<p>H. Views Out: <i>Are there places (often, occasional) where one can see out to other areas or to the landscape?</i> Yes. The Avon Valley is generally visible from many parts.</p>
<p>I. Views in: <i>Are there places around* where it is possible to get views into this area? (* You need to go round-and-about to spot them)</i> Not in any detail. It forms the general panorama from Bathford / Bathampton / Little Solsbury and the Avon Valley.</p>

2. BUILDINGS AND DETAILS

<p>A. Predominant Building shapes and Heights: <i>Wide frontage Narrow frontages Terraced Semi-detached <u>Detached</u> 1-Storey 2-storeys 3-Storeys Common Shapes <u>Varied Shapes</u></i> Well-maintained residential detached properties. The majority built in the mid to late 20th century. The Damson Orchard is a more contemporary development. Bannerdown House unseen in large, enclosed, walled garden.</p>
<p>B. Roofs: <i><u>Flat roofs</u> <u>Pitched roofs</u> Steep pitch Shallow pitch <u>Varied pitch</u> Lean-tos Parapet fronts (hidden roofs)</i> Predominantly varied pitch – tiled roofs. The Damson Orchard is a flat-roof development.</p>
<p>C. Predominant Materials: <i>Some common Nothing common Walls (brick / <u>stone</u> / render / hung tile)? Roofs (<u>tile</u> / slate / other)? Boundaries (walls / hedges / fences)? Ground (<u>tarmac</u> / <u>concrete</u> / setts / <u>gravel</u> / paving stones)?</i> Reconstructed stone</p>
<p>D. Details: <i>What details contribute to character: porches, window shapes, roof decorations, <u>chimneys</u>, benches, letter boxes, signs, flags?</i></p>

3. SUMMARY

<p>A. In a few words of a sentence or two, what are for your group the key <u>positive</u> features about this area? What makes it special? Primarily a well maintained/tranquil housing area of 2-storey and 1-storey detached dwellings in a landscaped environment near open common land.</p>
<p>B. In a few words of a sentence or two, what are for your group the key <u>negative</u> features about this area? What detracts from it? A poor bus service and is remote from the Village centre. Bannerdown Road is the designated principle access route for HGV traffic to Colerne Airport where the large hangars have been given consent to be used for manufacturing and non-compliant high daily storage, by Wiltshire Council, and is served by 40 tonne articulated lorries. Lower Fosse Lane in this area has an open ditch. The High Bannerdown exit onto Bannerdown Road would benefit from a new 30mph ‘flashing’ solar sign. A unit was in-situ for a temporary period – above High Bannerdown - and deemed very effective in slowing down traffic from Colerne. The mini-roundabout at the Bannerdown Road/Barnfield Way/Eden Park/Bannerdown Close junction continually ignored – especially large vehicles – which ‘climbs’ and damages the kerbs, The vision for vehicles leaving Bannerdown drive of traffic from Colerne (left side) is obscured.</p>

Surveyors: M Townley (Clerk) for Batheaston Parish Council

Date: 25th November 2013

Area Name or Number: Bannerdown Area – High Bannerdown

SETTLEMENT ASSESSMENT PROFORMA

Surveyors: M Townley (Clerk) for Batheaston Parish Council

Character Area: Bannerdown Area - Morris Lane

Date: 25th November 2013

1. PATTERN

<p>A. Topography: <i>Flat Hilly Steep Shallow Plateau Valley Linear Valley Several Valleys</i> Sloping ground from N / E to S / W</p>
<p>B. Layout: <i>Linear Grid-like Winding <u>Regular</u> Irregular Buildings close to the road Buildings well set back <u>Front Gardens Back Gardens</u> Long plots Thin plots Short Plots Wide plots Clear centre No obvious centre</i> A triangular area of land contained by Bannerdown Road to the north / Morris Lane to the S / E and Barnfield Way to the S / W</p>
<p>C. Spaces: <i>Gaps between buildings Green spaces Hard space. Places where local events take place Well-used Not well-used</i> Not Applicable</p>
<p>D. Green and Natural Features: <u>Trees Bushes Hedges Green backcloth to buildings</u> Areas of Intense greenery Areas without greenery Mature residential Gardens.</p>
<p>E. Wildlife and Ecology: <u>Area used/inhabited by wildlife</u> <i>Not used at all Area used by wildlife to pass through What wildlife? Important plants?</i> Normal Range of species consistent with a semi-rural area.</p>
<p>F. Roads, Streets and Other movement routes: <u>Pavements Kerbs</u> <i>Grass verges Drainage ditches Wide roads Narrow roads Straight roads Curving roads</i> <u>Cul-de-sacs Through roads On-plot parking</u> On-street parking Parking courts North side of area is Bannerdown Road. A busy road taking some heavy traffic to Colerne. S/E side is Morris Lane, used as a through road to Bannerdown Road. S/W side is Barnfield Way, used as a through road to Morris Lane and Meadow Park. 2 x side roads to cul-de-sacs – Whitefield close and Barnfield Way.</p>
<p>G. Landmarks: <i>Are there key landmarks visible from a distance (church tower), community landmarks (pub) or special but</i></p>

smaller features (old milestone)

Not Applicable.

