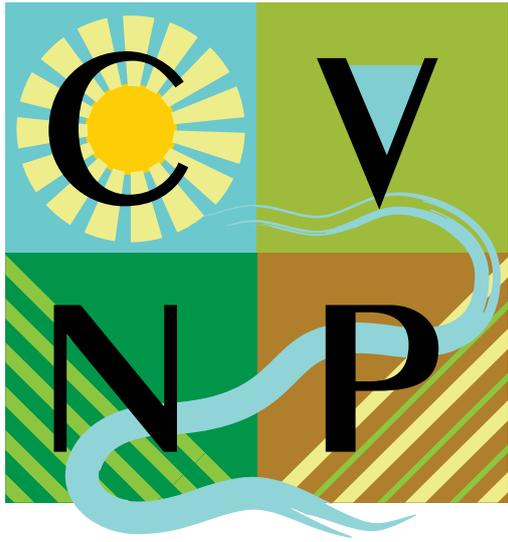


**YOUR CHANCE TO HAVE YOUR SAY ABOUT YOUR COMMUNITY**



# **Chew Valley**

## **Neighbourhood Plan**

[www.cvnp.co.uk](http://www.cvnp.co.uk)

Pre-Submission Draft - 1st July 2016

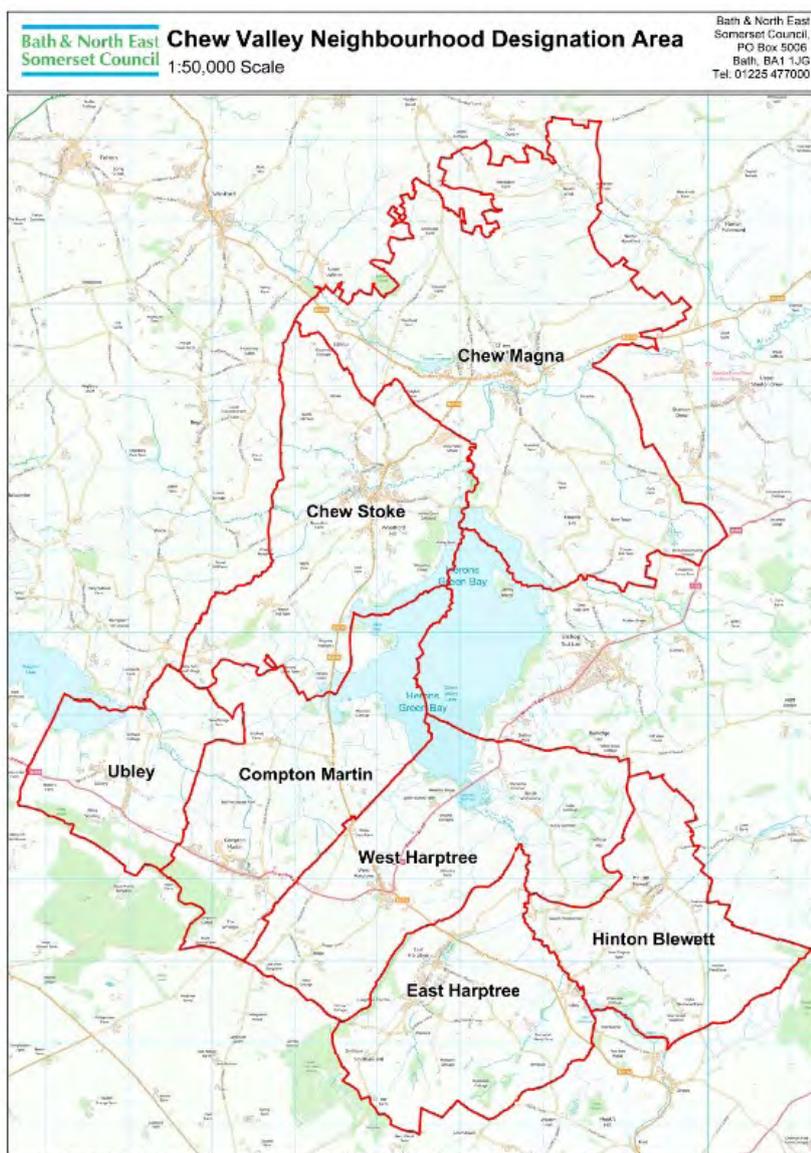


Participating Parishes:  
Chew Magna, Chew Stoke, Compton Martin, East Harptree, Hinton Blewett, Ubley & West Harptree

## Chew Valley Neighbourhood Plan – Pre-Submission Draft – July 2016

### Chew Valley Neighbourhood Plan:

The Localism Act introduced Neighbourhood Planning into the hierarchy of spatial planning in England, giving communities the right to shape their future development at a local level. On 26<sup>th</sup> March 2014, Chew Valley was successful with its application to become a Neighbourhood Planning area. The Chew Valley Neighbourhood Plan Area covers seven parishes, who worked together from January 2014 up to spring 2016. This work included various consultations and questionnaires, with the aim of producing one comprehensive Neighbourhood Plan for the Chew Valley, because all the parishes are of a very similar rural nature with common planning, transport, employment, educational and environmental needs.



Map - M1- Chew Valley Neighbourhood Plan Area Map, with Parish Outlines

The Plan aims to support development that the area wishes to see, that will enhance the area and meet local needs. The Plan takes account of feedback and comments from residents and business users in the Plan Area. Much of the comment reflected how strongly residents valued the beautiful setting of their villages along with concerns about changes that development could bring.

The Plan has been produced by the Chew Valley Neighbourhood Plan Steering Group, which includes members from all seven Parish Councils, residents from all the parishes, one land owner and Ward Councillors.

The period of the Neighbourhood Plan is up to 2035. It will be reviewed every 5 years. The Neighbourhood Plan does not include any site allocations.



## Our Mission:

For our community to actively plan for our future: preserving the distinctive varied built, natural and historic characteristics that we care about and steering our growth to ensure we continue to have a thriving, vibrant rural community which meets the needs of all those who live and work in the Plan Area and of which everyone can be proud.

It is not about stopping growth - it is about making sure we have proportionate, sympathetic and sustainable growth!

Our process will be inclusive, offering everyone who lives and works in our Neighbourhood Plan Area the opportunity to participate.

***“Whenever I hear men boast of hills, I will rise up in praise of the hills of North Somerset, the Devon hills are fair and woody, the Cornish hills are wild and craggy, but the hills of Somerset rise up to the sky clothed in the cloth of heaven”.***

***“Somerset hills lift up to the sky fields which are among the loveliest in England. Seen from a distance they are squared patchwork of gold, sage-green, apple-green and red; the gold is mustard, the apple-green is wheat, the sage-green is barley and the rich red-brown is ploughed soil. When the sun is over them the cloud shadows moving like smoke, the scent of warm hay in the air and larks holding up the blue sky with their little wings...”***

HV Morton’s description of the north Somerset landscape, written in the early days of the motor car – c1920.





## Our Vision

Thriving rural areas are essential in moving towards a more sustainable pattern of development and balanced communities. We aim to help strengthen our local economies, meet people's social needs and improve local surroundings and transportation networks. In doing so we wish to conserve, enhance and make positive use of:

- our historic environment, local character and rural setting,
- the area's biodiversity (wildlife and habitats), water resources and natural environment.

For a thriving local rural economy, including tourism and additional employment opportunities, the Plan must include policies to encourage farm diversification that will help to strengthen the farming industry. Within our area, the nature of employment is changing; there are fewer jobs in agriculture and, in some parts of the area, farms struggle to be viable due to the economies of scale. In such cases, the Plan wishes to be supportive of business ideas to help maintain viability of our farms, including the conversion of barns into a farm shops or specialist tourist facilities, thus maintaining or growing employment opportunities to sustain and enhance our economic vitality.

In addition, the Plan wants to recognise that during the 21<sup>st</sup> century many more people will want to work from home, so the concept of rural business hubs needs to be supported and ultrafast broadband connection should become the “norm”.

Some of our vision is outside the land use policies of a Neighbourhood Development Plan; these are within our aspirations section and include a desire to see a walk/cycle path all the way around Chew Valley Lake and a local shuttle bus.

## Our Objectives

The Plan’s objectives cover Housing Development, Environment, Business and Facilities, and will ensure that:

- **Housing and Development** – meets the needs and desires of local people, safeguards the intrinsic character of the area by sensitively guiding design decisions about what type of development to allow and thus maintaining the essence of this beautiful area, which can be passed on to future generations.
- **Environment** – conserve or enhance the rich biodiversity of the area.
- **Business** – assist the local economy to grow, including businesses and homeworkers, thus improving the sustainability of the area.
- **Facilities** - maintain and enhance good quality, accessible facilities, including community, leisure and recreational facilities, such as local pubs and shops, thus ensuring that the diverse economic and social vitality is sustained and enhanced. This must be in keeping with the character and distinctiveness of the seven parishes.

**Thank you to everyone who has helped in whatever way with the making of this plan!**



This Document has been prepared and approved for consultation by all seven participating Pa Councils:

*This is the draft Plan prior to final edits discussed at <sup>CVNP</sup> Steering Group Meeting on 18th April 2016*

Chairman of Chew Magna Parish Council	Date
	18 April 2016
Chairman of Chew Stoke Parish Council	Date
	18 April 2016
Chairman of Compton Martin Parish Council	Date
	18 April 2016.
Chairman of Hinton Blewett Parish Council	Date
	18/4/16
Chairman of Hinton Blewett Parish Council	Date
As representative of the Chair I am confident that Ubley Parish Council is happy with this plan. We will meet in the next week with Wesley Hallam, Chair, and will arrange for him to sign <sup>before 28th April</sup>	18/4/16
Chairman of Ubley Parish Council	Date
	18/4/16
Chairman of West Harptree Parish Council	Date
	18/4/16.
<i>Representing Chairman of East Harptree Parish Council</i>	
	22 <sup>nd</sup> APRIL 2016.
Chairman of Ubley Parish Council	Date

SIGNED AT THE STEERING GROUP MEETING 18/3/2016



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## **Participating Parishes:**

Chew Magna, Chew Stoke, Compton Martin, East Harptree, Hinton Blewett, Ubley & West Harptree

## ***INTRODUCTION***

Part One of this document contains the policies for our Neighbourhood Development Plan, Part Two comprises our aspirations. The Neighbourhood Development Plan has been formed around the information gathered from local residents and businesses.

This is the Draft Neighbourhood Development Plan and this will be the final consultation version before submission to Bath and North East Somerset Council for checking, followed by submission for external examination. If it passes examination, the Plan will then be the subject of a public referendum that will lead to its adoption.

When finalised and adopted, the policies within the Chew Valley Neighbourhood Plan will be legally binding as “material consideration” for all future planning applications in our seven Parishes. They will be used in addition to existing planning controls in the National Planning Policy Framework and in the Bath and North East Somerset Council ‘Local Plan’<sup>1</sup>, Green Belt and AONB criteria (where appropriate), as well as the other policies in this Plan.

The Plan’s aim is to support development that the area wishes to see, that will enhance the area and will meet local needs.

Early discussion can assist in achieving the best outcome for everyone. Anyone making a planning application is encouraged initially to contact their Parish Council, through the Parish Clerk, for an informal discussion. This way a council can set out the importance to the community of the policies in their Neighbourhood Development Plan and it will provide the applicant with an informal view on their proposals.

Given the diversity of the Chew Valley area, it will be necessary to consider each proposed development in its specific context. Very early contact by a potential applicant with the relevant Parish Council is therefore absolutely crucial and we have Aspiration A1 in this document to highlight the protocol through which Parish Councils would prefer to work in advance with developers.

This approach draws upon the statement in paragraph 66 of the National Planning Policy Framework. This encourages applicants “to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community” and, if done, this will mean that any proposals “should be looked on more favourably”.

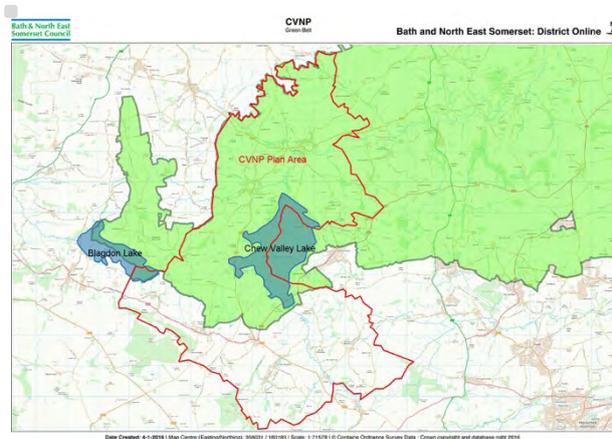
<sup>1</sup>The Local Plan’ comprises of two main documents: the Core Strategy (this sets out priorities for new homes and jobs across the whole of Bath & North East Somerset) and the Placemaking Plan (which looks at sites and Management Development policies used to determine planning applications).



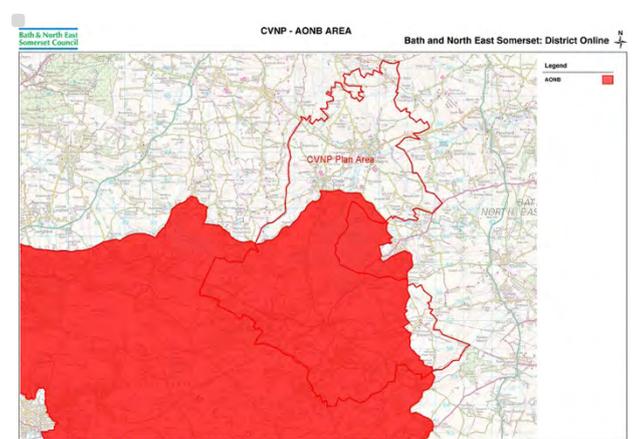
## The Chew Valley within Bath and North East Somerset

Around two thirds of Bath and North East Somerset is within the Bristol Green Belt and a quarter of the rural parts sit within designated Areas of Outstanding Natural Beauty. The attractive character of no fewer than 30 villages in North East Somerset is recognised by Conservation Area status.

To the south-west of the authority strung along the foothills of the Mendips are the villages of Ubley, Compton Martin, West Harptree, East Harptree and Hinton Blewett; the undulating valley of the River Chew connects these and continues to Chew Stoke and the historic village of Chew Magna which acts as a community focus for villages and hamlets. At the very base of the valley sits Chew Valley Lake (which is of international importance) and Blagdon Lake along the edge of the undeveloped rolling Mendip Hills that are an important backdrop in giving the Chew Valley its green and rural landscape setting and character. The area has a very striking and distinctive landscape, some areas are in the Bristol and Bath Green Belt, some part of the Mendip AONB and some fall in both. These designations highlight the sensitive and outstanding nature of the setting.



Map M2 – Green Belt in the Chew Valley Neighbourhood Plan



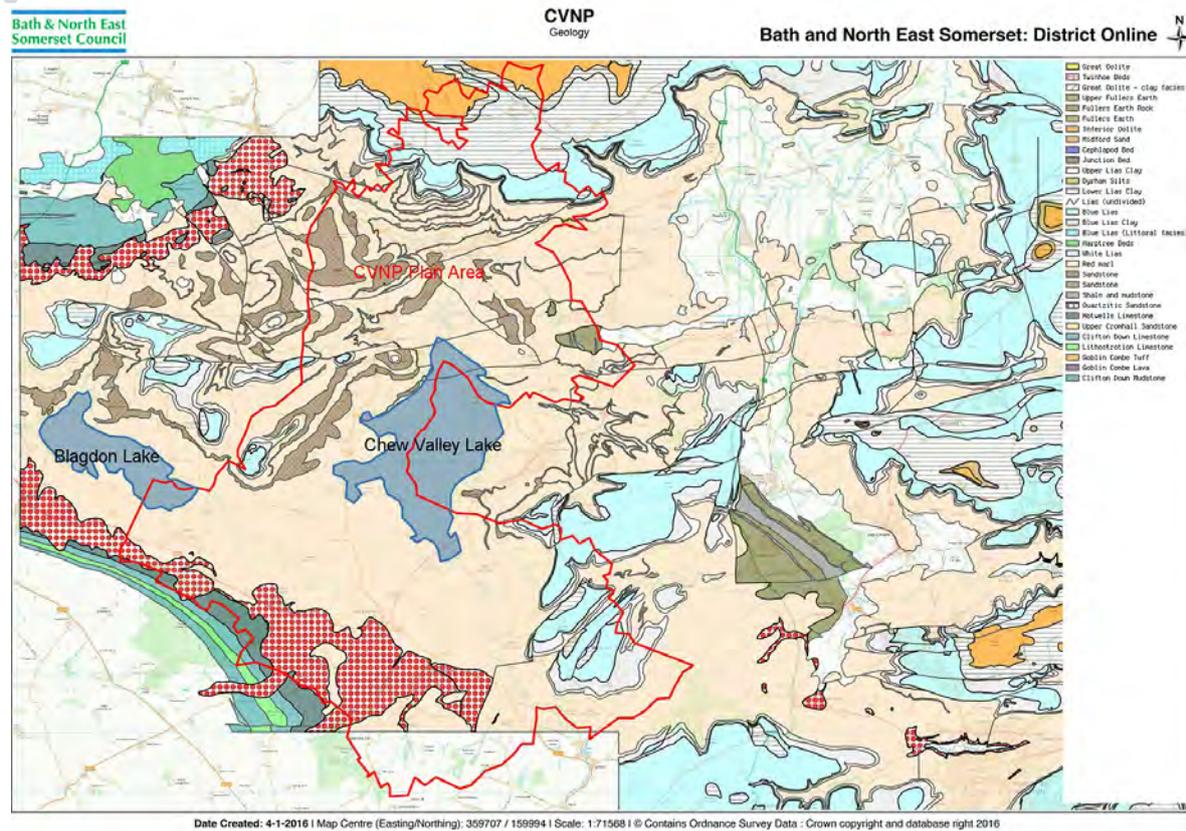
Map M3 – Mendip AONB in the Chew Valley Neighbourhood Plan

The Chew Valley Neighbourhood Plan Area contains a number of sites known for protected species and which support a wide range of habitats, and a diverse flora and fauna. Designations along with conservation plans and programmes that cover the area aim to provide protection and management to protect habitats. Many of the watercourses and hillsides are important for wildlife.

The Chew Valley Plan Area includes small parts of the rather more extensive hill ranges of the Mendips and to a lesser extent Dundry Hills. Only a very small part of the overall area of the Mendip Hills lies within the area, a section of steep scarp slope between Ubley and Hinton Blewett, although the prominence of the slope and ridgeline is felt over a much wider area. Dundry Hills are an Oolitic Limestone outlier of the Cotswolds on the south eastern edge of Bristol; again only a very small part of the hill lies within the Plan Area to the north west of Chew Magna. However, both these hillsides form a framework for the valley, from which there are some spectacular views over much of the area and most parts of the area have views bound by these hills.

