

Introduction

The Englishcombe Neighbourhood Plan (the Plan) is produced by the Parish Council under the Localism Act 2011 and the associated Regulations. This legislation requires Englishcombe Parish Council to carry out a formal public consultation on the Plan for a minimum period of 6 weeks before submitting it to B&NEs Council which is able to bring the Plan into force following independent examination and referendum. In preparing the Plan the Parish Council has tried to go beyond the minimum requirements for community consultation required by law. The Plan has been produced by a Neighbourhood Plan Committee made up of volunteers from the community, drawing on professional support at key stages.

This Consultation Report:

- summarises the entire consultation history; and
- describes the Regulation 14 (Pre-submission) consultation process, responses and consequent changes to the Plan.

Consultation Timeline

Parish Survey

To trigger its Neighbourhood Plan activity in 2012 Englishcombe Parish Council surveyed all households in the parish. This was achieved through delivering hard copies of a survey to all households with an option to complete an online survey. A total of 42 responses were received, equating to approx. 35% of all households in the Parish. Responses were received from all parts of the parish with the exception of Padleigh. Topics surveyed comprises

- Sources and quality of parish council consultation and information
- Sustainability and economic growth
- Environment
- Housing and development
- Highways and transport
- Bus services
- Availability of other services
- Religious activities
- Items that are important to you that already exist in the parish or you would like to see in the future

As a result of this work it was decided to proceed with production of a draft neighbourhood plan with the first draft plan produced based on the findings of the household survey.

Neighbourhood Planning Committee

The Parish Council set up a committee of the Council for the purpose of preparing a Neighbourhood Plan. The Neighbouring Planning Committee (NPC) was set up to include a mixture of parish councillors and volunteer parishioners from across the parish. It originally comprised some 4 parish

councillors and 9 residents, with sub groups being set up to tackle different sections of the Plan, based on interest and/or expertise.

The committee has met for formal meetings 13 times commencing 10 December 2012. Other meeting dates were 29 January 2013, 25 February 2013, 15 April 2013, 10 June 2013, 2 September 2013, 28 October 2013, 24 March 2014, 2 June 2014, 6 May 2015, 3 August 2015, 12 October 2015 and 14 December 2015. There has also been established a dedicated section of the parish website for neighbourhood planning to assist with communication and consultation with parishioners.

A report from the committee was set up as standing item on the agenda of all parish council meetings. These reports were made at the following parish council meetings.

28 January 2013
18 March 2013
20 May 2013
17 June 2013
15 July 2013
23 September 2013
18 November 2013
27 January 2014
10-March 2014
12 May 2014
16-June 2014
14-July 2014
22-September 2014
10-November 2014
26-January 2015
9 March 2015
11 May 2015
22 June 2015
27 July 2015
28 September 2015
9 November 2015
11 January 2015

An example report from the minutes of the parish council meeting 18 March 2013 indicates the nature of the report from the NPC to the parish council meetings.

Agenda item 7.2 Report from the Neighbourhood Planning Committee

The draft document is now ready subject to changes being agreed at the next NPC meeting and is structured so that it includes context, intention and policies in key areas. This will then go out to consultation to the parish after it has been presented to the parish council. The June NPC meeting will discuss the consultation methodology. The Chairman reported that he has been notified by BANES that our neighbourhood area designation application has been approved. It was agreed that Cllr McCabe will send a copy of the draft document to planning for their comment. It was agreed that Englishcombe would be willing to talk to other councils who are interested in neighbourhood planning such as Priston and Newton St Loe but Englishcombe does not want a common plan. These parishes will be contacted with a copy of the draft document. Other parish councils are likely to take the placemaking plan route. The chairman explained that placemaking plans are about the location of the additional houses in the draft core strategy. Englishcombe will be affected by the 300 to be

built on the Odd Down plateau. The chairman expressed his thanks to Cllr McCabe, Evelyn Cox and all other members of the NPC for their hard work.

BaNES

Over the last two years the draft neighbourhood plan has been amended to reflect advice from BaNES planning. The initial advice on setting up the correct processes, was received at a meeting held with B&NEs on Dec 2 2014.

Parish Consultation

There was a consultation on the draft plan drawn up to ensure the plan correctly interpreted parishioners wishes from the result of the initial parish survey. This consultation involved a hard copy of the plan with a consultation questionnaire being delivered to all households during June 2014 with an option to respond online if so desired. A community open day was also held in July 2014.

A copy of the draft plan that was used for this consultation can be found in Appendix 3. Note that for ease of printing and distribution all photos and maps have been removed. A full copy of the draft plan used in this parish consultation can be found at

<http://info31807.wix.com/noticeboard#!npc/c16o>

2 people came to the open day with 3 hard copy and 3 electronic copies responses to the draft plan consultation being received. Overall the feedback provided was supportive with no substantive changes needing to be made. For the detail of the changes made please see Appendix 5.

BaNES

Following amendments from the parish consultation, further input was received from BaNES at meetings held in April 7 2015, May 20 2015, 22 July 2015, 23 September 2015 . This was to make changes to the plan, based on comments being made by the Planning Inspector on other Neighbourhood Plans, and to include supporting documents.

Neighbourhood Planning Committee

The amended version of the plan, now with supporting documents was commented on by the NPC during the first week of July 2015.

BaNES

A meeting was held with B&NEs council on 22 July 2015 to discuss the final parish consultation and the statutory consultation. A follow up meeting was held on 23rd Sept 2015.

Final Parish Consultation

The final parish consultation ran for just over 6 weeks starting 30 October 2015 and finishing 14 December 2015. All households were sent a copy of the planning policies booklet with a copy of the full draft plan and its supporting documents made available on the website at <http://info31807.wix.com/noticeboard#!npc/c16o> and at the two open days.

These two open days were held in Englishcombe village at the Old School on 9th November, the second at the Acorn Barn on the 5th December. 4 responses were received and a report on the NPC response to the comments received can be found in Appendix 5.

Statutory Consultation

The Statutory Consultation will commence after the final Parish Consultation process has been completed. It will be organised by BaNES.

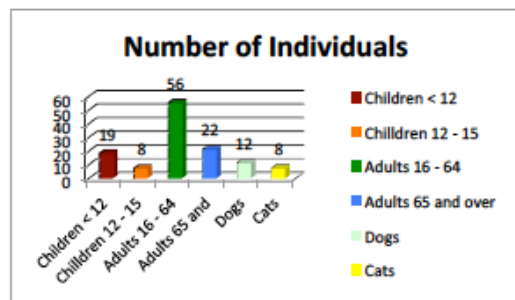
Parish Referendum

This will take place after the Statutory Consultation, and will be organised by BaNES. A majority of those voting must support the Plan for it to become an official document.

Appendix I – 2012 Parish Survey Results

Neighbourhood Plan Questionnaire – Results

A total of 42 responses were received, equating to approx. 35% of all households in the Parish. Responses were received from all parts of the parish with the exception of Padleigh.