H. Views Out: *Are there places (often, occasional) where one can see out to other areas or to the landscape*

Views towards Bathford and the Avon Valley from some parts.

I. Views in: *Are there places around* where it is possible to get views into this area? (* You need to go round-and-about to spot them)*

Viewed in the general panorama from Bathford / Bathampton and the Avon Valley.

2. BUILDINGS AND DETAILS

A. Predominant Building shapes and Heights: *Wide frontage Narrow frontages Terraced Semi-detached Detached 1-Storey 2-storeys 3-Storeys Common Shapes Varied Shapes*

1970 detached 2-storey housing of similar design with some semi-detached bungalows on Morris Lane.

B. Roofs: *Flat roofs Pitched roofs Steep pitch Shallow pitch Varied pitch Lean-tos Parapet fronts (hidden roofs)*

C. Predominant Materials: *Some common Nothing common Walls (brick / stone / render / hung tile)? Roofs (tile / slate / other)? Boundaries (walls / hedges / fences)? Ground (tarmac / concrete / setts / gravel / paving stones)?*

750mm Boundary walls in re-constructed stone onto the pavement.

Generally well-proportioned and well-spaced mature housing development.

D. Details: *What details contribute to character: porches, window shapes, roof decorations, chimneys, benches, letter boxes, signs, flags?*

Generally well-proportioned and well-spaced mature housing development.

3. SUMMARY

A. In a few words of a sentence or two, what are for your group the key positive features about this area? What makes it special?

Well maintained private housing area with an open-outlook.

B. In a few words of a sentence or two, what are for your group the key negative features about this area? What detracts from it?

The lower part of Morris Lane is accessible to bus services BUT only fro the fit and able.

The mini-roundabout junction at Barnfield Way / Bannerdown Road has vehicles continually going over the raised kerbs.

An assessment is recommended of traffic using morris Lane off the London road East to ascertain if "rat-running" is significant.

A "No Right Turn" off London Road into Morris Lane might decrease such through traffic.

Surveyors: M Townley (Clerk) for Batheaston Parish Council

Date: 25th November 2013

Area Name or Number: Bannerdown Area – Morris Lane

SETTLEMENT ASSESSMENT PROFORMA

Surveyors: M Townley (Clerk) for Batheaston Parish Council

Date: 25th November 2013

Character Area: Bannerdown Area – Eden Park

1. PATTERN

<p>A. Topography: <i>Flat Hilly Steep Shallow Plateau Valley Several Valleys</i> Hillside sloping down from N/E to S/W</p>
<p>B. Layout: <i>Linear Grid-like Winding Regular Irregular Buildings close to the road Buildings well set back Front Gardens Back Gardens Long plots Thin plots Short Plots Wide plots Clear centre No obvious centre</i> Regular housing estate layout, generally linear with small front gardens.</p>
<p>C. Spaces: <i>Gaps between buildings Green spaces Hard space Places where local events take place Well-used Not well-used</i> Fairly closely developed site – no spaces.</p>
<p>D. Green and Natural Features: <i>Trees Bushes Hedges Green backcloth to buildings Areas of Intense greenery Areas without greenery</i> Residential, Gardens, few trees.</p>
<p>E. Wildlife and Ecology: <i>Area used/inhabited by wildlife Not used at all Area used by wildlife to pass through What wildlife? Important plants?</i> Normal Range of species consistent with a semi-rural area.</p>
<p>F. Roads, Streets and Other movement routes: <i>Pavements Kerbs Grass verges Drainage ditches Wide roads Narrow roads Straight roads Curving roads Cul-de-sacs Through roads On-plot parking On-street parking Parking courts</i> Good pavements, on-plot parking. It is a cul-de-sac development with a footpath connecting to fosse Lane in the S/W corner.</p>
<p>G. Landmarks: <i>Are there key landmarks visible from a distance (church tower), community landmarks (pub) or special but smaller features (old milestone)</i> None.</p>
<p>H. Views Out: <i>Are there places (often, occasional) where one can see out to other areas or to the landscape?</i> Generally open outlook West to Solsbury Hill and S/W and South to Bath, over Avon Valley and beyond.</p>
<p>I. Views in: <i>Are there places around* where it is possible to get views into this area?</i> Distant views in from Bathampton.</p>

