



CHEW VALLEY
NEIGHBOURHOOD PLAN

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

Regulation 14 Consultation: 1st May-13th June 2016 Consultation Response and Change Summary July 1st 2016

This document is a record of comments on, and subsequent changes made to the “consultation” version of the Chew Valley Neighbourhood Plan.

The modified document is now the “Pre-Submission” version of the Chew Valley Neighbourhood Plan.

There were numerous positive and encouraging comments. We have not logged these as needing any action or response, all the feedback can be seen in final section of this document.

Part 1: Consultation response document

Part 2: Change summary

Part 3: All the feedback from the consultation

Part 4: Drop-in Registers

Part 1: Consultation response document

The majority of comments either online, via email or via forms were strongly supportive with very encouraging comments.

In total there were:

21 response by online survey – All indicated support

19 responses by email – around 2/3 are fully supporting comments, the others are useful comments

22 responses by form – 21 indicated support, one left unchecked, but the comment was of support

The vast majority of respondents supported the consultation draft.

There were only XXX responses that did not support the CVNP.

The supporting comments were really numerous and very encouraging!

Some (xxx) made additional comments that require either a modification, or explanation, these are documented below.

<ul style="list-style-type: none"> Comment Ref No	<ul style="list-style-type: none"> Comment summary 	<ul style="list-style-type: none"> CVNP Response M= Indication where it has led to a modification of the plan
#2 Chew Stoke	1. I wonder if we should be aspiring to more ethnic diversity, given the tiny number of ethnicities? 2. The swimming pool must surely be extremely economically feasible - there are enough children in the area who would support it's use and the health benefits would be enormous.	1. This would have to be an aspiration as it is not a land use issue. It was not something that came up in any of our early surveys or questionnaires. 2. This is for other parties to pursue outside of the CVNP. NA
#5 Chew Stoke	Ancient trees:- is the sycamore in Rectory Field (Chew Stoke) included, I believe it is worthy of mention and assume it already has a TPO on it.	Refer to the Parish Council to check/action.
#7 Clutton	The draft Chew Valley Neighbourhood Plan was circulated to councillors prior to Clutton's Parish Council meeting and read in detail by the Planning Working Group. At the meeting on 16th May, it was agreed that the Parish Council supported the Plan	Thank you, support from neighbouring parish will be logged in the consultation document.

	and that you should be complemented on how good it is.(Minute 79/16d)	
#8 Blagdon	Blagdon Parish Council support the plan, its objectives and content, and wish to be able to contribute when "cross-border" issues such as transport are under discussion or review.	Thank you, support from neighbouring parish will be logged in the consultation document. Ward and PC Cllrs will endeavor to keep Blagdon informed on "cross-border" issues.
#15 Chew Stoke	Important to influence the desired type of housing required by the community, particularly smaller 2/3 bed houses or bungalows for downsizers and/or young families	Modified policy HDE5a – to be titled “Housing –Mix”, added more explanation above as it was not as clear as it could have been. M - See edits to p27. Similar comments from E2, E14 and D8
#18 Hinton Blewett	The Chew Valley is predominantly agricultural land and farms. With an ageing population of farmers, rising house prices and low income for farmers, there is a risk that farming and farm land is lost to more profitable business and development. Support needs to be given to young single people, couples and families to live, farm and make a living in the Chew Valley area. By supporting small scale farming this will help preserve the current landscape and rural nature of the area, enable people to remain in the area they grew up in, attract new people to the area and enable local food production on the land so that the land is preserved via the small scale farms and related businesses. Local food production is also sustainable in terms of health of soil and land, wildlife and biodiversity, transportation of food and reduction in carbon emissions.	While we can not control market prices, policies HDE5a and b ought to help ensure developments seek to satisfy the size and tenure of homes local residents need. Some diversification can help sustain small farms (farm shops, tourist accommodation etc, policy BF1 aims to assist here.
E1 Chew Magna	Whilst we support the Plan’s mission and “objectives” to protect and enhance the area’s biodiversity and natural environment, we need to actively preserve, maintain and enhance those features of the valley. Planning applications are by their very nature destructive to the local environment so we cannot preserve and enhance this wonderful area through decisions on planning alone, although it has a very important role to play.	The policies by definition must relate to planning and land use issue. Thus where we are able we have indicated the importance of not allowing development to degrade our natural environment through policies 6 and 10 to 15. Beyond that, environmental work is for other groups and volunteers to take forward. Clearly it is something that a large majority of residents are passionate about. Agreed, however neighbourhood plan policies can only relate to planning and land use issue. (see above)

Suggestions:

- We actively identify areas within Parishes that could be enriched for wildlife.
- Actively promote wildlife habitat in Parish owned areas e.g. in Chew Magna there could be a wildflower border around the King George playing field.
- There should be limited spraying of verges with herbicide
- Verges should never be cut back further than that needed for visibility unless there is a sound ecological reason for doing so.
- Landowners could be encouraged by Parish Councils to increase or at least preserve diversity on their land.
- Riverbanks should be highlighted as areas of high importance and where natural habitat should be preserved and enhanced.

Identifying and putting TPOs on important trees within the villages could protect valuable tree stock when there is a planning application that involves felling.

Allow the addition of nesting boxes in parish buildings for House martins, Swifts, Swallows and Bats. The boxes can be provided by outside agencies like the Avon Wildlife Trust mentioned above. This is happening more frequently in the South West e.g. in churches in Devon. This is currently happening in churches in Devon.

) These 2 issues for residents to pursue through their PCs

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)Where B&NES tend verges they are cut. And, due to cost it is)usually once a year unless there are safety issues.

)Pavements do need occasional spraying. Again Not something the)CVNP can have a policy on.

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Outside the remit of CVNP. Perhaps something to discuss with the National Farmers Union.

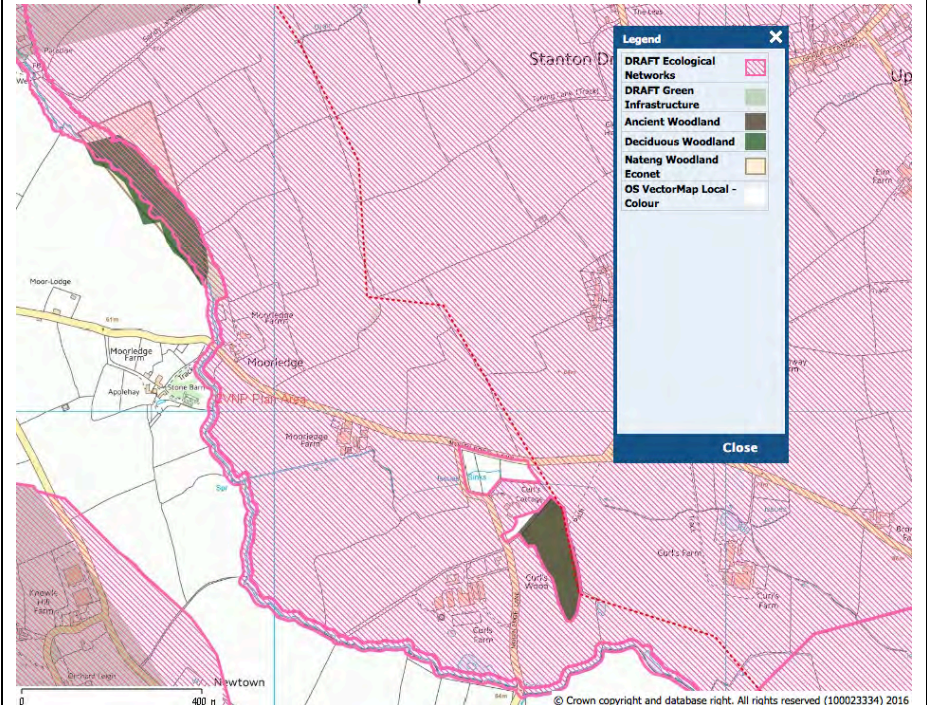
B&NES placemaking plan has identified an ecological network, it covers a vast part of the CVNP Area, including the main river corridors. It relates to district wide policies NE3,4,5, you can view them here.

http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Placemaking-Plan/draft_pmp_vol_1_district_wide.pdf

Refer those you feel are important to the Parish Council to check/action.

Refer to the Parish Council to check/action. (May need listed building consent)

	<p>Designated local green spaces could also be fields and meadows in the valley that are species rich. The Parish does not have to own the fields to identify them, for example, the land in front of Tunbridge Mill in Chew Magna has been identified as valuable. In Chew Magna there are many areas like the vicinity of Crickback and 'The Break' with species rich meadows. Having a designation would actually add value to them.</p> <p>Perhaps there could be a new role in Parish Councils – a 'Conservation Councillor' could promote protection of the natural environment that we all value but is in decline.</p>	<p>There are set definitions that are required for this designation (see below). Some are already designated by B&NES. The PCs have identified those they felt were missed.</p> <p>In putting land forward for designation as a Local Green Space local communities need to be able to demonstrate that the land in question meets all of the following criteria (as stipulated by the NPPF):</p> <ul style="list-style-type: none"> • - Where the green space is in reasonably close proximity to the community it serves. • - Where the green area is demonstrably special to a local community and holds a particular local significance, for example for reasons of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife. • - Where the green area concerned is local in character and is not an extensive tract of land. <p>Some PCs may have one already, refer to Parish Councils.</p>
<p>E2 B&NES Housing Services</p>	<p>Policy HDE 5a: Housing - NEED It is unclear from the text and proposed policies as to whether this chapter relates to any housing development or the delivery of affordable homes. Local need should be defined accurately and it needs to be recognised that while affordable homes can be ring fenced for local people, any market homes delivered (possibly to cross-subsidise affordable housing delivery) cannot be restricted without substantially affecting value and deliverability. The most that can be hoped for is to seek a local marketing strategy.</p> <p>Policy HDE 5b: Housing – Affordable Allocation Whilst this proposed policy fits with the ambition for the 7 parishes to work collaboratively to meet housing need, this proposal cannot be met in practical, allocations terms through adopted Homesearch Policy without some amendment.</p>	<p>Modified policy HDE5a – to be titled “Housing –Mix”, added more explanation above as it was not as clear as it could have been. M - See edits to p27. Similar comments from #15, E14, D8</p> <p>Proposed amendments accepted. Modified text and policy HDE5b on p27 accordingly. M - See edits to p27</p>