There has only been a minimal growth in the settlements throughout the last centuries; the most recent substantial impact on the landscape has been the creation of Chew Valley and Blagdon Lakes (in 1956 and 1904 respectively) which form major features in the landscape.

The principal characteristic of the area is the gently undulating landform around the low lying River Chew. The tributary valleys of the River Chew and, in the extreme south west, tributaries of the River Yeo dissect the landscape leaving gentle hills. It is bounded by higher ground that includes the Dundry Plateau, the Mendip Hills and the Hinton Blewett and Newton St. Loe Plateau Lands. The boundary generally follows the top of the scarp slopes.



**Map M4 - Geology of the Chew Valley Neighbourhood Plan Area**

The Parishes of **Compton Martin, East and West Harptree and Ubley** are part of both the Mendip Slopes landscape as well as the Upper Chew and Yeo Valley landscape area, both described in B&NES Rural Landscape document. The Mendip Slopes form the transition between the gently sloping landscape of the Chew and Yeo Valleys and the open landscape of the Mendip Hills plateau. The north east facing slope falls dramatically from the edge of the Mendip Hills and is moderate to steeply sloping; the bottom of the scarp slope joins with the characteristic local undulations of the Chew area. The southern boundary runs along the break of slope at the top of the scarp. The land is characteristically undulating with occasional rock outcrops. Rocky combes or gorges such as Compton Combe above Compton Martin and Harptree Combe near East Harptree typically incise the Mendip Slopes. The former is a dry valley and the latter is occupied by the Molly Brook. The steep slopes and incised valleys have given rise to significant woods or groups of trees, as at Harptree Hill, where cultivation was not possible. Many of the woods including Ubley Wood, Compton Wood, Harptree Combe, The Grove and Lady/Buckley Wood are ancient semi natural woods. They form prominent features viewed from the Chew Valley. The Mendip Slopes are visible over a wide area stretching northwards to the Dundry Hills and conversely they offer spectacular views over the Chew Valley. The landscape, however, has an unexpectedly intimate quality provided by the incised valleys and combes, the local undulations in the topography and the hedges and woodland blocks.

The Upper Chew and Yeo Valley landscape is a flat or gently sloping area lying between the Mendip Slopes character area to the south and the Chew Valley character area to the north. It is about 50m at its lowest point near Blagdon Lake and about 100m at its highest where it rises to meet the spring line villages of **West Harptree, Compton Martin and Ubley**. The springs occur along the Dolomitic Conglomerate exposures. The area includes the tributaries and upper reaches of both the River Yeo, which flows westwards from **Compton Martin**, and the River Chew, which flows northwards from Coley. The boundary incorporates part of both Blagdon and Chew Valley Lakes. It then extends south eastwards to the area boundary at Coley taking in the villages of **East and West Harptree** at the foot of the northern Mendip slopes. The edges of the character area are generally at the point at which the valley sides become significantly steeper and at the shores of the two lakes.



The Parishes of **Chew Magna** and **Chew Stoke** sit at the southern end of the Chew Valley landscape area described in B&NES Rural Landscape document. The landscape of the Chew Valley is distinctive and generally harmonious. It results from the balance of hedges, trees and woodland within the enclosed farmland and from the 'well treed' setting of the settlements, which are generally integrated well into the topography. This balance reflects the historical evolution of the landscape. Medium and small fields are mostly bounded by hedges and occasionally by tree belts and woodland. The hedges generally contain a diverse range of species, indicative of longevity.

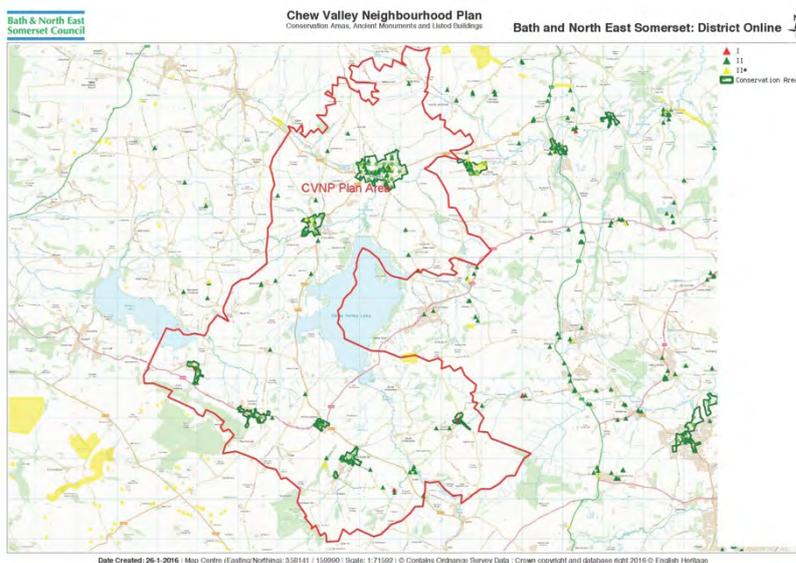
**Hinton Blewett** Parish falls within the Hinton Blewett and Newton St Loe Plateau Lands, to the east of the Chew Valley landscape area. It is a small parish on a large-scale undulating plateau and valley landform, that is especially undulating in the west with distinctive rounded hills, while in the east the incised valleys give rise to two distinctive wide ridgelines.

The plateau falls away steeply on the western edge to the River Chew with the views from the more elevated positions towards the Mendip Hills, the Bristol Channel and Wales. The area has an open aspect and is, to some extent, exposed and yet it is enclosed by lanes and hedgerows around small fields. The whole area is surrounded by farmland, generally given over to pasture with mostly small fields, bounded by trees and hedgerows.

Throughout the whole of the Plan Area, woodlands form an important component of the landscape and are particularly evident on the hills and slopes. There are many small woods giving the landscape a well wooded appearance. The hedges are typically trimmed and mostly contain native trees. Mature oak, ash and sycamore trees are characteristic of the area with occasional groups of Scots pine particularly around the Chew Valley Lake.

The landscape is generally tranquil with the silence broken only by occasional tractors, local traffic, distant aircraft and farm animals. There are however less tranquil areas dictated by proximity to main routes.

Today the Chew Valley is a popular place to live, set in beautiful countryside. Historically many of the communities have developed due to their proximity to the river and several of the parishes in the Chew Valley have been settled since prehistoric times. It would not be appropriate to add the full history of each parish in this document, it is however important to note that this has given rise to a diverse heritage. This extensive historic interest is reflected in the existence of over 120 Scheduled Ancient Monuments and Listed Buildings, plus eight Conservation Areas. All of the participating parishes have Conservation Areas.



**Map M5 - Chew Valley Neighbourhood Plan Scheduled Ancient Monuments, Listed Buildings and Conservation Areas**



## Chew Magna

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| <ol style="list-style-type: none"> <li>1. The Rookery and attached walls: Grade: II</li> <li>2. The Manor House (the Sacred Heart Convent High School): Grade: II*</li> <li>3. Stable and attached wall about 30 metres north east of the Manor House: Grade: II</li> <li>4. Elm farmhouse: Grade: II</li> <li>5. Well head about 45 metres south west of Chew Court: Grade: II</li> <li>6. Church of St Andrew: Grade: I</li> <li>7. Unidentified monument in the churchyard about 8 metres south east of chancel of Church of St Andrew: Grade: II</li> <li>8. Unidentified monument in the churchyard about 6 metres north of north aisle of Church of St Andrew: Grade: II</li> <li>9. Edgell monument in the churchyard about 12 metres north west of north porch of Church of St Andrew: Grade: II</li> <li>10. Raised pavement, steps and railings extending from the Old School Room about 100 metres to west: Grade: II</li> <li>11. Dumpers Farmhouse: Grade II</li> <li>12. Stable about 30 metres West of Harford House: Grade II</li> <li>13. The Beeches: Grade II</li> <li>14. Barle House: Grade II</li> <li>15. The Sycamores: Grade II</li> <li>16. Holly House: Grade II</li> <li>17. Pitts Farmhouse: Grade II</li> <li>18. Manor Farmhouse and attached gate piers: Grade II</li> <li>19. Archways, Fisher Lodge: Grade II</li> <li>20. Tun Bridge over River Chew: Grade II</li> <li>21. Old School Room: Grade II*</li> <li>22. Churchyard cross in the churchyard about 38 metres south west of tower of church of St Andrew: Grade II</li> <li>23. Unidentified monument in the churchyard about 34 metres south west of tower of church of St Andrew: Grade II</li> <li>24. Unidentified monument in the churchyard about 6 metres north of north Aisle of church of St Andrew: Grade II</li> </ol> | <ol style="list-style-type: none"> <li>25. Fowlers monument in the churchyard about 23 metres south west of tower of church of St Andrew: Grade II</li> <li>26. Gardener's Cottage: Grade II</li> <li>27. Harford House: Grade 11</li> <li>28. Walls, railings, gates and piers attached to front of the Beeches and enclosing forecourt: Grade II</li> <li>29. Portugal House: Grade II</li> <li>30. Milestone about 20 metres south of Westfield Farmhouse: Grade II</li> <li>31. Raised pavement and steps extending about 200 metres from junction with the Chalks to Tun Bridge: Grade II</li> <li>32. Baptist Chapel: Grade II</li> <li>33. Crickback Bridge at ST573629: Grade II</li> <li>34. Knowle Hill Farmhouse: Grade II</li> <li>35. Church House: Grade II</li> <li>36. Tunbridge House: Grade II</li> <li>37. Igbetti: Grade II</li> <li>38. Acacia House, The Firs: Grade II</li> <li>39. Unidentified monument in the churchyard about 14 metres north of north Aisle of church of St Andrew: Grade II</li> <li>40. Rookstone: Grade II</li> <li>41. Lodge about 80metres south west of the Rookery: Grade II</li> <li>42. Stable, attached wall and gate piers about 30 metres south east of the Manor House: Grade II</li> <li>43. Chew Court: Grade II*</li> <li>44. Group of 3 unidentified monuments in the churchyard about 25 metres south west of tower of church of St Andrew: Grade II</li> <li>45. Malvern Lodge: Grade II</li> <li>46. Gate piers and wall about 5 metres east of Church House: Grade II</li> <li>47. Highfield House: Grade II</li> <li>48. Tun Bridge: Scheduling</li> <li>49. Churchyard cross in St Andrew's churchyard: Scheduling</li> </ol> |
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## Chew Stoke

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| <ol style="list-style-type: none"> <li>1. Pagans Hill Farmhouse: Grade: II</li> <li>2. Methodist Chapel: Grade: II</li> <li>3. Old Rectory: Grade: II</li> <li>4. Church Of St Andrew: Grade: II*</li> <li>5. Webb monument in the churchyard about 10 metres south west of Church of St Andrew: Grade: II</li> <li>6. Church Farmhouse: Grade: II</li> <li>7. School Farmhouse: Grade: II</li> <li>8. Rookery Farmhouse: Grade: II</li> <li>9. North Hill Farmhouse: Grade: II</li> <li>10. Milestone about 100 metres south west of Stoke ST558606: Grade: II</li> </ol> | <ol style="list-style-type: none"> <li>11. Base of cross shaft in the churchyard about 24 metres South West of tower of church of St Andrew: Grade II</li> <li>12. Yew Tree Farmhouse: Grade II</li> <li>13. Wallis Farmhouse: Grade II</li> <li>14. Stable about 6 metres North East of Rookery Farmhouse: Grade II</li> <li>15. Obelisk: Grade II</li> <li>16. The Rectory: Grade II*</li> <li>17. Overthrow, gates and piers at South East Entrance to churchyard of church of St Andrews: Grade II</li> <li>18. Chew Stoke School: Grade II</li> </ol> |
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## Compton Martin

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| <ol style="list-style-type: none"> <li>1. Combe Farmhouse: Grade: II</li> <li>2. Coombe Lodge: Grade: II</li> <li>3. Symes monument in the churchyard about 3 metres south of south aisle of Church of St Michael: Grade: II</li> <li>4. Parsons Hill and Old Rectory and attached stable block: Grade: II</li> <li>5. Moat Farmhouse: Grade: II</li> <li>6. Highfield House: Grade: II</li> </ol> | <ol style="list-style-type: none"> <li>7. Earls Farmhouse: Grade: II</li> <li>8. Unidentified monument and Crosse monument in the churchyard about 4 metres north of porch of St Michael's Church: Grade: II</li> <li>9. King Walter monument in the churchyard about 3 metres south east of South Chapel of Church of St Michael: Grade: II</li> <li>10. Church of St Michael and All Angels: Grade: I</li> </ol> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



## East Harptree

1. Coley Court: Grade: II
2. Harptree Court: Grade: II
3. K6 Telephone Kiosk, East Harptree: Grade: II
4. Eastwood Manor Farm Steading: Grade: I
5. Aqueduct in Harptree Combe: Grade: II
6. Coley Cottage: Grade: II
7. Eastwood Manor: Grade: II
8. Bridge, 50 metres north of Harptree Court: Grade: II
9. Gatepiers to stable yard south west of Harptree Court: Grade: II
10. Eastwood Manor Farmhouse: Grade: II
11. Harptree House: Grade II
12. Sherborne: Grade II
13. Church Farmhouse and attached garden wall and gate piers: Grade II

14. Church of St Laurence: Grade II\*
15. Gates and piers at Upper Lodge, North of Harptree Court: Grade II
16. Stile, 15 metres North West of Tower, Church of St Laurence: Grade II
17. Stile, 8 metres North East of Chancel, Church of St Laurence: Grade II
18. The Old Rectory: Grade II
19. Manor Farmhouse: Grade II
20. Gatepiers at Lower Lodge South East of Harptree Court: Grade II
21. Village Clock Tower: Grade II
22. Garden wall and gate piers at Coley Court: Grade II
23. Richmond Castle: Scheduling

## Hinton Blewett

1. The Manor House: Grade: II
2. West House Farmhouse: Grade: II
3. Middle Road Farmhouse: Grade: II
4. K6 telephone kiosk: Grade: II

5. Church of St Margaret: Grade: I
6. The Old Rectory: Grade: II
7. Coley House: Grade II

## Ubley

1. Methodist Church: Grade: II
2. Church of St Bartholomew: Grade: I
3. K6 telephone Kiosk, Ubley: Grade II
4. The Manor House: Grade II
5. Mendip View: Grade II
6. Ubley Manor House (remains of): Scheduling
7. Bowl barrow 365m South West of Ubley Warren Farm:

- Scheduling
8. Bowl barrow 370m east of Ubley Hill Farmhouse: Scheduling
9. Bowl barrow 280m south East of Ubley Hill Farmhouse: Scheduling
10. Bowl barrow 220 south west of Ubley Hill Farmhouse: Scheduling

## West Harptree

1. Barn to North West of Gournay Court: Grade: II
2. Church of St Mary: Grade: II\*
3. Tilley Manor Farmhouse: Grade: II
4. Gatepiers to boundary wall, south of Tilley Manor House: Grade:II
5. Parsonage Farmhouse: Grade: II
6. Gatepiers to west of Gournay Court: Grade: II
7. The Old Vicarage: Grade: II

8. Turnpike parish boundary marker at White Rose Cottage: Grade: II
9. Entrance gates and railings to north of Gournay Court: Grade: II
10. Gournay Court: Grade: II\*
11. Large univallate hill fort with outworks 800m West of White Cross: Scheduling

**List L1b** - Chew Valley Neighbourhood Plan - Scheduled Ancient Monuments and Listed Buildings (East Harptree, Hinton Blewett, Ubley and West Harptree)



## Our Population and Economy

The area has a reputation for good quality housing and schools. The age profile of residents indicates the number of residents aged over 60 is considerably higher than the local or national average; there are less than average 16 to 50 year olds. As much of the area is rural the density in 'people per hectare' is less than 1, with the majority of the population owning their properties and a larger proportion than average owning their properties outright. Quite a large proportion of properties use oil or solid fuel for heating (many of the small settlements are without mains gas). Census results show that on the whole our residents are more healthy than the B&NES average, that we have very low rates of unemployment and that the area is not very diverse ethnically. The area is popular with commuters; less than 1% of households have no car (the public transport in the area is very poor) and more than 10% of households have 3 vehicles (nearly double the national average). The majority of residents in employment commute outside the Chew Valley (up to 10km) to their place of work (very few cycle or use public transport).

There are small primary schools in the following parishes: Chew Magna, Chew Stoke, East Harptree and Ubley, these generally have catchment from their own and neighbouring Parishes. There is one senior school in the Plan Area: Chew Valley School. This is located in Chew Stoke; the catchment area for the school extends beyond the Plan Area into parts of North Somerset and South Bristol.

Chew Valley School is the largest employer in the Plan Area and the only large employer (i.e. with over 30 employees). Employment in our seven parishes is characterised by many small independent businesses, (i.e. less than 10 employees), predominantly in agriculture, retail, health, education, construction and tourism sectors. There is also an unusually high proportion of self-employed people working from home; (over 14.7% of the residents in the Chew Valley are home workers, which is almost double that of the B&NES average at 7.7% and well over the national average of 5.4%\*). Employment within the Chew Valley on agricultural land and farms is an important part of the local economy (agricultural employment within the Chew Valley is 3.7% - 5 to 6 times higher than the B&NES average of 0.7% and national average of 0.9%\*). \*2011 Census

Population											
	Chew Magna	Chew Stoke	Compton Martin	East Harptree	Hinton Blewett	Ubley	West Harptree	CVNP Area	B&NES	England & Wales	
Population	1,149	991	508	644	308	331	439	4,370	176,016	100	
Total usually resident population [1]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	
Identity											
Ethnic Group											
White Total	1,141	977	497	643	308	327	421	4,314	166,473	86	
Black and Minority Ethnic Group Total	8	14	11	1	0	4	18	56	9,543	14	
Country of Birth											
Religion											
Language											
Migration											
Health and Care											
Limiting long-term illness [4]	230	176	116	120	46	52	81	821	40,000		
Limiting long-term illness	20.02	17.76	22.83	18.63	14.94	15.71	18.45	18.79	22.73		
General health											
All people who provide unpaid care [5]											
Economic Activity											
Economic Activity											
Total number of people aged 16 to 74	824	717	372	474	230	244	329	3,190	130,550	100	
Total Economically active aged 16 to 74 [6]	563	501	258	339	165	165	232	2,223	89,752	69.7	
Total Economically inactive aged 16 to 74 [7]	261	216	114	135	65	79	97	967	40,798	30.3	
Unemployment	11	8	4	9	8	3	2	45	3,548		
Total Unemployed aged 16 to 74	1.1	0.8	0.4	0.9	0.8	0.3	0.2	0.45	3.548	100	
Qualifications [8]											
Total number of people aged 16 and over	969	797	424	531	251	269	358	3,599	146,439	100	
People in Employment											
Travel to Work											
Total number of people aged 16 to 74 in employment	549	493	252	329	155	162	229	2,169	84,858	100	
Who usually travel to work by:											
Hours Worked											
Total number of people aged 16 to 74 in employment	549	493	252	329	155	162	229	2,169	84,858	100	
Industry											
Total number of people aged 16 to 74 in employment	549	493	252	329	155	162	229	2,169	84,858	100	
National Statistics Socio-Economic Classification											
Total number of people aged 16 to 74	824	717	372	474	230	244	329	3,190	130,550	100	
Housing and Accommodation											
Total number of dwellings [9]	507	387	226	274	117	143	192	1,846	75,931	100	
Total number of household spaces	507	391	228	274	117	143	192	1,852	76,304	100	
Household spaces which are:											
Tenure											
All households [10]	474	383	214	267	113	134	185	1,770	73,515	100	
Household size											
Average household size	2.4	2.6	2.4	2.4	2.7	2.5	2.4	2.5	2.3		
Occupancy rating (rooms) of -1 or less [12]	5	9	2	3	2	2	2	25	5,072	8.5	
Occupancy rating (bedrooms) of -1 or less [12]	4	6	0	4	3	2	3	22	2,213	4.7	
Central heating											
Car availability											
Household Composition											
Household Composition											
All households	474	383	214	267	113	134	185	1,770	73,515	100	
Households with dependent children [13]											

Table T1 – Census 2011 Summary Information





## **PART ONE - OUR POLICIES**

### **Housing Development and Environment**

In our household survey results 94.7% of respondents agreed with the statement that ***'the look of my village is an important part of its character'*** and 84.9% agreed with the statement that ***'the green spaces and views are one of the main attractions of living in my village'***.