2. BUILDINGS AND DETAILS

<p>A. Predominant Building shapes and Heights: <i>Wide frontage</i> <i>Narrow frontages</i> <i>Terraced</i> <u>Semi-detached</u> <u>Detached</u> <u>1-Storey</u> <u>2-storeys</u> <i>3-Storeys</i> <i>Common Shapes</i> <i>Varied Shapes</i> Approximately 1970's 1-storey detached bungalows.</p>
<p>B. Roofs: <u>Flat roofs</u> <u>Pitched roofs</u> <i>Steep pitch</i> <i>Shallow pitch</i> <u>Varied pitch</u> <i>Lean-tos</i> <i>Parapet fronts (hidden roofs)</i> Medium, shallow pitch.</p>
<p>C. Predominant Materials: <i>Some common</i> <i>Nothing common</i> <i>Walls (brick / <u>stone</u> / <u>render</u> / hung tile)?</i> <i>Roofs (<u>tile</u> / slate / other)?</i> <i>Boundaries (walls / hedges / fences)?</i> <i>Ground (<u>tarmac</u> / <u>concrete</u> / <u>setts</u> / gravel / paving stones)?</i> Re-constituted stone in Bathstone colour, with some render facings. Tied roofs. Variety of drives – tarmac, concrete, some black pavions.</p>
<p>D. Details: <i>What details contribute to character: porches, window shapes, roof decorations, <u>chimneys</u>, benches, letter boxes, signs, flags?</i> Generally well-proportioned and well-spaced mature housing development.</p>

3. SUMMARY

<p>A. In a few words of a sentence or two, what are for your group the key <u>positive</u> features about this area? What makes it special? Well maintained private housing area with an open-outlook.</p>
<p>B. In a few words of a sentence or two, what are for your group the key <u>negative</u> features about this area? What detracts from it? Pedestrian access to village centre only possible for fit and able persons and then, via narrow roads with only 'virtual' pavements. Poor frequency of buses. HGV traffic on Bannerdown Road.</p>

Surveyors: M Townley (Clerk) for Batheaston Parish Council Date: 25th November 2013
Area Name or Number: Bannerdown Area – Eden Park

SETTLEMENT ASSESSMENT PROFORMA

Surveyor: M Townley (Clerk) for Batheaston Parish Council Date: 25th November 2013

Character Area: Bannerdown Area - Lower below Barnfield Way

1. PATTERN

<p>Character Element</p>
<p>A. Topography: <i>Flat</i> <i>Hilly</i> <i>Steep</i> <i>Shallow</i> <i>Plateau</i> <i>Valley</i> <i>Linear Valley</i> <i>Several Valleys</i> Lower slopes of Bannerdown Area. Hillside sloping down N/E to S/W</p>
<p>B. Layout: <i>Linear</i> <i>Grid-like</i> <i>Winding</i> <i>Regular</i> <u>Irregular</u> <i>Buildings close to the road</i> <u>Buildings well set back</u> <u>Front Gardens</u> <u>Back Gardens</u> <i>Long plots</i> <i>Thin plots</i> <i>Short Plots</i> <i>Wide plots</i> <i>Clear centre</i> <u>No obvious centre</u> Irregular, a variety of development</p>
<p>C. Spaces: <u>Gaps between buildings</u> <u>Green spaces</u> <i>Hard space.</i> <i>Places where local events take place</i> <i>Well-used</i> <i>Not well-used</i> No public green spaces Fairly high density residential area.</p>
<p>D. Green and Natural Features: <u>Trees</u> <u>Bushes</u> <u>Hedges</u> <u>Green backcloth to buildings</u> <u>Areas of Intense greenery</u> <i>Areas without greenery</i> Consistent with residential gardens close to the village centre.</p>
<p>E. Wildlife and Ecology: <u>Area used/inhabited by wildlife</u> <i>Not used at all</i> <u>Area used by wildlife to pass through</u> <i>What wildlife? Important plants?</i> Consistent with residential gardens close to the village centre.</p>
<p>F. Roads, Streets and Other movement routes: <u>Pavements</u> <u>Kerbs</u> <u>Grass verges</u> <u>Drainage ditches</u> <i>Wide roads</i> <i>Narrow roads</i> <i>Straight roads</i> <i>Curving roads</i> <u>Cul-de-sacs</u> <i>Through roads</i> <u>On-plot parking</u> On-street parking Parking courts Defined to N/W by Fosse Lane and to the S/E by Morris Lane. Divided centrally by Bannerdown Road. These roads are severely compromised by their narrowness and shortage of pavements. West View road also narrow.</p>
<p>G. Landmarks: <i>Are there key landmarks visible from a distance (church tower), community landmarks (pub) or special but smaller features (old milestone)</i> Nothing in particular.</p>
<p>H. Views Out: <i>Are there places (often, occasional) where one can see out to other areas or to the landscape?</i> Some S/W, South and West views across Avon Valley towards Bathford and Bathampton.</p>

I. Views in: *Are there places around* where it is possible to get views into this area? (* You need to go round-and-about to spot them)*

Distant views in from Bathampton Meadows / Bathampton.