<p>E3 Hinton Blewett</p>	<p>Policy HDE9a Sustainable Drainage What is a fully sustainable drainage system?</p> <p>Policy HDE12a Tree and Ancient Hedgerow Conservation Presumably this does not prevent removal of trees and/or hedgerows that become unsafe?</p> <p>I think more effort needs making about mobile coverage and rural Parish Councils need to encourage network providers to increase masts (& of course share masts)</p>	<p>Please refer to the documents below the policies on P33 for further info.</p> <p>This would be dealt with through planning as before.</p> <p>The policies by definition must relate to planning and land use issues.</p>
<p>E4 Chew Magna</p>	<p>I have briefly reviewed the plan and noticed that on the green space corridor you have not included the areas on moorledge road which has two woodland areas, with one identified as an ancient woodland. Surely it would make more sense for the green space corridors to include these two area as you already have woodlands identified?</p> <p>As these have not been designated I feel that this a good opportunity to include this area so that you do not end up with large developments isolating wildlife and restricting access to the green corridor.</p> <p>Along this area there is already a large amount of wildlife which uses this area, from Deer, badgers, Owls and bats, as well as visiting house martins and Swallows to name a few.</p> <p>I have also noticed that you have identified important view along this area as well and therefore this would also add weight to adding the area of moorledge road to the green space corridor to ensure that this is enforced in the future.</p>	<p>Zooming into the online data, the “Draft Ecological Network” shows it does cover these areas. The corridor will have been designated within B&NES for the Placemaking plan (PMP). The PC could request this is looked at when the PMP is reviewed. See also response to E15.</p> 
<p>E5 Chew Stoke</p>	<p>Thanks for all your work on this. I like the emphasis on protecting the rural character and concern for potential impact of development on flooding, wildlife and keeping a dark sky. There</p>	<p>The 2 areas you mention already have designation. The Yew Tree already has ACV status.</p>

	<p>are a couple of bits relevant to Chew Stoke though that are of concern. Namely: Why aren't Rectory Field and the Bilbie Rd play area named as Designated Green Spaces? Why isn't the Yew Tree Inn named as a Significant Facility to be protected when on p.75 it clearly states Chew Stoke has 2 village pubs?</p>	
E6 Hinton Blewett	<ol style="list-style-type: none"> 1. PLANNING - It is proposed that the Clerk could be the initial point of contact for planning applications and that an ' informal discussion ' would take place. 2. The draft is full of percentages (%) I would like to see how many households responded v total please? 3. I have read your note re Local Green spaces. Perhaps an asterisk/ note confirming where we are with the Placemaking Plan? 4. The plan whilst supporting and aspiring to a number of areas, employment, tourism etc. it really is about controlling future planning applications and therefore you need to be very careful that we do not position the ' Valley ' as being controlled by a few ' nimby's ' and restricting necessary applications to service future requirements. 	<p>The point of contact is the Clerk. The discussions would be for all or a group of cllrs.</p> <p>The reports are on our website.</p> <p>Public examination is Autumn2016, for adoption end of 2016/start 2017. Full details are on B&NES website.</p> <p>Policies can not be over prescriptive, and must not (unless with very good reason) go against national or local policies.</p>
E13 East Harptree	<p>I'm sorry to see that we have only one green space for East Harptree but suspect that green spaces, by definition, must be open to all to enjoy?</p>	<p>It is only one that has not been <u>previously</u> designated. There are others. Refer to the PC for further detail.</p>
E14 East Harptree	<p><u>Green Spaces</u> The word "Important" should come out of page 80. It implies there are other, less important, green spaces not mentioned. The word is entirely subjective. In my view Parkers Mead is not important as a green space. It is in my view a nonsense that it is designated as a green space. It is not used by anyone for anything and the footpath is rarely if ever used as most sane people will simply walk through Ashwood. It adds nothing to the village and as importantly not allowing it to be developed (appropriately) is blocking land which the school badly needs-being the land that was set aside as part of the 106 when Ashwood was developed by Bovis Homes, as a condition of the further development of Parkers Mead.</p>	<p>The content of p80 is from the East Harptree Parish Character Summary. It has been agreed by the PC and is included in the CVNP for further information. It is an issue for the PC.</p>

	<p>The need for more smaller houses The Plan does not trenchantly enough stress the need particularly in East Harptree of more smaller houses, not just to help younger people get on the ladder but to enable those in the village, including us, who live in houses which really ought to be family homes to downsize.</p> <p>Quality Design Again I would want this to be emphasised. We do not want all developments to be clones of existing buildings but the use of quality design and materials is key. For instance Blue Cedar's plans for Parkers Mead did not fail for me because of the development in itself but because the design was terrible.</p>	<p>Modified policy HDE5a – to be titled “Housing –Mix”, added more explanation above as it was not as clear as it could have been. M - See edits to p27. Similar comments from E2, #15, D8</p> <p>Policies HDE1 and 2 indicate the landscape and settlement character. They are there to guide developers.</p>
<p>E15 Chew Magna</p>	<p>Policy HDE13 is too limited.</p> <p>Land south of Chew Magna not showing as a regional protected area</p> <p>Appendix 4 Hedgerow and Wildlife surveys amendment to ensure the same designations on the maps.</p> <p>Appendix 4 Hedgerow and Wildlife surveys move into the plan.</p>	<p>Policy HDE13 is there to bolster the very detailed Placemaking plan (PMP) policies referred to below the the policy box. We can not be more restrictive than these. PMP policy NE3 does infact state what you suggest and much more. Please see answer to E1 above.</p> <p>The land referred to is econet grassland and woodland. The map shown only has National designations which is an error and not as intended in the wording. M – Map10a renamed as it only shows national. Map 10b added with regional designations. No change to text or policy.</p> <p>M – Map on p92 replaced to include the same area designations as on the other maps.</p> <p>This is a “snapshot” as produced in 2006. Parishes can undergo exercises to update if they wish. (Sadly information was never collated into the same format for Chew Magna.). It would be very useful to ask volunteers to update so they can go into the main body when there is the 5 year review, along with appropriate policy modification.</p>
<p>E16 Chew Valley Flood Forum</p>	<p>Development with access road in Flood zone 3 ought not be supported.</p> <p>Insertion of the word “minor” in HDE9c</p>	<p>Access to a proposed development site will always be assessed by highways officers and drainage issues will be assessed by drainage engineers, both as statutory consultees. There are occasions when in their professional capacity they can recommend improvements that would ensure the access road would not flood.</p> <p>In a conservation area even some minor alterations would need a planning application, and also some applications in the GB. Listed buildings would still</p>

		need listed building consent. The word has been specifically inserted to ensure there is a limit as to works that the plan would automatically endorse. Beyond that applicants can seek the endorsement of their parish Councils.
E18 East Harptree	Frances Plantation or East Harptree Woods?	Refer to PC
E19 PlaceStudio	<p>PLAN:</p> <p>Mention is made of the contributing parishes but not of the 'missing' one – Bishop Sutton. This is important.</p> <p>p.13 It - school catchments, notably what percentage of children come from outside the NDP area to 'your' primaries and Chew Valley School?</p> <p>p.19, to be in line with B&NES text and others in your NDP, it would be better to say '... conserve <u>and enhance</u>'.</p> <p>p.19 why <u>just</u> mention scale, materials and density because other factors – all aspects of road layouts and (as you mention later) boundary treatments - are also significant.</p> <p>p.20 there is information about key views. Ideally, these need to be taken from publicly accessible locations in order to be counted.</p> <p>p.27 it is unclear whether Policy HDE5b only means adjacent parishes within the NDP, so does it also include Bishop Sutton?</p> <p>p.30 the terminology shifts from 'residential development' to 'domestic dwellings'. Seems odd?</p> <p>p.30 does Policy HDE8a mean specifically permeable surfaces to fit with Policy HDE9a?</p> <p>Some phrasing on p.34 is repetitive.</p>	<p>Noted in first para of the Consultation Statement. Initially 11 Parishes were approached (including Stowey Sutton) Do not feel this need further clarification in the Plan. Clarified with statements.</p> <p>This would be a major modification as it asks developers to go "further" than just conserve. No amendment made.</p> <p>Clarified by adding the text "...but not exclusive to..."</p> <p>They are publicly accessible, clarified in the text.</p> <p>Agreed. This was highlighted by others. Policies 5a and 5b modified as per Response to E2 above.</p> <p>Perhaps, but need to be clear in distinction between "development" and how people live.</p> <p>Not necessarily – various solutions to this, for example drainage channels connecting to attenuation ponds/ ...</p> <p>Agreed. The phrase "...for new developments..." removed</p>

<p>p.35 is there further evidence somewhere about the Local Green Spaces process,</p> <p>Whereas Policy HDE13 is not just cautionary but also includes the term 'promote', Policy HDE12a on hedgerows on p.41 is just cautionary.</p> <p>p.47 it would be better to call this 'Diversification for Visitors and Tourists' because a lot of the people who might use, for example, a farm shop will not be tourists but local people, better thought of as visitors.</p> <p>As with comment on p.19 above, it may be a hostage to fortune to just mention impact on ecology for Policy BF4 on p. 52. What about traffic generation especially? Is this adequately covered by other policies? If so, why mention ecology only?</p> <p>p.53. As above for Policy BF5.</p> <p>make it far clearer that your own use of 25% of CIL monies (and any use of the other 75% of CIL monies) will be prioritised against your list of aspirations/projects.</p> <p>SIUSTAINABILITY APPRAISAL:</p> <p>SEA requirements fall to the Local Authority and not the NDP group. The guidance referred to pre-dates this change (2005).</p> <p>BASIC CONDITIONS STATEMENT:</p> <p>Add cross-references to other documents.</p>	<p>LGS evidence is documented in full in the supporting documents, do not feel it is correct to include within the plan as it was a means of making the policy, not the policy itself.</p> <p>Could be deemed a major change. No action</p> <p>General feeling is that residents understood the meaning – No change.</p> <p>Comment included at earlier response to environment team due to all the sites being in Green Belt and very close to SSSI/SAC area.</p> <p>Comment included at earlier response to environment team due to all the sites being in Green Belt and very close to SSSI/SAC area.</p> <p>Aspiration as the PCs are still working on the detail</p> <p>Deleted the reference to this document meeting the requirement of the SEA Directive for the Purpose of the NDP (p1 and 3). Added ref that Local Authority have already undertaken an SEA Screening Assessment.</p> <p>Cross-reference to CVNP Policy Compliance Note p4 section 2(a) and (e). Cross-reference to Sustainability Appraisal added in the Basic Conditions Statement p4, section 2(d).</p>
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	<p>SOUNDNESS TEST STATEMENT</p> <p>The title does not reflect the content accurately. Rename document “NDP Policy Compliance Note”, as soundness tests do not apply to Neighbourhood Plans.</p>	<p>Cross-refer to plan vision and objectives in p4 section 2(d). Cross-reference to Consultation Statement and communication with landowners for LGSD in 2(f).</p> <p>Rename document “CVNP Policy Compliance Note” and amend all references to this document.</p>
<p>CM11 Compton Martin</p>	<p>Surprised that fracking is not included, should it be?</p>	<p>We have had regular comments about fracking, so it is good to be able to formally clarify this here. Fracking is covered by government policy and will have much detail on policy in the by the B&NES Placemaking Plan. We can have policy that work against local or national plans.</p> <p>Although there are currently no PEDL licenses within Bath & North East Somerset or in the wider region the draft Placemaking plan (PMP) does have what the steering group consider to be a very detailed and robust policy (M5) for considering planning applications relating to energy minerals related development within Bath & North East Somerset should this situation change in the future.</p> <p>As the Draft PMP is likely to come into force at the same time as the CVNP it would be unnecessary to repeat the policy in the CVNP.</p> <p>There is more detail here, http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Placemaking-Plan/draft_pmp_vol_1_district_wide.pdf</p>
<p>D5 Other Parish</p>	<p>Separate the large files on the website for easier downloading</p>	<p>Yes – a good idea – we will try and do that when we get to the final version.</p>
<p>D6 Chew Stoke</p>	<p>Could the view from Pagans Hill and North Hill be considered for long views?</p>	<p>Views were requested at previous consultations. Generally the views included give a good indication of the area. At the 5 year plan review the exercise will be carried out again.</p>

	Consider changing “We are supportive of development...” to state “Development at a minimum should meet...”	To modify all the policies with this text would require a second consultation. Will look at during plan review.
D7 Stanton Drew	What does “Fully Sustainable Drainage System Mean?” There are occasions where SuDS can exacerbate flooding	Please refer to the documents below the policies on P33 for further info and examples of appropriate use.
D8 Chew Stoke	Housing policy is broad brush, could it be more detailed? HDE5a – is this only affordable? Preamble on CS housing policies would be useful as a framework, including GB policy and restrictions etc. Specialist elderly accommodation would also warrant further policy due to population.	Modified policy HDE5a – to be titled “Housing –Mix”, added more explanation above as it was not as clear as it could have been. M - See edits to p27. Similar comments from #15, E2, E14 Hopefully HDE5a would now capture this requirement, if not it will be something for the 5 year review!

