

The natural or built assets identified in Saltford's Placemaking Plan that are not already listed/protected by national policy

Social and Communal Value

(Green Belt) **Bristol and Bath railway path** (part of National Cycle Network's National Cycle Route 4) - an integral and popular commuting route, an attractive leisure path and a wildlife corridor. It also connects with several of Saltford's extensive network of public footpaths.

(Green Belt) **Saltford Golf Club** – established in 1904 the golf club provides an important recreational sporting facility. The 18 hole course is set in woodland with extensive views over the Bath and Bristol countryside (Green Belt). It plays host to national, regional and county events

(Green Belt) **Saltford Playing Fields** and tennis courts adjacent to Saltford Hall – these fields are the centre for sporting and outdoor recreational activities in the Village. They contain the Chelwood Road play area.

(Housing development area North of the A4) **Saltford Hall** – the centre for the Saltford Community Association (SCA) and community activity and events in the Village and beyond.

(Housing development area North of the A4) **Saltford's War memorial** monument at the corner of Norman Road and Beech Road – the centre-point for remembrance in the Village.

(Housing development area South of the A4) **Saltford's War memorial garden** at the corner of Manor Road and Bath Road – a valued green space in this central location. The garden commemorates significant events for Saltford such as the World Wars and the Millennium and is used for quiet reflection.

(Housing development area South of the A4) **The large public playing field adjacent to Saltford C.of E.Primary School** - this is the only large open space in the area. It is highly valued as a recreational field and is well used. The Claverton Road play area is situated there.

(Housing development areas North and South of the A4) **The rectangular greens in the centre of Haselbury Grove and Broadway** which are used by children and give a sense of openness in these enclosed quadrangles

(Housing development area South of the A4) **The green corridor with trees, sandwiched between Anson Close, Pepys Close and Drake Close** - this is used by parents and children walking to school and as a route for strolling to and from the playing field.

(River Frontage) **Bristol Avon Sailing Club** (in Mead Lane) and **Avon County Rowing Club** (co-located with **Monkton Combe School** and **Bristol University Boat Club** near Saltford Marina) are based in Saltford. The facilities, quality and setting of Saltford's riverside environment has enabled these important clubs to provide a wide range of river-based leisure and training activities building on Saltford's long-held association with rowing and sailing.

(River Frontage) **The river itself** is used by various craft including narrow boats and kayak canoes and occasionally by swimmers. The canoeist's use of the river present through river bank some challenges to conservation.

Heritage Value

(Green Belt) **Medieval Ponds (3)** – of environmental/conversation (habitat) and historical value these are located to the north east of Saltford Manor (12th century), these are thought to have been originally part of the Manor House estate for providing mainly coarse fish as a food source. There are multiple other ponds in Saltford (north and south side of the housing settlement) of unknown age.

(Conservation area) **Saltford's conservation area** in its entirety including such locations as Saltford Manor, St Mary's Church and Church Hall, and Saltford Brass Mill.

(A4 corridor) **Historic Turnpike signs** on Bath Road A4 at ground level, one towards the top of Bath Hill and one near the bus stop opposite Norman Road.

(Various locations) **Listed buildings** at various locations in the village have heritage value.

Architectural interest

(River Frontage) **Brass Mill**, Kelston Lock (although not in Saltford Parish), **Jolly Sailor and Lock** and various other buildings adjoining the river are of Architectural interest. A number of properties were designed and conceived with large gardens as they date from the Victorian era or before. This is an intrinsic characteristic and characterises the area and should be preserved.

Associations

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Aesthetic value

(Green Belt) **The Green Belt** itself is important for the distinctive character setting of the rural village of Saltford and Saltford's Conservation Area.

(River Frontage) **The river and associated frontage** have aesthetic value affording the village, area and region a certain character.

Landmark quality

(River Frontage) **The river and associated frontage have** weirs, narrows, bends and ridges which help characterise the village.

