

The logo for Bath & North East Somerset Council, featuring the text "Bath & North East Somerset Council" in a green, sans-serif font, centered between two horizontal blue bars.

2018 - 2036
Local Plan
Evidence Base

Parish and Town Council
Site Assessment Toolkit
FORM B
FORM C

FORM B
SITE ENVIRONMENT, CONNECTIONS & ACCESS ASSESSMENT

Site: COR01	Working Group: Cllrs Richard Blows, John Bravin, John Twist (Corston Parish Council)	Date: 29/10/18
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PART 1: SITE ENVIRONMENT

1. SITE USES

A. What are the land uses on the site?

Select as many as apply and annotate uses on map where possible:

Arable - This is valuable productive farmland

B. What are the land uses surrounding the site?

Select as many as apply and annotate uses on map where possible:

Grazing (Paddock for horses)
 Arable
 Orchard (apple trees)
 Housing

C. Is the site within the setting of a heritage asset(s)?

This proposed development is in a village swept over by the Green Belt. The openness of the views across the Avon Valley will be unacceptably compromised. To summarize the site borders on a Conservation Area and is in the Green Belt.

2. SITE LANDFORM

A. How does the site relate to the surrounding landscape and settlement?

Select from:

Attached at the northern and western edges of the existing settlement

A. What are the site landform features that could influence potential allocation of the site?

Select as many as apply and mark on the map where possible:

Mostly flat, with a noticeable slope at South West side

3. SITE WATER AND DRAINAGE

A. Are there on-site water or drainage features which may influence site allocation?	
<i>Select and show features on the map where possible:</i> There is a Spring at the North east corner	
B. How do these water or drainage features contribute to local character and wildlife?	
Comment Adjacent water features and drainage brooks enhance and support the local fauna, flora and wildlife.	

4. VIEWS FROM AND OF THE SITE

A. Are there important/valued views from the site? E.g. to distinctive landmarks or a panorama	
Comment (<i>Identify views on the map</i>) Views to the North East across the River Avon to the river bluff at Kelston Park and up to Kelston Roundhill. Views to the West to Ashton Hill.	YES
B. Is the site prominent in views from the surrounding landscape? NB These must be from public viewpoints	
Comment (<i>Identify views on the map</i>) The site forms the lower slopes of Ashton Hill and is visible from Bitton and Kelston	YES
C. Is there any important off-site screening like hedgerow or trees?	
Comment (<i>Identify on the map</i>)	NO

5. TREES AND HEDGEROWS

A. Are there trees and/or hedgerow on or around the site that should influence potential allocation?	
If yes, why are they important?	YES
Comment (<i>Mark important trees and hedgerows on the map</i>) A natural habitat for local wildlife	

6. SITE ECOLOGY

A. What local information do you have of wildlife using the site?

Signs of mammals or insects. Sighting or sounds of birds & key species such as bats, barn owls or kingfishers?

Comment *(Please record below, and where possible mark on the map)*

Deer, Foxes, Buzzards Owls, Bats

B. Habitats: What knowledge of any plants or habitat features do you have?

Wildflower areas or butterfly, slow worm habitats. Wildlife corridors or water habitats

Comment *(Please record below, and where possible mark on the map)*

Normal for arable land.

7. ON-SITE BUILDINGS AND STRUCTURES

A. Which built features on the site and on its boundary, should be retained and why?

E.g. Stone walls, stiles, farm buildings, locally valued historic structures or archaeology
(Please specify, and mark on the map)

Comment

Right of Way Kissing Gates, Footpath Markers

B. Which on-site and boundary features harm local character and why?

E.g. Derelict buildings, power lines and pylons, poor boundaries, concrete hard standing or harm to an historic feature

Comment

None

8. CULTURAL FEATURES

A. Does the site or its surroundings contribute to local culture and wellbeing?

E.g. Events / special trees / historic associations / seasonal activities such as sledging / etc.

Comment *(Please specify, and mark on the map where appropriate)*

Site is used annually as an overspill car park for Corston Country Fair. It also has a well-used footpath used by walkers and dog walkers

PART 2 SITE ACCESS

1. SITE ACCESS FOR VEHICLES, PEDESTRIANS AND CYCLISTS

<p>A. In considering the potential for allocation, what is the potential quality of the site's access for vehicles? Use the boxes below to rank the site</p> <p>The access from Corston Lane is totally unrealistic for the size of the development proposed. Corston Lane is little more than a single carriageway from the village centre to the A4, has parked cars on its west side and has no designated passing places. Two-way traffic can therefore only pass on an opportunity basis when space allows a vehicle to move over, occasionally by mounting the very narrow pedestrian footpath.</p> <p>In addition, the access would have a significant negative impact on the amenity and privacy of properties in Goold Close.</p> <p>Vehicle access directly from COR1 onto the A4 is considered equally problematic. This is primarily due to the high volume of fast moving off-peak traffic, or conversely, at peak times, traffic which is very slow moving or at a standstill due to congestion in Saltford.</p> <p>Any new access into or out of COR1 would require significant remodelling of the existing junction and be within half a mile of the existing Globe Roundabout, creating further traffic congestion.</p> <p>The addition of a large number of new dwellings at COR1 would also unacceptably exacerbate the volume of traffic on a section of road that is already regularly at or over its capacity. The already unacceptable risk from air pollution from the slow moving traffic will rapidly get worse.</p>	
<p>Very Poor: Constrained access with compromised connecting roads.</p>	
<p>What are the key vehicle access issues or positive features that have shaped your assessment?</p> <p>Access either at the North East or at the South East of the site is onto Corston Lane.</p> <p>This is a narrow road that is effectively a single lane along the side of the St Teresa's Sheltered Housing, and has difficult access to the North onto the A4</p>	
<p>What are the key pedestrian and cycle site access issues or positive features the should influence potential site allocation?</p> <p>There is an historic pedestrian footpath crossing the site diagonally from South East to North however the start of a cycle path serving the A4 towards Bath is located at the Globe roundabout, which is about a mile east of COR1. There is no cycle path on the A4 between Saltford and the Globe roundabout and the only footpath on the A4 serving COR1 is across the road on the north side of this busy highway. Consequently access to and from COR1 for pedestrians and cyclists is considered to be exceptionally poor.</p>	