It is apparent that within the Plan Area our feelings around what is important about our villages are strongly interlinked with the overall environment. The Plan seeks to ensure that the essence of this beautiful area is very clearly communicated to developers and maintained or enhanced for future generations.

In producing the Plan there has been much work done to ensure that there is clear documentation to define the overall 'look' of the Plan Area, as well as that of each of our seven parishes. This was not done to be prescriptive, but to help inform developers about the character, landscape and green spaces of the Area and why they are so important to residents.

In recognition of the high importance placed by the community on views, green spaces, wildlife and biodiversity, the Plan wishes to reiterate the commitment of the parishes to work closely with local and national organisations and projects that promote this, including Avon Wildlife Trust and Mendip Hills AONB.



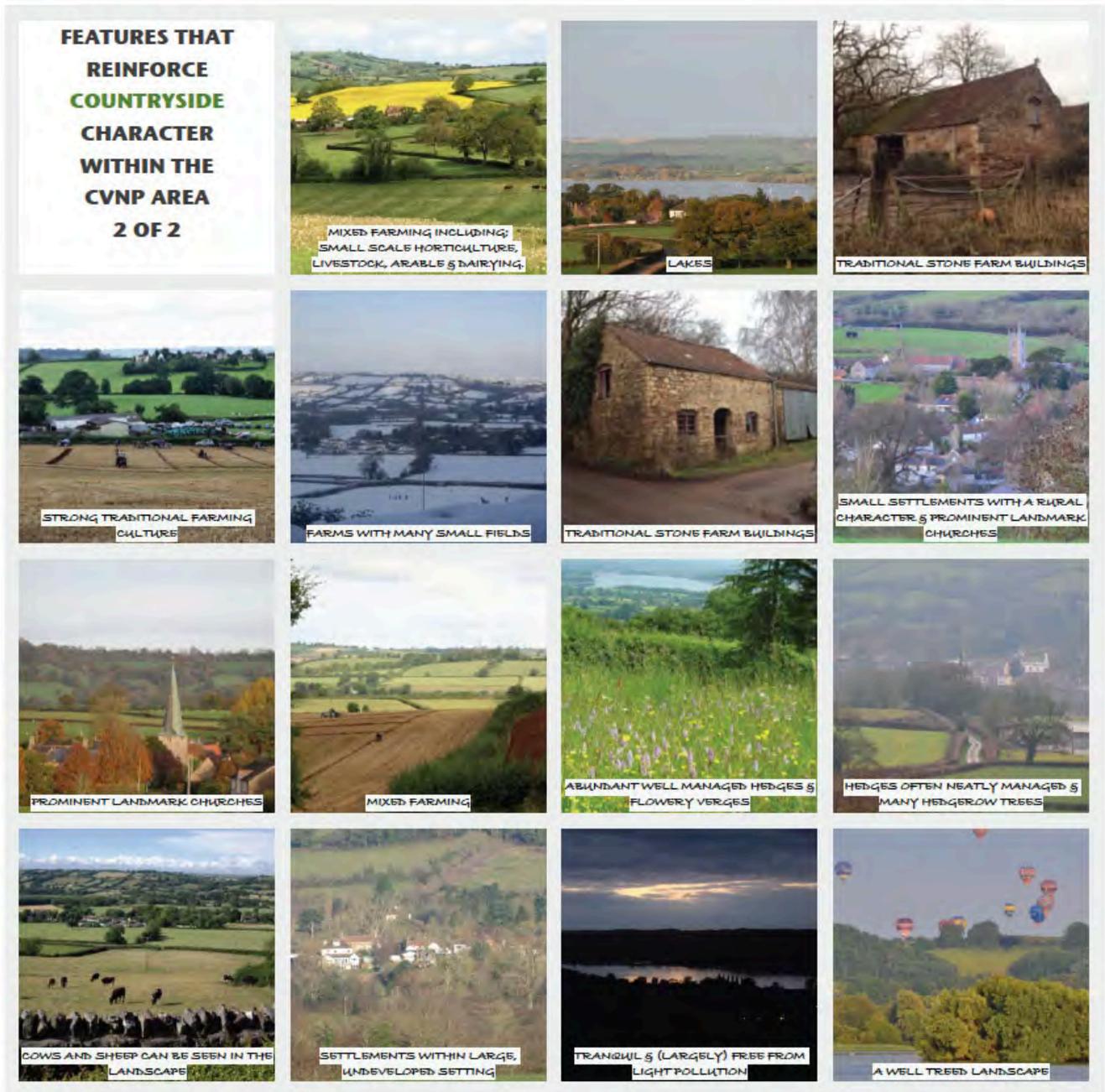
## Rural Landscape Character

Survey results indicate that the 'look' of developments is important to residents, and after much consideration this has been interpreted as a combination of what is around us and how they fit within the landscape (much of this is recorded in each Parish's Character Assessment or Village Design Statement and associated documents, see Appendix 3).

Visual charts 'HDE1-V1 and V2 Characteristics that Reinforce Countryside Character within the Chew Valley Neighbourhood Plan Area' provide a visual landscape character summary of the area covered by the Chew Valley Neighbourhood Plan. They particularly indicate the visual importance regarding field patterns, proportions, landscape setting, natural boundary treatments, trees, settlement positions and much more.



**HDE1-V1 Characteristics that Reinforce Countryside Character within the Chew Valley Neighbourhood Plan Area**



**HDE1-V2 Characteristics that Reinforce Countryside Character within the Chew Valley Neighbourhood Plan Area**

This policy should be read in conjunction with Bath and North East Somerset Policy D1(iv) as it is especially important regarding how ‘Development should work with the landscape structure and should contribute positively to the characteristics of the settlement’.

**Policy HDE1  
Rural Landscape Character**

**The Neighbourhood Plan will support planning applications that conserve and protect the rural character of the Chew Valley Neighbourhood Plan Area.**

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007), Policy NE2A: Landscapes and the green setting of settlements, Policy GB1: Visual amenities of the Green Belt, Policy CP8: Green Belt, Policy NE2: Conserving and enhancing the landscape and landscape character, Policy CP6: Environmental quality, B&NES SA Objective 6: Protect and enhance local distinctiveness. NPPF Para 7, 79, 115*

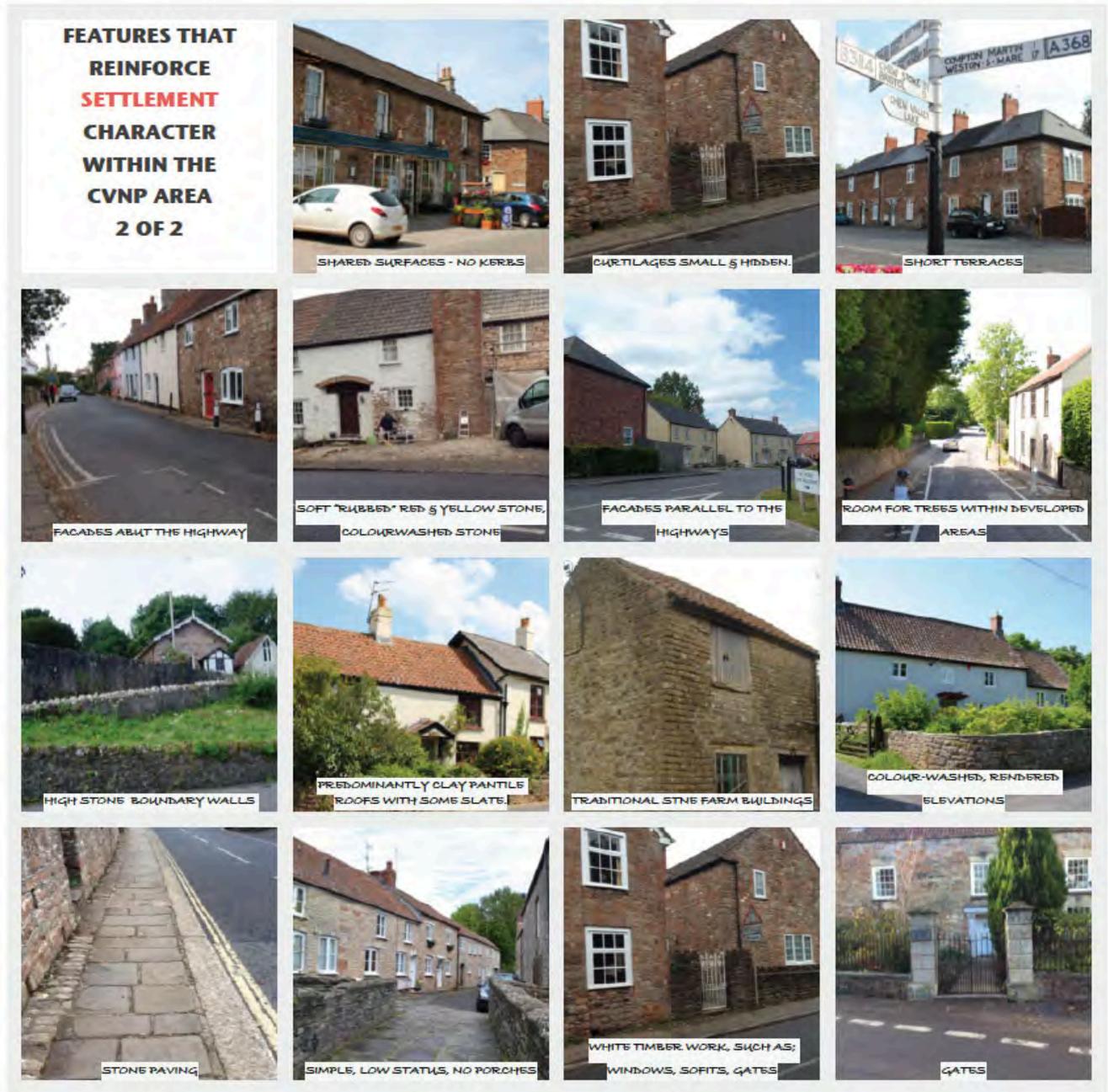


# Settlement Build Character

Visual charts 'HDE2-V1 and 2 Characteristics that Reinforce Settlement Character within the Chew Valley Neighbourhood Plan Area' provide a visual settlement character summary of the 'look' of our villages. They include how the buildings and highways interact with each other as well as a combination of design, style, roofscapes, materials, size, density, etc. This is documented in greater detail within each Parish's Character Summary (see Appendix 3), and should be considered in conjunction with these and other adopted Parish Conservation Area Character Appraisal supplementary planning guides.



## HDE2-V1 Characteristics that Reinforce Settlement Character within the Chew Valley Neighbourhood Plan Area



**HDE2-V1 Characteristics that Reinforce Settlement Character within the Chew Valley Neighbourhood Plan Area**

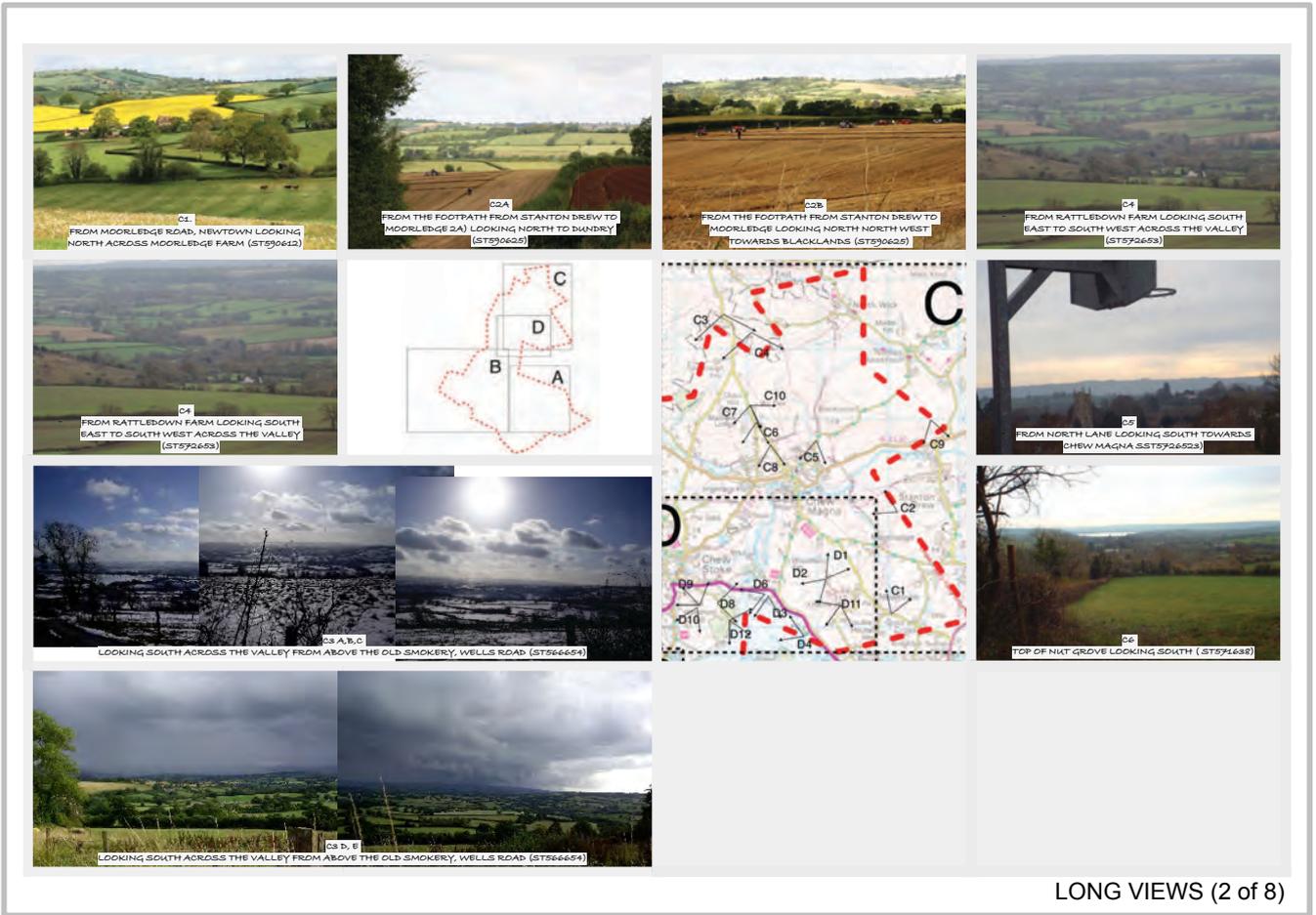
Bath and North East Somerset Policy D2(i, vi and vii) are especially important regarding context, local characteristic and materials, and also D5 Building Design.

**Policy HDE2  
Settlement Build Character**

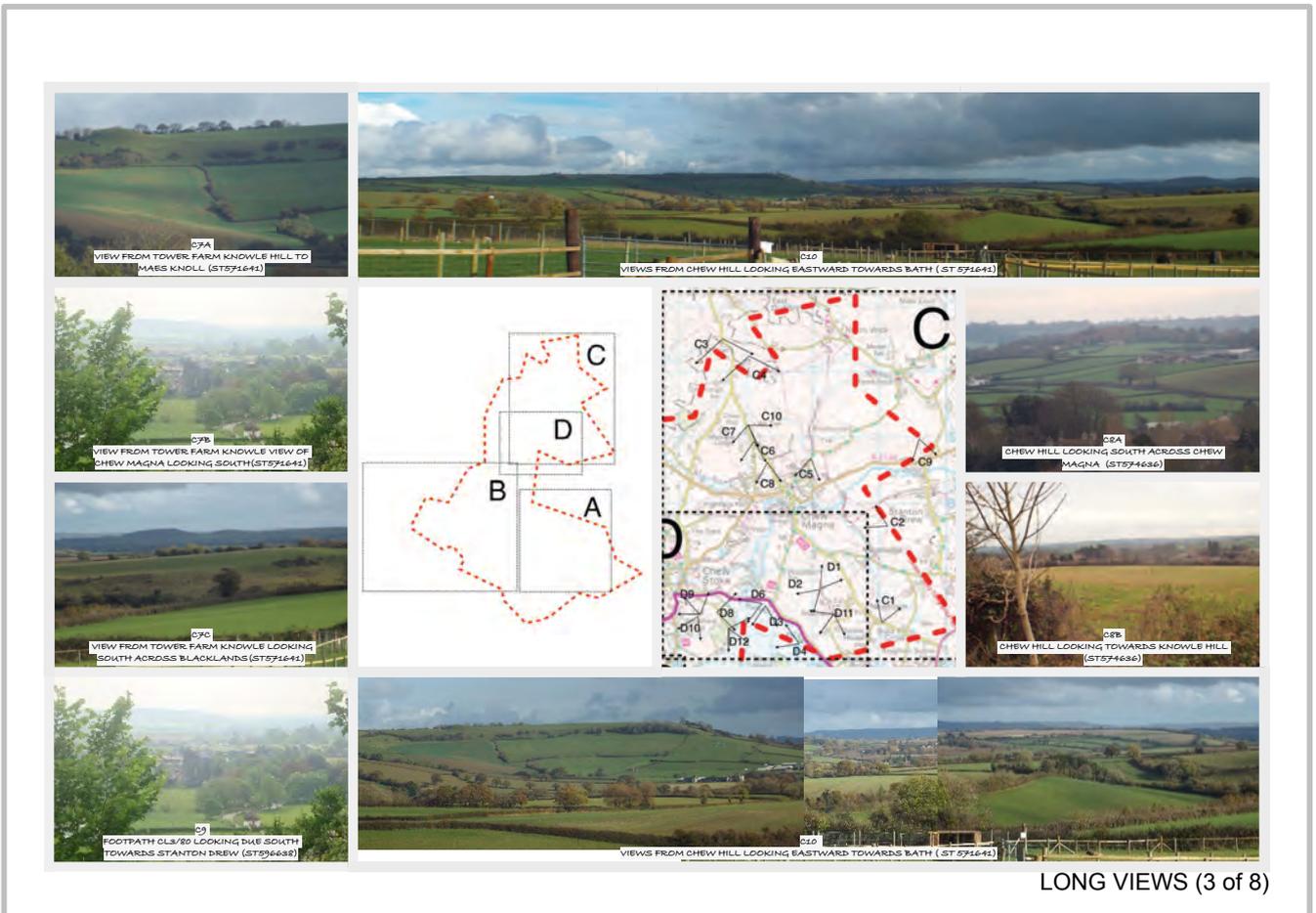
**The Neighbourhood Plan will support planning applications that conserve the settlement character, including but not exclusive to scale, materials and density.**