2. BUILDINGS AND DETAILS

A. Predominant Building shapes and Heights: *Wide frontage Narrow frontages Terraced Semi-detached Detached 1-Storey 2-storeys 3-Storeys Common Shapes Varied Shapes*

Varied, residential, usually 2-storeys.

Area comprises 3 or 4 small late 20th century developments, some individual properties, and some older, are clustered towards bottom of Fosse Lane and Bannerdown Road.

B. Roofs: *Flat roofs Pitched roofs Steep pitch Shallow pitch Varied pitch Lean-tos Parapet fronts (hidden roofs)*

Primarily pitched roofs of varying pitch.

C. Predominant Materials: *Some common Nothing common Walls (brick / stone / render / hung tile)? Roofs (tile / slate / other)? Boundaries (walls / hedges / fences)? Ground (tarmac / concrete / setts / gravel / paving stones)?*

Varied Bathstone/reconstituted predominate with tiled roofs.

D. Details: *What details contribute to character: porches, window shapes, roof decorations, chimneys, benches, letter boxes, signs, flags?*

This area is characterised by its varied nature, with a range of property design and age.

3. SUMMARY

A. In a few words of a sentence or two, what are for your group the key positive features about this area? What makes it special?

Proximity to village centre and bus routes, variety of housing, relatively quiet.

B. In a few words of a sentence or two, what are for your group the key negative features about this area? What detracts from it?

HGV traffic on Bannerdown Road, some narrow roads and shortage of pavements.

Surveyor(s): M Townley (Clerk) for Batheaston Parish Council

Date: 25th November 2013

Area Name or Number: Bannerdown Area – Lower below Barnfield Way

SETTLEMENT ASSESSMENT PROFORMA

Surveyors: M Townley (Clerk) for Batheaston Parish Council

Date: 25th November 2013

Character Area: Elmhurst and Catherine Way Estate

1. PATTERN

<p>A. Topography: <i>Flat Hilly Steep Shallow Plateau Valley Several Valleys</i> Valley side, South and West Facing</p>
<p>B. Layout: <i>Linear Grid-like Winding Regular Irregular Buildings close to the road Buildings well set back Front Gardens Back Gardens Long plots Thin plots Short Plots Wide plots Clear centre No obvious centre</i> Circular pattern with cul-de-sacs. Buildings well set back Narrow plots with good gardens to rear.</p>
<p>C. Spaces: <i>Gaps between buildings Green spaces Hard space Places where local events take place Well-used Not well-used</i> Minimal gaps between houses.</p>
<p>D. Green and Natural Features: <i>Trees Bushes Hedges Green backcloth to buildings Areas of Intense greenery Areas without greenery</i> Some green verges with formal planting of trees but areas not large enough to be used. Large amount of mature trees behind the top row of house on Elmhurst.</p>
<p>E. Wildlife and Ecology: <i>Area used/inhabited by wildlife Not used at all Area used by wildlife to pass through What wildlife? Important plants?</i> Buzzards in trees behind Elmhurst and garden birds, Foxes, Badgers and Deer. North and east adjoining areas are Green Belt and AONB</p>
<p>F. Roads, Streets and Other movement routes: <i>Pavements Kerbs Grass verges Drainage ditches Wide roads Narrow roads Straight roads Curving roads Cul-de-sacs Through roads On-plot parking On-street parking Parking courts</i> Cul-d-sacs off narrow main circular road. Good pavements. Limited on street parking No driveways.</p>
<p>G. Landmarks: <i>Are there key landmarks visible from a distance (church tower), community landmarks (pub) or special but smaller features (old milestone)</i> The Housing Estate forms a landmark in itself with a highly visible and repetitive pattern of house.</p>
<p>H. Views Out: <i>Are there places (often, occasional) where one can see out to other areas or to the landscape?</i> Exceptional and wide views across Batheaston to South and West.</p>
<p>I. Views in: <i>Are there places around* where it is possible to get views into this area?</i> Highly visible from many areas of Batheaston.</p>

