

Snapshot character summary:

7. Large Satellite sites in the Green Belt around Saltford

7.1 Character Summary

7.1.1 Within the Green Belt, which surrounds the village of Saltford, there are two large satellite sites that are not residential but industrial in nature. The sites are the (1) Burnett Business Park of Gypsy Lane at the southwest corner of the parish and the (2) Wessex Water Sewage Treatment works at the northern end of Mead Lane (in the north eastern corner of the parish).

1. Burnett Business Park

7.2 Landscape Description

7.2.1 Burnett Business Park is located on the gently inclined north facing slope of a high ridge running east to west at the southern boundary of the parish of Saltford. The ridge is one of the principle communications routes in the area with the Gypsy Lane running along it and which serves as the only access to the Business Park. The site is located within the Green Belt and is immediately surrounded by open arable agricultural land.

7.3 Key Views and Landmarks

7.3.1 The Business Park with its low rise buildings and established and landscaped perimeter is not generally visible from the Parish of Saltford. There are sight lines from the Business Park across the Parish of Saltford and neighbouring Parishes of Keynsham and Compton Dando.



View of Business Park from the east adjacent to Longwood Lane

7.4 Layout, Buildings and Detail

7.4.1 The Business Park site occupies a single almost rectangular plot which has an inner boundary area enclosing the buildings, access ways and parking areas. The inner area is well set back from the road. The outer area between the Business Park and the road and the approach to the security hut from Gypsy Lane are well landscaped and maintained. Fences and low level bushes and walls form the boundary on the east, west and north sides.



Entrance from Gypsy Lane

7.4.2 The Business Park has many buildings over 50 years old and has its historic origins as an MOD site. The single and 2 storey buildings are of either brick and block construction or industrial portal frame buildings in steel, and concrete. The roofing is shallow pitch and is mostly made of cementitious materials.



Example of Buildings

7.5 Sense of Place

7.5.1 The Burnett Business Park is atypical of the rest of the Parish of Saltford and it is perhaps because of this that it helps to define the diversity and complex mixture of functions and form that is Saltford. The Business Park nestles into the Green Belt and is visually unobtrusive to the Parish as a whole. Yet it is a crucial part of the economy and of employment for the Village.

7.6 Positive Features and Special Qualities

7.6.1 The Burnett Business Park provides valuable employment and business site opportunities with the Parish of Saltford. The site and its low rise buildings are well established yet sit sympathetically within the surrounding agricultural land of the Green Belt. The site boundary is very well defined and all of the Business Park is contained within it in an inner area. The zone of the inner area, within the existing inner building line of the Park, offers some potential opportunity for further development of business premises and creation of additional employment.

7.7 Negative features and detracting elements

7.7.1 The some of the buildings on the Business Park site are old and therefore may not have good “green” and sustainability credentials.

2. Wessex Water Sewage Treatment works

7.8 Landscape Description

7.8.1 The Sewage Treatment works is located just above and partly on the flood plan of the River Avon, at the end of Mead Lane in the north of the Parish. The whole of the site is within the Green Belt.

7.9 Key Views and Landmarks

7.9.1 The Sewage Treatment works with its low rise buildings and established and landscaped perimeter is not generally visible from the Parish. There is an Area of Outstanding Natural Beauty (AONB) less than ½ mile away on the north bank of the River Avon.



North eastern perimeter fence, hedge, buildings and structures

7.10 Layout, Buildings and Detail

7.10.1 The Treatment works occupies a single L-shaped plot. It has several buildings, treatment tanks, internal roadways, pipework, green spaces, hard landscaping and 3 deep ponds. The site is fenced, including mature hedges and trees, and is screened on nearly the entire perimeter. The grounds are well landscaped and maintained. The buildings and

structures are low-rise being single and 2 storey of brick, block, concrete and steel constructions. The roofs are pitched.

7.10.2 The site is accessed from a single entrance at the end of Mead Lane.



Entrance from Mead Lane

7.11 Sense of Place

7.11.1 The treatment works sits within the Green Belt and yet is visually unobtrusive to the parish.

7.12 Positive Features and Special Qualities

7.12.1 The treatment works provides a valuable function to the parish and the wider community. The site and its low rise buildings are well established. The well defined boundary, perimeter screening and green landscaping conceal the site well from the surrounding green belt.

7.13 Negative features and detracting elements

7.13.1 Some of the buildings and structures on the treatment works site are old and therefore may not have good “green” and sustainability credentials. When the works are operating there is a significant foul odour noticeable from areas adjacent to the perimeter fence.

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