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007), Policy CP6: Environmental quality, Policy HE1 Safeguarding Heritage Assets, Policy D2: Local Character & Distinctiveness, B&NES SA Objective 2: Meet identified needs for sufficient, high quality and affordable housing, B&NES SA Objective 7: Protect and enhance the district's historic, environmental and cultural assets. NPPF para 56, 58*



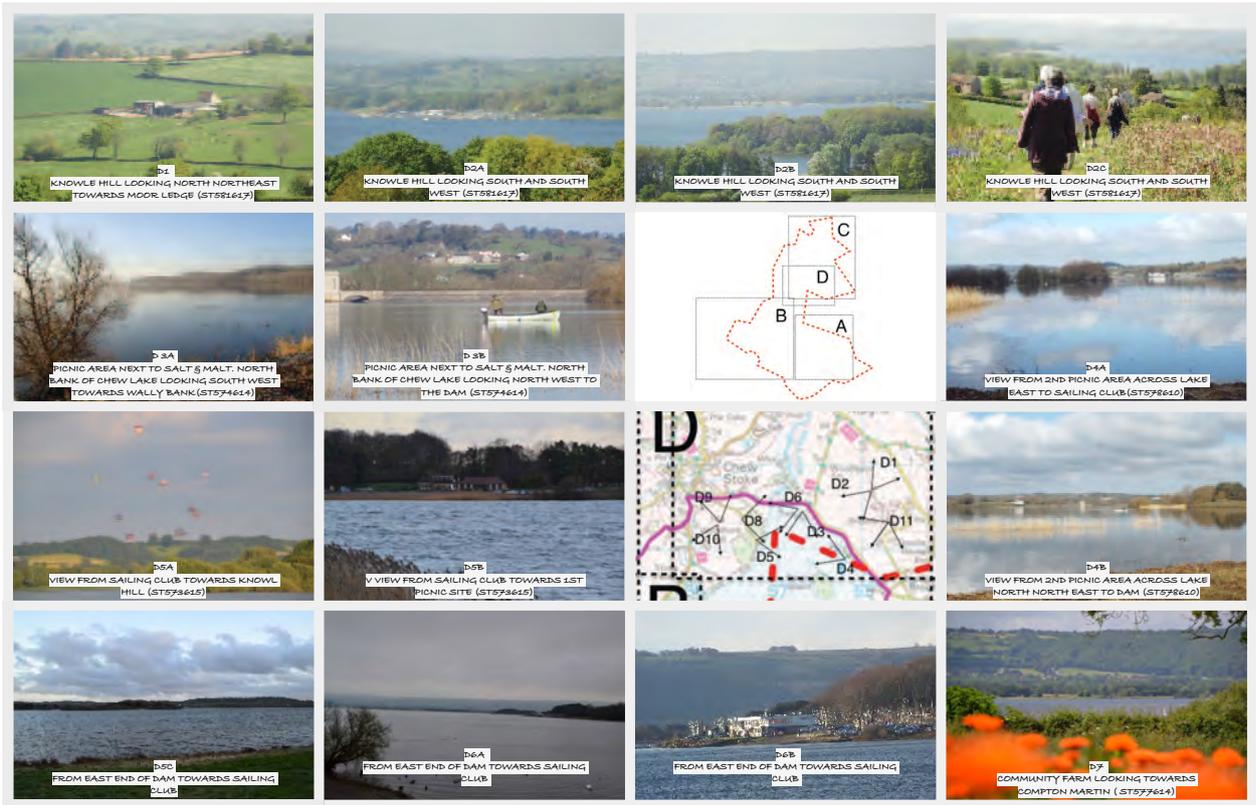


**HDE3-V1b Important Long Views within the Chew Valley Neighbourhood Plan Area**



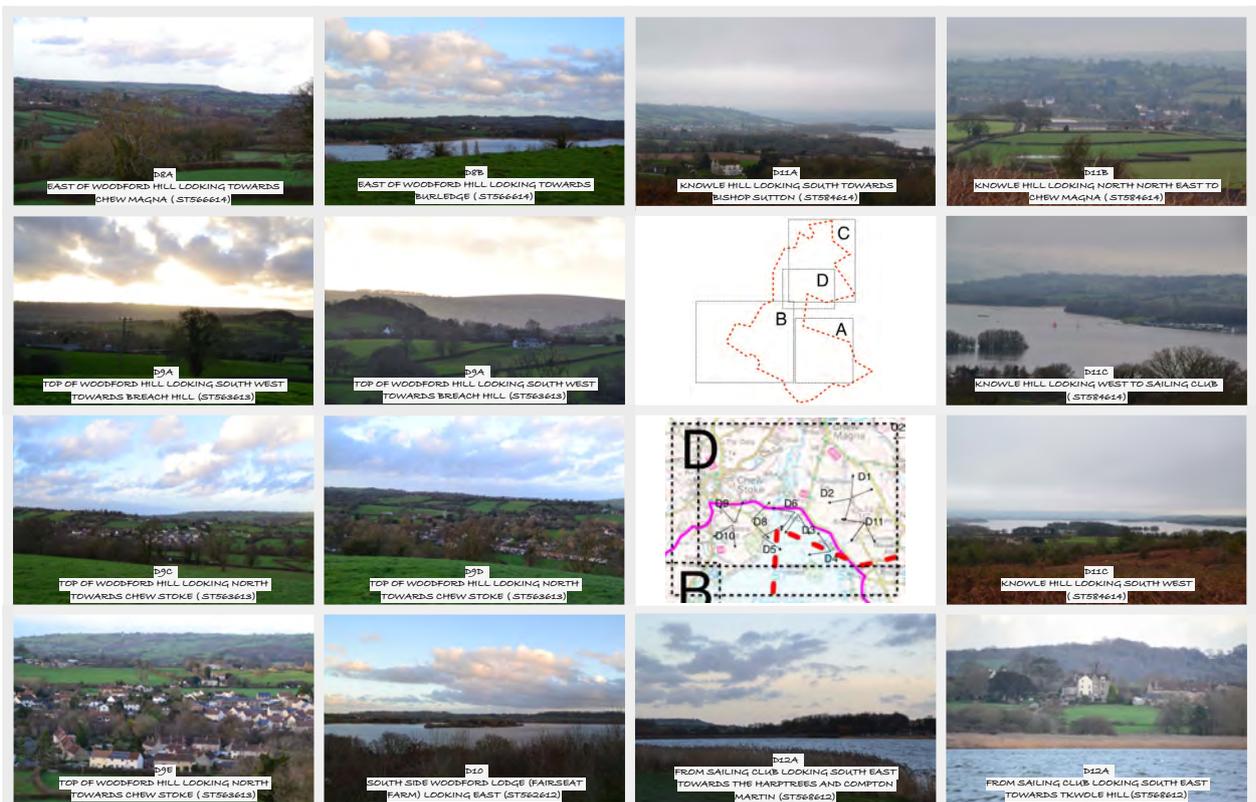


## HDE3-V1c Important Long Views within the Chew Valley Neighbourhood Plan Area



LONG VIEWS (4 of 8)

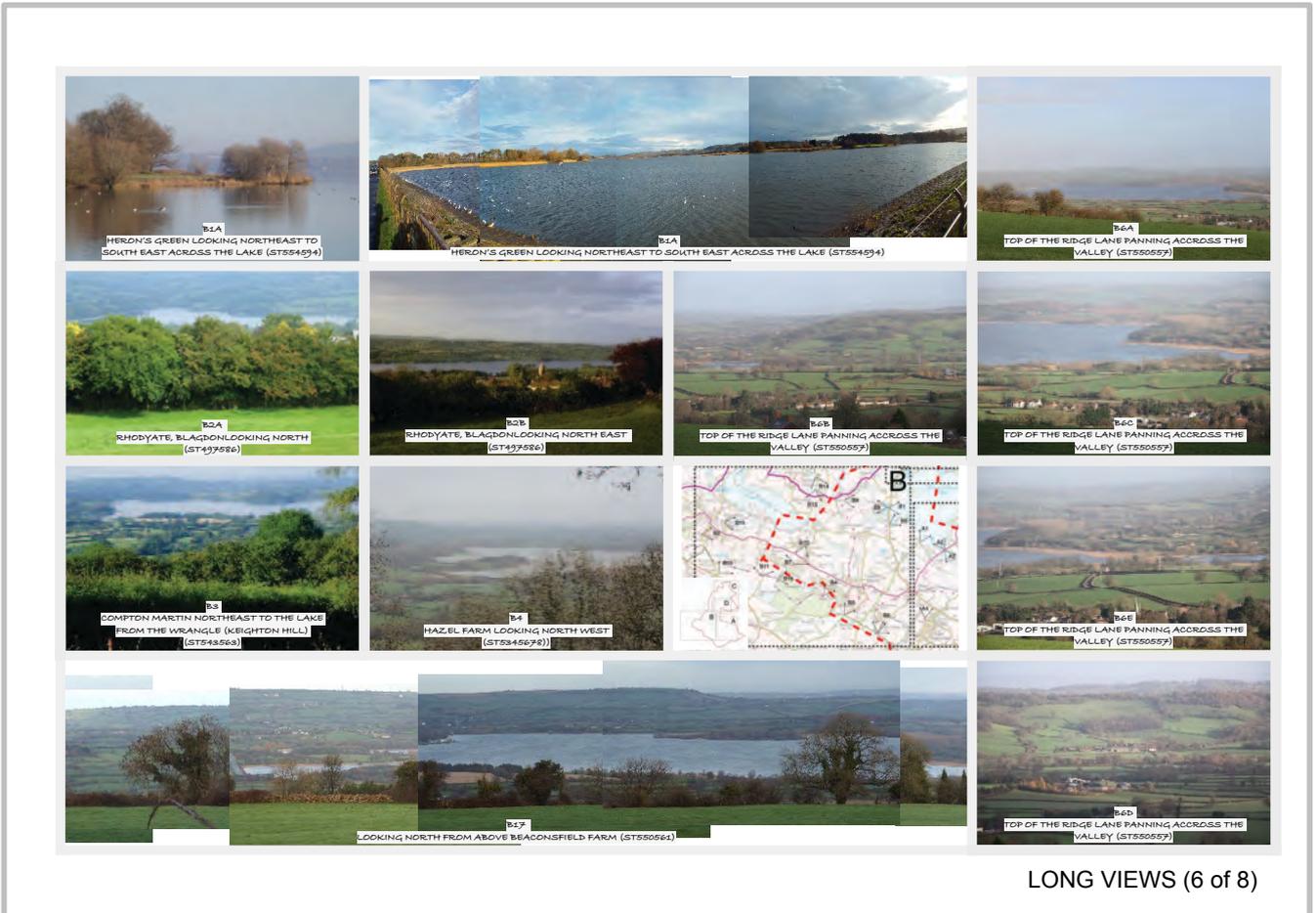
## HDE3-V1d Important Long Views within the Chew Valley Neighbourhood Plan Area



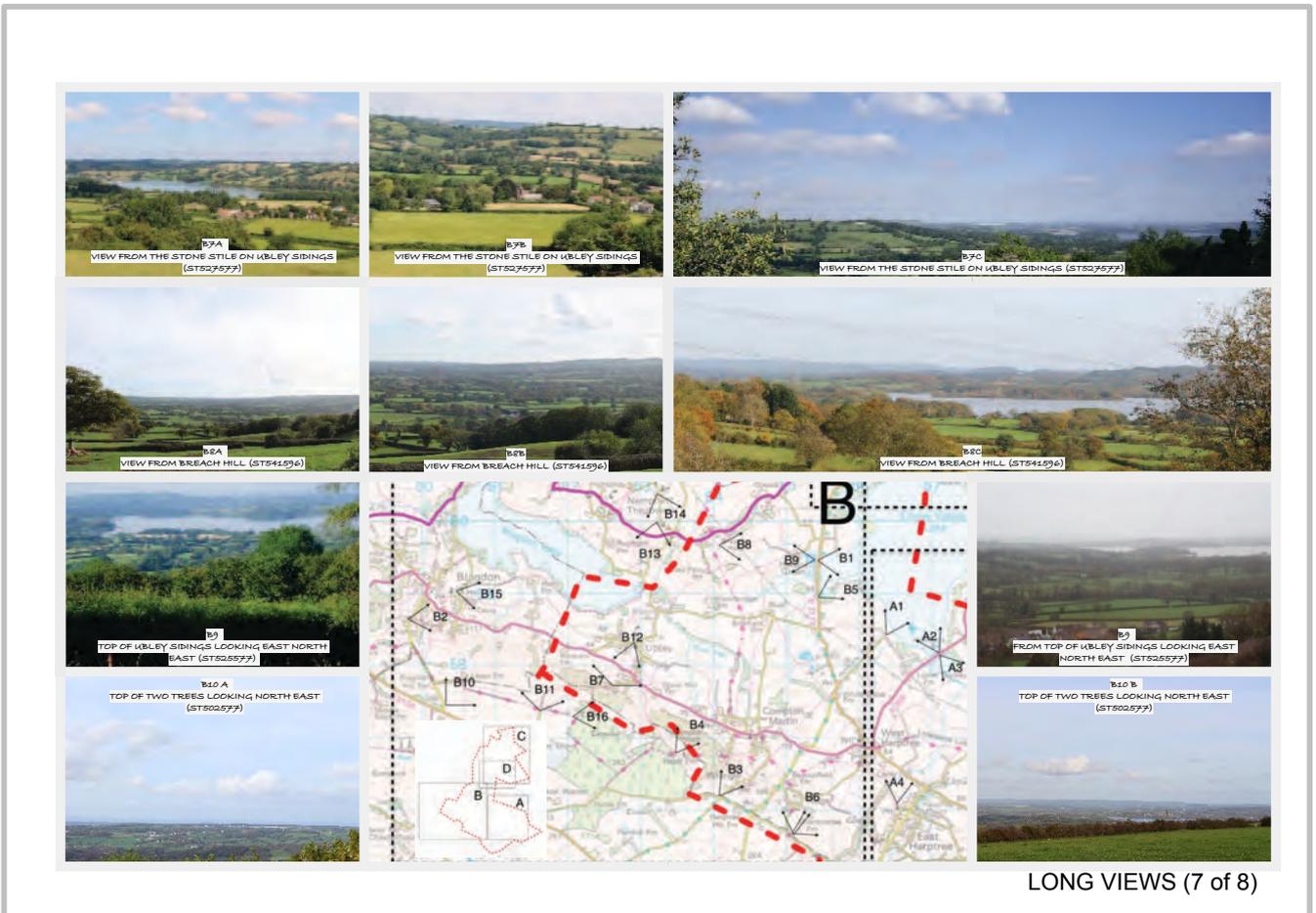
LONG VIEWS (5 of 8)