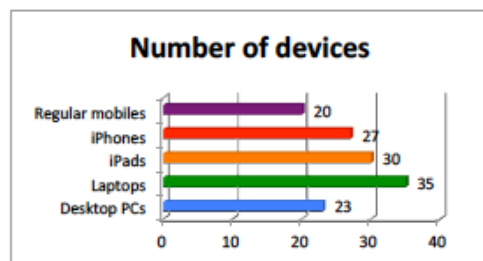
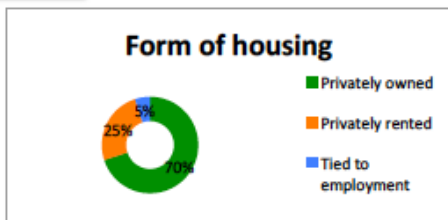
A total of 105 people, plus 20 cats and dogs, live in the responding households

The average number of people per household equates to 2.5

In terms of length of residency, people reported between 1 and 76 years, averaging 21 years

In respect of form of housing,

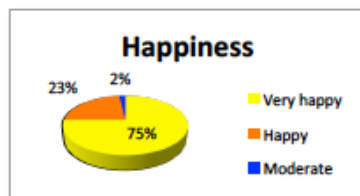
- 70% of respondents were privately owned,
- 25% privately rented
- the remainder tied to employment



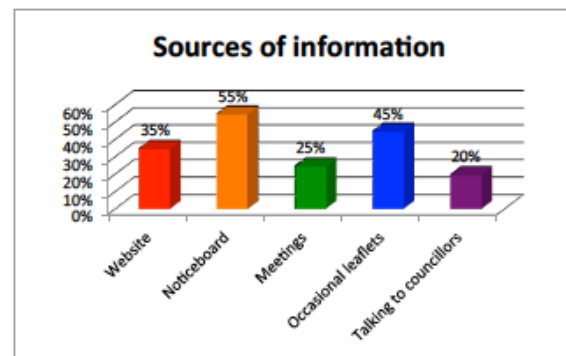
In terms of IT devices and connectivity, you report significant usage of technology: Desktop pcs 23; Laptops 35; iPads/other tablet 30; iPhones/other smartphone 27; Regular mobiles 20

90% of you have broadband, 10% not. Overall, only 20% said you were happy; 25% moderate, 30% unhappy and 25% very unhappy, with broadband speeds ranging from 0.8 to 9 mbit/sec

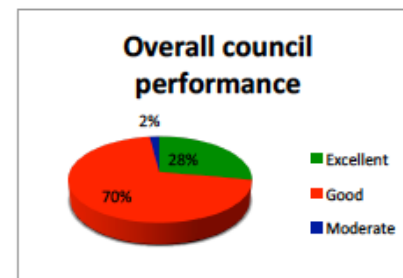
In answer to the question about how happy you are to live in Englishcombe, 75% answered very happy, 23% happy, one household indicated moderate. (Editorial comment: Nationally, Bournemouth is reputed to be the happiest place at 82%:->)



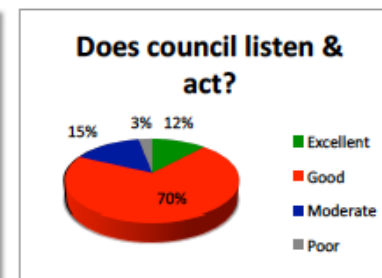
Parish Consultation and Communication



When asked where you got information on parish council activities, 35% indicated website; 55% indicated Notice Boards; 25% indicated Meetings; 45% occasional leaflets and 20% talking to councillors (total greater than 100% as people gave more than one reason)

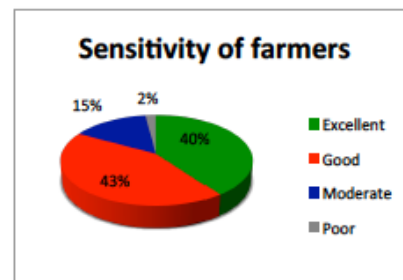


Overall council performance was voted good to excellent by 98% of respondents, but lower marks were given regarding the council's willingness to listen and act



Sustainability and Economic Growth

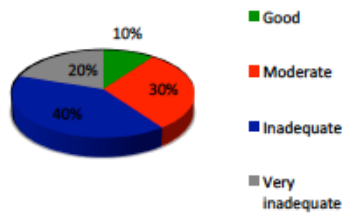
Two of the primary business activities in the parish are agriculture and working from home.



In respect of agriculture, our farmers need to bring tractors and heavy equipment through the parish. On balance do you feel they are good neighbours and act sensitively?

40% said excellent, 43% said good, 15% said moderate and 1 household said poor

Adequacy of telecom/ broadband

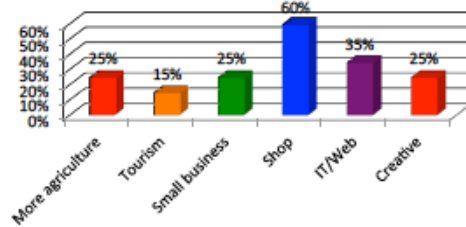


In respect of home working, do you feel that telecommunication services/broadband are adequate?
10% said good, 30% moderate, 40% inadequate and 20% said very inadequate

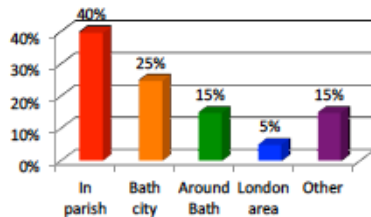
Should any of the following business activities be encouraged in and around the parish (tick all that apply):

25% were for more agriculture, 15% tourism, 25% small general business, 60% shop, 35% IT/web business, 25% creative businesses

Business activities to be encouraged

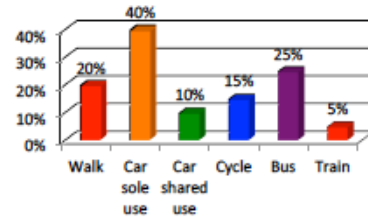


Place of work



40% said they work from home/in parish; 25% in Bath city; 15% in Bath environs; 5% London area and 15% other
As far as transport to work, 20% said walk; 40% said sole use private car; 10% shared car; 15% cycle; 25% bus and 5% train. Of business owners in the parish, 60% indicated they ran it from home; 35% in Bath; 5% other

Transport to work



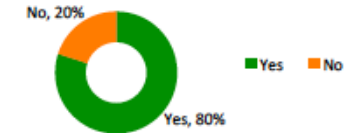
Many parishes are establishing community shops. Should Englishcombe consider this?

80% said Yes; 20% No

Note: this figure is significantly more than the answer to what kind of businesses should be encouraged: the likely reason for this was the emphasis on community.

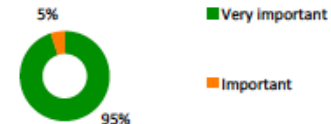
One respondent commented that, in addition to the shop, we should have a pub, or maybe the two could be combined.

Community shop?



Environment

Importance of countryside



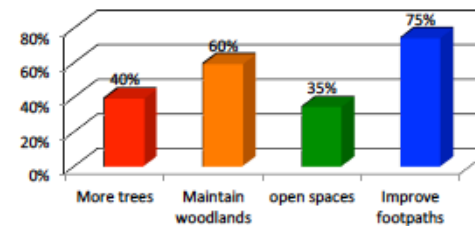
When asked how important is the countryside, the Area of Outstanding Natural Beauty (AONB) and the Conservation Area around you, **95% said very important; 5% said important**

Should protection be increased?



When asked whether you think that protection should be increased, **98% said yes, 2% no**

Projects to enhance neighbourhood



Can you suggest any projects to enhance the environment in the parish?

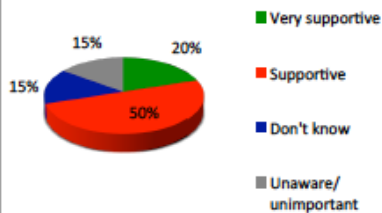
More trees 40% Maintain trees/woodlands 60% More open spaces 35% Improve footpath and byways 75%

Are there eyesores or inappropriate buildings in the parish that cause you concern?