Part 2: Change summary

Main document changes and comments

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Page 27: Deleted	Microsoft Office User	30/06/2016 1:36 PM	;
Page 27: Inserted	Microsoft Office User	30/06/2016 1:36 PM	. 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.
Page 27: Inserted	Microsoft Office User	30/06/2016 1:41 PM	is included to ensure that where there is development in the Plan Area an appropriate mix is provided to help support the local community

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Local need must be considered for an individual parish or for the Plan Area.

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Currently the allocation of local affordable housing is via a 3 tier system, starting with applicants who have a local connection to a parish where a property is located, then looking at adjoining parishes and then opening 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 affordable homes within the Plan Area. This policy will enable the properties to be offered to a broader number of applicants within the Plan Area 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.

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Individual Parish or whole

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Most affordable homes in B&NES are allocated through Homesearch.

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Currently the allocation of local affordable housing with a rural connection criteria is via a 3 tier system, starting with applicants who have a local connection to a parish where a property is located, then it takes account of applicants from looking at adjoining parishes and then opening 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 the new build affordable properties to be offered to a broader number of applicants within the Plan Area 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.

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Map M10 renamed to M10a, title changed - word "Regional" Deleted

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Map M10b added. This shows the "Regional" designations (previously not on the map but referred to in the title, the omission was highlighted at consultation)

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Harptree Combe

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The Wildlife of Chew Magna Parish map modified to include Nat England Woodland Econet, SNCIs and Traditional Orchards

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Conservation Area

The first conservation areas were designated in 1967 and there are now over 8,000 conservation areas in

England. They are designated for their special architectural and historic interest.

Conservation Area Character Appraisal

A Conservation Area Character Appraisal defines the Conservation Area boundaries and details the special architectural and historic interest of the area. It also identifies specific features which contribute towards an area's character.

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Housing Development Boundary

The boundary which defines that part of certain settlements within which the principle of residential development will usually be acceptable subject to compliance with policies in the Development Plan and other material considerations.

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s106 Agreement

Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as s106 agreements, are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focused on site specific mitigation of the impact of development. S106 agreements are often referred to as 'developer contributions' along with highway contributions and the Community Infrastructure Levy.

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Village Design statement

Village Design Statement is a document that describes the distinctive characteristics of the locality, and provides design guidance to influence future development and improve the physical qualities of the area.

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Following this six week public consultation, there will be a period of two weeks during which time the Chew Valley Neighbourhood Plan Steering Group will review the feedback from the community and make any appropriate amendments to the draft Plan.

Towards the end of June

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This is

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will be

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as

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review the document and around mid-July they will

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further

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Making allowances for holidays, the consultation will end mid-September

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Any comments on the plan at this stage must be submitted to B&NES.

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Subsequent to B&NES consultation t

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CVNP

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How to feedback information

This is the “Consultation Draft” of the Chew Valley Neighbourhood Development Plan.

The Plan is being consulted on, publicly, from 1st May 2016 to 13th June 2016

For copies of any of the Chew Valley Neighbourhood Plan supporting documents please see our website

<http://www.cvnp.co.uk>

or come to one of our public consultation venues, or contact your Parish Clerk.

- There will be a folder with this document printed in full in all seven participating Parishes. For locations either see our website or contact your Parish Clerk

WE ARE HOLDING THREE PUBLIC CONSULTATION SESSIONS, FEEL FREE TO COME TO ANY ONE

Wednesday	11th May	6.30pm to 8pm	Woodford Lodge
Saturday	21st May	10am to 12noon	Woodford Lodge
Monday	6th June	6.30pm to 8pm	Woodford Lodge

You can discuss the policies and aspirations in this document with us there, we will have larger print maps on display and all the supporting documents.

There will be light refreshments.

YOU CAN ALSO FILL IN or LEAVE FEEDBACK FORMS AT THESE SESSIONS

Thank you – This is your plan!

How to comment:

YOU CAN FIND FEEDBACK LEAFLETS AT ANY OF THE DROP-IN SESSIONS, ONLINE (<http://www.cvnp.co.uk>) and AT ALL THE LOCATIONS WHERE A PRINTED COPY IS HELD (see above).

YOU CAN ALSO FEEDBACK ONLINE VIA A FORM ON OUR WEBSITE ON OUR WEBSITE

<http://www.cvnp.co.uk>

YOU CAN ALSO EMAIL US: admin@cvnp.co.uk

YOU CAN LEAVE FEEDBACK FORMS WITH THE FOLDERS, WITH ANY OF YOUR PARISH COUNCILLORS

OR BRING THEM TO OUR DROP-IN SESSION – THANK YOU, WE REALLY VALUE YOUR COMMENTS.

Header and footer changes

Text box changes

Header and footer text box changes

Footnote changes

Endnote changes

Main document changes and comments

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, these generally have catchment from their own and neighbouring Parishes

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into parts of North Somerset and South Bristol

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but not exclusive to

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, from publicly accessible locations

Header and footer changes

Text box changes

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Footnote changes

Endnote changes

Part 3: All the feedback from the consultation

#1

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Collector: DraftPlan ([Web Link](#))

Started: Wednesday, May 04, 2016 10:52:15 AM

Last Modified: Wednesday, May 04, 2016 10:52:49 AM

Time Spent: 00:00:34

IP Address: 81.91.106.40

PAGE 2

Q1: Do you broadly agree with the policies in the Draft CVNP?

Please select

Yes

Q2: Do you have any specific comments that you would like to make about the draft CVNP?

Respondent skipped this question

Q3: Which of the seven Parishes do you live and/or work in:

Other...

#2

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Collector: DraftPlan ([Web Link](#))

Started: Monday, May 09, 2016 10:12:17 PM

Last Modified: Monday, May 09, 2016 10:14:55 PM

Time Spent: 00:02:37

IP Address: 109.157.24.179

PAGE 2

Q1: Do you broadly agree with the policies in the Draft CVNP?

Please select

Yes

Q2: Do you have any specific comments that you would like to make about the draft CVNP?

1. I wonder if we should be aspiring to more ethnic diversity, given the tiny number of ethnicities? Difficult to achieve I guess.
2. The swimming pool must surely be extremely economically feasible - there are enough children in the area who would support it's use and the health benefits would be enormous.

Q3: Which of the seven Parishes do you live and/or work in:

Chew Stoke

#3

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Collector: DraftPlan ([Web Link](#))

Started: Wednesday, May 11, 2016 12:10:10 PM

Last Modified: Wednesday, May 11, 2016 12:11:14 PM

Time Spent: 00:01:03

IP Address: 46.60.253.129

PAGE 2

Q1: Do you broadly agree with the policies in the Draft CVNP?

Please select

Yes

Q2: Do you have any specific comments that you would like to make about the draft CVNP?

On behalf of Chew Valley School I particularly want to add strong support for BF4 and A2

Q3: Which of the seven Parishes do you live and/or work in:

Chew Stoke

#4

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Collector: DraftPlan ([Web Link](#))

Started: Wednesday, May 18, 2016 10:22:22 AM

Last Modified: Wednesday, May 18, 2016 10:23:19 AM

Time Spent: 00:00:57

IP Address: 195.59.168.86

PAGE 2

Q1: Do you broadly agree with the policies in the Draft CVNP?

Please select

Yes

Q2: Do you have any specific comments that you would like to make about the draft CVNP?

Very good

Q3: Which of the seven Parishes do you live and/or work in:

Ubley

#5

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Collector: DraftPlan (Web Link)

Started: Saturday, May 21, 2016 11:39:07 AM

Last Modified: Saturday, May 21, 2016 12:03:10 PM

Time Spent: 00:24:02

IP Address: 86.170.175.230

PAGE 2

Q1: Do you broadly agree with the policies in the Draft CVNP?

Please select

Yes

Q2: Do you have any specific comments that you would like to make about the draft CVNP?

Ancient trees:- is the sycamore in Rectory Field included, I believe it is worthy of mention and assume it already has a TPO on it.

Q3: Which of the seven Parishes do you live and/or work in:

Chew Stoke

Other (please specify)

A very professional presentation. I particularly like the emphasis on the very special surroundings and the overall dark sky policy. I would also like to see Chew Stoke Parish develop its own dark sky policy. I agree that older people should be able to downsize within their own village.

#6

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Collector: DraftPlan ([Web Link](#))

Started: Monday, May 23, 2016 2:32:43 PM

Last Modified: Monday, May 23, 2016 2:36:26 PM

Time Spent: 00:03:43

IP Address: 86.168.5.148

PAGE 2

Q1: Do you broadly agree with the policies in the Draft CVNP?

Please select

Yes

Q2: Do you have any specific comments that you would like to make about the draft CVNP?

it is a well thought out and well laid out document .I fully support the intentions of the plan to control unwanted development and maintain the beauty and nature of the area.

Q3: Which of the seven Parishes do you live and/or work in:

West Harptree

#7

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**Collector:** DraftPlan ([Web Link](#))**Started:** Tuesday, May 24, 2016 1:03:04 PM**Last Modified:** Tuesday, May 24, 2016 1:09:09 PM**Time Spent:** 00:06:05**IP Address:** 151.224.53.127

PAGE 2

Q1: Do you broadly agree with the policies in the Draft CVNP?

Please select

Yes

Q2: Do you have any specific comments that you would like to make about the draft CVNP?

The draft Chew Valley Neighbourhood Plan was circulated to councillors prior to Clutton's Parish Council meeting and read in detail by the Planning Working Group. At the meeting on 16th May, it was agreed that the Parish Council supported the Plan and that you should be complemented on how good it is.(Minute 79/16d)

Q3: Which of the seven Parishes do you live and/or work in:

Other...