## HDE3-V1e Important Long Views within the Chew Valley Neighbourhood Plan Area

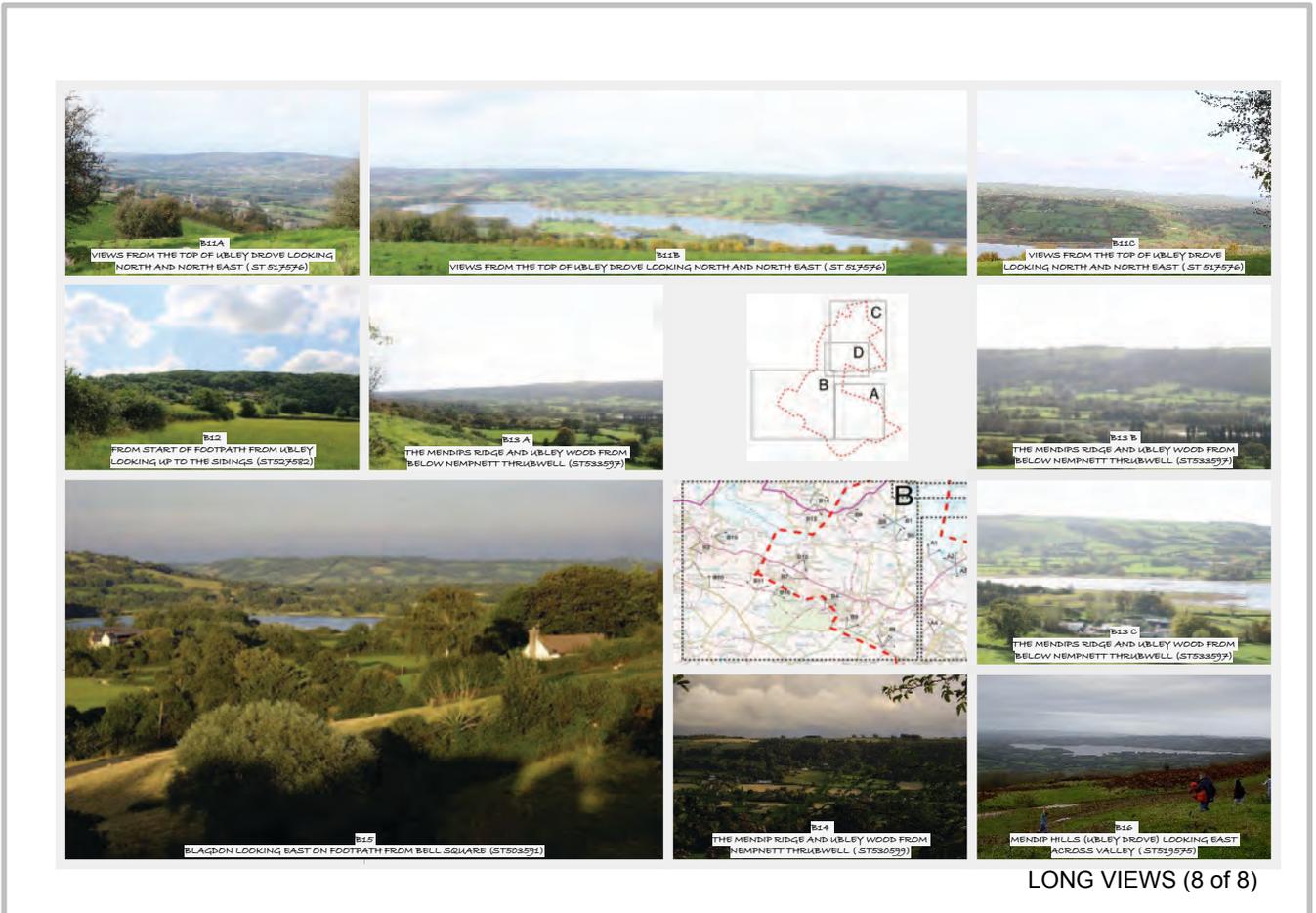


## HDE3-V1f Important Long Views within the Chew Valley Neighbourhood Plan Area

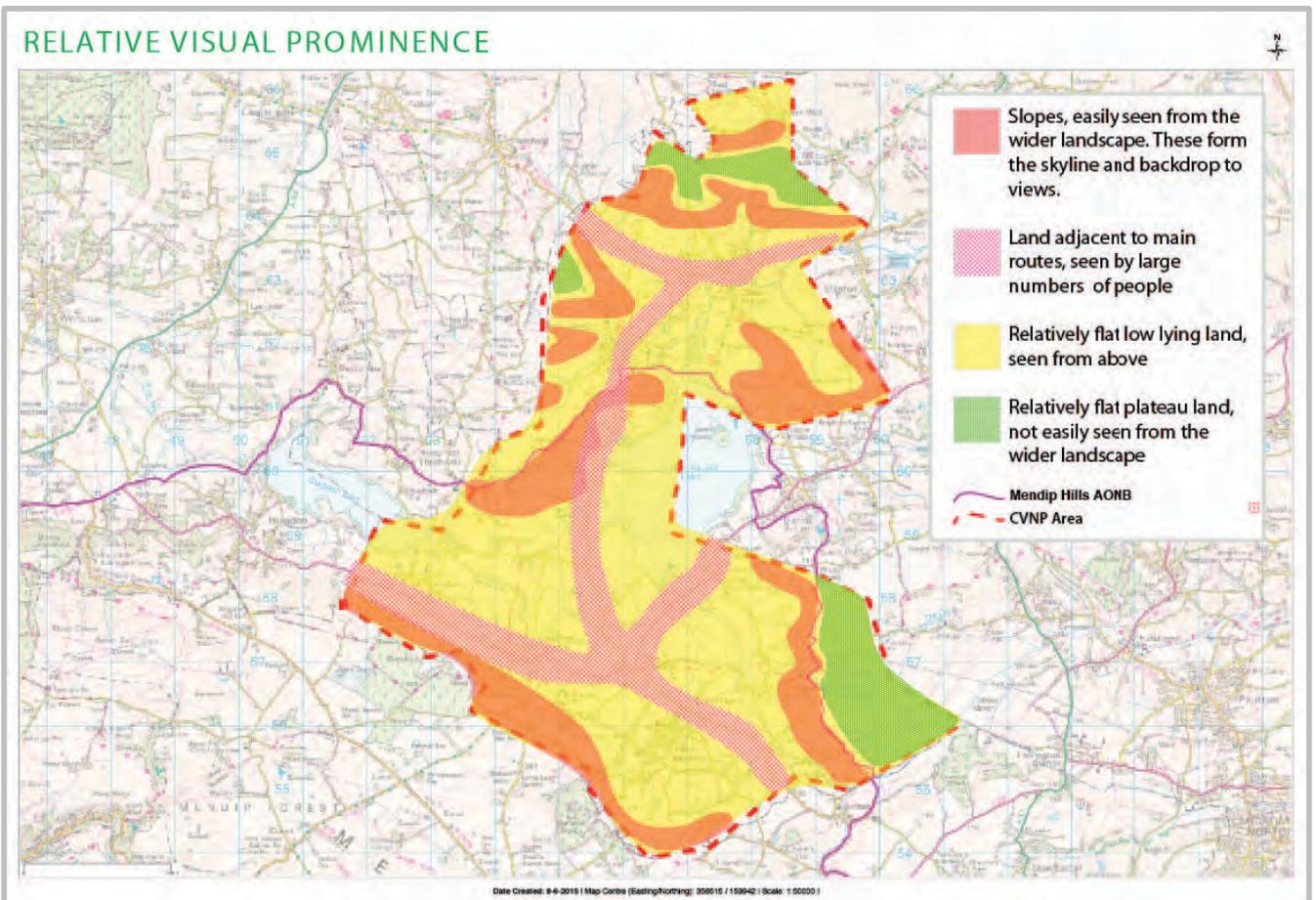




## HDE3-V1g Important Long Views within the Chew Valley Neighbourhood Plan Area

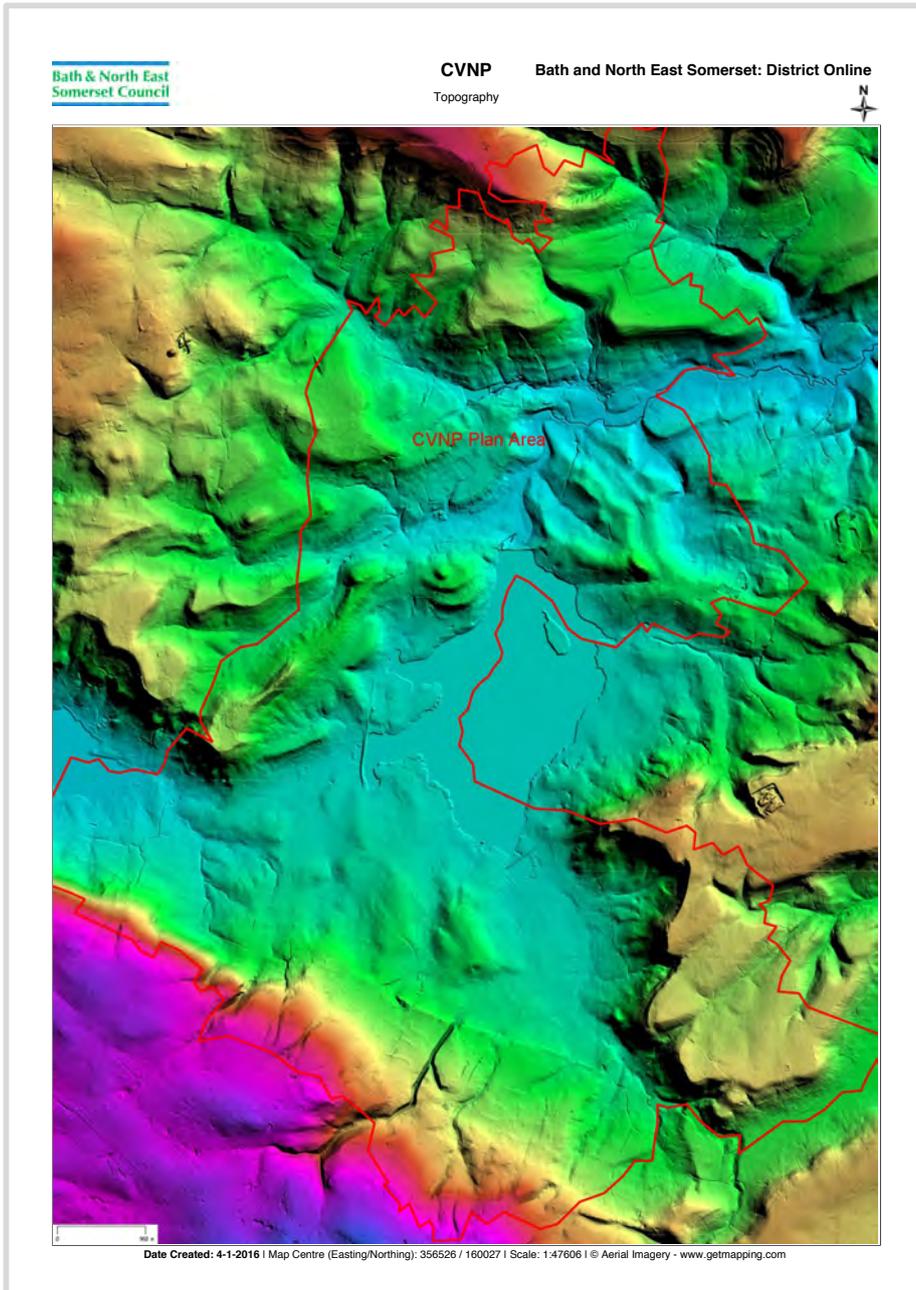


## HDE3-V1h Important Long Views within the Chew Valley Neighbourhood Plan Area





## HDE3-V2 Sensitivity to Views around the Chew Valley Neighbourhood Plan Area



Map M6 - Topography of the Chew Valley Neighbourhood Plan Area

### Policy HDE3 Important Views

The Neighbourhood Plan will support planning applications that are sensitive to the importance of views in, out and around the Chew Valley and which protect and preserve those views.

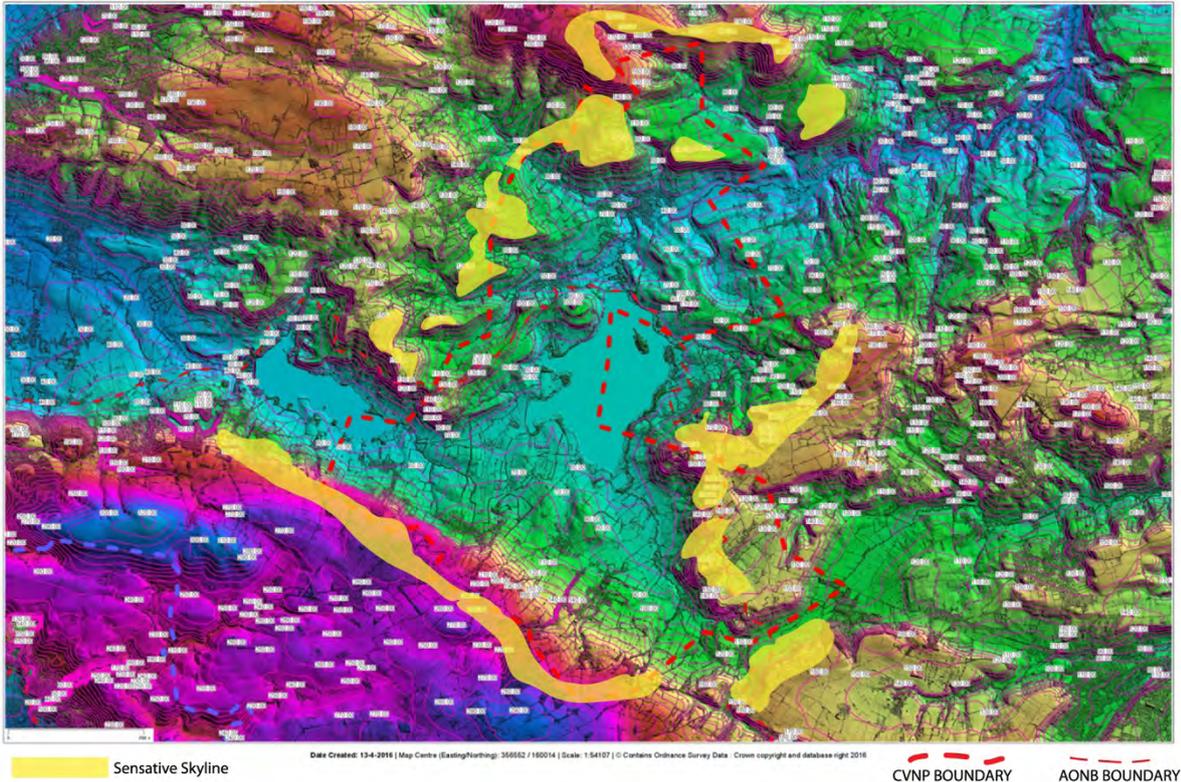
*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy D1: General Urban Design Principles, Policy CP8: Green Belt, Policy CP6: Environmental quality, Policy GB1: Visual amenities of the Green Belt Policy NE2A: Landscapes and the green setting of settlements, Policy NE2: Conserving and enhancing the landscape and landscape character, B&NES SA Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime, B&NES SA Objective 6: Protect and enhance local distinctiveness. NPPF para 79, 81, 115.*



## Skyline Policy

Looking around the skyline within the Plan Area it is noticeable that in the main there is no development along the skyline. This visually unspoilt skyline is an important landscape character and needs to be protected. Document **HDE4 -V1 Sensitive Skylines around the Chew Valley Neighbourhood Plan Area** provides an indication of key areas where this is most important. As with policy **HDE3**, this is included because the Chew Valley is recognised as a beautiful area and thus inappropriate development around the visual skyline would have a very significant harmful impact.

Sensitive Skylines around the Chew Valley Neighbourhood Plan Area



### HDE4 - V1 Sensitivity Skylines around the Chew Valley Neighbourhood Plan Area

#### Policy HDE4 Skyline

**Any proposed development that has an impact upon key skyline views shall be of a height, scale and mass which is sensitive to these views.**

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy GB1: Visual amenities of the Green Belt, Policy NE2A: Landscapes and the green setting of settlements, B&NES SA Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime, B&NES SA Objective 6: Protect and enhance local distinctiveness. **NPPF** para 79, 81, 115.*



## Housing Policy

Feedback from consultations and from our household survey indicates that there is currently a desire to see any development meet local needs and that residents would like to see more 2 and 3 bedroomed properties built in the Plan Area on small scale sites. Feedback also indicates there is currently no desire locally for large 4 and 5 bedroomed properties. As the scope for building within the Plan Area is limited due to the Green Belt and Bath & North East Somerset Core Strategy for rural areas, it is essential to ensure that any development satisfies the **local** need. B&NES Adopted Core Strategy Policy CP10 is very clear on indicating that the mix of new housing should providing choice in tenure and housing type, having regard to the existing mix of dwellings in the locality and the character and accessibility of the location. Policy **HDE5a** is included to ensure that where there is development in the Plan Area an appropriate mix is provided to help support the local community.

### Policy HDE5a Housing - Mix

**The Neighbourhood Plan will support development that is in accordance with the most recent Housing Needs Survey across the Individual Parish or whole Plan Area. If an area is not covered by an up to date Housing Needs Survey, applicants for any residential development greater than five dwellings must commission one, which must be funded by the applicant.**

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy CP9: Affordable Housing, Policy CP10: Housing Mix, Policy RA4: Rural Exception Sites, B&NES SA Objective 2: Meet identified needs for sufficient, high quality and affordable housing, B&NES SA Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime. NPPF para 50.*

Most affordable homes in B&NES are allocated through Homesearch. Currently the allocation of local affordable housing with a rural connection criteria starts with applicants who have a local connection with the parish where a property is located, then it takes account of applicants from adjoining parishes and then opens to the whole of the B&NES area. Under this system, some applicants struggle to find accommodation because their parishes are on the border of B&NES and/or the parishes they do border have a very limited supply of affordable properties. Policy **HDE5b** has been included with the agreement of all seven Parish Councils; it will enable a change in the middle tier for allocation of any new build affordable homes within the Plan Area. The policy can be actioned through a s106 agreement for new developments. This policy will enable new build affordable homes to be offered to a broader number of applicants before being offered to the remaining B&NES area, and will be particularly useful in helping applicants in parishes on the boundary of B&NES find suitable affordable homes.

### Policy HDE5b Housing - Affordable Allocation

**Allocations for any new affordable housing built within the Plan Area will be on an agreed 3-tier system with the first priority being for applicants with connections to the Parish where the dwellings are located, then for applicants with connections to adjoining Parishes or the other six Parishes within the Chew Valley Neighbourhood Plan Area and finally for the wider B&NES area.**

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Planning Obligations Supplementary Planning Document, Policy CP10: Housing Mix, Policy RA4: Rural Exception Sites. NPPF para 50.*



## Sustainability

We wish to encourage build that is designed to conserve an ecological balance particularly in terms of use of materials, carbon emissions, water use, and wildlife.

Feedback from consultations indicates that designs to capture renewable energy sources are acceptable if full consideration is given to their scale. Residents feel they ought not to provide a disproportionate visual impact on the area within which they are set and in particular they ought to be sensitive to the heritage, natural environment and character of the Plan Area. The above issues are particularly important with regard to policies within Bath & North East Somerset Placemaking Plan Policies SCR2, 3 and 4. (See Bath & North East Somerset emerging Placemaking Plan - Policy SCR2: Roof mounted/Building integrated scale solar PV, Policy SCR3: Ground mounted solar arrays, Policy SCR4: Community renewable energy schemes.)

A significant part of the Plan Area is not served by mains gas, most households in these parts rely on oil or solid fuel for domestic heating which can mean high and fluctuating fuel bills. Development that makes provision for reduced energy use will benefit the environment and ensure lower fuel bills. Bath & North East Somerset emerging Placemaking Plan also includes policy SCR1 for dwellings in major developments, this seeks a 10% reduction in carbon emissions using renewables. This Neighbourhood Development Plan has included **HDE6b** because it seeks to replicate SCR1 for all new development within the Plan Area.

### Policy HDE6a Sustainability – Renewable Energy

**Where planning permission is required for renewable energy installations, applications will be supported by the Neighbourhood Plan if they meet all of the following criteria:**

- 1 - The scale, proportions and visual impact on the area within which they are set is appropriate**
- 2 - Design is sensitive to the heritage, natural environment and character of the Parish in which they will be set**
- 3 - The design will not adversely effect any important views in or out of the Plan Area and**
- 4 - If the application is within the AONB, it is in line with the Mendip Hills AONB guidelines.**

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): SCR3: Ground Mounted Solar Arrays, SCR4: Community Renewable Energy Scheme, Policy CP3: Renewable Energy, SCR2: Roof mounted/building integrated scale solar pv, B&NES SA Objective 12: Promote waste management accordance with the waste hierarchy. B&NES Community Energy Strategy. NPPF para 7.*

### Policy HDE6b Sustainability - On-site Energy Requirements:

**The Neighbourhood Plan will support new developments that are designed to provide sufficient renewable energy generation to reduce carbon emissions from anticipated (regulated) energy use in the building by at least 10%.**

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy CP6: Environmental quality, Policy SCR1: On-site renewable energy requirement, Policy CP3: Renewable Energy, B&NES SA Objective 12: Promote waste management accordance with the waste hierarchy, B&NES SA Objective 9: Reduce land, water, air, light, noise pollution, B&NES SA Objective 11: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction, B&NES Sustainable Construction SDP. NPPF para 7, 95.*



## Traffic Impact

The road network in the Plan Area comprises B-roads and minor roads with the exception of the A368 passing through West Harptree, Compton Martin and Ubley. All roads including the A368 are already heavily used by school traffic, commuter traffic, passing traffic and business traffic. They are also used by HGVs, although even the A368 is not particularly suitable for carrying regular HGV traffic due to narrow sections and pinch-points.

The 2011 Census reports that 69.9% of people use their own vehicle as their principal means of travel to and from work; this is considerably higher than the national average of 57.5% and that of B&NES at 55.4%. Within the Chew Valley 11.4% reportedly use public transport, cycle or walk as their means of travelling to and from work.