2. BUILDINGS AND DETAILS

<p>A. Predominant Building shapes and Heights: <i>Wide frontage Narrow frontages Terraced <u>Semi-detached</u> <u>Detached</u> 1-Storey 2-storeys 3-Storeys Common Shapes Varied Shapes</i> Wide frontage 2-storey terraced houses.</p>
<p>B. Roofs: <i><u>Flat roofs</u> <u>Pitched roofs</u> Steep pitch Shallow pitch <u>Varied pitch</u> Lean-tos Parapet fronts (hidden roofs)</i> Steep pitched roofs</p>
<p>C. Predominant Materials: <i>Some common Nothing common Walls (brick / <u>stone</u> / <u>render</u> / hung tile)? Roofs (<u>tile</u> / slate / other)? Boundaries (walls / hedges / fences)? Ground (<u>tarmac</u> / <u>concrete</u> / <u>setts</u> / gravel / paving stones)?</i> Concrete tiled roof over rendered stone walls. Walls predominantly cream painted. Low hedge boundaries Tarmac pavement and roofs.</p>
<p>D. Details: <i>What details contribute to character: porches, window shapes, roof decorations, <u>chimneys</u>, benches, letter boxes, signs, flags?</i> Character is defined by the simple yet consistent shape of the houses and clean layout pattern</p>

3. SUMMARY

<p>A. In a few words of a sentence or two, what are for your group the key <u>positive</u> features about this area? What makes it special? Affordable Central village location Close friendly community Safe and easy access to children's school Close proximity to recreational facilities for the young Close proximity to churches, Halls and other social amenities. Good bus service</p>
<p>B. In a few words of a sentence or two, what are for your group the key <u>negative</u> features about this area? What detracts from it? Residents are proportionately under represented in local decision making Lack of parking spaces.</p>

Surveyors: M Townley (Clerk) for Batheaston Parish Council

Date: 25th November 2013

SETTLEMENT ASSESSMENT POR-FORMA

Surveyors: M Townley (Clerk) for Batheaston Parish Council

Date: 25th November 2013

Character Area: Elmhurst and Catherine Way Estate

Weather: Overcast

1. PATTERN

<p>A. Topography: <i>Flat Hilly Steep Shallow Plateau Valley Several Valleys</i> Valley side, South and West facing</p>
<p>B. Landcover: <i>Open farmland with trees/woods Woodland Parkland Wetland</i> Housing Estate</p>
<p>C. Land use: <i>Arable farmland Grassland Grazing Mixed Forestry Industrial Brownfield Orchards</i> Housing</p>
<p>D. Field Boundaries: <i>Tall clipped Intermittent Hedgerow With/without Trees Walls</i> No open fields</p>
<p>E. Field Sizes and Patterns: <i>Small Medium Large Regular Angular Linear Irregular</i> Not applicable</p>
<p>F. Routeways: <i>Few Roads Dense road Network Tracks Straight/Winding/Narrow</i> Cul-de-sacs off narrow main circular road Good pavements</p>
<p>G. Buildings and Structures: <i>What manmade elements are in the landscape? Villages(s)/Town Isolated Farms Barns Groups of dwellings Pylons Masts Wires. How do they 'sit' and what natural features influence that?</i> Housing estate, houses of similar design</p>
<p>H. Water and Drainage: <i>Stream River Reservoir Wet ditches Ponds Lake</i> Not applicable</p>
<p>I. Enclosure and Scale: <i>Tight Enclosed Open Exposed/Intimate Small Large Vast</i> Well defined housing estate in prominent hillside location.</p>
<p>A. Views <i>Sweeping channelled Long short Glimpsed Across/to a place or landmark</i> Exceptional and wide views across Batheaston to south and West.</p>

B Landmarks: *Buildings Structures Natural features History Archaeology*

The Housing Estate forms a landmark in itself with highly visible and repetitive pattern of houses.

3. SUMMARY

A. Scenic Quality: *Think about sounds, smells and colours, how it makes you feel, does it feel tranquil? Think about balance (harmonious- chaotic) and diversity (uniform- complex) Seasonal features can also be important.*

Similar through all seasons

Housing dominates the landscape.

B. Activities and Associations: *What do people do in this landscape? Work and/or leisure? Do people paint or photograph it? Are there local poems or stories? What makes you identify with it or value it?*

Busy and purposeful with wide mix of age groups.