Other (please specify)

Clutton

#8

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Collector: DraftPlan ([Web Link](#))

Started: Tuesday, May 31, 2016 11:58:52 AM

Last Modified: Tuesday, May 31, 2016 12:02:31 PM

Time Spent: 00:03:38

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PAGE 2

Q1: Do you broadly agree with the policies in the Draft CVNP?

Please select

Yes

Q2: Do you have any specific comments that you would like to make about the draft CVNP?

Blagdon Parish Council support the plan, its objectives and content, and wish to be able to contribute when "cross-border" issues such as transport are under discussion or review.

Q3: Which of the seven Parishes do you live and/or work in:

Other...

Other (please specify)

Blagdon

#9

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Collector: DraftPlan ([Web Link](#))

Started: Friday, June 03, 2016 1:47:26 PM

Last Modified: Friday, June 03, 2016 1:49:56 PM

Time Spent: 00:02:29

IP Address: 95.149.40.32

PAGE 2

Q1: Do you broadly agree with the policies in the Draft CVNP?

Please select

Yes

Q2: Do you have any specific comments that you would like to make about the draft CVNP?

The plan captures the essence of what makes the Chew Valley a great place to live and work and I fully endorse it.

Q3: Which of the seven Parishes do you live and/or work in:

East Harptree

#10

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Collector: DraftPlan ([Web Link](#))

Started: Monday, June 06, 2016 7:11:33 PM

Last Modified: Monday, June 06, 2016 7:12:17 PM

Time Spent: 00:00:43

IP Address: 89.187.81.3

PAGE 2

Q1: Do you broadly agree with the policies in the Draft CVNP?

Please select

Yes

Q2: Do you have any specific comments that you would like to make about the draft CVNP?

Respondent skipped this question

Q3: Which of the seven Parishes do you live and/or work in:

East Harptree

#11

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Collector: DraftPlan ([Web Link](#))

Started: Monday, June 06, 2016 7:22:09 PM

Last Modified: Monday, June 06, 2016 7:24:19 PM

Time Spent: 00:02:09

IP Address: 81.153.102.249

PAGE 2

Q1: Do you broadly agree with the policies in the Draft CVNP?

Please select

Yes

Q2: Do you have any specific comments that you would like to make about the draft CVNP?

I think it is particularly important to consider the additional requirements for parking in new developments in our rural areas with their lack of public transport and often narrow country lanes as suggested in the plan.

Q3: Which of the seven Parishes do you live and/or work in:

East Harptree

#12

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Collector: DraftPlan ([Web Link](#))

Started: Monday, June 06, 2016 8:05:21 PM

Last Modified: Monday, June 06, 2016 8:06:39 PM

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IP Address: 86.141.78.120

PAGE 2

Q1: Do you broadly agree with the policies in the Draft CVNP?

Please select

Yes

Q2: Do you have any specific comments that you would like to make about the draft CVNP?

Respondent skipped this question

Q3: Which of the seven Parishes do you live and/or work in:

East Harptree

#13

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Collector: DraftPlan ([Web Link](#))

Started: Monday, June 06, 2016 8:22:17 PM

Last Modified: Monday, June 06, 2016 8:22:52 PM

Time Spent: 00:00:35

IP Address: 86.133.171.74

PAGE 2

Q1: Do you broadly agree with the policies in the Draft CVNP?

Please select

Yes

Q2: Do you have any specific comments that you would like to make about the draft CVNP?

Respondent skipped this question

Q3: Which of the seven Parishes do you live and/or work in:

East Harptree

#14

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Collector: DraftPlan ([Web Link](#))

Started: Tuesday, June 07, 2016 9:51:56 AM

Last Modified: Tuesday, June 07, 2016 9:52:34 AM

Time Spent: 00:00:38

IP Address: 86.137.114.78

PAGE 2

Q1: Do you broadly agree with the policies in the Draft CVNP?

Please select

Yes

Q2: Do you have any specific comments that you would like to make about the draft CVNP?

Respondent skipped this question

Q3: Which of the seven Parishes do you live and/or work in:

East Harptree

#15

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Collector: DraftPlan ([Web Link](#))

Started: Monday, June 13, 2016 10:57:59 PM

Last Modified: Monday, June 13, 2016 11:00:52 PM

Time Spent: 00:02:53

IP Address: 79.64.152.246

PAGE 2

Q1: Do you broadly agree with the policies in the Draft CVNP?

Please select

Yes

Q2: Do you have any specific comments that you would like to make about the draft CVNP?

Important to influence the desired type of housing required by the community, particularly smaller 2/3 bed houses or bungalows for downsizers and/or young families

Q3: Which of the seven Parishes do you live and/or work in:

Chew Stoke

#16

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Collector: DraftPlan ([Web Link](#))

Started: Monday, June 13, 2016 11:01:13 PM

Last Modified: Monday, June 13, 2016 11:02:13 PM

Time Spent: 00:01:00

IP Address: 79.64.152.246

PAGE 2

Q1: Do you broadly agree with the policies in the Draft CVNP?

Please select

Yes

Q2: Do you have any specific comments that you would like to make about the draft CVNP?

Respondent skipped this question

Q3: Which of the seven Parishes do you live and/or work in:

Chew Stoke

#17

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Collector: DraftPlan ([Web Link](#))

Started: Monday, June 13, 2016 11:03:29 PM

Last Modified: Monday, June 13, 2016 11:03:49 PM

Time Spent: 00:00:20

IP Address: 79.64.152.246

PAGE 2

Q1: Do you broadly agree with the policies in the Draft CVNP?

Please select

Yes

Q2: Do you have any specific comments that you would like to make about the draft CVNP?

Respondent skipped this question

Q3: Which of the seven Parishes do you live and/or work in:

Chew Stoke

#18

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PAGE 2

Q1: Do you broadly agree with the policies in the Draft CVNP?

Please select

Yes

Q2: Do you have any specific comments that you would like to make about the draft CVNP?

The Chew Valley is predominantly agricultural land and farms. With an ageing population of farmers, rising house prices and low income for farmers, there is a risk that farming and farm land is lost to more profitable business and development. Support needs to be given to young single people, couples and families to live, farm and make a living in the Chew Valley area. By supporting small scale farming this will help preserve the current landscape and rural nature of the area, enable people to remain in the area they grew up in, attract new people to the area and enable local food production on the land so that the land is preserved via the small scale farms and related businesses. Local food production is also sustainable in terms of health of soil and land, wildlife and biodiversity, transportation of food and reduction in carbon emissions.

Q3: Which of the seven Parishes do you live and/or work in:

Hinton Blewett

#19

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Collector: DraftPlan ([Web Link](#))

Started: Wednesday, June 15, 2016 11:57:04 AM

Last Modified: Wednesday, June 15, 2016 11:57:33 AM

Time Spent: 00:00:28

IP Address: 151.229.61.245

PAGE 2

Q1: Do you broadly agree with the policies in the Draft CVNP?

Please select

Yes

Q2: Do you have any specific comments that you would like to make about the draft CVNP?

Respondent skipped this question

Q3: Which of the seven Parishes do you live and/or work in:

East Harptree

#20

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Collector: DraftPlan ([Web Link](#))

Started: Wednesday, June 15, 2016 6:40:06 PM

Last Modified: Wednesday, June 15, 2016 6:42:07 PM

Time Spent: 00:02:00

IP Address: 165.120.45.224

PAGE 2

Q1: Do you broadly agree with the policies in the Draft CVNP?

Please select

Yes

Q2: Do you have any specific comments that you would like to make about the draft CVNP?

The CVNP covers the issues of the Valley with intelligence and depth. Personally, I would like to say thank you to all involved for their time and dedication. A wonderful plan.

Q3: Which of the seven Parishes do you live and/or work in:

Chew Magna

#21

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Collector: DraftPlan ([Web Link](#))

Started: Friday, June 17, 2016 9:26:04 PM

Last Modified: Friday, June 17, 2016 9:28:04 PM

Time Spent: 00:01:59

IP Address: 86.153.46.203

PAGE 2

Q1: Do you broadly agree with the policies in the Draft CVNP?

Please select

Yes

Q2: Do you have any specific comments that you would like to make about the draft CVNP?

No other than the presentation is excellent and all involved should be applauded for the amazing work done.

Q3: Which of the seven Parishes do you live and/or work in:

Hinton Blewett

E1

COMMENTS and SUGGESTIONS FOR CHEW VALLEY NEIGHBOURHOOD PLAN - CONSULTATION DRAFT 28 APRIL 2016

It is clear from reading the draft plan that the environmental aspects of the Chew Valley are highly valued and of great importance. There are many references to this throughout the document:

We feel that the Policies regarding wildlife and the natural environment are insufficiently detailed and lack actual strategy

'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.'

'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.'

- Whilst we support the Plan's mission and "objectives" to protect and enhance the area's biodiversity and natural environment, we need to **actively preserve, maintain and enhance** those features of the valley.

Hde5b '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.'

- Planning applications are by their very nature destructive to the local environment so we cannot preserve and enhance this wonderful area through decisions on planning alone, although it has a very important role to play.

There are many references in the plan to the beauty and uniqueness of our area, so the following points are for consideration.

We suggest that:

- We actively identify areas within Parishes that could be enriched for wildlife.
- Actively promote wildlife habitat in Parish owned areas e.g. in Chew Magna there could be a wildflower border around the King George playing field
- There should be limited spraying of verges with herbicide
- Verges should never be cut back further than that needed for visibility unless there is a sound ecological reason for doing so.
- Landowners could be encouraged by Parish Councils to increase or at least preserve diversity on their land.
- Riverbanks should be highlighted as areas of high importance and where natural habitat should be preserved and enhanced.

[Policy HDE12a](#)

E1

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

- Identifying and putting TPOs on important trees within the villages could protect valuable tree stock when there is a planning application that involves felling.

‘In recognition of the high importance placed by the community on views, green spaces, wildlife and biodiversity - work closely with local and national organisations and projects that promote this, including Avon Wildlife Trust and Mendip Hills AONB.’

- Allow the addition of nesting boxes in parish buildings for House martins, Swifts, Swallows and Bats. The boxes can be provided by outside agencies like the Avon Wildlife Trust mentioned above. This is happening more frequently in the South West e.g. in churches in Devon. This is currently happening in churches in Devon.

‘Hdg11 local green spaces’

- Designated local green spaces could also be fields and meadows in the valley that are species rich. The Parish does not have to own the fields to identify them, for example, the land in front of Tunbridge Mill in Chew Magna has been identified as valuable. In Chew Magna there are many areas like the vicinity of Crickback and ‘The Break’ with species rich meadows. Having a designation would actually add value to them.
- Perhaps there could be a new role in Parish Councils – a ‘Conservation Councillor’ could promote protection of the natural environment that we all value but is in decline.

Thank you for your consideration of our proposals.