Increased traffic, (particularly HGV traffic), in the Plan Area is of concern to residents. There is clearly concern about the effect of development on existing road users and overall congestion in our narrow roads. Most development would involve an increase in traffic volume and, developers need to be mindful of that increase and be prepared to demonstrate that the increase would not further inhibit the free flow of traffic or exacerbate problems with parking on the main roads that connect our villages.

### Policy HDE7 Traffic Impact

**Developers of any residential development that is not infill, or any non-residential development, will be required to complete a Traffic Impact Assessment. Any works recommended by that assessment as necessary to bring the road network and traffic impact to an acceptable level will be funded by the proposed development. The Traffic Impact Assessment should include the impact on pedestrians, cyclists and public transport in order to promote sustainable travel.**

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy ST7: Transport, access and development management and parking, Policy D4: Streets and Spaces. NPPF para 34, 35.*





## Parking for Domestic Dwellings

Statistics show that properties in our area have more vehicles per dwelling than in areas with sustainable public transport (more than 10% of households in the Plan area have 3 vehicles, this is nearly double the national average). Parking is a problem in narrow roads where there are domestic dwellings or businesses without parking spaces. Our consultation identified residential car parking as an issue for many residents. Bath & North East Somerset Policy D4 “Streets and Spaces” is a useful guide, however it does not give enough regard to context or the importance of parking not detracting from the appearance of an area. Often parking spaces are on impermeable hard surfaces and these are not desirable in the Plan Area because the Chew Valley is a rapid catchment flood area (see more detail in section on Sustainable Drainage to Minimise Flooding). Policy **HDE8a** seeks to ensure spaces are designed appropriately for their location with the ability to slow the migration of water during heavy rainfall and thus not increase the flood risk to any properties within the flood zone.

Parking standards indicated within the Placemaking Plan are a good general minimum, however this Plan sets a variation to that minimum based on regard to local circumstances. The very rural nature of our Plan Area means that many parts do not have access to regular public transport and therefore residents and visitors are both more heavily reliant on cars. The promotion of sustainable transport is addressed through our Aspiration A4, however until such a time that there is good public transport through the area, planning should make suitable provision for the extra parking need generated by our circumstance.

Schedule 2 of the parking standards indicated within the B&NES Placemaking Plan for Policy ST7: Transport Requirements for Managing Development, states: *“the minimum standard for outer areas is: 1 space per dwelling, 2 spaces per two to three bed dwelling, 3 spaces per four bed dwelling and above with 0.2 space per dwelling for visitor parking, and that garages are excluded from the prescribed minimum standards.”* Based on the rationale above, Policy **HDE8b** is an alteration to this, making the baseline minimum 2 spaces per dwelling (to allow for the fact that many couples will require 2 cars to enable them to get to work), and also increasing visitor spaces to become 0.5 per dwelling because visitors will in general also need to rely on cars.

### **Policy HDE8a Parking – Domestic Dwellings**

**Proposals for all residential parking spaces will be supported if the parking area boundary treatment is in accordance with the character of the area, and the design incorporates a system for surface water disposal.**

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy ST7: Transport, access and development management and parking, Policy D4: Streets and Spaces. NPPF para 56.*



### **Policy HDE8b Parking – Domestic Dwellings**

The Neighbourhood Plan will support proposals for all new residential developments that provide a minimum of:

- Two spaces per dwelling up to three bed dwelling
- Three spaces per four bed dwelling and above
- Half a space per dwelling for visitor parking.

Garages are excluded from the prescribed minimum standards.

If no garage or secure area is provided there must also be provision for cycle parking as per 1 secure covered stand per dwelling in a communal area for residents, plus 1 stand per 8 dwellings for visitors.

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy ST7: Transport, access and development management and parking. NPPF para 37.*



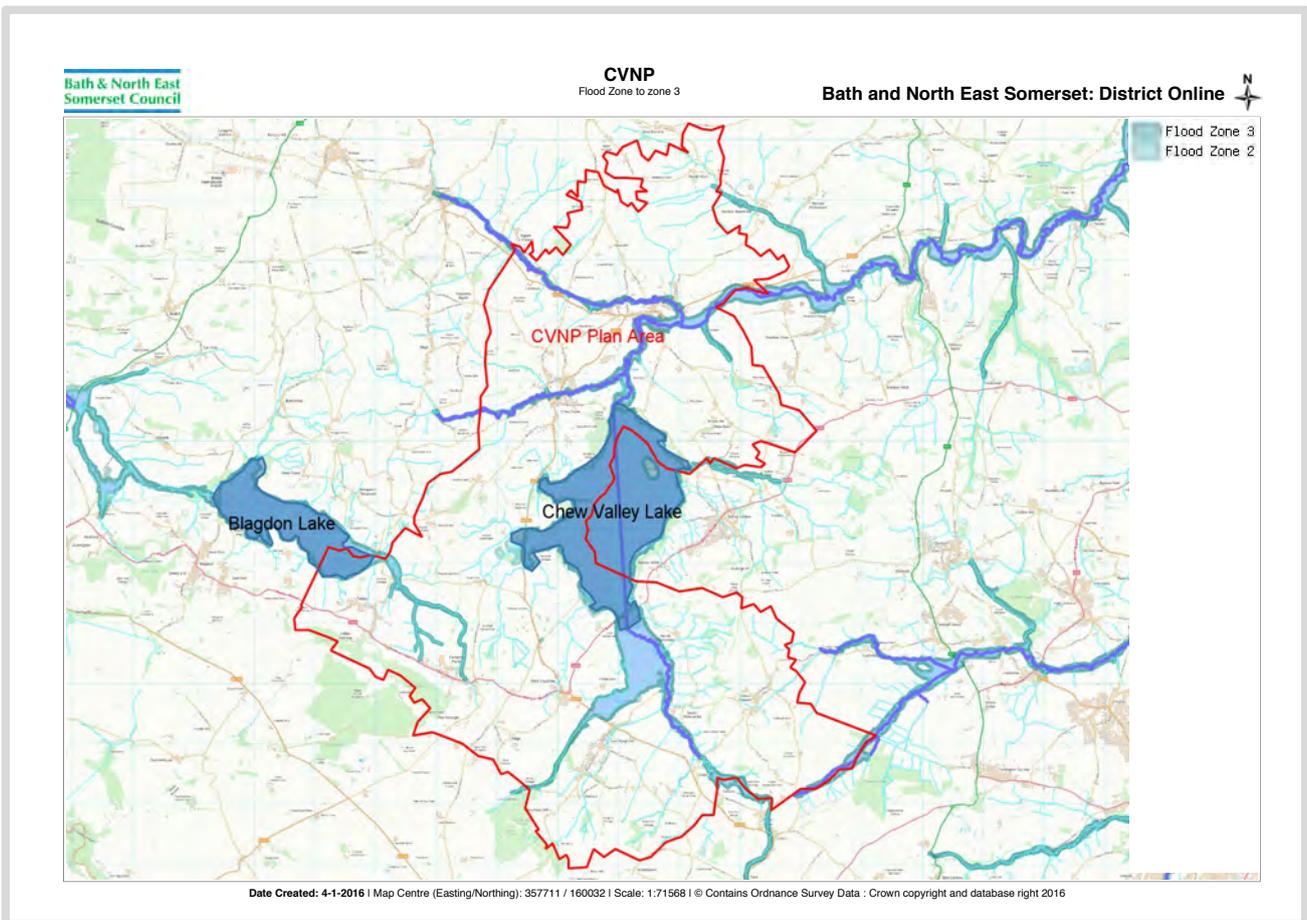


## Sustainable Drainage to Minimise Flooding

The Chew Valley is a rapid catchment flood area. The flood risk mainly arises from the relatively fast response of the watercourses due to their location on the slopes of the Mendip and Dundry Hills and from direct surface run-off. The Plan wishes to ensure that there is no additional flood risk to existing properties from new development in the Plan Area, that any new properties are built to be ‘appropriately flood resistant’ and to slow the migration of water during heavy rainfall to reduce the risk to the properties within the flood zone. Most existing domestic properties that are prone to flooding have benefitted from Environment Agency support to provide some protection from flooding, there are still businesses that may flood and there is the massive disruption and cost caused by any flood events to the area.

The NPPG states that ‘for major development sustainable drainage systems ‘SuDS’ should be provided unless demonstrated to be inappropriate’. Due to the unavoidably rapid nature of flood events due to the topography of the Plan Area, it is considered appropriate for **all** new development within the Plan Area to incorporate SuDS. As the flood risk is a rapid one, planning to include SuDS would mitigate the inevitable increased risk caused by water running off of from additional impervious surfaces towards flood catchment areas in the Plan Area. Bath & North East Somerset Council’s emerging Placemaking Policy SU1 also indicates that the application is selective. The Plan includes policy **HDE9a** this is a tighter policy for the reasons outlined above.

River and surface water maps in the Local Land and Property Gazetteer identify around 200 properties within the seven parishes that are either within or immediately adjacent to a 1 in 100 risk event. Due to the number of dwellings at flood risk in the Plan Area policy **HDE9c** is included in recognition that some of these dwellings could benefit from alteration and/or additions that will improve flood protection and make the building more resilient to flooding.



Map M7 - Flood Zone in the CVNP Area



**Policy HDE9a  
Sustainable Drainage**

**The Neighbourhood Plan will support development that has fully sustainable drainage systems for surface water disposal incorporated into the design.**

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy CP5: Flood Risk Management, Water Framework Directive, SU1: Sustainable Drainage Policy, B&NES SA Objective 9: Reduce land, water, air, light, noise pollution, B&NES SA Objective 10 Increase resilience to climate change including flood risk, B&NES Sustainable Construction SDP, West of England Sustainable Drainage Guide. NPPF para 94, 100.*

**Policy HDE9b  
Sustainable Drainage**

**The Neighbourhood Plan will support development that demonstrates it does not increase the flood risk to existing properties in the Plan Area.**

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy CP5: Flood Risk Management, Water Framework Directive, SU1: Sustainable Drainage Policy, SCR5: Water Efficiency, B&NES SA Objective 10 Increase resilience to climate change including flood risk, West of England Sustainable Drainage Guide, NPPF para 94, 100.*

**Policy HDE9c  
Sustainable Drainage**

**The Neighbourhood Plan will support planning applications for properties within or adjacent to flood zone 3 for minor alterations and additions to existing houses that demonstrate they will help mitigate the risk of flooding.**

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy CP5: Flood Risk Management, Water Framework Directive, Objective 10 Increase resilience to climate change including flood risk. NPPF para 94, 100.*



## Community Green Space Design

Survey results indicate that the open and green landscape within and around our villages is important to residents, so policy **HDE10** aims to encourage development that incorporates green spaces within a scheme. Such spaces ought to make a positive contribution to the biodiversity of the local environment; proposed schemes should include reference to relevant existing landscape.

### Policy HDE10

#### Community Green Space Design

The Neighbourhood Plan will support developments where the layout includes communal green areas/allotments/orchards/copses.

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy CP7: Green Infrastructure, Policy CP13: Infrastructure Provision, Policy HE1: Safeguarding Heritage Assets, B&NES SA Objective 1: Improve the health and well-being of all communities. NPPF para 73.*





## Protection of Designated Green Spaces

Over half of the people who responded to our household survey indicated the importance of maintaining green spaces. The NPPF encourages local communities to identify green areas of particular importance to them for special protection. The list below indicates local green spaces that have been requested for inclusion in The Plan and indicates why.

**Maps HDE11 - M1 to 5** show the areas that The Plan seeks to designate as Local Green Spaces, and which are in addition to any already designated in the Placemaking Plan. These open spaces will be subject to B&NES Policy LCR6A Local Green Spaces, the policy states:

1 Development that would:

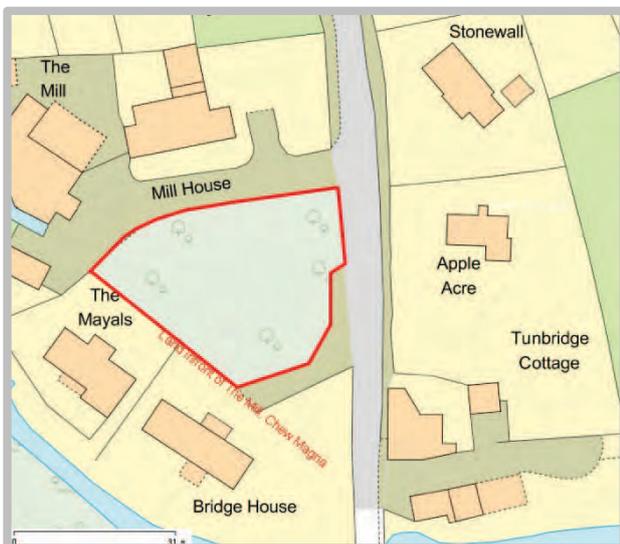
a) conflict with the reasons that the local green space has been demonstrated to be special to the local community and holds a particular local significance; and

b) prejudice its role as Local Green Space will not be permitted unless very special circumstances are demonstrated.

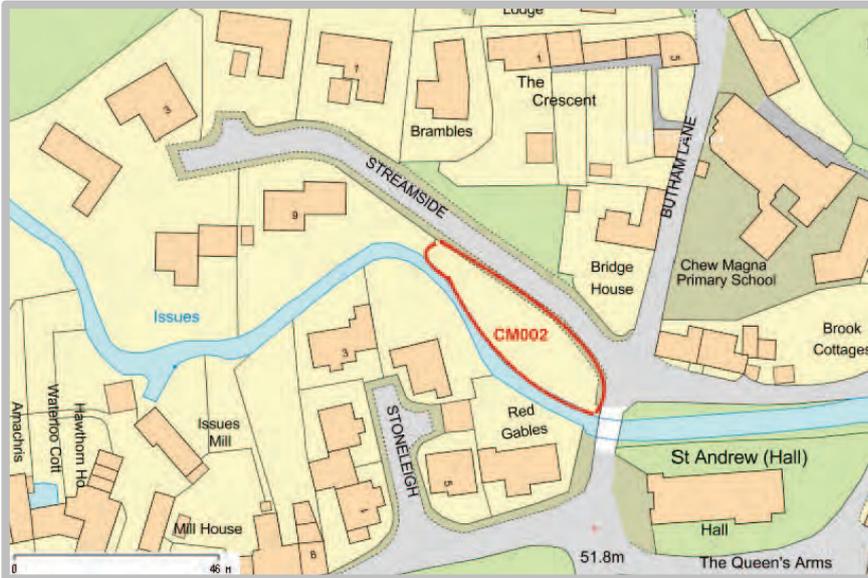
2 Local Green Spaces are defined on the Policies Map and additional areas may also be designated as Local Green Space in Neighbourhood Plans.

Chew Valley Neighbourhood Plan - Parish nominated Locally Important Green Spaces (LGSD)				
Parish	Code	LGSD name	LGSD ID/location* and owner	Brief reason for amenity importance e.g. recreational use/setting.
Chew Magna (CM)	CM001	Land fronting Tunbridge Mill	ST 152245: M. Britton	Local historic significance Recreational use
	CM002	Lawn at East end of Streamside	ST 574632: TBC	
Chew Stoke (CS)	CSS001	Hedgehogs Cricket Field	ST 563623: T Baker	Recreational use
	CSS002	Dairy Way open space	ST 563618: Green Belt Limited	Recreational use
Compton Martin (C)		Nil		
East Harptree (EH)	EHS001	Townsend Playing Fields and Children's Playground	Limestone Link, Townsend: Fields in Trust	Recreational use
Hinton Blewett (HB)		Nil		
West Harptree (WH)		Nil		
Ubley (U)		Nil		

Table T2 - Parish nominated Locally Important Green Spaces for designation in the Neighbourhood Plan



Map HDE11-M1 Chew Magna Local Green Space CM001



**Map HDE11-M2** Chew Magna Local Green Spaces CM002



**Map HDE11-M3** Chew Stoke Local Green Spaces CS001



**Map HDE11-M4** Chew Stoke Local Green Spaces CS002



Map HDE11-M5 East Harptree Local Green Spaces – EH001

**Policy HDE11  
Local Green Spaces**

**Sites identified in maps HDE11-M1 to 5 are to be designated as Local Green Spaces.**

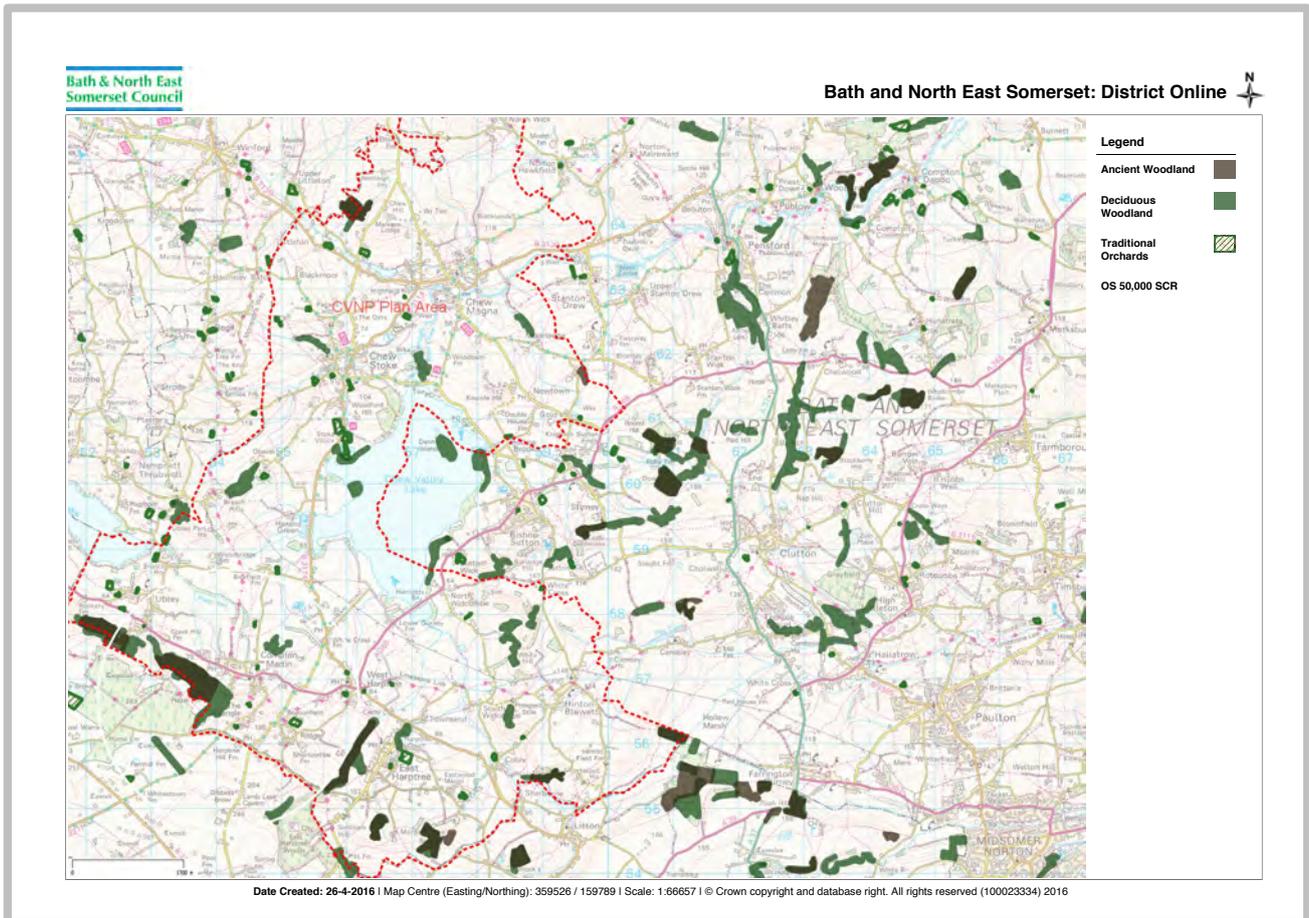
*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy LCR6A: Local Green Spaces, Policy LCR5: Revisions to the protection of playing fields & recreational open spaces. NPPF para 76.*



## Tree and Ancient Hedgerow Conservation

Our villages are interconnected by narrow lanes; many are very old and have ancient hedgerows. There are also a number of ‘veteran trees’ in the Plan Area. Hedgerows, woodland and trees are an important part of our landscape character and they help provide green corridors that should be protected along with the biodiversity they contain.