C. *In a few words or a sentence or two, what are for you the key positive features about this area? What makes it special?*

Affordable

Central village location

Close friendly community

Safe and easy access to children's school

Close proximity to recreational facilities for the young

Close proximity to churches, Halls and other social amenities

Good bus service

D. *In a few words or a sentence or two, what are for you the key negative features about this area? What makes it special?*

Lack of adequate parking

Residents are proportionally under represented in local decision making

SETTLEMENT ASSESSMENT PROFORMA

Surveyors: M Townley (Clerk) for Batheaston Parish Council

Date: 9th and 10th November 2013

Character Area: St Catherine Brook – Water Course

Weather: Day 1 = Overcast, intermittent rain

Day 2 = Dry, intermittent cloud

1. PATTERN

A. Topography: *Flat Hilly Steep Shallow Plateau Valley Several Valleys*

Winding valley with fast, shallow stream, running North to South, varying in width from 2 – 4m and 0.3 – 1m deep with high banks in many places, 1 – 2m North of School Lane and approx 1m to the south. River terraces on both sides of the stream are wooded with mature and semi-mature trees and dense bramble and herb scrub undergrowth, generally not maintained. From Steway Lane South to Batheaston High Street the West bank terraces form the back gardens to a variety of building forms dating from the 17th to late 20th centuries. Their sizes and proportion vary considerably, reaching down to the brook side, creating overall a parkland landscape.

Immediately South of Steway bridge there is the small estate development of Brookside close while the East bank accommodates the small linear mobile home development of Stambrook Park. Brookside Close, is a mixed late 1950's development comprising mainly 2-storey semi-detached properties accessed off a private road. Built with reconstructed stone-faced concrete blocks, under concrete plain tiled pitched roofs. The character is unified (apart from the 2 x end houses which are a very different style and, perhaps, quite a lot older) if unremarkable, reflecting speculative development of the time.

Stambrook Park contains 10 x semi-mobile single storeyed detached wood-and-boarded homes sited on their own distinct plots surrounded by small gardens. The character is semi permanent and dictated by the mobile home style.

B. Layout: *Linear Grid-like Winding Regular Irregular Buildings close to the road Buildings well set back Front Gardens Back Gardens Long plots Thin plots Short Plots Wide plots Clear centre No obvious centre*

North to South the winding watercourse is 2 km in length with buildings well set back from the water edge on the Northend West bank other than at Steway bridge, Brookside close and Stambrook Park which are close, or very close, to the brook. The rear building line of the block of 13 x garages at Brookside close is in uncomfortably close to the actual watercourse varying in distance from 0.9 to 3m. The condition of these garages is very poor and has a serious detrimental impact on the quality of the brookside and estate environment.

The Brookside closer back gardens reach to the water edge whereas the Stambrook Park mobile home plots are generally set up and back some 3m from the water edge.

C. Spaces: *Gaps between buildings Green spaces Hard space Places where local events take place Well-used Not well-used*

The mobile homes are well spaced in an open layout whereas the Brookside close buildings are much less

regularly spaced. The open nature of both developments allows views to the wooded watercourse, an important separator of the built up areas affording privacy of development on both sides of the valley. The historic residential development along Northend road is at some distance from the brook and screens it from view by road users. Gaps between properties and views over garden walls and single storey roof tops afford important views of the mature tree canopy along the watercourse which forms a backcloth and setting to several listed buildings and the Northend conservation area. Their extensive back gardens form an open park-like landscape and thus an important break between the historic linear development of Northend and the more recent contour development of Elmhurst Estate. Several alleyways and private drives along Northend, provide access to back garden development.

The Eastern slopes of the valley are developed and comprise the Elmhurst housing estate. That consists of 6 to 8 terraced medium width houses. The slope provides the Estate with views to the valley floor, Northend and the slopes of Solsbury Hill. Access to the Estate is via Coalpit road, a double carriage way road, with a single narrow pavement on the east side. Coalpit road, as well as servicing the Estate, leads to 51 garages laid out in four blocks, originally intended to serve flats and properties on the Estate.

The land between Coalpit road and the brook is in diverse use: recreational, garaging, Community hall, open space, Medical centre, private parking and vacant un-maintained land. The undeveloped parcels of land form soft and hard spaces and include a football pitch, playground, hard court ball area, and garage forecourt.

The hardball and skateboard courts, lock up garages and their forecourt are little used for their intended purposes. The football pitch is used by village football junior/senior soccer teams, the pitch dimensions only just comply with the minimum acceptable by the Football Association and are substandard with those recommended by FIFA, for youth and seniors.

D. Green and Natural Features: Trees Bushes Hedges Green backcloth to buildings Areas of Intense greenery Areas without greenery

The natural wooded character of the watercourse is an important wildlife corridor and acts as a principal separator and backcloth to existing housing at Northend and Elmhurst Estate, greatly enhancing the quality of the surrounding environment.