Chew Magna residents

Jacky Morgan

Anne Marie Morris

Sally Lister

E2

B&NES Housing Services Response to Chew Valley Neighbourhood Plan

June 2016

Context:

Affordable Rented homes in Bath & NE Somerset are allocated through Homesearch. The Homesearch Policy for the allocation of rural homes has two elements:

- 1) Allocation of existing rural housing stock
- 2) Allocation of homes delivered on rural exception sites, whereby the allocation criteria will form part of the legal planning (s106) agreement as well as being part of the adopted Homesearch policy. The council's standard rural connection criteria states:

4.2.1 Has immediately prior to occupation of the Affordable Housing Unit been resident in the Parish for five years or

4.2.2 Has a strong local connection with the Parish based upon any one or more of the following criteria (with the greatest priority being given to the occupant described in (i)):

- (i) Prior to the time of commencement of occupation of the Affordable Housing Unit has lived in the Parish for three years*
- (ii) Has family associates in the Parish who are currently resident and have lived continuously within the parish for at least five years, or*
- (iii) Has been permanently employed in the Parish for a minimum of one year.*
- (iv) Prior to the time of commencement of occupation of the Affordable Housing Unit has lived in the Parish*

4.2.3 Has immediately prior to occupation of the Affordable Housing Unit been resident in the adjoining parishes for a period of five years or

4.2.4 Has a strong local connection with a parish in paragraph 4.2.3 above based upon the factors set out in paragraph 4.2.2.

Emerging Neighbourhood plan proposals:

The emerging policy position for the allocation of new homes as outlined in the consultation draft Chew Valley Neighbourhood plan proposes that the existing cascade approach to neighbouring parishes should be removed in favour of an approach whereby the second

E2

cascade relates to anyone living or with a close local connection to any parish within the NP area.

The 7 parishes making up the Neighbourhood Plan area have accepted a whole plan area to meeting affordable housing need and are suggesting that all developments of more than 5 homes will require an up to date needs survey.

Response from Housing Services

Overview:

It is unclear from the text and proposed policies as to whether this chapter relates to any housing development or the delivery of affordable homes. Local need should be defined accurately and it needs to be recognised that while affordable homes can be ring fenced for local people, any market homes delivered (possibly to cross-subsidise affordable housing delivery) cannot be restricted without substantially affecting value and deliverability. The most that can be hoped for is to seek a local marketing strategy.

Policy HDE 5a: Housing - NEED

The Neighbourhood Plan will support development that is in accordance with the most recent Housing Needs Survey across the 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.

'Need' can only be defined by means of comparing a household's income with local house prices and in order to qualify for affordable housing other broader criteria need to be considered. Suggest the policy includes a requirement for a Housing Needs Survey in a format agreed with Housing Services OR that need is evidenced using data from the Council's Homesearch Register and the national Help-to-buy register. Appropriately worded surveys can help identify the local demand for market homes.

ALL Exception site development of any size will require robust evidence of local affordable housing need.

New national housing policy now prevents the Council from seeking affordable housing on small sites (below 10 units or 1000m² footprint) where a site falls between the large sites policy (11 or more homes) and these thresholds, we can only secure a commuted sum not delivery on site.

If the Neighbourhood Plan wants to actively encourage the delivery of new affordable homes it is suggested that Policy HDE5a more specifically refers to affordable housing delivery and supporting the use of exception sites where local affordable housing need can be demonstrated.

E2

HDE5B Housing - Affordable Allocation

Allocations for any 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 the other six parishes within the Chew Valley Neighbourhood Plan Area and finally for the wider B&NES area.

Whilst this proposed policy fits with the ambition for the 7 parishes to work collaboratively to meet housing need, this proposal cannot be met in practical, allocations terms through adopted Homesearch Policy without some amendment.

There are concerns that this policy will restrict people from adjacent but not Neighbourhood Plan Parishes from priority for new affordable housing supply, but the same would not apply for people in housing need living in the CVNP area being able to apply for housing outside of the plan area. This is likely to result in complaints at allocations time and is thought to fail the equalities tests applying to the Homesearch policy.

The proposed solution to this is to combine the collaborative approach to meeting housing need in the CVNP area AND the current rural exceptions policy, widening the second tier of allocations to parishes sharing a boundary with the parish hosting the affordable housing delivery AND the remaining parishes in the CVNP area.

The terms of the allocations cascade will form part of the s106 agreement for the development and the Homesearch advert will have to make these transparent. Within the cascade of potential applicants, the standard Homesearch criteria for determining need will apply alongside any specific allocation policies of the housing association delivering the homes.

It is suggested that the policy and wording is made clearer to show that this policy only applies to new build affordable homes in the CVNP and not to existing stock within the area.

end

From: [REDACTED]
Subject: Fwd: Comments on Chew valley Neighbourhood Plan
Date: 2 July 2016 5:19 am
To:



E3 25.05.16

The Chew Valley Neighbourhood Draft Plan (yes all of it!) it is excellent and obviously been a lot of work especially the photos & maps. I have made the following comments

Policy HDE8b: This is an important policy for our area; we must have off road parking for new development that reflects the reality in which we live. It is wrong for policies to pretend facts are different from reality. We are extremely unlikely to ever have a frequent public transport system within most parts of the valley so private transport is, for now at least, the only practical solution.

Policy HDE9a Sustainable Drainage What is a fully sustainable drainage system?

Policy HDE12a Tree and Ancient Hedgerow Conservation Presumably this does not prevent removal of trees and/or hedgerows that become unsafe?

I think more effort needs making about mobile coverage and rural Parish Councils need to encourage network providers to increase masts (& of course share masts)

E4 05.05.16

Subject: comment on Chew valley Neighbourhood plan green space corridor

Thank you for providing a copy of the draft Neighbourhood plan. I have briefly reviewed the plan and noticed that on the green space corridor you have not included the areas on moorledge road which has two woodland areas, with one identified as an ancient woodland. Surely it would make more sense for the green space corridors to include these two area as you already have woodlands identified? As these have not been designated I feel that this a good opportunity to include this area so that you do not end up with large developments isolating wildlife and restricting access to the green corridor.

Along this area there is already a large amount of wildlife which uses this area, from Deer, badgers, Owls and bats, as well as visiting house martins and Swallows to name a few.

I have also noticed that you have identified important view along this area as well and therefore this would also add weight to adding the area of moorledge road to the green space corridor to ensure that this is enforced in the future.

E5 20.05.16

Subject: Couple of Comments on the draft plan

Thanks for all your work on this. I like the emphasis on protecting the rural character and concern for potential impact of development on flooding, wildlife and keeping a dark sky. There are a couple of bits relevant to Chew Stoke though that are of concern. Namely:

Why aren't Rectory Field and the Bilbie Rd play area named as Designated Green Spaces?

Why isn't the Yew Tree Inn named as a Significant Facility to be protected when on p.75 it clearly states Chew Stoke has 2 village pubs?

E6 27.05.16

1. PLANNING - It is proposed that the Clerk could be the initial point of contact for planning applications and that an 'informal discussion' would take place. My concerns are regarding the Clerk's being trained to carry out this very important role, ensuring the process is fair and that the Clerk could not be compromised. Also concerns over any additional hours for the clerk.
2. The draft is full of percentages (%) I would like to see how many households responded v total please?
3. I have read your note re Local Green spaces. Perhaps an asterisk/ note confirming where we are with the Placemaking Plan?
4. The plan whilst supporting and aspiring to a number of areas, employment, tourism etc. it really is about controlling future planning applications and therefore you need to be very careful that we do not position the 'Valley' as being controlled by a few 'nimby's' and restricting necessary applications to service future requirements.

E7 12 June 2016

Subject: Re: Chew Valley Neighbourhood draft Plan

The policies put forward for both Hinton Blewett and the Chew Valley generally appear highly appropriate, demonstrating the high priority that we residents place on our rural area with its peace, tranquility and far reaching views. I am particularly pleased to see some of the areas of aspiration, namely the dark skies policy, the encouragement of local businesses and economy, the cycle/footpath around the Chew Valley Lake and a swimming pool, which I think are all areas which we as a household feel will enhance the area.

E8 13 June 2016

Subject: Chew Valley Neighbourhood Draft Plan

Having been involved in some of the earlier stages of the construction of the plan we are very pleased with this draft. It has developed into a comprehensive review of the area and fully reflects the characteristics which make the Chew Valley special. It has always been the case that we recognise and support the need for development both for more housing and to support local businesses. We feel that this plan provides an excellent framework to ensure that future development is undertaken sympathetically so that the villages which make up this area are improved and enhanced rather than damaged by inappropriate developments.

E9 16.06.16

I think the proposed policies are all appropriate and the plan captures well the nature of the Chew Valley and Hinton Blewett and the importance of protecting its character and habitats and not over developing. I certainly regard it as important that any development should be in keeping with the existing and sympathetic to the character of the village(s) Also they should be sustainable and proportionate and respect the Neighbourhood Plan(s) developed by the local Parish Councils. I liked the thoughts around the dark skies policy especially for us in Hinton Blewett and the opportunities we have to enjoy the night sky.

E10

I am extremely impressed with the content. My positive feedback to the report is as follows :

Very well structured, enabling specific areas to be located within the document with great ease.

A nice clear and concise introduction and mission statement, prior to the real bones of the document.

Excellent use of tables and maps inserted where required within descriptive text, rather than added at end of document within the appendices. This makes the document easier to follow, backs up the prose and provides a better flow.

Effective use of colour shaded boxes highlighting policies and giving a clear and concise précis of the plan's intentions. This is both easy to locate and absorb.

Good use of some very effective photography, in conjunction with descriptive text helps portray the very special feel of the area. These photographs are vital for enhancing the text to which they refer, and without them the relevant points would not be truly felt or understood. Again, insertion of the photographs in their relevant sections is far more effective than being incorporated in appendices at the end.

I feel that the cross referencing between policies and aspirations, specifically in regard to 'Dark Skies Policy' is effective in portraying how important such an issue is to us as an area, and that we are not content to leave the issue to be dealt with by policy alone, but will locally encourage our beliefs to the best of our ability.

E11

Firstly, let me congratulate you on putting together such a comprehensive document - well done!

I'm very happy to endorse the proposals, in particular planning applications which protect biodiversity, including water life biodiversity and protect dark skies. I also fully endorse the provision of faster broadband through the installation of fibre optic cable, and the 'diversification for tourism to make good use of existing buildings'; I was grateful for the support of the Parish Council in the conversion of my own derelict cottage into a holiday let, which has resulted in a steady flow of custom for our village pub and other local pubs and shops.

E12

We fully support the aspirations if this well presented Plan which, with the benefit of consultation across the Plan area, reflects the wishes of the Chew Valley inhabitants to maintain the open spaces and the green corridors of the area and to ensure that future development is both measured and appropriate. Traffic densities and consequent difficulties are recognised.

E13

I've just read through this very quickly & congratulations to all who have been involved with its production. I think it captures the spirit of the Chew Valley very well and in particular I like the strong references to the wonderful ecology & biodiversity of the area. I'm sorry to see that we have only one green space for East Harptree but suspect that green spaces, by definition, must be open to all to enjoy?