Archaeological interest

(Green Belt) **Anglo Saxon Burial Ground** – north of Avon Farm - of historical interest (early Medieval England).

Geological interest

(Green Belt) Some **limestone exposures** in Saltford are extremely important in our understanding of local and regional geology and are hence listed as Regionally Important Geological Sites (RIGS – a non-statutory designation that is nevertheless intended to afford some level of protection):-

1. Avon Lane Railway Path Cutting
2. Mead Lane Saltford
3. Saltford Railway GWR Cutting (north west of tunnel)

4. Saltford Railway GWR Cutting (south east of tunnel)
5. Avon Farm storm water cutting

(River Frontage) Although listed as RIGS sites and being within the Green Belt, some locations within the River Frontage area (limestone rock face at Mead Lane) need to be afforded better protection from property developments and improvements along Mead Lane.

Scenic quality

(Green Belt) **The Green Belt** itself provides an important rural backdrop to Saltford and its Conservation Area, as well as for the River Avon, the Bristol and Avon railway path, local lanes, and the village's extensive network of footpaths and bridleways.

Conservation

(Green Belt) **Folly Wood** – an ancient woodland. Ancient woodlands like this are particularly important because they are exceptionally rich in wildlife, including many rare species and habitats; are an integral part of England's historic landscapes; and act as reservoirs from which wildlife can spread into new woodlands.

(Green Belt) **Two long standing linear woods:** Colonel's Wood (north of Saltford Manor) and Longwood (west of the golf course). These are important for their wildlife habitat value, for example they are inhabited by Barn, Tawny and Little owls.

(Green Belt) **Concentration of old poplars in Saltford Mead** – important wildlife habitat value (much rot and hollowing).

(River Frontage) Much if not all of **the river** and the associated frontage are already covered as the river is a Site of Nature Conservation Importance. There are two TPO sites within 'River Frontage' (TPO 549/4 (boat houses) and TPO 549/1 (Jolly Sailor)).

(Satellite large sites within the Green Belt) **The Sewage Treatment Works** - is the biggest area of significant wildlife habitat in Saltford, and has several outstanding features: for tetrapod vertebrates a complex of ponds; biggest area of unimproved grassland (>50% of the total resource); several individual large old rotting and hollowing trees; large fenced area keeping dogs out provides a complex of scrub particularly rich in food sources for autumn migrant passerines.

Local Green Space Designation

The following should be given protection with "Local Green Space" designation under the National Planning Policy Framework (NPPF):-

(Green Belt) **Sports playing fields** behind Saltford Hall and Saltford Sports Club – used mainly for football and cricket with local teams playing every weekend during the sporting season, these fields are an intrinsic part of Saltford's healthy outdoor life, especially for our younger generation, with links to Saltford Community Association.

(Conservation area) **Green Slope at the Shallows** (known locally as "The Outlook") – this forms an important part of the appeal of the leisure amenity area of the Shallows that is enjoyed by residents of Saltford and visitors to the village.

(Housing development area North of the A4) **Amenity grass and sheltered amenity grass areas** – there are several grassed areas (see Map of Curo land North of the A4) that help form the character of this part of Saltford. Where they are present, these areas of grass help to bring a sense of tranquillity and community.

(Housing development area South of the A4)**The large public playing field adjacent to Saltford C.of E. Primary School** - this is the only large and open space on the south side of Saltford. It is highly valued as a recreational field and is well used. The Claverton Road play area is situated there.

(Housing development area South of the A4)**The rectangular greens in the centre of Haselbury Grove** - are used by children and also give a sense of openness in these enclosed quadrangles

(Housing development area South of the A4) **The green corridor (grassed area with trees) sandwiched between Anson Close, Pepys Close and Drake Close** - this is used by parents and children walking to school and as a route for strolling to and from the playing field. This corridor provides a safe, tranquil and environmentally attractive space which is regularly enjoyed by local residents. It breaks up the built environs and provides a sense of openness.