Bath & North East Somerset emerging Placemaking Plan Policy NE6 seeks to protect the District's trees and woodland from the adverse impact of development by setting out criteria against which proposals will be assessed. This Plan has used part of that Policy. In addition, for clarity **Map M8** and the Parish Hedgerow and Wildlife survey details provided in Appendix 4 should be viewed in parallel with Policies **HDE12a** and **b**.



**Map M8 - Ancient Woodland, Deciduous Trees and Traditional Orchards**

### Policy HDE12a Tree and Ancient Hedgerow Conservation

**Development proposals will not be permitted where they directly or indirectly have an adverse impact on ancient hedgerows, woodland or substantial/ancient/veteran trees.**

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy NE6: Trees and woodland conservation, B&NES SA Objective 7: Protect and enhance the district's historic, environmental and cultural assets. NPPF para 118.*



## Policy HDE12b Tree and Ancient Hedgerow Conservation

The Neighbourhood Plan will support development where:

- It seeks to avoid any adverse impact on substantial/ancient/veteran trees, ancient hedgerows and woodlands; and
- It includes the appropriate retention and planting of new trees, hedgerows and woodlands.

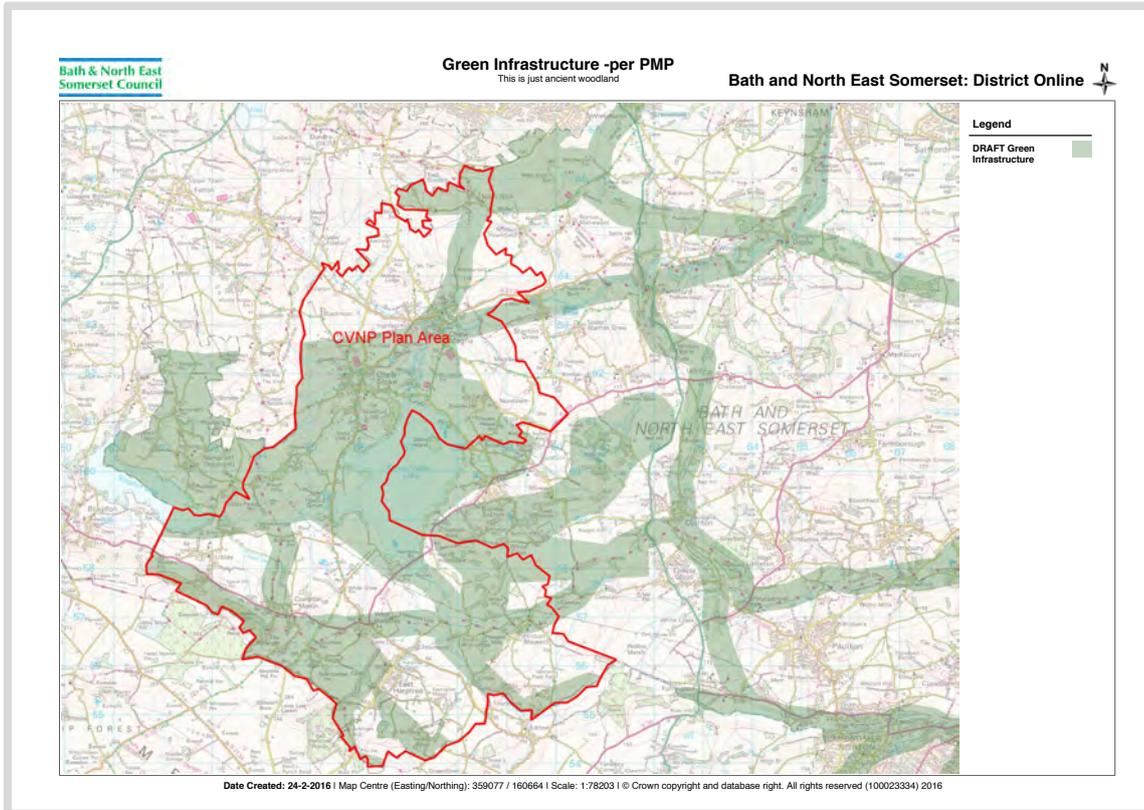
*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy NE6: Trees and woodland conservation, B&NES SA Objective 7: Protect and enhance the district's historic, environmental and cultural assets. NPPF para 118.*



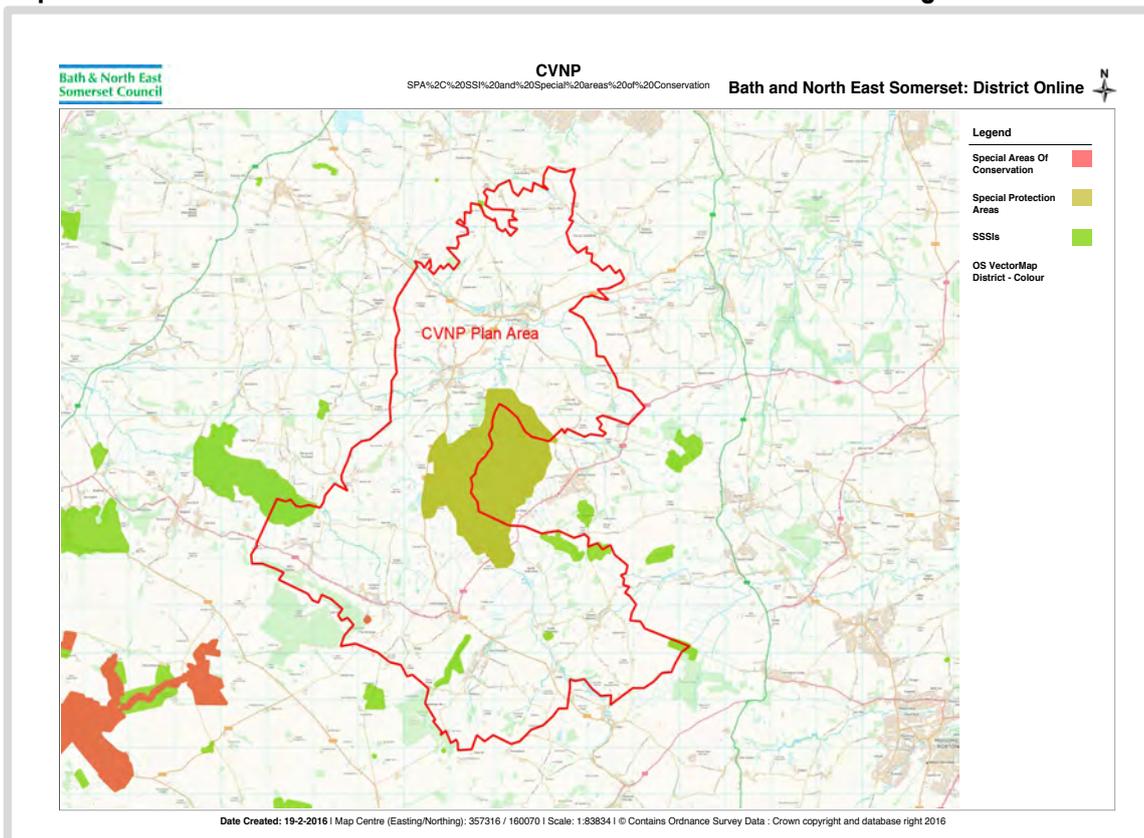


## Green Corridors and Biodiversity

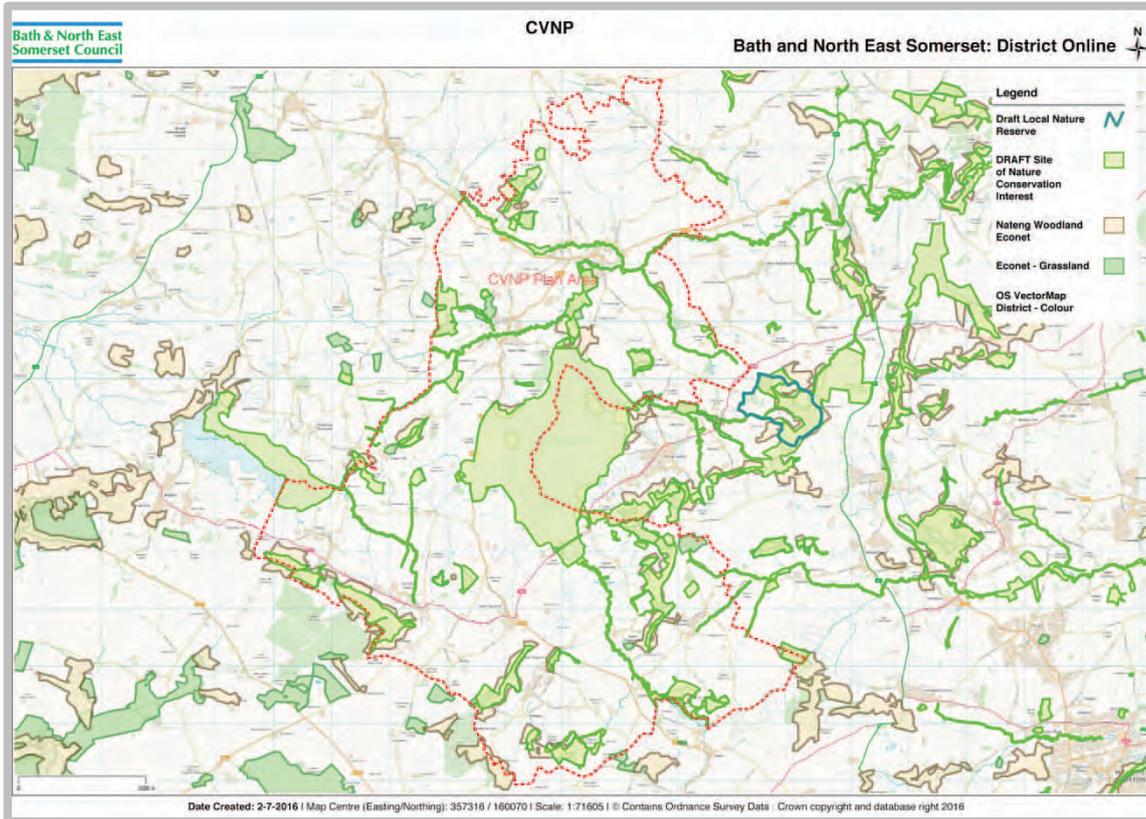
The Plan Area has a rich biodiversity interconnected by green corridors in a variety of habitats that hold a rich variety of wildlife; these should be protected along with the biodiversity they contain. **Map M9 – Green Infrastructure – as submitted in B&NES Draft Placemaking Plan** shows how a substantial part of the Plan Area is covered by green corridors. **Map M10 – National and Regional Protected Areas** – indicates the areas that are known to have special ecological designations.



**Map M9 - Green Infrastructure – as submitted in B&NES Draft Placemaking Plan**



**Map M10a - National Protected Areas**



Map M10b - Regional Designations

**Policy HDE13  
Green Corridors and Biodiversity**

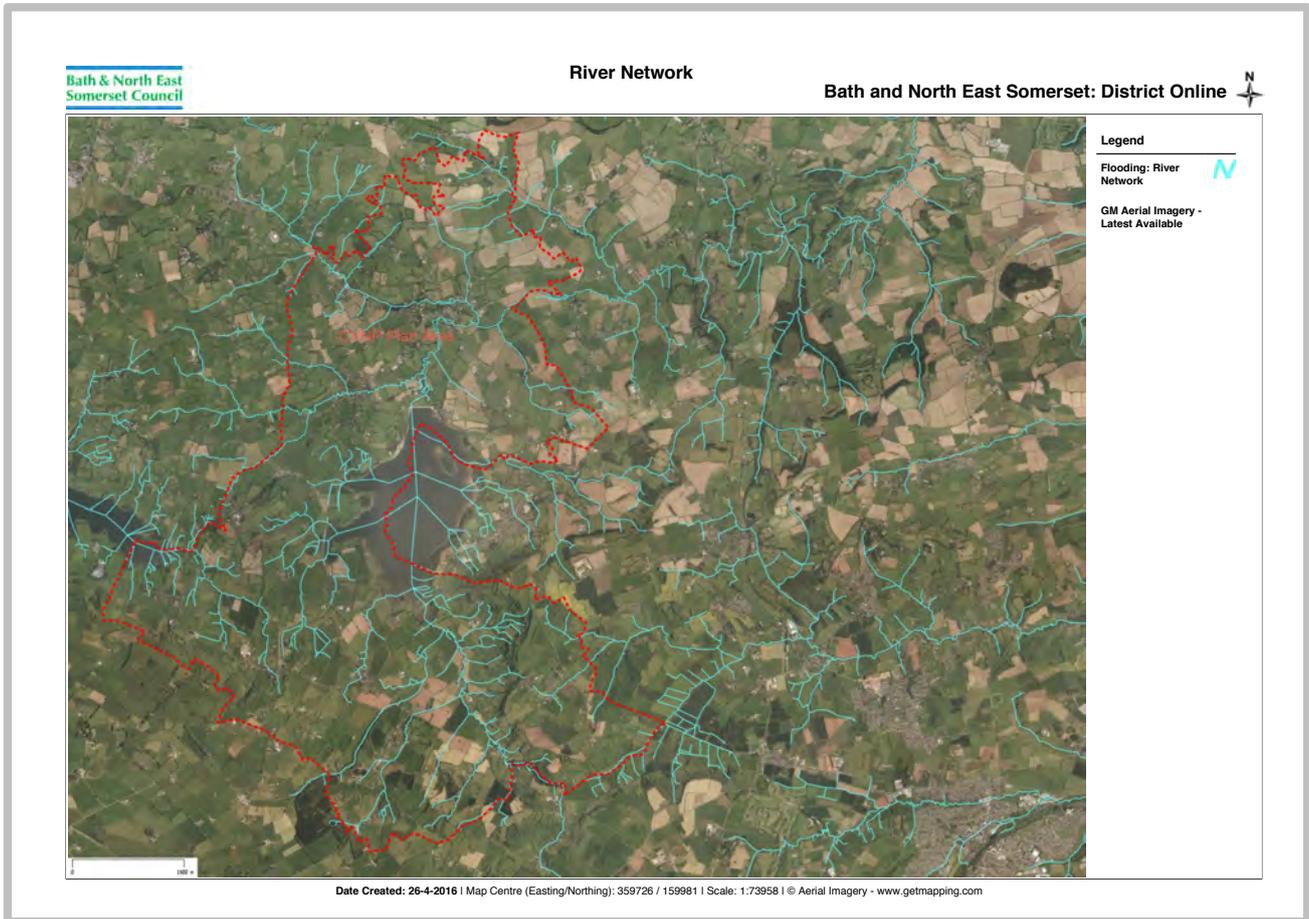
**The Neighbourhood Plan will support planning applications that promote and protect the green corridors and biodiversity within them.**

**Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy NE1: Green infrastructure network, Policy D4: Townscape considerations, Policy NE2: Conserving and enhancing the landscape and landscape character, Policy NE4: Eco Services, Policy NE3: Sites Species and Habitats Policy CP6: Environmental quality, Policy CP7: Green Infrastructure, Policy NE5: Ecological networks, B&NES SA Objective 8: Encourage and protect habitats and biodiversity (taking account of climate change). NPPF para 118, 109.**



## Water Life Biodiversity

The villages are all interconnected by watercourses, rivers and streams that feed into and from the Lakes. Chew Valley Lake is a Special Protection Area and SSSI and Blagdon Lake is a SSSI. As the health of the waterways is important to our area the biodiversity of them must be conserved. **Map M11** shows the river network within the Plan Area. There are numerous smaller waterways.