E14

Green Spaces The word “Important” should come out of page 80. It implies there are other, less important, green spaces not mentioned. The word is entirely subjective. In my view Parkers Mead is not important as a green space. It is in my view a nonsense that it is designated as a green space. It is not used by anyone for anything and the footpath is rarely if ever used as most sane people will simply walk through Ashwood. It adds nothing to the village and as importantly not allowing it to be developed (appropriately) is blocking land which the school badly needs-being the land that was set aside as part of the 106 when Ashwood was developed by Bovis Homes, as a condition of the further development of Parkers Mead.

The need for more smaller houses The Plan does not trenchantly enough stress the need particularly in East Harptree of more smaller houses, not just to help younger people get on the ladder but to enable those in the village, including us, who live in houses which really ought to be family homes to downsize.

Quality Design Again I would want this to be emphasised. We do not want all developments to be clones of existing buildings but the use of quality design and materials is key. For instance Blue Cedar’s plans for Parkers Mead did not fail for me because of the development in itself but because the design was terrible.

Your Chance To Have Your Say About Your Community



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

Which of the seven Parishes do you live or work in:

Chew Magna

Please comment on the draft Chew Valley Neighbourhood Plan (CVNP):

Do you broadly agree with the policies in the draft CVNP?

YES

or

NO

Do you have any specific comments that you would like to make about the draft CVNP?

Comments:

Whilst I fully support the Plan's "vision" and "objectives" to protect and enhance the area's biodiversity and natural environment, Policy HDE13 on Green Corridors and Biodiversity is too limited and insufficiently robust. The Neighbourhood Plan should state that development proposals will not be supported where they directly or indirectly have an adverse impact on existing Sites of Nature Conservation Interest (SNCIs) and UK Priority Habitats. This would mirror policy HDE12a Tree and Ancient Hedgerow Conservation.

There is no mention nor map of the Strategic Nature Area extending south of Chew Magna, towards Chew Stoke. This omission should be rectified, as by definition it is a part of the Neighbourhood Plan's area where maintenance, restoration and expansion of wildlife habitats can best be achieved. This should be an objective in the Plan.

Appendix 4, which includes the Parish Wildlife Surveys needs amendment to ensure all SNCIs, Priority Habitats and notable species are shown on all the maps. For instance unlike all other parish maps, the Chew Magna map does not show the SNCIs or notable species – yet Chew Magna has both.

The Wildlife maps in Appendix 4 should be moved into the body of the Plan to give them more weight in planning terms.

(you can continue over the page if you wish)

THANK YOU FOR YOUR TIME FILLING THIS IN, WE VALUE YOUR COMMENTS.

Please note that all the information you supply will be used SOLELY for the purposes of assisting the Chew Valley Neighbourhood Plan.

If you would like to be kept informed on how the CVNP is progressing please leave us an email address:

[REDACTED]

For further information about the CVNP please email admin@cvnp.co.uk or contact your parish council clerk or visit our website: <http://www.cvnp.co.uk>

Your Chance To Have Your Say About Your Community



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

Which of the seven Parishes do you live or work in:

Comments from the Secretary
Chew Valley Flood Forum (CVFF)

Please comment on the draft Chew Valley Neighbourhood Plan (CVNP):

Do you broadly agree with the policies in the draft CVNP? YES Y or NO

Do you have any specific comments that you would like to make about the draft CVNP?

Comments:

The CVFF welcomes policies HDE9a and 9b in the section on Sustainable Drainage to Minimise Flooding. However the Draft Plan omits a policy the CVFF wished included, namely that any new development of dwellings and their access roads in Flood Zone 3 will not be supported. A current example of why it is essential that this is explicitly stated in the Plan is the current auction of a parcel of land in front of Tunbridge Mill in Chew Magna. The auctioneer's advertising states the land has "huge potential" and is "ideal for residential development" - yet it is in Flood Zone 3 and adjacent to two existing "60s" houses on the river bank, which were built with the living accommodation on the first floor, due to the flood risk!

Policy HDE9c is not as the CVFF proposed. Someone has inserted the word "minor" regarding alterations and additions to existing houses to mitigate flooding. "Minor" alterations generally do not need planning approval, and therefore the policy as currently drafted with this qualification, would be pointless. The CVFF proposal was that the Plan will support and encourage alterations and additions to existing houses at risk of flooding, that will help mitigate that risk and make the building more flood resilient. This should apply to all such work, even if it is substantial, as we need to reduce the impact of flooding on existing houses.

If the above addition and amendment are not to be included, please could you tell me why so that I can inform our members.

(you can continue over the page if you wish)

THANK YOU FOR YOUR TIME FILLING THIS IN, WE VALUE YOUR COMMENTS.

Please note that all the information you supply will be used SOLELY for the purposes of assisting the Chew Valley Neighbourhood Plan.

If you would like to be kept informed on how the CVNP is progressing please leave us an email address:

For further information about the CVNP please email admin@cvnp.co.uk or contact your parish council Clerk or visit our website: <http://www.cvnp.co.uk>

[REDACTED]

n: [REDACTED]

re: 11 May 2016 12:09:42 BST

[REDACTED]

[REDACTED]

Subject: Re: Chew Valley Neighbourhood Plan

[REDACTED]

Thank you so much for your email and many congratulations to you and all those involved in preparing such a superb Neighbourhood Plan. It is not only comprehensive but extremely readable and beautifully illustrated! The school is grateful for the specific inclusion in BF4 which represents exactly the community facing vision of its headteacher and governing body. We also want to add our strong support for A2. The more we are able to encourage safe cycling for young people, the better! I will register these comments in the proper way, but wanted to respond immediately to thank you for the opportunity to participate on behalf of the school.

Kind regards,

[REDACTED]

[REDACTED]

From: [REDACTED]

Date: 9 May 2016 at 20:25:42 BST

To: [REDACTED]
<an[REDACTED]>

Subject: RE: Chew Valley Neighbourhood Plan

[REDACTED]

I've just read through this very quickly & congratulations to all who have been involved with its production. I think it captures the spirit of the Chew Valley very well and in particular I like the strong references to the wonderful ecology & biodiversity of the area. I'm sorry to see that we have only one green space for East Harptree but suspect that green spaces, by definition, must be open to all to enjoy?

One query - the Forestry Commission land up Smitham Hill is referred to as "Frances Plantation". I recall that although this area was indeed Frances Plantation when I first moved to EH in 1973, the FC changed its name to East Harptree woods some time ago. See: <http://www.forestry.gov.uk/forestry/englandsomersetnoforestmendipwoodlandseastharptree> Should the village character assessment not use its current name?

Kind regards,

[REDACTED]

CHEW VALLEY NDP: PLACE STUDIO COMMENTS

This is looking really good so our comments (despite the number of them!) are about really final detail.

MAIN PLAN

On p.1 and on several other other occasions (eg. see p.27 comment below) mention is made of the contributing parishes but not of the 'missing' one – Bishop Sutton. This is important.

- **Action:** Add something brief about Bishop Sutton*, pointing out that they were not part (they started in their own earlier), clarifying what they are doing, where they have got to and ideally how the plans relate. (* Or other parishes as well if you want to mention Stanton Drew et al.)

On p.11 the title for this list only appears at the end, one page over.

- **Action:** Either refer to it on p.10 or put a title up front on p.11.

On p.13 It would be good to say a little more about school catchments, notably what percentage of children come from outside the NDP area to 'your' primaries and Chew Valley School?

- **Action:** add catchment information

On p.19, to be in line with B&NES text and others in your NDP, it would be better to say '... conserve and enhance'.

- **Action:** add 'enhance'.

On p.19 it may be a hostage to fortune just to mention scale, materials and density because other factors – all aspects of road layouts and (as you mention later) boundary treatments - are also significant. Better to take this out and pick all the issues up properly under design, parish assessments etc.?

- **Action:** Consider our point and whether to leave this or pick up later.

On p.20 there is information about key views. Ideally, these need to be taken from publicly accessible locations in order to be counted.

- **Action:** Quick check. Are they all? If so, fine and say so, if not for some, highlight which are not.

On p.27 it is unclear whether Policy HDE5b only means adjacent parishes within the NDP, so does it also include Bishop Sutton? (We think it probably must include BS to meet B&NES policy.)

- **Action:** The text needs to make this clear.

On p.30 the terminology shifts from 'residential development' to 'domestic dwellings'. Seems odd?

- **Action:** Go for consistency.

On p.30 does Policy HDE8a mean specifically permeable surfaces to fit with Policy HDE9a?

- **Action:** Check and amend if necessary

Some phrasing on p.34 is repetitive.

- **Action:** Go for '... support developments where the layout includes'

On p.35 is there further evidence somewhere about the Local Green Spaces process, notably contact with landowners and neighbours? (See <http://planningguidance.communities.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>) And see comment on Basic Conditions below.

- **Action:** Clarify (here or in evidence) whether or not landowners and neighbours have been contacted and, if so, with what response.

Whereas Policy HDE13 is not just cautionary but also includes the term 'promote', Policy HDE12a on hedgerows on p.41 is just cautionary. A good development can add to or link up hedgerows so:

- **Action:** Add 'promote'

On p.47 it would be better to call this 'Diversification for Visitors and Tourists' because a lot of the people who might use, for example, a farm shop will not be tourists but local people, better thought of as visitors.

- **Action:** If OK, adapt main text in line with this.

As with comment on p.19 above, it may be a hostage to fortune to just mention impact on ecology for Policy BF4 on p. 52. What about traffic generation especially? Is this adequately covered by other policies? If so, why mention ecology only?

- **Action:** Consider whether to mention other impacts.

On p.53. As above for Policy BF5.

Having an aspirations section (p.57) is good and appropriate but it can given more status by (a) a clearer reference to projects and (b) bring the text from p.63 back up to the start of this section to make it far clearer that your own use of 25% of CIL monies (and any use of the other 75% of CIL monies) will be prioritised against your list of aspirations/projects.

- **Action:** Amend as above.

CONSULTATION STATEMENT

This appears to be really good, just a few small queries:

- **Action:** This and the Consultation Responses note should be merged.
- **Action:** A simple contents list or table to help the reader navigate this document would be helpful.
- **Action:** There seemed to be only one place where response rates were given. That was about the 550 responses to the main questionnaire, although that information was not in the main text, just in the advertisement (p. 6). There needs to be some basic information in the main text about response rates to all events – numbers attending, number of forms filled in etc. and perhaps something more (and different) about responses to other activities, eg. how many people in sub groups.
- **Action:** On p.9 add a reference to the Reg 14 requirements (copied at the end of the

document) - could be better located here?

SUSTAINABILITY APPRAISAL

It is good to see this; it shows how thorough the approach has been. However, just to be clear, the SEA requirements fall to the Local Authority and not the NDP group. SA is no longer required for NDP, but can be completed as good practice. The guidance they are referring to pre-dates this change (2005).