2. DISTANCE AND QUALITY OF WALKING & CYCLING ROUTES TO LOCAL FACILITIES

A. What is the walking distance & quality of the routes to local facilities?

Recognizing that where footpaths in the village exist they are generally quite narrow and mainly not lit. The limited facilities in the village that are within realistic walking distance of COR1 are the village shop, the post office, the playing field, the church and the village hall

<i>Facility</i>	<i>Distance (metres)</i>	<i>Route Quality</i>	
Primary School		Very Poor	
Village Hall		Fair	
Shops		Good	
Pub		Poor	
Bus Stop		Poor	
Any other facilities		Fair	

FORM C

SITE ENVIRONMENT & ACCESS SUMMARY

Site Name: COR1	Working Group:	Date:
<p><i>Use this summary form to record what is agreed to be the most important issues and potential opportunities that should influence a collaborative decision with B&NES Council on the site's potential for allocation, together with any associated development requirements or conditions. This summary is not asking you to make a decision on whether to allocate this site.</i></p>		
<p>PART 1. SITE ENVIRONMENT SUMMARY <i>Bring together the review of your settlement's landscape setting & its character with your assessment of the site green and built environment (Form B) to inform your summary.</i></p>		
<p>What are the most important green or built features, cultural values or important issues on the site, its boundary or in its wider setting that should constrain or influence the site's potential allocation?</p>		
<p>The proposed development is almost half the existing size of Corston and the resulting large population growth will significantly alter the rural character of the village.</p> <p>It is considered that local services, amenities, utilities and foul sewers etc. will not cope with this size of expansion.</p> <p>Development on the scale proposed will impact negatively on the setting of the Corston Conservation Area as the development will be overlooked from Corston Lane and The Barton.</p> <p>COR1 is valuable productive farmland and considering that in future UK may need to be more self sufficient in producing home-grown crops, a change of use of COR1 from arable to housing is not supported.</p>		
<p>What features of the site, its neighbouring uses or its setting present opportunities that could influence potential allocation?</p>		
<p>Unplanned at present but the introduction of a Saltford bypass will ease the ever-present local A4 traffic congestion and may provide a feasible access to the site.</p>		
<p>PART 2. SITE ACCESS & LINKS TO FACILITIES SUMMARY:</p>		
<p>SITE VEHICLE & PEDESTRIAN ACCESS AND LINKS TO LOCAL FACILITIES <i>Consider your assessment of the site's vehicle and pedestrian access and the quality of pedestrian and cycle links to local facilities.</i></p>		
<p>What potential vehicle and pedestrian site access problems or issues with links to local facilities should constrain potential allocation of the site, or would have to be resolved to make an allocation suitable?</p>		
<p>The access from Corston Lane is totally unrealistic for the size of the development proposed. Corston Lane is little more than a single carriageway from the village centre to the A4, has parked cars on its west side and has no designated passing places. Two-way traffic can therefore only pass on an opportunity basis when space allows a vehicle to move over, occasionally by mounting the very narrow pedestrian footpath.</p> <p>In addition, the access would have a significant negative impact on the amenity and privacy of properties in Gould Close.</p> <p>Vehicle access directly from COR1 onto the A4 is considered equally problematic. This is</p>		

primarily due to the high volume of fast moving off-peak traffic, or conversely, at peak times, traffic which is very slow moving or at a standstill due to congestion in Saltford.

Any new access into or out of COR1 would require significant remodelling of the existing junction and be within half a mile of the existing Globe Roundabout, creating further traffic congestion.

The addition of a large number of new dwellings at COR1 would also unacceptably exacerbate the volume of traffic on a section of road that is already regularly at or over its capacity. The already unacceptable risk from air pollution from the slow moving traffic will rapidly get worse.

What positive aspects of the site vehicle and pedestrian access and its links to local facilities could influence the potential to allocate the site?

No realistic or feasible aspects of vehicle access exist for a development of the size proposed.

However, a much smaller development where Corston Lane joins the A4 may be possible, assuming it adequately resolved the access issues identified above and supported enhanced facilities within the village.

We would therefore also like to take this opportunity to formally register our requirement that such a development should be focused on providing social / community housing to support local families, include increases to the local amenities commensurate with the size of the development and adopt high quality design standards which integrate it with the existing village, consistent with the draft revision to the Corston Conservation Area.

Overall, how has the site performed in terms of the quality of its site access and its pedestrian and cycle links to local facilities?

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