**Map M11 - River Network**

### Policy HDE14a Water Life Biodiversity

**Development likely to present a risk or to have a significant adverse effect on rivers, watercourses and lakes either alone or in combination with other plans or projects, and which cannot be adequately mitigated, would not be supported.**

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy NE4: Eco Services, Policy NE3: Sites Species and Habitats Policy NE5: Ecological networks, B&NES SA Objective 8: Encourage and protect habitats and biodiversity (taking account of climate change). NPPF para 109, 118.*



**Policy HDE14b  
Water Life Biodiversity**

**Proposals that include the conservation of ponds and watercourses especially where they contain scheduled species, rare species or support a rich assemblage of plants, invertebrates or amphibians will be supported.**

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy NE4: Eco Services, Policy NE3: Sites Species and Habitats Policy NE5: Ecological networks, B&NES Core Strategy CP7 – Green infrastructure, B&NES SA Objective 8: Encourage and protect habitats and biodiversity (taking account of climate change). NPPF para 109, 118.*





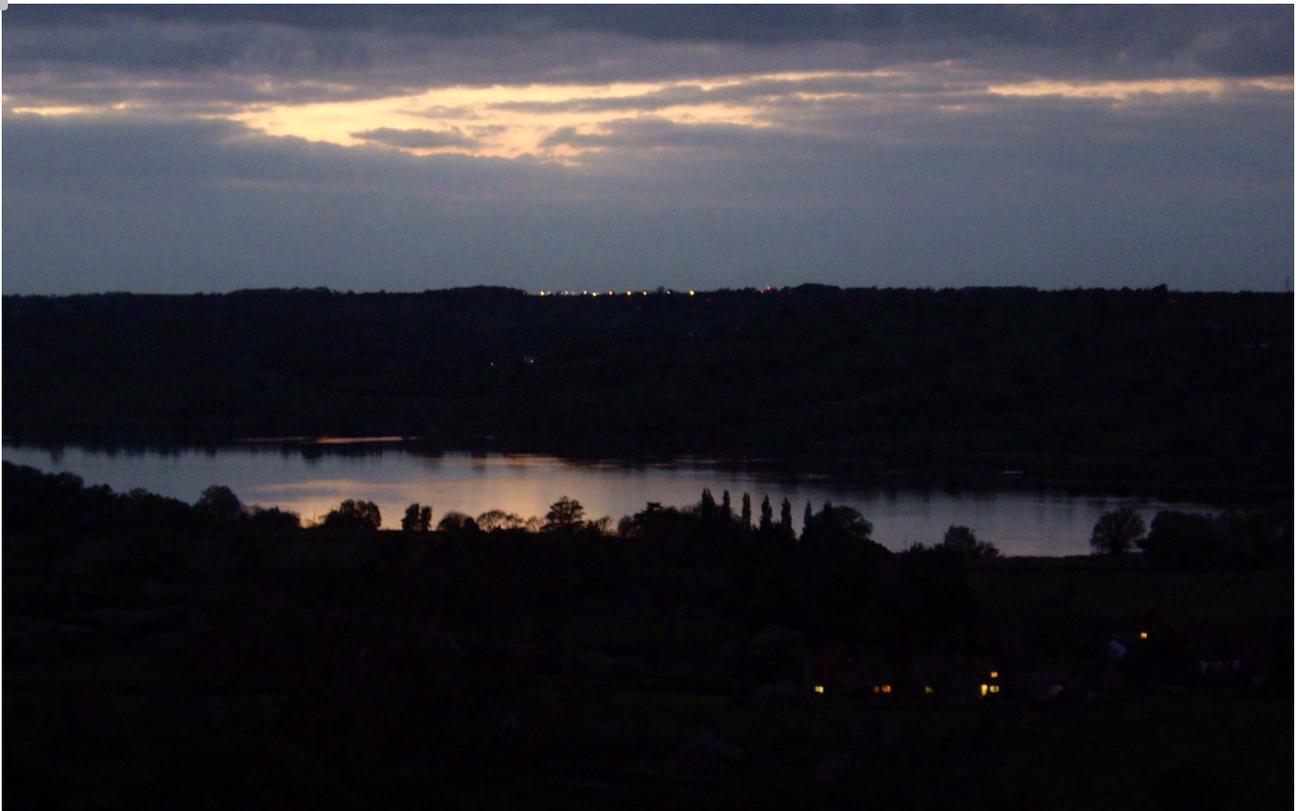


## **Policy HDE15 Dark Skies Policy**

**Where planning permission is required development must:**

- **Design lighting to minimise the risk of light spillage beyond the development site boundary and into the wider countryside and**
- **Incorporate appropriate dark corridors for bats and other light sensitive species**

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): D8: Lighting, B&NES SA Objective 8: Encourage and protect habitats and biodiversity (taking account of climate change), B&NES SA Objective 9: Reduce land, water, air, light, noise pollution. **NPPF** para 125.*





## Business and Facilities

The Chew Valley is a sought-after location, known for its good quality housing, first class schools, active communities, good health facilities, wide range of leisure and recreational activities and beautiful countryside. The Plan Area is popular with commuters and visitors, being ideally located between the cities of Bristol, Bath and Wells, providing a gateway to the Mendips and with the central focal point of the Plan Area being Chew Valley Lake.

The majority of residents in employment commute from the Chew Valley to their place of work; the 2011 Census also reports that 14.7% of the residents in the Chew Valley are home workers, which is almost double that of the B&NES average at 7.7% and well over the national average of 5.4%.

The Chew Valley is predominantly agricultural land and farms, which are an important part of the local economy. Agricultural employment within the Chew Valley, at 3.7%, is 5-6 times higher than the B&NES average of 0.7% and national average of 0.9%\*.

Tourism and spin-off businesses are also of importance, with accommodation and food service activities providing 5.8% of employment within the Chew Valley, which is on a par with the national average of 5.6%\*. Currently the only large employer (i.e. over 30 employees) within the Plan Area is Chew Valley School.

Agricultural land is one of the area's most important resources. The Department for the Environment, Food and Rural Affairs (DEFRA) classifies agricultural land on a scale of 1 to 5 with grades 1, 2, and 3a defined as the best and most versatile agricultural land. This Plan wishes to ensure that these grades of land are always preserved for agricultural use.

New small-scale purpose built visitor accommodation, such as self-catering, pub accommodation and camping facilities should be considered if such development helps to keep farms viable and if the diversification provides extra employment and is compatible with the scale, character and appearance of its surroundings. The re-use and adaptation of existing rural buildings has an important role in meeting the needs of rural areas for commercial development, as well as for tourism and recreation. It can reduce demands for new building in the countryside and avoid leaving existing buildings vacant and derelict. Re-use should apply to traditional and modern buildings provided their form and design are in keeping with the character of the surroundings as described in this Plan.

\*(2011 Census)



## Diversification for Tourism

Agriculture, forestry and fishing provides almost 4% of the employment within the seven parishes, this is four times the national average\*. Maintaining the agricultural businesses is instrumental in keeping the appearance of the landscape. The rural economy has been changing during the past decade, with a trend for farms diversifying from traditional activities to remain viable; such diversification has the potential to create new employment opportunities, most notably in the tourism sector. Our vision is to encourage tourists to stay in accommodation in the Chew Valley and thus help to sustain other local businesses. Maintaining the viability of agricultural businesses is important and if allowing diversification helps maintain the agricultural businesses while contributing to wider employment it should be encouraged. The Plan seeks to offer a flexible and supportive approach to planning, working with stakeholders to promote existing and new tourism and employment opportunities on a scale suitable and sympathetic with the Plan Area.

\* (2011 Census)

### **Policy BF1 Diversification for Tourism**

**The Neighbourhood Plan will support development based on farm diversification that can clearly demonstrate both of the following criteria:**

- 1. Assist with the viability of that business and**
- 2. Assist in developing the Chew Valley tourist economy.**

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy LCR2 New or replacement community facilities, Policy RA3 Community Facilities and Shops, Policy RE3 Farm diversification, Policy RE2 Agricultural development, Policy RE1 Employment uses in the countryside Policy RE6: Re-use of rural buildings, Policy RE7: Visitor accommodation, B&NES CS Business 6, B&NES SA Objective 4: Build a strong, competitive economy and enable local businesses to prosper. **NPPF** para 28.*



## Retention of Small Businesses

Employment in our seven parishes is characterised by many small independent businesses (i.e. less than 10 employees) predominantly in agriculture, tourism, retail, health, education and construction sectors with an unusually high proportion of self-employed people working from home. Our vision is to encourage this profile of small local employers and home working to generate local employment opportunities for local people thereby maintaining the unique rural character of the Plan Area that is so highly valued by its residents.

It is recognised that there are a variety of permitted development rights regarding change of use; our aim is to retain as much business and employment as possible within the area. With regard to change of use that requires planning permission, it would be helpful for businesses or developers to contact the appropriate Parish Council preferably at pre-application stage for advice and recommendations in relation to feasibility and marketing of business premises. Policy **BF2** seeks to encourage this approach and failure to engage may lead to a challenge by the Parish Councils on the basis that inadequate feasibility and marketing studies have taken place.

### Policy BF2

#### Retention of Small Businesses

**Where planning permission is required the Neighbourhood Plan will only support planning applications for change of use from any business if there is a feasibility and marketing study to indicate other business or employment uses are not viable in the premises. (The methodology of the feasibility and marketing studies undertaken by the developer and the extent of the evidence required to allow consideration for change of use would need to be approved by the Parish Council in which the development lies).**

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy LCR1: Safeguarding local community facilities, Policy RA3 Community facilities and shops, Policy RE1: Employment uses in the countryside Policy LCR2 New or replacement community facilities, B&NES CS Business 6, B&NES SA Objective 4: Build a strong, competitive economy and enable local businesses to prosper. NPPF para 28.*



## Enhancing and Protecting Community Facilities

The household survey showed how important local facilities were to residents\* and how much they are used on a frequent basis. Without these facilities in the local area residents would have to travel significant distances. The GP / Health Centre and Post Office are more likely to be important for elderly or retired residents who make up almost half of the survey respondents. The various village and church halls in the parishes are in regular use for clubs and societies. A majority of respondents felt that almost all facilities in the Plan Area should be protected; a full list of facilities in each parish is available in the B&NES Rural Facilities Audit.

Policy **BF3a** is included to assist with the ongoing upkeep of community halls, ensuring they can be refurbished and upgraded as needed to keep them relevant to current and future needs. **Map M12** shows their locations.

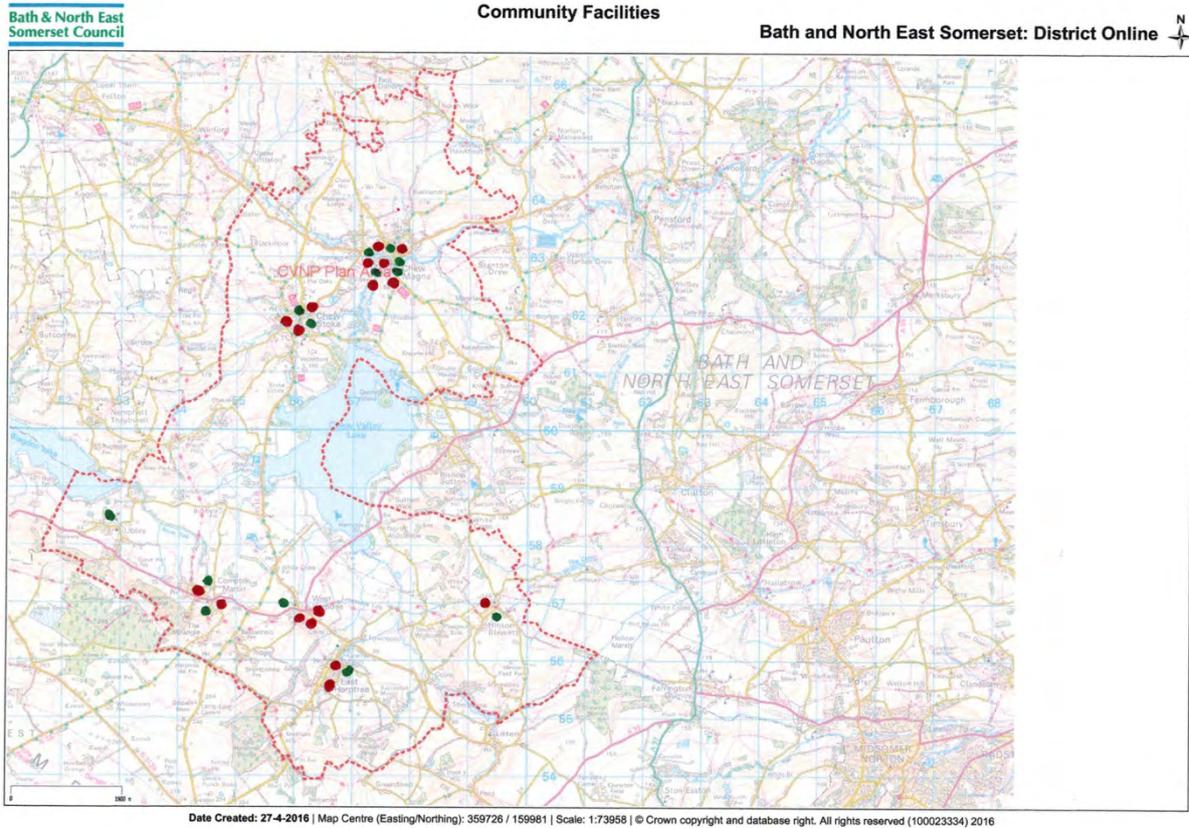
Pubs, restaurants, cafes and shops are an important aspect of village life and a significant employment sector in the Plan Area. Residents value these facilities and have indicated a desire to ensure they are retained wherever possible. This will also help ensure economic sustainability in the Plan Area.

As with policy **BF2** it is recognised that there are a variety of permitted development rights regarding change of use; our aim with policy **BF3b** is to strive to retain as many significant facilities as possible within the area. **Table T3** identifies these and **Map M12** shows their locations. With regard to change of use that requires planning permission, it would be helpful for businesses or developers to contact the appropriate Parish Council, preferably at pre-application stage, for advice and recommendations in relation to feasibility and marketing studies, and failure to engage may lead to a challenge by the Parish Council on the basis that inadequate feasibility and marketing studies have taken place. Parish Councils have indicated a wish to protect some of the significant facilities with Community Right to Bid Orders, this will be done independently to the neighbourhood plan. □

*\*(The most important community facilities to respondents were the 'local GP/health centre' (86.9%), the post office (82.9%) and the local shop (81.8%). Residents were most likely to frequently use the village shop, with more than half (53.2%) of residents stating they use it regularly. Frequent and occasional visits to the village hall were made by 89.1%, the village pub 77.2% and the green spaces 75.2 %.).*

Parish	Code	Facility
Chew Magna (CM)	CMA001	Pub - Pelican,
	CMA002	Pub - Bear & Swan
	CMA003	Pub - Pony & Trap
	CMA004	Pub - Queen's Arms
	CMA005	Shop - Grocery Stores
	CMA006	Central car park
Chew Stoke (CS)	CSA001	Pub - The Stoke
	CSA002	Shop - Village Shop
	CSA004	Other - Woodford Lodge
Compton Martin (CA)	CA001	Pub - Ring O'Bells
	CA002	The car park in the Coombe
East Harptree (EH)	EHA001	Theatre & Social Club
	EHA002	Shop - Community Run
	EHA003	Pub - The Waldegrave Arms
Hinton Blewett (HB)	HBA001	Pub - Ring O'Bells
West Harptree (WH)	WHA001	Pub - Crown
	WHA002	Pub - Blue Bowl
	WHA003	Shop - Bowdens of Harptree/Spar
Ubley (U)	Nil	Nil

**Table T3 - Significant Facilities**



Map M12 - Significant facilities (red) and community halls (green).

### Policy BF3a Enhancing Community Facilities

The Neighbourhood Plan will support planning applications to upgrade or replace any of the community facilities within the Plan Area, subject to it not interfering with any existing ecological function on or near the site.

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy LCR2: New or replacement community facilities. NPPF para 28.*



## Policy BF3b

### Protecting Significant Facilities

The Neighbourhood Plan will only support the change of use of our significant facilities if:

- A feasibility and marketing study demonstrates that the business is not viable. (The methodology of the feasibility and marketing studies undertaken by the developer and the extent of the evidence required to allow consideration for change of use would need to be approved by the Parish Council in which the development lies)
- And the subsequent use would not interfere with any existing ecological function on or near the site.

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy LCR1: Safeguarding local community facilities, Policy LCR1A Public houses, Policy RA3 Community facilities and shops, Policy RE1: Employment uses in the countryside Policy LCR2 New or replacement community facilities, B&NES CS Business 6, B&NES SA Objective 4: Build a strong, competitive economy and enable local businesses to prosper. NPPF para 28.*





## **Chew Valley School**

There has been a detailed and extensive survey to evidence the desire for an Arts Centre that provides a flexible area for performance, and/or rehearsal and/or viewing/display within the curtilage of Chew Valley School, which additionally could be used by the whole community. Chew Valley School is the only senior school in the Plan Area; it is a thriving comprehensive serving the communities beyond the Chew Valley and has been a Performing Arts Specialist School since 2003. With 1200 pupils including 200 in the Sixth Form it has good community relationships and offers children and members of the wider community an opportunity to work with them, or use their facilities. Further facility enhancement to this site could be the provision of a swimming pool; 7.7% of household survey respondents requested 'a swimming pool', and the logical site for this would be the Leisure Centre that is also within the curtilage of the school.

### **Policy BF4 Chew Valley School**

**The Neighbourhood Plan will support any application that provides enhanced facilities within the curtilage of Chew Valley School, subject to it not interfering with any existing ecological function on or near the site.**

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy LCR2 New or replacement community facilities. NPPF para 70.*



## Chew Magna Car Park

There were many comments in our questionnaires and evidence in our survey that parking in Chew Magna is a particular concern. Of the seven parishes in The Plan Area, Chew Magna is the primary village for shops and other facilities. The Parish Council is aware that the lack of parking in the centre is a major concern and are looking at possible solutions through a sequential site search to find a facility that would provide long term parking, thus leaving the existing facility for short term users. If a suitable location is found it will be within the Green Belt and will therefore need very careful and sympathetic design. Parking is such a problem within the centre of the village that there is a case for special circumstances to allow for a car park to be created.

### Policy BF5

#### Chew Magna Car Park

**The Neighbourhood Plan will support any application that provides enhanced parking facilities for the village of Chew Magna, subject to it not interfering with any existing ecological function on or near the site.**

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy GB2: Development in Green Belt villages, Policy ST7: Transport requirements for managing development, B&NES SA Objective 4: Build a strong, competitive economy and enable local businesses to prosper. NPPF para 41.*





## Parking for Non Domestic Developments

Due to the lack of regular public transport, residents use cars to get to work and to visit commercial areas, local businesses and for retail shopping etc. Parking becomes a problem in narrow roads if there is insufficient provision of parking spaces. Residents were very clear that parking was a problem when visiting certain parts of the Plan Area. For development of any non-residential facility, a Traffic Impact Assessment (see *policy HDE7*) will be required to indicate the need for parking spaces.

### Policy BF6

#### Parking – Non Domestic Development

Proposals for all commercial and business parking spaces will be supported if parking area boundary treatment is in accordance with the character of the Area, and if the design incorporates a system for surface water disposal.

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy D4: Streets and Spaces, Policy ST7: Transport requirements for managing development. NPPF para 41*





## Fibre to the Premises Internet Connectivity

The most desired additional facility in the Plan Area was 'faster broadband' (8.5%). Having high quality, reliable utilities is critical to keeping and attracting businesses to locate in the Plan Area. The largest source of employment in the Plan Area is from those who work mainly at or from home; this is over 14% of the population which is almost three times the national average\*. Fast internet connectivity will help this sector and help grow this area in line with our business aspirations. Growth in home working also reduces commuting traffic.

Agricultural business also relies on the use of the internet; poor connectivity is a particular difficulty for farmers who have to register animal movements online and would welcome improved data transfer speeds.

We believe provision of good symmetrical high speed internet is essential for the economic growth of the area. At the same time good connectivity will help deliver wider social, health and entertainment benefits for our community.

The provision of fibre optic cable is currently the most robust and future-proof method of delivery of connectivity, and it should be the aim for development to seek to ensure this is the standard. Other technologies may provide interim solutions. It is recognised in B&NES Core Strategy that '*improvements to broadband provision will be key in helping small businesses and the self-employed (including many that work from home) to flourish.*'; this is even more essential in remote rural areas.

\*(2011 Census)

### **Policy BF7 Fibre to the Premises**

**The Neighbourhood Plan will support all development that makes provision to connect to the internet with a minimum symmetrical speed of 25Mbps and with realistic future proof upgrades available (demonstrated through a 'Connectivity Statement' provided with relevant planning application).**

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy LCR7B: Broadband, B&NES SA Objective 4: Build a strong, competitive economy and enable local businesses to prosper. NPPF para 42*