30% said yes; 70% no

- New Farms have been built in hilltop locations instead of valleys
- Derelict, burnt out Woodland Cottage on Padleigh Hill
- State of Rickyard/inappropriate materials being burnt
- Fuller's Earthworks
- Large barn by Home Farm (Inglesbatch)
- Haycombe area (believed to refer to Pope's farm)
- Derelict cottage at bottom of Padleigh Hill
- Fuller's Earthworks have displaced ancient hedgerows along A367 and created hills of poorly landscaped rubbish
- Culverhay sports hall does not cause concern but is a bit ugly! If you could clad it in Bath stone that would be nice ;-)
- The town houses on the old Jubilee pub site
- On going new building over the valley (Haycombe) - continually expanding.
- Lot of vehicles/lumber/building materials strewn close to the footpaths are very unsightly
- Boundary markers around footpaths are also unsympathetic to the countryside
- The sheep sheds
- Remove rubbish outside Fairhaven
- Woodland Cottage, Padleigh Hill
- Jubilee pub development
- Kilkenny Lane rubbish and dog mess

Views on Sirius Woods



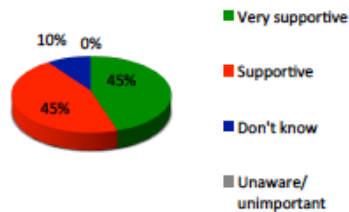
On a scale of 1 to 5, do you approve of the Sirius Woods initiative?

20% said very supportive; 50% supportive; 15% said don't know and 15% said unaware/not important

Have your views of Sirius Woods improved or worsened since it was first developed as a Nelson project in 2005?

95% reported about the same; 5% improved

Views on Millstream



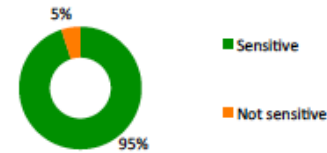
On a scale of 1 to 5, do you approve of the Parish Council's Millstream initiative?

45% said very supportive; 45% said supportive; 10% said don't know

Have your views of Millstream improved or worsened since it was first proposed 15 months ago?

40% said about the same; 48% said improved; one household reported worsened

Horse riders



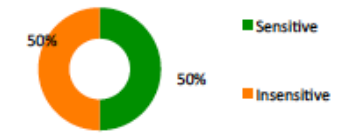
Do you feel that horse riders in the parish act sensitively and appropriately? 95% said yes, 5% no

Do you feel that dog walkers in the parish act sensitively and clear up properly? 50% said yes; 50% said no

Would you like to suggest any other ways in which the environment could be improved?

- Minimise light pollution in Englishcombe Valley, particularly Haycombe and ParknRide roundabout

Dog walkers



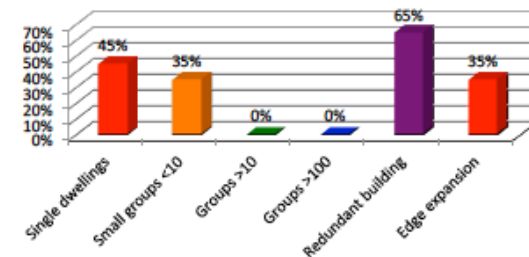
Housing and Development

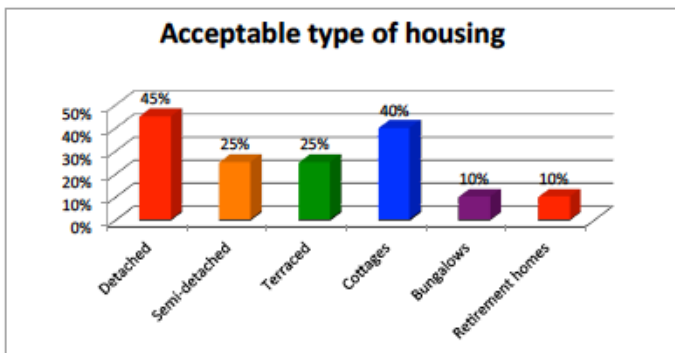
The proposed Core Strategy envisages substantial new home builds throughout B&NES. Your parish council has argued with some success that the priority sites for initial consideration be ex-MOD land and brownfield sites. Nonetheless there is pressure to seek additional housing within rural areas such as Englishcombe parish.

In your view, are there suitable sites for new housing in the parish? 85% indicated no, 15% yes

- If a local person, with local need, builds in their garden, but keeps existing trees and views
- I would find it helpful to have a talk or a leaflet regarding the parish boundaries and what areas could be developed with the least impact on existing residents
- The south facing hill opposite Millstream and the earthworks
- Any more housing must be environmentally positive. I have highlighted the south facing hills opposite the earthworks (in front of Nursery view) as a potential site, but only for earthships (www.earthship.com) which are "Radically sustainable buildings made with recycled materials". The site mentioned (currently used for rearing sheep) is ideal for these dwellings which are the "epitome of sustainable design and construction", there is space there for approximately 3 - 5 dwellings housing small families
- I was impressed with the council when the government were trying to push the core strategy to build 1000's more houses

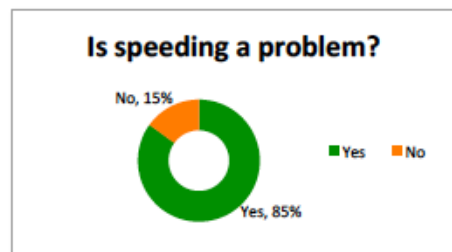
Acceptable scale of housing





100% said that all future development should be designed so as to not compromise the character of the parish, to maintain a green gap between settlements to prevent coalescence (the merging of hamlets, sometimes associated with so-called 'ribbon development') and maintain the views in and out of the villages and hamlets

Highways & Transport



When asked do you think speeding is a problem in the parish?

85% said yes; 15% no

Where in the Parish is there most concern over speeding and road safety? Note: these are verbatim answers from everyone, therefore some are repeats

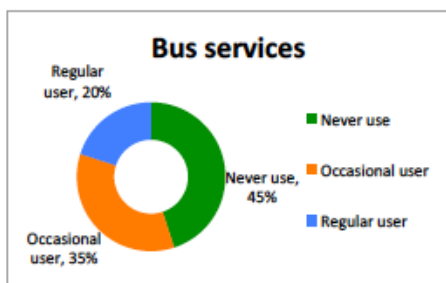
- *Through Nailwell - particularly 8-9 a.m. & 5-6 p.m.*
- *Rat-run roads - Tunley Road through to Priston Lane*
- *Through Englishcombe Village am & pm*
- *Through village & full length of lanes to Priston & 10 Acres lane*
- *From A367 to Inglesbatch and through to Englishcombe Village*
- *Most of the local lanes around Inglesbatch and Englishcombe*
- *Nailwell corner.*
- *Englishcombe brow - 2 cars written off by Peasedown drivers whilst our vehicles stationary*

- *In narrow lanes*
- *Kilkenny Lane*
- *The main road through the village, particularly the blind corner down from the Innox Grove junction*
- *On the lane that leads to Padleigh Hill, especially at rush hour*
- *In general speeding is less of a problem now that local residents have installed bollards. Occasionally someone will drive at dangerous speeds, particularly young men with large farm vehicles, but this is not as bad as in previous years. There are nonsensical new signs installed by BANES at top of Padleigh Hill and off A367 at Priston turning, allowing 60mph!! Seems the sign department has more money to spend than sense*
- *At the other entrance to Nailwell*
- *The main road through Englishcombe*
- *Pennyquick*
- *Cars racing down main run from Padleigh hill at the end of the day*
- *Kilkenny Lane. Used as a "rat-run" in peak times, & also used by big vehicles, often carrying heavy machinery, which also tend to travel fast. There is no pavement in Kilkenny Lane*
- *Using the lanes as rat runs*
- *Kilkenny Lane, by Rose Cottages especially*
- *Englishcombe to Southdown. Englishcombe to Priston*
- *Rush Hill*
- *Through the village*
- *Through the main part of Englishcombe Village and on Englishcombe and Priston Roads in general*
- *Nailwell*
- *Kilkenny Lane and Englishcombe Village*
- *All roads in village/parish*
- *The road from A367 down to Inglesbatch and the road from Priston to Englishcombe*
- *Padleigh Hill towards the village in particular at the village green (notice board)*
- *All country lanes*
- *Morning and evening commuters tend to use village lanes like the M4 which is dangerous to pedestrians, children and pets as there are no pavements*