The wooded banks contain various indigenous tree species including alder, beech, hazel, ash, blackthorn, holly and hawthorn. In the Stambrook Park and Coalpit Road area there are many mature cypress close together forming dense barriers and/or impenetrable hedges. The cypress boundaries to the football pitch are some 15m high. Those trees detract from the quality of the wooded landscape, overshadow surrounding areas, limiting growth of ground plants and are incongruous elements in the landscape.

Much of the land alongside the watercourse in the Coalpit road area is in public and private ownership and generally poorly maintained. Significant tracts contain giant hogweed (*Heracleum mantegazzianum*), Japanese knotweed (*Fallopian japonica*) and, particularly, Himalayan Balsam (*Impatiens glandulifera*).

These tracts of land are accessible to the public and, if improved, could become important walkways and accessible open space for community use.

E. Wildlife and Ecology: Area used/inhabited by wildlife Not used at all Area used by wildlife to pass through What wildlife? Important plants?

The corridor is approx. 1 km long. It links the River Avon with the Cotswolds ANOB. The upper reaches of St Catherine's brook drains several SNCIs and SSSIs connecting them to the River Avon, a short distance south of Batheaston High Street.

The watercourse is an important wildlife corridor for birds, land and water based animals, Badgers, Buzzards, Kestrel, Sparrow Hawks, Bats, rare winter visiting Finches. There are reports of Otter spoors having been seen on the upper reaches of the brook and on its lower course from School Lane to its entry into the river Avon. Otters have been recorded in Hill Lodge garden on the banks off the Swinbrook which enters St Catherine's brook just north of Steway Lane, and the valley of the Bye Brook which is the adjoining watershed entering the river Avon, a short distance away at Bathford. It is possible that the brook provides a corridor for Horseshoe Bats from School Lane to St Catherine Court and thence Charmy Down and northwards.

St Catherine's valley as a whole is regarded as one of the best sites for botanising in the Bristol area (Flora of the Bristol Region 2000). None of the wetland species listed therein has been observed in the stretch under discussion but those species would be swamped by the rank vegetation at present crowding the stream margins. With proper maintenance of the riverbank sites, particularly clearance of the brambles and noxious weeds, the likelihood is that some would establish themselves from seeds washed down by the brook. A plant which has established itself is the North American *Darmera Peltata*, the only one so far as we know in the Bristol Region is to be found on the wall of the George & Dragon pub just above the brook.

F. Roads, Streets and Other movement routes: Pavements Kerbs Grass verges Drainage ditches Wide roads Narrow roads Straight roads Curving roads Cul-de-sacs Through roads On-plot parking On-street parking Parking courts

The northern boundary is marked by Steway Lane which is a narrow single-track country lane with steep sided grass verges and well established hedgerows. Steway Lane acts as the southern boundary of the

<p>Greenbelt and Area of Outstanding Natural Beauty of the B&NES Local Plan.</p> <p>The private roads of Brookside Close and Stambrook Park are narrow cul-de-sacs and not built to adoption standard. Brookside Close has some on-plot parking but there is a heavy presence of on-street parking, which does not enhance the general environment and is inconvenient to road users.</p> <p>School Lane is a narrow road providing access to 12 properties. The Church Hall, Batheaston Primary School and the Scouts Hut. On-street parking is available on this road. It is known that emergency vehicles have not been able to pass through to answer emergency calls because parked cars impede progress. School Lane, after bridging the brook, becomes a narrow private road serving the Scout Hut, 4 x semi-detached properties, Millbrook and Mill House. Land and the garages adjacent and backing onto the brook is poorly maintained and drained, the dense tree canopies limit sunlight and unduly overshadow the general area.</p> <p>Coalpit road is a bus route and the principal access from the old A4 Fiveways junction. It also serves the rear High Street private car park, Medical centre, Rhymes Pavilion community hall, Outdoor sports areas, Playground, Batheaston Primary School and Elmhurst Estate. It follows the valley floor for some 250m branching north-east at Avoncourt to serve the Estate and then continues northward to service the lock-up garages and Playground. Between Fiveways and Avoncourt the road narrows to some 4.2m, with a single pavement on the east side narrowing in parts to 1.2m. Some 20 x properties have direct short front gardens and vehicular access onto it whereas 5 x properties on Catherine Way have long back gardens and garaging access onto the lockup garages service access road.</p> <p>Coalpit Road is also the primary pedestrian route to essential services to-and-from the Estate and from the commercial centre of Batheaston, where adequate parking exists for visitors from the rest of the village. The pavement provision along this road is inadequate for use by the elderly, mothers pushing prams and children making their way to-and-from school.</p> <p>This section of road is heavily used and substantial improvement should be planned to ensure safety and convenience for road users and local residents.</p>
<p>G. Landmarks: <i>Are there key landmarks visible from a distance (church tower), community landmarks (pub) or special but smaller features (old milestone)</i></p> <p>Notable features are:</p> <p>Stone bridges across the brook at Steway and School Lanes;</p> <p>The Batheaston School late 19th C. building with its prominent bell tower;</p> <p>Leat and sluice gates at Mill House;</p> <p>Intermittent views to Little Solsbury Hill.</p>
<p>H. Views Out: <i>Are there places (often, occasional) where one can see out to other areas or to the landscape?</i></p> <p>None noted</p>
<p>I. Views in: <i>Are there places around* where it is possible to get views into this area?</i></p> <p>The wooded canopy of the valley is a notable feature over 2 km and visible from the developed East and West slopes of the valley and most existing properties. The significant contribution the wooded watercourse makes to the landscape is best noted from Little Solsbury Hill and the lower slopes of Bannerdown.</p>