- **Action:** Delete the reference to this document meeting the requirement of the SEA Directive for the Purpose of their NDP (pp.1 and 3).
- **Action:** The Local Authority have already undertaken an SEA Screening Assessment for your NDP which they can refer to.
- **Action:** Cross-reference this Sustainability Appraisal in the Basic Conditions Statement because it demonstrates how the plan contributes towards Sustainable Development objectives.

SOUNDNESS TEST STATEMENT

The content of this document is sound and again very thorough, although the title does not reflect the content accurately. This content would typically be included within the Basic Conditions Statement.

- **Action:** Rename document "NDP Policy Compliance Note", as soundness tests do not apply to Neighbourhood Plans (instead the Basic Conditions are applied). See the legal compliance checklist for Neighbourhood Plans which outlines this in detail: <http://www.pas.gov.uk/documents/332612/1099329/Legal+compliance+guide+NDP+March+2015.pdf/63e5106e-690e-4486-aed8-248a665c532b>
- **Action:** Cross-reference this NDP Policy Compliance Note in the Basic Conditions Statement because it demonstrates how the plan has regard to national policy and is in general conformity with the strategic policy in the development plan.

BASIC CONDITIONS STATEMENT

This covers the key points, is laid out well but still lacks some detail. This can be wholly addressed via the cross-references to other documents, as above - the detail is there, but it is not listed out in relation to the Basic Conditions.

- **Action:** Include reference to NDP Policy Compliance Note in (2) a) and e) of the Table, which explains in detail how this test is met (as above).
- **Action:** Include reference to the Sustainability Appraisal in (2) d) of the table which outlines in detail how the plan contributes to Sustainable Development objectives. Also cross-refer to your plan objectives.
- **Action:** Include reference to your Consultation Statement in (2) f) in relation to human rights. In particular, consultation of landowners where Local Green Spaces are designated should be mentioned specifically.

CM1

Your Chance To Have Your Say About Your Community



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

Which of the seven Parishes do you live or work in:

COMPTON MARTIN

Please comment on the draft Chew Valley Neighbourhood Plan (CVNP):

Do you broadly agree with the policies in the draft CVNP? YES or NO

Do you have any specific comments that you would like to make about the draft CVNP?

Comments:

A good quality document
setting a firm foundation
for the future

(you can continue over the page if you wish)

THANK YOU FOR YOUR TIME FILLING THIS IN, WE VALUE YOUR COMMENTS.

Please note that all the information you supply will be used SOLELY for the purposes of assisting the Chew Valley Neighbourhood Plan.

Your Chance To Have Your Say About Your Community

CM2



CHEW VALLEY
Neighbourhood Plan

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

Which of the seven Parishes do you live or work in:

COMPTON MARTIN

Please comment on the draft Chew Valley Neighbourhood Plan (CVNP):

Do you broadly agree with the policies in the draft CVNP?

YES

or

NO

Do you have any specific comments that you would like to make about the draft CVNP?

Comments:

Delighted that this has been raised, given such thought, consultation + foresight.
#plan at last!

(you can continue over the page if you wish)

THANK YOU FOR YOUR TIME FILLING THIS IN, WE VALUE YOUR COMMENTS.

Please note that all the information you supply will be used SOLELY for the purposes on assisting the Chew Valley Neighbourhood Plan.

CM3

Your Chance To Have Your Say About Your Community



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

Which of the seven Parishes do you live or work in:

COMPTON MARTIN

Please comment on the draft Chew Valley Neighbourhood Plan (CVNP):

Do you broadly agree with the policies in the draft CVNP? YES or NO

Do you have any specific comments that you would like to make about the draft CVNP?

Comments:
A VERY WELCOME ADDITION

(you can continue over the page if you wish)

THANK YOU FOR YOUR TIME FILLING THIS IN, WE VALUE YOUR COMMENTS.
Please note that all the information you supply will be used SOLELY for the purposes on assisting the Chew Valley Neighbourhood Plan.

Your Chance To Have Your Say About Your Community

em4



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

Which of the seven Parishes do you live or work in:

Compton Martin

Please comment on the draft Chew Valley Neighbourhood Plan (CVNP):

Do you broadly agree with the policies in the draft CVNP?

YES

or

NO

Do you have any specific comments that you would like to make about the draft CVNP?

Comments:

I agree with the VNP and hope it will be passed when full finished.

(you can continue over the page if you wish)

THANK YOU FOR YOUR TIME FILLING THIS IN, WE VALUE YOUR COMMENTS.

Please note that all the information you supply will be used SOLELY for the purposes on assisting the Chew Valley Neighbourhood Plan.

Your Chance To Have Your Say About Your Community

CMS



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

Which of the seven Parishes do you live or work in:

Compton Martin

Please comment on the draft Chew Valley Neighbourhood Plan (CVNP):

Do you broadly agree with the policies in the draft CVNP? YES or NO

Do you have any specific comments that you would like to make about the draft CVNP?

Comments:

I feel that the CVNP is an excellent draft. I strongly agree with the policies + have great faith that this document will help keep our parishes the way we love them.

(you can continue over the page if you wish)

THANK YOU FOR YOUR TIME FILLING THIS IN, WE VALUE YOUR COMMENTS.

Please note that all the information you supply will be used SOLELY for the purposes on assisting the Chew Valley Neighbourhood Plan.

Your Chance To Have Your Say About Your Community

CM6



CHEW VALLEY
Neighbourhood Plan

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

Which of the seven Parishes do you live or work in:

COMPTON MARTIN

Please comment on the draft Chew Valley Neighbourhood Plan (CVNP):

Do you broadly agree with the policies in the draft CVNP?

YES

or

NO

Do you have any specific comments that you would like to make about the draft CVNP?

Comments:

This is a very well thought out policy, has been very well drafted

(you can continue over the page if you wish)

THANK YOU FOR YOUR TIME FILLING THIS IN, WE VALUE YOUR COMMENTS.

Please note that all the information you supply will be used SOLELY for the purposes on assisting the Chew Valley Neighbourhood Plan.

CM7

Your Chance To Have Your Say About Your Community



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

Which of the seven Parishes do you live or work in:

Compton Martin

Please comment on the draft Chew Valley Neighbourhood Plan (CVNP):

Do you broadly agree with the policies in the draft CVNP?

YES or NO

Do you have any specific comments that you would like to make about the draft CVNP?

Comments:
This is a well thought out plan, which will be of great value to the Chew Valley Parishioners.
Congratulations on all the hard work.

(you can continue over the page if you wish)

THANK YOU FOR YOUR TIME FILLING THIS IN, WE VALUE YOUR COMMENTS.

Please note that all the information you supply will be used SOLELY for the purposes on assisting the Chew Valley Neighbourhood Plan.

Your Chance To Have Your Say About Your Community

CMS



CHEW VALLEY
Neighbourhood Plan

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

Which of the seven Parishes do you live or work in:

COMPTON MARTIN

Please comment on the draft Chew Valley Neighbourhood Plan (CVNP):

Do you broadly agree with the policies in the draft CVNP?

YES



or

NO



Do you have any specific comments that you would like to make about the draft CVNP?

Comments:

This is a well thought through document, that will assist the participating parishes.

(you can continue over the page if you wish)

THANK YOU FOR YOUR TIME FILLING THIS IN, WE VALUE YOUR COMMENTS.

Please note that all the information you supply will be used SOLELY for the purposes on assisting the Chew Valley Neighbourhood Plan.

CM9

Your Chance To Have Your Say About Your Community



CHEW VALLEY
NEIGHBOURHOOD PLAN

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

Which of the seven Parishes do you live or work in:

Compton Martin

Please comment on the draft Chew Valley Neighbourhood Plan (CVNP):

Do you broadly agree with the policies in the draft CVNP? YES or NO

Do you have any specific comments that you would like to make about the draft CVNP?

Comments:
great work done already.

(you can continue over the page if you wish)

THANK YOU FOR YOUR TIME FILLING THIS IN, WE VALUE YOUR COMMENTS.
Please note that all the information you supply will be used SOLELY for the purposes on assisting the Chew Valley Neighbourhood Plan.

CM10

Your Chance To Have Your Say About Your Community



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

Which of the seven Parishes do you live or work in:

COMPTON MARTIN

Please comment on the draft Chew Valley Neighbourhood Plan (CVNP):

Do you broadly agree with the policies in the draft CVNP? YES or NO

Do you have any specific comments that you would like to make about the draft CVNP?

Comments:
Lots of hard work gone into neighbourhood plan.
Great work!!

(you can continue over the page if you wish)

THANK YOU FOR YOUR TIME FILLING THIS IN, WE VALUE YOUR COMMENTS.
Please note that all the information you supply will be used SOLELY for the purposes on assisting the Chew Valley Neighbourhood Plan.

Your Chance To Have Your Say About Your Community



CHEW VALLEY
Neighbourhood Plan

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

Which of the seven Parishes do you live or work in:

COMPTON MARTIN

Please comment on the draft Chew Valley Neighbourhood Plan (CVNP):

Do you broadly agree with the policies in the draft CVNP? YES or NO

Do you have any specific comments that you would like to make about the draft CVNP?

Comments:
- VERY GOOD PLAN OVERALL
- SURPRISED THAT 'FRACKING' IS NOT INCLUDED.
I FEEL IT SHOULD BE.

(you can continue over the page if you wish)

THANK YOU FOR YOUR TIME FILLING THIS IN, WE VALUE YOUR COMMENTS.
Please note that all the information you supply will be used SOLELY for the purposes on assisting the Chew Valley Neighbourhood Plan.

Your Chance To Have Your Say About Your Community

CM12



CHEW VALLEY
NEIGHBOURHOOD PLAN

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

Which of the seven Parishes do you live or work in:

COMPTON MARTIN

Please comment on the draft Chew Valley Neighbourhood Plan (CVNP):

Do you broadly agree with the policies in the draft CVNP? YES or NO

Do you have any specific comments that you would like to make about the draft CVNP?

Comments:

The need for some sort of coordinated Plan for the Chew Valley has been needed for a long time, the Compton Martin P.C. have been involved and worked hard to bring this plan to fruition.

(you can continue over the page if you wish)

THANK YOU FOR YOUR TIME FILLING THIS IN, WE VALUE YOUR COMMENTS.

Please note that all the information you supply will be used SOLELY for the purposes on assisting the Chew Valley Neighbourhood Plan.

Your Chance To Have Your Say About Your Community

CM13



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

Which of the seven Parishes do you live or work in:

COMPTON MARTIN

Please comment on the draft Chew Valley Neighbourhood Plan (CVNP):

Do you broadly agree with the policies in the draft CVNP? YES or NO

Do you have any specific comments that you would like to make about the draft CVNP?

Comments: No mention of Compton Martin village field on Table T2 Page 35?

I would like to thank everyone involved in compiling the Plan for all their hard work on our behalf.

(you can continue over the page if you wish)

THANK YOU FOR YOUR TIME FILLING THIS IN, WE VALUE YOUR COMMENTS.

Please note that all the information you supply will be used SOLELY for the purposes on assisting the Chew Valley Neighbourhood Plan.