Suggested projects that you would like to be considered to improve highways and transport in the parish: note: these are verbatim answers from everyone, therefore some are repeats

- *30/20 mph on all lanes*
- *On ALL Lanes speed limit should be 30 or 20 mph where visibility is poor*
- *We do not want signs everywhere, the Tunley Road is a disgrace.*
- *Action at National Level is required. Single track roads, with passing places, max speed 20mph*
- *Max speed limit 20mph*
- *Hedge and verge maintenance*
- *Speed bumps*
- *Improve the maintenance of the roads*
- *Something to stop crashes on the Nailwell bend and to keep pedestrians safe on the road*
- *Community speed watch*
- *20 mph throughout the parish*
- *Clean roads*
- *20 mph warnings*
- *Footpath from Innox Grove down to the village green*
- *Enforcement of the speed limit*

- The bus service times make it impossible for children to use to travel into school. a small adjustment to go 10 mins earlier in the morning and 10 mins later in the evening would make it possible
- More frequent hedge cutting particularly along Priston Road
- The speed limit for the village from Inglesbatch end needs to be clearer - solar powered speed sign that lights up when speed exceeded?
- Reinstatement of original narrower road width at the entrance to Nailwell on Bath side would slow traffic entering the hamlet
- A zebra crossing between the Rose cottages car park and the Odd down park and ride over the new bus lane would be a good idea as this is a horrible place to cross the road now there is an extra lane and the bus lane becomes a normal road just where we need to cross the road.
- Possibly sleeping policemen on approach and exit of village
- Reinstatement of 2 corners and layby created by oversized farm vehicles turning at Priston Road and Stithings Lane, reinstated with original materials (hard-core, earth and field maple and blackthorn) and, until the hedge has been established some additional deterrent such as a bollard to stop continued erosion
- Reinstatement of original field maple hedge at Nailwell "signpost" corner and opposite corner
- Allowing large farm vehicles to only use large roads (e.g. wide exit from Inglesbatch and Tunley Road)
- Kilkenny lane at the Old Fosse Road end. There is a real need for speed ramps here as this narrow lane with bad visibility & hidden driveways and pathways becomes very dangerous at rat run periods
- A foot path along Padleigh Hill
- Ways to slow down traffic
- On the Englishcombe to Priston road, put signs on Innox corner at end of Rectory Farm Lane
- "Sleeping policemen" to reduce speed & prominent speed restriction signs (or similar) Pavements where possible.
- Regular attention to road surface due to heavy usage
- Measures to reduce speed of traffic
- Reduce speed limit
- More pavements and stop motorcycles driving on the byways
- Cut the verges – less fly tipping
- We would also like to change the byway at the end of Nursery View to a "restricted access" byway like the one along the stream so people can't drive their motorbikes up and down it. Access is only needed in the lower half of the byway, so access from the top by motorbike could be halted
- Speed bumps across the road



Regarding bus services through the Parish, what category best covers your household?

45% said never use; 35% said occasional user; 20% said regular user

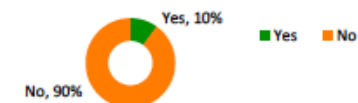
One user commented that the existing timetable was inconsiderate of the needs of schoolchildren and an alteration of 10 minutes would change the status from 'Never Use' to 'Regular User'

Medical Services

Remote health monitoring and phone consult



Use of B&NES emergency doctor call-out



Police services

Are PCSO and emergency call-out effective?



Do you feel safe and secure?



Emergency Services

Have you made use of emergency ambulance service in last three years? **7 households said yes**

Have you made use of emergency fire service in last three years? **1 household said yes**

Have you made use of emergency police services in last three years? **5 households reported yes**

Please tell us how satisfied you were with the service received

- **Brilliant**
- **4 reported very satisfied**
- **1 reported quite satisfied**
- **2 reported Satisfied**
- **One reported two incidents, very satisfied with both**
- **The Fire Department did not have GPS!! They relied on some obscure map which sent them to Inglesbatch first, which added 8 minutes to the callout time. The fire was luckily contained within one chimney breast and did not spread during that time**

Church and Chapel activities

Do you attend the Thursday coffee morning at the Old Schoolhouse run by the Chapel? **4 reported yes**

Do you attend the monthly lunch at the Old Schoolhouse run by the Chapel? **3 reported yes**

Do you attend chapel services? **Zero said yes** Do you attend regular services at St Peter's? **8 households said yes**

Do you attend family services at St Peter's? **12 households said yes**

Do you feel refreshments after family services assist the community spirit? **All respondents said yes**

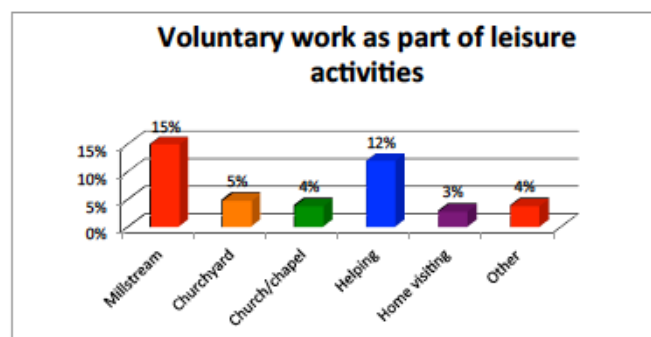
Do you support special services (Christmas, Harvest, Easter/Palm Sunday etc)? **80% indicated yes**

Do you attend regular Sunday services elsewhere (i.e. outside the parish)? **35% indicated yes**

Do you feel able to call Rev Dr Catherine Sourbut or John Davis for home visit when needed? **75% indicated yes**

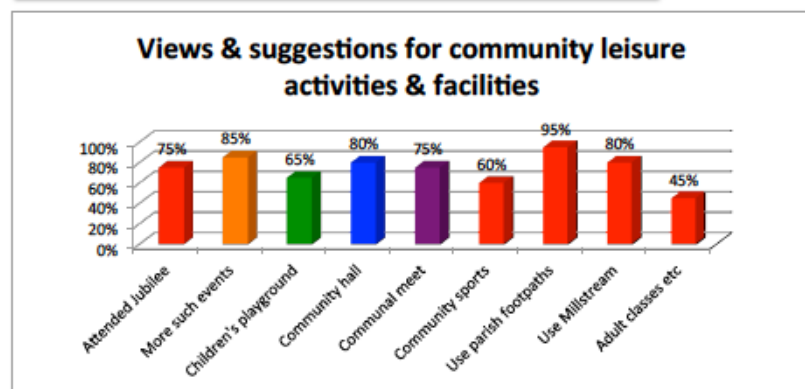
Irrespective of faith, do you feel the church/chapel buildings to be an important part of our village? **100% yes**

Leisure



We asked whether you undertake voluntary work in the parish as part of your leisure activities?

Millstream **15 said yes**
 Churchyard **5 said yes**
 Church/chapel **4 said yes**
 Help neighbours **12 said yes**
 Home visiting **3 said yes**
 Other **4 said yes**



What improvements can you suggest (please identify what you would like to see)?