2. BUILDINGS AND DETAILS

<p>A. Predominant Building shapes and Heights: <i>Wide frontage Narrow frontages Terraced <u>Semi-detached</u> <u>Detached</u> <u>1-Storey</u> <u>2-storeys</u> 3-Storeys Common Shapes Varied Shapes</i></p> <p>Building forms within and bordering on the character area vary but are predominantly single and two-storey with very limited number of 3-storeys.</p> <p>Buildings associated with Elmhurst Estate are in terraced blocks of 4, 6 and 8 2-storey properties with uniform 7m frontages under pitched roofs.</p> <p>Buildings form associated with Northend tends to be more varied comprising all shapes and sizes but all predominantly with pitched roofs, including mansard and gambrel type roofs.</p> <p>Brookside Close is a small mixed late 1950's development comprising single and 2-storeyed semi-detached properties accessed off a private road. Built with re-constructed stone-faced concrete blocks, under concrete plain tiled pitched roofs. The character is unified, if unremarkable, reflecting speculative development of the time.</p> <p>Stambrook Park contains 14 x semi-mobile single storeyed detached wood and boarded homes sited on their own distinct plots surrounded by small gardens. The character is semi permanent and dictated by the mobile home style.</p>
<p>B. Roofs: <i><u>Flat roofs</u> <u>Pitched roofs</u> Steep pitch Shallow pitch <u>Varied pitch</u> Lean-tos Parapet fronts (hidden roofs)</i></p> <p>Properties in the Character area have predominant pitch roof varying from 27° to 45°</p>
<p>C. Predominant Materials: <i>Some common Nothing common Walls (brick / <u>stone</u> / <u>render</u> / hung tile)? Roofs (<u>tile</u> / slate / other)? Boundaries (walls / hedges / fences)? Ground (<u>tarmac</u> / <u>concrete</u> / <u>setts</u> / gravel / paving stones)?</i></p> <p>Predominant material within the character area are dressed and rubble local stone.</p> <p>Ground surfaces vary where vehicular areas are predominantly tarmac, whereas tracts of land adjacent to</p>

the watercourse are natural ground with shrubs and ground cover.

Open space and recreational areas are grassed with hedges and tarmac paths.

D. Details: What details contribute to character: porches, window shapes, roof decorations, **chimneys**, benches, letter boxes, signs, flags?

3. SUMMARY

A. In a few words of a sentence or two, what are for your group the key positive features about this area? What makes it special?

The watercourse, its banks and wooded character, form a park landscape that makes a significant contribution to the local landscape and built environments of Northend and Elmhurst Estate. It is a natural wildlife corridor for birds, animals and fish linking St Catherine valley to the River Avon valley. It is an important element of the B&NES green infrastructure and the designated Forest of Avon. Appropriate policies should be developed to safeguard wooded areas, hedgerows, banks and actual watercourse, including branched green corridors that lead directly into developed areas.

Policies and improvement initiatives should address ongoing woodland maintenance facilitating access for the community, encouraging sustainability of flora and fauna and eradicating invasive non-native hogweed and substantially reducing the presence of Cypresses which have become too big and dominate over indigenous species.

B. In a few words of a sentence or two, what are for your group the key negative features about this area? What detracts from it?

Invasive non-native trees and vegetation particularly the incongruous hedging forming the boundaries to the soccer pitch and presence of Giant Hogweed, poorly maintained watercourse and tracts of land adjacent to the eastern banks, lack of access for recreation and connection between Northend and Coalpit Road, poor state and condition of the Lock-up garages, minimal use of Hardcourt area and unsuitability of Coalpit Road as a primary service route because of its narrow width and lack of adequate pavement to both sides of the road.

Surveyors: M Townley (Clerk) for Batheaston Parish Council

Date: 9th and 10th November 2013