Your Chance To Have Your Say About Your Community

DI



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

Which of the seven Parishes do you live or work in:

CHW STKE

Please comment on the draft Chew Valley Neighbourhood Plan (CVNP):

Do you broadly agree with the policies in the draft CVNP? YES or NO

Do you have any specific comments that you would like to make about the draft CVNP?

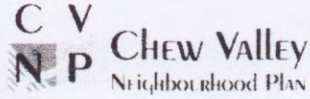
Comments:
WELL DONE! WE ARE KEEN TO PRESERVE THIS OUTSTANDING LOCALITY WHILE PERMITTING APPROPRIATE DEVELOPMENT, ESPECIALLY AFFORDABLE HOUSING

(you can continue over the page if you wish)

THANK YOU FOR YOUR TIME FILLING THIS IN, WE VALUE YOUR COMMENTS. Please note that all the information you supply will be used SOLELY for the purposes on assisting the Chew Valley Neighbourhood Plan.

D2

Your Chance To Have Your Say About Your Community



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

Which of the seven Parishes do you live or work in:

Compton Martin

Please comment on the draft Chew Valley Neighbourhood Plan (CVNP):

Do you broadly agree with the policies in the draft CVNP? YES or NO

Do you have any specific comments that you would like to make about the draft CVNP?

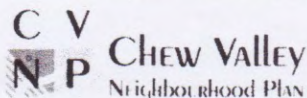
Comments: A Plan will advance and AND PROVIDES ASSISTANCE TO GOOD Neighbourhood Planning.

(you can continue over the page if you wish)

THANK YOU FOR YOUR TIME FILLING THIS IN, WE VALUE YOUR COMMENTS.

Please note that all the information you supply will be used SOLELY for the purposes on assisting the Chew Valley Neighbourhood Plan.

Your Chance To Have Your Say About Your Community



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

Which of the seven Parishes do you live or work in:

Compton Martin

Please comment on the draft Chew Valley Neighbourhood Plan (CVNP):

Do you broadly agree with the policies in the draft CVNP?

YES

or

NO

Do you have any specific comments that you would like to make about the draft CVNP?

Comments:

Very well - thought out plan to ensure the quality of life of the valley's residents and wildlife.

(you can continue over the page if you wish)

THANK YOU FOR YOUR TIME FILLING THIS IN, WE VALUE YOUR COMMENTS.

Please note that all the information you supply will be used SOLELY for the purposes on assisting the Chew Valley Neighbourhood Plan.

D4

Your Chance To Have Your Say About Your Community



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

Which of the seven Parishes do you live or work in:

COMPTON MARTIN.
WEST HARPTREE.

Please comment on the draft Chew Valley Neighbourhood Plan (CVNP):

Do you broadly agree with the policies in the draft CVNP? YES or NO

Do you have any specific comments that you would like to make about the draft CVNP?

Comments: VERY GOOD. WE ARE SO LUCKY TO LIVE IN THE AREA AND THIS WILL HELP TO PROTECT IT FOR FUTURE GENERATIONS. - HOPEFULLY. A LOT OF WORK HAS GONE INTO THIS AND THOSE INVOLVED SHOULD BE THANKED

(you can continue over the page if you wish)

THANK YOU FOR YOUR TIME FILLING THIS IN, WE VALUE YOUR COMMENTS.

Please note that all the information you supply will be used SOLELY for the purposes of assisting the Chew Valley Neighbourhood Plan.

DS

Your Chance To Have Your Say About Your Community



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

Which of the seven Parishes do you live or work in:

NUNS - VISITING
- WAINWRIGHT PC

Please comment on the draft Chew Valley Neighbourhood Plan (CVNP):

Do you broadly agree with the policies in the draft CVNP? YES or NO ?

Do you have any specific comments that you would like to make about the draft CVNP?

Comments:
REGARDING IN MIND THE COMMENTS IN THE PLAN ABOUT BROADBAND SPEEDS - WHY NOT SEPARATE THE PLAN INTO TWO OR ~~SEVERAL~~ MORE SMALLER FILES TO FACILITATE DOWNLOADING.

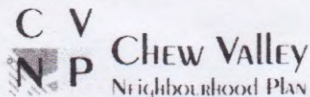
(you can continue over the page if you wish)

THANK YOU FOR YOUR TIME FILLING THIS IN, WE VALUE YOUR COMMENTS.

Please note that all the information you supply will be used SOLELY for the purposes on assisting the Chew Valley Neighbourhood Plan.

D186

Your Chance To Have Your Say About Your Community



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

Which of the seven Parishes do you live or work in:

Chew Stoke

Please comment on the draft Chew Valley Neighbourhood Plan (CVNP):

Do you broadly agree with the policies in the draft CVNP? YES or NO

Do you have any specific comments that you would like to make about the draft CVNP?

Comments:

1) Views from Pagans Hill and North Hill Farm not included in "long views".

2) The plan often uses wording "we are supportive of development that..." Consider toning this down to "Development at a minimum should meet the following..."

(you can continue over the page if you wish)

THANK YOU FOR YOUR TIME FILLING THIS IN, WE VALUE YOUR COMMENTS.

Please note that all the information you supply will be used SOLELY for the purposes on assisting the Chew Valley Neighbourhood Plan.

D7

Your Chance To Have Your Say About Your Community



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

Which of the seven Parishes do you live or work in:

STANTON DREW BUT WORK IN CHAWNA + SO

Please comment on the draft Chew Valley Neighbourhood Plan (CVNP):

Do you broadly agree with the policies in the draft CVNP? YES or NO

Do you have any specific comments that you would like to make about the draft CVNP?

Comments: statutory consultee panel comment Policy BF7 is As a ~~position~~ particularly important across the wider Chew Valley. Policy BF5 adherence to this policy will protect + enhance the environ + business activity where at present alternative destinations are chosen due to lack of parking in Chew Magna. Policies HOE 9 - what does 'fully sustainable drainage system' mean? There are occasions where SUDS is not applicable + can exacerbate flooding. Within zone 3 consider use of amphibious construction for replacement dwellings - see The Netherlands, Boca Architects website

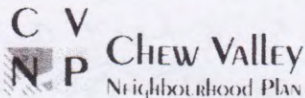
(you can continue over the page if you wish)

THANK YOU FOR YOUR TIME FILLING THIS IN, WE VALUE YOUR COMMENTS.

Please note that all the information you supply will be used SOLELY for the purposes on assisting the Chew Valley Neighbourhood Plan.

D8
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Your Chance To Have Your Say About Your Community



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

Which of the seven Parishes do you live or work in:

Chew Stoke

Please comment on the draft Chew Valley Neighbourhood Plan (CVNP):

Do you broadly agree with the policies in the draft CVNP?

YES



or

NO



Do you have any specific comments that you would like to make about the draft CVNP?

Comments:

very impressed with the positive tone of the document, its aspirations and policies. The housing policies are broad brush however, as a result, don't actively steer developers to provide the desired mix in terms of 2/3 bed units. Could there be a more detailed policy on this?

(you can continue over the page if you wish)

THANK YOU FOR YOUR TIME FILLING THIS IN, WE VALUE YOUR COMMENTS.

Please note that all the information you supply will be used SOLELY for the purposes on assisting the Chew Valley Neighbourhood Plan.

DB6

i.e. for developed investigating
infill sites - useful guidance
on market housing mix would
be beneficial. HIDE SA refers
only to affordable housing
need being investigated
(I think!) - would not help
define market housing mix.

Also, would benefit from some
preamble on CS housing
policies as framework so as
to make it upfront that
GB restricts development
to village infilling on the
whole.

The need for specialist
elderly accommodation
would also warrant
further, detailed policy
attention. There is strong
need for this in the population
and would also 'free up'
family homes thus
maintaining viable
communities.

Part 4: Drop-in Registers

CVNP – DRAFT CONSULTATION – May and June 2016

Attendance List: Date11.5.16.....

Name	Parish	Email address
1. Pat Peel.	Chew Stoke	pat@mikepeel.eu
2. Mike Peel	"	mike@mikepeel.eu
3. DJ WINSTONE	Sturton Drew	
4. Anne Summers.	Chew Stoke.	aesummers@btinternet.com
5. Steve Luson	Chew Stoke	salinson@hotmail.com.
6. Stuart Jagger	VA.	stuartjagger@me.com
7. Angela Klapp	Chew Magna	angelaklapp@gmail.com
8. Jerry Klapp	"	jklapp@aol.com.
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22.		
23.		
24.		

CVNP – DRAFT CONSULTATION – May and June 2016

Attendance List: Date21/5/16.....

Name	Parish	Email address
1. LESPOUNTER	CHEN STAKE	lespouner@btinternet.com
2. JILL BRITTEN	Morta Halward	jill_ms_britten@hotmail.com
3. Ginny Ireland	West Harptree	grps@btinternet.com
4. Valerie Andrews	CHEN MAGNA	valerie.andrews@hotmail.co.uk
5. Mary McCon	Chew Stoke	
6. PAUL WEDLAKI	CHEN STAKE	PAUL_WEDLAKI@BTINTERNET.COM
7. BRUCE MCCOIL	CHEN STAKE	brucemccoil@btinternet.com
8. Marie-Louise Hale	Chew Magna	chewmagna.pc@btinternet.com
9. Phillip Hales	"	chewvalleyfloodforum@gmail.com
10. BEN LIPPIATT	CHEN STAKE	benlippatt@yola.co.uk
11. Jeff Penna	Chew Magna	
12. Peter Wood	West Harptree	
13. Mary Somerville	Chew Stoke	marysomerville@btinternet.com
14.		
15.		
16.		
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22.		
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CVNP – DRAFT CONSULTATION – May and June 2016

Attendance List: Date 6/6/16

Name	Parish	Email address
1. PAM LAMBERT-CARVER	EAST-HARPTREE	pamlambertcarver@
2.		adot.com
3. PAUL GREGORY	CHEW STOKE	paul@grog.org.uklinux.net
4. ANNE-MARIE MORRIS	Chew Magna	mainis@stben.plus.com
5. ANTHEA BARLEY	CHEW STOKE	antheambarley@talktalk.net
6. VICTOR BARLEY	CHEW STOKE	victor.barley@tsradi.co.uk
7. PHIL HEATH	" "	phil@healthling.com
8. W. LANE	CHEW MAGNA	lane.leathouse@btinternet.com
9. Shovel	Chew Magna	
10. JUDITH CHUBB-WHITTLE	STANTON DREW	chair@stantondrewpc.co.uk
11. Alexandra Griffiths	Compton Martin	griffiths_alexandra@yahoo.co.uk
12. Andrew Griffiths	" "	andrewcgriffiths@yahoo.co.uk
13. Elizabeth Boyd	Chew Stoke	eaboyd11@hotmail.com
14. Peter Wood	Compton Martin	
15. David Glyn	Wrington	david.glyn@care4free.net
16. Terry King	East Harptree	KingContracting@btconnect.com
17. Pete King	East Harptree	"
18.		
19.		
20.		
21.		
22.		
23.		
24.		