- *That failing a purpose built community hall, the existing Salem Rooms are modernised and improved*
- *There are a lot of children in the village but without a play space, it is difficult for them to meet and get to know one another*
- *Rural industry demo's e.g. willow art, art and craft, bread making, bush craft, nature spotting*
- *Gardening talks etc.*
- *I live closely to Priston Parish and am heavily involved in the church, cricket club and do other voluntary work in Bath*
- *Have a shop and pub*
- *Stop motorbikes using the byways*
- *Push chair accessible entrance to Millstream*
- *Disabled wheelchair accessible entrance to Millstream*
- *We want swings and a slide for the children & a wooden fort and some living willow play structures*
- *Exercise classes and keep fit would be good*
- *We also want to make sure that the Millstream project is gardened organically, i.e. no pesticides/insecticides/fertilisers used etc.*
- *When we moved to the area I looked at the parish website for info and was very put off by how closely attached it was to the church! I would have been more inclined to check up on activities in the parish more often if it hadn't seemed so connected to the church!*

Finally, we asked what is most important to you about the parish?

- *The people & the warm community spirit*
- *Friendship*
- *Peace and quiet and good neighbours*
- *The peaceful countryside and community spirit*
- *Belonging - not always the case with being in Nailwell*
- *Not able to talk about the parish but we find Englishcombe quiet, friendly, reserved with a lack of formality and structure and we wish to preserve its rural character*
- *Being able to access the walks and bridleways and enjoy the environs of Englishcombe*
- *It's location - proximity to Bath but quiet and secluded plus the views and community*
- *Its beauty and the welcoming community feel*
- *This is one of the few areas in the world that still looks and sounds much like it did hundreds of years ago. It is beautiful and peaceful*
- *The community spirit*
- *The very kind neighbourly spirit that abounds in Inglesbatch and the peace and quiet of the area*
- *A sense of community and to feel the mutual appreciation of our lovely village and surrounding area. The desire to keep Englishcombe happy*
- *Friendly people and community spirit*
- *The beautiful unspoilt countryside around the village. The peaceful and calm location and the strong but relaxed sense of community*
- *Environment and Friends*
- *Feeling part of a community*
- *Friendly neighbours, sympathetic to farm traffic*
- *Its rural nature*
- *That it is friendly and people are 'there' for each other*
- *A very pleasant place to live*
- *Looking out for and after each other and keeping a community spirit*
- *The view and very good walks*

When asked whether you feel this questionnaire has reflected local concerns, 98% said yes, one household no, but no suggestions for improvement were made

When asked whether you have been able to express your views, 100% said yes

We asked that, if suggestions raised by this consultation require funding, where should that money come from?

- B&NES
- From those who made the suggestion with a contribution from the parish
- Duchy of Cornwall? Volunteer help/material contributions?
- Community fundraising, local government grants
- Depends on the item. Some from local fundraising events, some from taxes
- Duchy, BANES, private donations, business donations, grant funding
- Local government
- Parish sweeper is useless, could use these funds if sacked
- Trusts, local fund raising, council
- Fund raising jumble sales, Bring & Buy, coffee mornings

Other concerns, suggestions and matters to be considered in formulating the Neighbourhood Plan

- That one remembers that it was our choice to live in an agricultural environment because we love the countryside & nature; Where the farmers are stewards of the countryside so we must be tolerant of mud, tractors etc., as a price we pay for hedges, wildlife, darkness and a mainly peaceful life. Choosing to live in the countryside realise as well that we cannot expect all the facilities of a town - but of course farmers as well do need fast broadband!!
- District Nurses who are part of the community they serve
- A defibrillator within the village (similar to Priston have)
- Surgery in village
- There should be more public consultations to planning applications and actions by the parish council. In order to represent fully the views and fears of the parishioners consultation should be made by councillors
- If possible fine people who do not clear up after their dogs
- More wooded areas and set-asides, less wasteful farming methods (e.g. less topsoil scattered along the Priston Road whenever a field is ploughed or planted); 100% organic farm methods; all overhead cables put underground
- I have no interest in the church and do not feel it should have any connection with the parish council

- I may take part in adult education or sports activities but I'm not sure this needs to be arranged by the parish council (unless someone actually wants to do it!)
 - I could probably be persuaded otherwise but I'm not sure there is much need for the parish council to start setting things up that will cost money. They may effectively help people get access to existing services (NHS, adult education, Culverhay sports centre etc) but I'm not sure there is scope for them to supply these services?
 - As a resident of Kilkenny lane I tend to feel a bit outside the main parish focus. I don't think this is a fair criticism of anything the council does as there is a councillor from Kilkenny lane and I haven't made any effort to become involved (also most people were very friendly when we went to the bigger yearly meeting) however it does colour my attitude to the councils work. I have plenty of nice accessible countryside nearer to me than Sirius wood and Millstream and I don't suppose I would really have recognised anyone if I had gone to the jubilee celebrations! I'm not suggesting anyone should make any effort for me but I'm just trying to explain why I am pretty ambivalent about suggested initiatives!
 - Council should be more personal & sympathetic, in relation to the neighbourhood's needs, & the members of the parish
 - Council should provide a framework around which all the disparate members of the local community can coexist peacefully, by setting the rules, communicating & acting for the common good (Editorial comment: sounds like Hot Fuzz)
 - I would also like to see the surrounding fields farmed organically as chemicals are sprayed very close to our home.
 - Combine the idea of a shop with a pub
-

**Minutes of the First NPC Meeting
Held at the Old School, Englishcombe at 7:30pm, Monday 10
December 2012**

| | | |
|--------------------------------------|------------------------|---------------|
| <i>Present:</i> Cllr members of NPC: | Brian Huggett | Ian Robson |
| | David Bland (Chair) | Matt McCabe |
| Parishioner members of NPC: | Debbie Bland | Evelyn Cox |
| | Helen Smith | David |
| Sloggett | Anne Hancock | Janette Platt |
| | Clerk: Kathryn Manchee | |

In attendance: 1 Parishioner

1. APOLOGIES FOR ABSENCE –Tim Cook due to being on call, Jane Jones as overseas, Ashley Smith, Cllr Adams

2. TRAINING Chris Head of the Rural Network gave a comprehensive talk on the subject and will be sending his slides to Cllr Bland for circulation to the NPC members. This contains links to many key documents.

3 REGISTRATION OF FORMS WHERE NOT YET COMPLETED. Clerk still awaiting forms from two members of the NPC.

4 ELECTION OF CHAIR

It was agreed to have a rolling chair. Volunteers (and those not wanting to take the role) to notify Clerk

5 TERMS OF REFERENCE The council has established a committee of the Council (the NPC) consisting of councillors and non-councillors for the purpose of preparing a Neighbourhood Plan and to undertake other related activities under the direction of the Parish Council according to the following terms of reference.

NPC Terms of Reference

1. Consider the guidelines established by B&NES in their document ‘Neighbourhood Planning Protocol’ as adopted by cabinet on 12th September 2012.
2. Provide parishioners with information on central and local government policy relevant to Neighbourhood Planning such as the Localism Act and the progress of the suspended B&NES Core Strategy via the website, email distribution and on parish noticeboards.
3. Consult with parishioners on the possible alternatives for Englishcombe in terms of housing provision (including social and retirement housing), office and industrial premises, traffic management and public transport, establishment and management of sites for gypsies and travellers, schools, playgrounds, infrastructure, open spaces, woods and nature parks, parish facilities and services.
4. Ensure any proposals are consistent with the legislation relating to the Cotswold AONB, the Green Belt, the Conservation Area and the protection of Listed Buildings.
5. Liaise with neighbouring parish councils to ensure the resultant final individual Neighbourhood Plans are co-ordinated.
6. Undertake a Sustainability Appraisal to ensure positive impact of the plan on socioeconomic and environmental considerations.
7. Abide by the NPC Code of Conduct
8. Produce reports for council meetings on a bi-monthly basis starting from January 2013 until the completion of the Examination and Adoption phase.

