



**Bath & North East  
Somerset Council**

**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:	Working Group:	Date:
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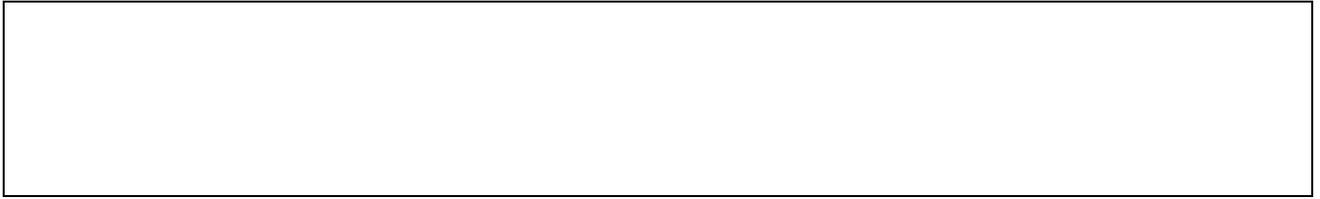
**PART 1: SITE ENVIRONMENT**

**1. SITE USES**

<b>A. What are the land uses on the site?</b>						
<i>Select as many as apply and annotate uses on map where possible:</i>						
Grazing	Arable	Woodland	Orchard	Forestry	Grass	Scrub
Recreation	Housing	School	Employment	Shops	Derelict	
Other (Please Specify)						
<b>B. What are the land uses surrounding the site?</b>						
<i>Select as many as apply and annotate uses on map where possible:</i>						
Grazing	Arable	Woodland	Orchard	Forestry	Grass	Scrub
Recreation	Housing	School	Employment	Shops	Derelict	
Other (Please Specify)						
<b>C. Is the site within the setting of a heritage asset(s)?</b>						
Conservation Area	Scheduled Ancient Monument	Listed Building				
Locally valued non designated heritage asset (Please Specify): Links to the Westfield Heritage Walks and the historic miners' path.						

**2. SITE LANDFORM**

<b>A. How does the site relate to the surrounding landscape and settlement?</b>	
<i>Select from:</i>	
Sits between existing development being an industrial estate, not housing.	Attached at the edge of the settlement – the settlement
Separated from the settlement	Previously developed land
Other (please specify)	
<b>A. What are the site landform features that could influence potential allocation of the site?</b>	
<i>Select as many as apply and mark on the map where possible:</i>	
Flat	Undulating
Steep Slope	Historic Earthworks
Profiling	
Other (please specify) It is a site of Roman occupation with a Roman villa in Haydon and the Fosse Way Roman Road close by.	
It was the Council tip, with plastics etc buried in the ground.	



### 3. SITE WATER AND DRAINAGE

<b>A. Are there on-site water or drainage features which may influence site allocation?</b>		
<i>Select and show features on the map where possible:</i>		
River	stream	springs ponds boggy areas drainage ditches
Areas prone to flood former quarry.	Others (please specify)	Former mine works beneath the ground and a
<b>B. How do these water or drainage features contribute to local character and wildlife?</b>		
<b>Comment</b> There is a wealth of wildlife which is sustained by the plentiful water supply.		

### 4. VIEWS FROM AND OF THE SITE

<b>A. Are there important/valued views from the site?</b> E.g. to distinctive landmarks or a panorama		
<b>Comment</b> ( <i>Identify views on the map</i> )	YES	
	NO	
<b>B. Is the site prominent in views from the surrounding landscape?</b> NB These must be from public viewpoints		
<b>Comment</b> ( <i>Identify views on the map</i> )	YES	
	NO	
<b>C. Is there any important off-site screening like hedgerow or trees?</b>		
<b>Comment</b> ( <i>Identify on the map</i> )	YES	
	NO	

### 5. TREES AND HEDGEROWS

<b>A. Are there trees and/or hedgerow on or around the site that should influence potential allocation?</b>		
<b>If yes, why are they important?</b>  Eg Distinct character, wildlife value, screening or shelter, of historic interest, of local cultural value	YES	
	NO	
<b>Comment</b> ( <i>Mark important trees and hedgerows on the map</i> )		

## 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)*

### 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)*

## 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**

### 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**

## 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)*

**PART 2 SITE ACCESS**

**1. SITE ACCESS FOR VEHICLES, PEDESTRIANS AND CYCLISTS**

<p><b>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</b></p>	
<p><i>Consider: Quality of existing vehicle access / Visibility / Potential impact on neighbouring residents / Potential impact on site valued environment features</i>  <i>Also consider the suitability of the connecting roads to accommodate additional residential traffic</i></p> <p><i>Record the locations of existing and potential vehicle accesses and pedestrian and cycle only accesses on the site map</i></p>	<p><b>Tick</b></p>
<p><b>Good:</b>                  Safe and access(es) with suitable connecting roads</p>	
<p><b>Fair:</b>                  Constrained access(es) with suitable connecting roads                  or                  Safe access(es) but onto compromised connecting roads</p>	
<p><b>Poor:</b>                  Constrained access with compromised connecting roads.</p>	
<p><b>Very Poor</b>                  No potential for safe site access and/or un-suitable connecting roads</p>	
<p><b>What are the key vehicle access issues or positive features that have shaped your assessment?</b></p>	
<p><b>What are the key pedestrian and cycle site access issues or positive features the should influence potential site allocation?</b>  <i>Consider the potential main site access point(s) as well as potential connections to existing public rights of way and cycle paths.</i></p>	

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

<b>A. What is the walking distance &amp; quality of the routes to local facilities?</b>				
<i>Consider roads and public footpaths/cycle paths                      Potential conflicts with vehicles at site accesses                      Quality of pavements and crossings</i>				
<i>Facility</i>	<i>Distance (metres)</i>	<i>Route Quality</i>		<b>B. What are the issues along each route that need addressing? (Mark on the map if helpful)</b>
<b>Primary School</b>		Good		
		Fair		
		Poor		
		Very Poor		
<b>Village Hall</b>		Good		
		Fair		
		Poor		
		Very Poor		
<b>Shops</b>		Good		
		Fair		
		Poor		
		Very Poor		
<b>Pub</b>		Good		
		Fair		
		Poor		
		Very Poor		
<b>Bus Stop</b>		Good		<i>Also consider: Bus service frequency</i>
		Fair		
		Poor		
		Very Poor		
<b>Any other facilities</b>		Good		<i>Other facility names:</i>
		Fair		
		Poor		
		Very Poor		



**SITE VEHICLE & PEDESTRIAN ACCESS AND LINKS TO LOCAL FACILITIES**

*Consider your assessment of the site's vehicle and pedestrian access and the quality of pedestrian and cycle links to local facilities.*

**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?**

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

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

Good	Fair	Poor	Very Poor
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