6 Attendance

All members should endeavour to attend all meetings unless they have good reason for absence. Apologies for absence with reason should be sent to clerk in advance of future meetings.

7 Work Allocation

After some debate about the best way to allocate work it was agreed that the NPC work would be split into 4 groups.

Facilities and Services - Ian Robson, Helen Smith and Anne Hancock

Transport, Movement and Communications - David Bland, Ashley Smith and Tim Cook

Planning and Development - Brian Huggett, David Sloggett, Debbie Bland, Jane Jones

Environment and Green Belt - Matt McCabe, Janette Platt, Evelyn Cox

It was agreed that each group would set its own agenda in terms of meetings and locations, that each would study all the relevant policy documents and would bring to the January meeting an agreed work schedule for their area, noting particularly the interconnection areas between both other groups and adjacent parishes. Cllr Huggett advised that neighbouring parish councils were holding fire on neighbourhood planning at present and watching what progress Englishcombe makes.

8 Budget

After some debate about the need to use the clerk and effect of neighbourhood planning on the precept it was agreed to set a budget of £2,000 for the first twelve months of activity to cover clerk's additional hours, printing of consultation documents and training events. The majority of this will have to be funded from reserves as the clerk explained that our ability to increase the precept above 2% is limited as any increase over 2% may be subject to a local referendum.

9 Neighbourhood Area Application

Clerk to complete and send to BANES. Cllr Bland will circulate a parish map with adjacent parishes marked to NPC members.

MINUTES

NEIGHBORHOOD PLANNING COMMITTEE OF ENGLISHCOMBE PARISH COUNCIL

29 January 2013 7:30 – 9:30 PM OLD SCHOOL HOUSE

- **Apologies** : Jane Jones, Janette Platt, David Sloggett, Ashley Smith

- **Inclusiveness**

It was agreed that the key challenge were to engage as much of the community as possible in the process to be able to reflect the Parish's wishes.

- **Finances**

At some point it would be helpful to have a list of sources and types of funding options for Parish development, i.e. to support right-to-bid. The availability of external funds changes over time but having a list of historical sources with contact details and brief descriptions would be a useful resource. Eg Village SOS currently closed but previously amounts up to 50k.

- **Communication**

4.1 It was agreed the NPC must do everything possible to communicate and engage non-committee members in discussions.

4.2 Parish councillors from neighbouring parishes meet every 2 months at the Environs of Bath sub-committee of the Bath Preservation Trust to share ideas and issues being faced by neighbours.

4.3 When individual groups have material to be collated into the draft document, Evelyn will collate and email updated drafts.

4.4 NPC emails should be copied to the Parish Clerk (Kathryn Manchee) to ensure she is up to date on developments and so that she can provide guidance.

4.5 David Bland asked the committee to consider and put forward suggestions regarding what information the NPC wanted to have posted on the parish website.

4.6 Ralph pointed out that he found the noticeboard useful and that the committee should consider residents without internet.

4.7 Helen pointed out that parishioners need to have the opportunity to comment. Brian mentioned that parishioners can make comments at the Parish Council meetings, at which NPC updates would be given.

4.8 Tim suggested that everyone on the email list be asked to further disseminate information to their immediate neighbours, and offered to do this.

- **Resources**

5.1 It was unanimously agreed that Janette Platt should be designated the NPC's resource for providing maps using the Parish Online system. The £50 user fee would be provided by the Parish and both David Bland and Kathryn Manchee would be able to provide assistance, though it was felt Janette would probably not need help given her previous experience with GIS

5.2 Many documents that might be useful to the NPC have been printed out and are available to borrow from Evelyn

- **Focus Group**

The committee welcomed the work done by Janette Platt to explain and outline the typical role of Focus Groups and to suggest how that might fit into the timetable for the groups work. It was agreed that a Focus Group could be a good way of solving future problems if the NPC came across an impasse, for example. In addition, the Focus Group format could be useful within the NPC to help guide discussions once more initial work had been done. However, the committee did not want to commit to using Focus Groups at this stage.

- **Working Groups**

Each working group provided an overview of the issues they had considered and the next steps they intended to take.

Environment: Matt strongly recommended the COANB Management Plan as a valuable resource for all the groups. The Environment group identified the natural and the historical environment as key attributes of the Parish to be

developed. These are both important resources not just for the Parish but also for neighbours

Facilities, Services & Amenities

Ian outlined the initial thoughts of the working group and has circulated an email with further detail. Initially, a list of facilities, services and amenities currently available to the Parish would be identified and summarised. Then potential additions to this list would be produced and each item reviewed to ensure that availability was as widely understood as possible.

Planning and Development

An important concern is that the Green Belt designation can be revoked, and the boundary can be moved. Some further protection can be provided by having a “conservation area review” which Brian hopes can extend further to Mill Pond.

The passage of the BANES Core Strategy (paragraph 11.1) should result in the Parish attaining AONB status, which would provide significant protection from unwanted development. (ETA end 2013-2014) Although the timeframe is unfortunate, the Parish is only able to hope for AONB status because of the work that the Parish Council has done for the past decade.

Transport and communication

David B reported significant work is underway with 15 surrounding parishes to potentially introduce fibre optics to 3600 households, including Englishcombe, but as this would be partly funded by those users, the outcome of that work is currently uncertain. Work on transport will consider the impact of Bristol's transport strategy.

- **Timetable**

Given the current status of the BANES Core Strategy and the recent unwanted development experience of neighbours in the Green Belt, David Bland emphasised the important role a Neighbourhood Plan has to help guide BANES and potential developers. Therefore he suggested the NPC should aim for a first document by the summer, with possible updates to follow depending on other developments such as the approval of the Core Strategy.

Each group will progress at its own pace and will aim to provide written notes via email for general consideration.

A more detailed timetable may be helpful in future.

MINUTES

NEIGHBOURHOOD PLANNING COMMITTEE OF ENGLISHCOMBE PARISH COUNCIL

Monday 25 February 2013

7:30 – 9:00 PM OLD SCHOOL HOUSE

- **Apologies** : Jane Jones, Ashley Smith, Helen Smith, Evelyn Cox, David Bland

- **Minutes of the Last meeting**

Subject to some minor amendments relating to Ralph appreciating the noticeboard, and communications to parishioners these were approved for accuracy.

Action Matt McCabe to amend the minutes and recirculate

- **Matters Arising**

Parish councillors will endeavour to increase the email list by encouraging parishioners to recruit their neighbours to the list combined with knocking on doors.

- **Working Groups**

Planning and Development

Their contribution to the core working document delayed due to the changes to the Core Strategy.

Transport, Movement and Communication

The main issues are rat running and its effect on other users of the road. This could be addressed by improved signage, traffic calming, and requirement for parking to be off road. It was agreed that a new traffic count would be undertaken by Tim Cook, Brian Huggett, Debbie Bland and David Sloggett. Any developments in the village including facilities need to think about parking and impact on traffic through the parish. It was agreed to include questions in any parish survey about traffic calming measures parishioners would like to see implemented.

Action Traffic count to be undertaken

Environment, Green Belt, Facilities and Services

The intention of this group is to ensure that the parish continues to have spaces available for a variety of uses and the parish survey will uncover what uses there may be. The surveys need to be undertaken at regular intervals. Keen to support the bus service and recreational activities in the parish. There is work that needs undertaking related to the need for a parish facility. Part of this work will involve presentation to the parish of progress so far at the April Annual Parish Meeting. It was agreed to amend one of the policies so that it reads “the parish council will ensure that the available and potential parish facilities are managed both appropriately and at a reasonable cost to meet the needs and desires of the parish”. There was then some debate about one potential facility – the Wheelwrights workshop with a consensus agreed that regardless of what happens to this facility it should not be detrimental to the neighbouring properties. It was agreed that communication with parishioners is a key issue in this area. Environment is a key issue so need to include use of the bus service in parish surveys. There needs to be separate policy relating to a commitment to undertake regular parish surveys.

Action: The three groups will present any new content or amendments to Matt by end of Monday 4th March.

Action: Matt will collate any new content or amendments from the three groups into a new version of the document, and re-circulate within one week.

Action: Each group to feedback to Matt on the entire document

Action: Matt will collate feedback into an update of the core NPC document and re-circulate in advance of the next meeting.

Action: Matt McCabe to present the work of the NPC at the April APM.

- **Timetable/Plan**

April meeting – first full version of document, with comments, will be available for discussion.

June meeting – consultation process and discussion. Separate document with questions? Face to face interviews needed?

Action Matt McCabe to put parish consultation on agenda for next meeting

- **Resources**

Jeanette now using Parish Online

- **Community Right to Bid**

Not addressed

8 Finances

Clerk to the Council reported that budget of £2000 about £250 spent. £500 of budget in this financial year and £1500 in next financial year. Survey printing costs equate to about £200.

9 AONB

Nothing to report

10 Items for inclusion in first report to EPC

Action Matt McCabe will produce this

Thanks were expressed to Ian Robson for his work

MINUTES

NEIGHBOURHOOD PLANNING COMMITTEE OF ENGLISHCOMBE PARISH
COUNCIL

Monday 15 April 2013

7:30 – 9:00 PM OLD SCHOOL HOUSE

1. **Apologies** : Janette Platt, Anne Hancock, Evelyn Cox, Jane Jones

2. Minutes of the Last meeting

Minutes of the meetings held on 29 January and 25 February approved and signed by the chair.

3. Matters Arising

None

4. Working Groups Revisions Towards Final Draft

Amendments were made at the meeting and it was agreed that the plan would run until 2029.

Action D Bland to produce source of figures relating to Englishcombe Parish in section 2

Action Map for insertion in Section 2 to be produced by Janette Platt

Action Kathryn Manchee to provide policies RA1 and RA2 from the draft Core Strategy for section 3

Action Brian Huggett to start drafting the Design Statement for section 3

Action Brian Huggett to provide some information on the Model Farm for section 3

Action Tim Cook to check air and noise website quoted in Section 4

Action Brian Huggett to provide a copy of BANES derelict buildings policy and ring Mr Barber for section 4

Action Tim Cook to produce summary of previous traffic count for Facilities section
Action Tim Cook to arrange another traffic count
Action Brian Huggett to trim hedge so 20 mph sign coming into the village from Bath is visible

5. Timetable/Plan

The latest version of the document to be circulated as soon as possible.

June meeting – to decide the consultation process.

6. Report to Parish Council

Action Matt McCabe to produce

MINUTES

NEIGHBOURHOOD PLANNING COMMITTEE OF ENGLISHCOMBE PARISH
COUNCIL

Monday 10 June 2013

7:30 OLD SCHOOL HOUSE

- 1. Apologies** Anne Hancock, Jane Jones, Matt McCabe, David Bland, Debbie Bland
- 2. Minutes of the Last meeting** There were no matters arising.
- 3. Consultation Process**

Some minor amendments were made at the meeting and some outstanding actions agreed to finalise the document ready for the consultation process. Brian will invite Cleo Newcombe Jones to run through the document with us to ensure it's along the right lines.

Action David to provide source of figures concerning the parish farms
Action Brian to produce a design statement and information on model

Action Tim to undertake a traffic count
Action Tim to send Matt latest changes/comments from this meeting to produce final consultation document.
Action Brian to invite Cleo Newcombe Jones to look at the document.

After some debate it was decided that the consultation should be on the draft neighbourhood plan rather than another parish survey especially as effective consultation was an important part of obtaining a successful outcome from a planning inspection. Parishioners would be consulted on the full document

and a shorter policy only document which where possible would be emailed. Hard copies would be provided via hand delivery where required. Whatever delivery mechanism is used a covering note would be provided inviting people to take part in the consultation by means of the various events and asking for feedback before the consultation deadline. It was agreed that the consultation events would comprise 3-4 surgeries over a few weeks (varying days and times) when a NPC member (and a PC member) sit in venues around the parish (if possible) for 2 hours to go over any queries/feedback from parishioners. These surgeries would be followed by an open meeting to which the whole parish would be invited. Timetable, location and dates of events to be finalised once date agreed for production to be completed of the final draft of the plan.

Action NPC members to agree a more detailed timetable of the consultation events and organise the various consultation events.

4. Report to Parish Council

This to be details of the proposed consultation process. Also to be reported to the parish council is that the NPC feels that the future of the Wheelwrights Workshop and Orchard needs consultation but should be separate from the neighbourhood plan one and be run by the parish council.

Action Brian Huggett to report to the parish council at its meeting on Monday 17 June

MINUTES

NEIGHBOURHOOD PLANNING COMMITTEE OF ENGLISHCOMBE PARISH COUNCIL

Monday 2 September 2013 7:30 pm OLD SCHOOL HOUSE

Present: Brian Huggett, David Bland, Matt McCabe, David Sloggett, Tim Cook, Anne Hancock and 1 parishioner

- 1. Apologies** Janette Platt, Jane Jones, Debbie Bland, Evelyn Cox
- 2. Election of Chair.** It was agreed that Brian Huggett would chair the meeting.
- 3. Minutes of the Last meeting**

Minutes of the 15 April and 10 June meetings were approved and signed by their respective chairs.

4. Matters Arising

Design statement produced but not yet circulated. A copy was circulated at the meeting and comments to be forwarded to Matt McCabe. It was agreed that photos from within and outside the village would be used in consultation

surgeries to gauge parishioner opinion on what is regarded as good and bad design. Information on model farm to follow.

Appropriate wording on recent traffic count agreed at the meeting and Matt McCabe will insert.

Brian will invite BANES to look at document when written version ready.

Actions All - Comments on design statement to be forwarded to Matt McCabe

Actions – Photos of Englishcombe parish (old & new) to be included in the published version of the NP

Actions - Brian to invite BANES to look at final draft when it's ready

5. Agreement on Final Draft NP

It was agreed that Matt McCabe would include all changes agreed at this meeting and circulate to all members for final comment. Final draft NP i.e. version 3 to be then produced ready for consultation process.

Action Matt McCabe to circulate NP draft with changes asking for comment and then produce final draft version 3

6. Consultation Final Timetable and Plan

After a lengthy debate on who should run the Wheelwright's Workshop consultation it was agreed that the NPC would ask the parish council to write to the NPC confirming that they wish the NPC to consult the parish on views about the workshop. The NPC would request information on the Duchy's offer of the Wheelwright's and the Parish Council's holding position. Although the lease is not agreed yet (and thus not signed) NPC members asked for as much detail as possible, including information on the cost of the lease, cost of initial work to make the building secure and usable, costs of upkeep, details of the 2 yr and 5 yr break clauses plus information on initial use. Also required is information on what would trigger the 2yr and 5yr break clauses and possible sources of future funding if the community says it desires such a facility. Note any long term plans cannot be identified at this stage as these ideas will result from the consultation.

Therefore until this information is received, the NPC cannot agree detailed wording of the consultation. In principle it was agreed that the consultation would consist of three parts:

- the entire NP document;
- a summary of the NP detailing the policies only;
- a concurrent consultation on the Wheelwright's and its possible uses as well as ascertaining the level of willingness to volunteer to help with any future potential community facility.

The consultation would be made with all residents of the parish plus the small number of people such as John Davies who provide services to the parish but don't live in the parish.

Action The NPC to request that the parish council write to the NPC with more information on Wheelwrights

7. Report to Parish Council

The report to the parish council will state that the NPC is not yet ready to consult.

8 Distribution and Display of Approved Minutes to Parishioners

It was agreed that the approved minutes could be distributed and displayed to parishioners who are not on the NPC.

Action Clerk to organise display and distribution of NPC meetings to parishioners

9 Date of next Meeting Next meeting to be held on Monday 28 October. Chair to be chosen at the meeting.

MINUTES

NEIGHBOURHOOD PLANNING COMMITTEE OF ENGLISHCOMBE PARISH COUNCIL

Monday 28 October 2013 7:30 pm OLD SCHOOL HOUSE

Present: Brian Huggett, David Bland, Matt McCabe, David Sloggett, Tim Cook (from agenda item 6) and 2 parishioners

1. **Apologies** Janette Platt, Anne Hancock, Debbie Bland, Evelyn Cox
2. **Election of Chair.** It was agreed that Matt McCabe would chair the meeting.
3. **Minutes of the Last meeting**

Minutes of the 2 September meeting were approved and signed by the chair of the meeting.

4. Matters Arising

Version 2.9 circulated and Jeanette and Evelyn are producing images.

5. Information from the Parish Council on Wheelwrights Workshop and Orchard

A copy of the report requested by the NPC was circulated at the meeting. This to be circulated to the remaining NPC members.

Action Kathryn Manchee to circulate report to NPC members

6. BANES View on the Draft Plan

After a lengthy debate on the NPC's response to BANES planning officer's comments, it was agreed that the document with BANES comments should be sent back to the working groups to make relevant changes. A volunteer member of the NPC will investigate funding to be used to run a more detailed consultation that would provide more evidence e.g. housing needs. The character assessment to be provided by the placemaking activity to be undertaken by members of the NPC and the parish council.

Action Matt McCabe to invite a volunteer to locate funding for a more detailed consultation exercise.

Action Matt McCabe to circulate a copy of the NPC document with BANES comments and the working groups to make amendments.

7. Consultation Final Timetable and Plan

The consultation timetable cannot be decided until the actions from agenda item 6 are complete.

10 Report to PC

Matt McCabe to prepare report for the next parish council meeting.

MINUTES

NEIGHBOURHOOD PLANNING COMMITTEE OF ENGLISHCOMBE PARISH
COUNCIL

Monday 24 March 2014 7:30 pm OLD SCHOOL HOUSE

Present: Brian Huggett, David Bland, Matt McCabe, Anne Hancock, Janette Platt, Tim Cook
(and 1 parishioner)

1. Apologies None

- 2. Election of Chair.** It was agreed that Tim Cook would chair the meeting. David Sloggett has now resigned from the NPC due to his now working in London Monday to Friday. The attending members of the NPC expressed their thanks for his contribution to the work so far.

3. Minutes of the Last meeting

Minutes of the 28 October meeting were approved.

4. **Matters Arising**

All completed except no volunteer came forward to identify sources of funding for consultation. The clerk reported that the parish council still has a budget of £1500 for Neighbourhood Planning.

5. **Amended Draft Neighbourhood Plan resulting from BANES Views on the Draft Plan**

The group ran through V3.1 of the document and further changes were made direct to document V3.2.

6. **Consultation Content, Plan and Timetable**

It was agreed to produce a version of the plan for the consultation. This to include pictures and comment boxes.

The consultation, to be run in June, would comprise a copy of the report with a covering letter being distributed to each household plus a couple of drop in sessions.

The details of the consultation to be agreed at a short NPC meeting on Monday 28 April 7.30 pm.

Action Matt McCabe to produce the consultation version of the Neighbourhood Plan

Action Matt McCabe to present the consultation plan at the Annual Parish Meeting.

11 **Report to PC**

Matt McCabe to prepare report for the next parish council meeting.

MINUTES

NEIGHBOURHOOD PLANNING COMMITTEE OF ENGLISHCOMBE PARISH COUNCIL

Monday 2 June 2014 7:30 pm OLD SCHOOL HOUSE

Present: Brian Huggett, David Bland, Matt McCabe,

1. **Apologies** Janette Platt, Anne Hancock, Evelyn Cox, Tim Cook
2. **Election of Chair.** It was agreed that Matt McCabe would chair the meeting.
3. **Minutes of the Last meeting**

Minutes of the 24 March meeting were approved.

4. Matters Arising

None

5. Consultation

It was agreed that 150 copies of the draft plan complete with photos would be printed for the consultation. These would be distributed with a covering letter by individual parish councillors to all households in the parish commencing 20 June. Parishioners will then have six weeks to respond. An electronic version will also be made available. There will be an open day at the Old School on 28 June.

Action D Bland to arrange printing of draft plan after insertion of photographs

Action M McCabe to produce covering letter which should include details of the options to respond

Action B Huggett to produce envelopes and arrange household distribution.

6. Report to PC

Matt McCabe to prepare report for the next parish council meeting.

MINUTES

NEIGHBOURHOOD PLANNING COMMITTEE OF ENGLISHCOMBE PARISH COUNCIL

Wednesday 6 May 2015 7:30 pm OLD SCHOOL HOUSE

Present: Brian Huggett, Anne Hancock, Matt McCabe,

- 1. Apologies** Evelyn Cox, Tim Cook and David Bland
- 2. Election of Chair.** It was agreed that Matt McCabe would chair the meeting.
- 3. Minutes of the Last meeting**

Minutes of the 2 June 2014 meeting were approved.

4. Matters Arising

None

5. Sources of Funding

Action KM to chase information from Julie O'Rourke

6. BANES Views on our Draft N Plan

A copy of Julie's report was circulated at the meeting.

7. Changes to Plan

The changes to be made to the plan advised by B&NES and other changes to tidy up the document were allocated to either MM or KM

Action KM and MM to make the changes to the NP. MM to hold the master copy

8. Next Steps

Once changes made document will be ready for consultation

9. Report to PC

Report to be made at the APCM on Monday 11 May

10. Next Chair

Chair to be chosen at the next meeting.

Meeting closed 8.45 pm.

MINUTES

NEIGHBOURHOOD PLANNING COMMITTEE OF ENGLISHCOMBE PARISH COUNCIL

Wednesday 3 August 7:30 pm Barrow Mead Cottage

Present: Brian Huggett, Cecile Mary, Matt McCabe, Robert Law

1. **Apologies** Evelyn Cox, Tim Cook and Anne Hancock
2. **Election of Chair.** It was agreed that Matt McCabe would chair the meeting.
3. **Minutes of the Last meeting**
Minutes of the 6 May 2015 meeting were approved.
4. **Matters Arising**
None
5. **Sources of Funding**

Matt McCabe has registered for a funding grant. Once we have quotes for cost of printing the consultation document a grant will be applied for. Minimum amount is £1000

6. Statutory Consultation

Once the local consultation complete BANES will run a statutory consultation.

7. Next Steps

The final changes to the document to be made were agreed:

replacing the introduction of a 20 mph speed limit in the village (as already achieved) with an aspiration to reduce the speed of traffic elsewhere in the parish;

aspiration to have more green routes to encourage other modes of transport besides cars;

T&C policy amended to reflect central government aspirations. Note this change does not indicate or give any preference to any potential telecommunications supplier.

These changes and tweaks to the supporting documentation to be made along with a final proof read to ensure they are ready for the parish consultation.

A booklet of the key policies will be printed ready for the parish consultation. It is planned to run the consultation for 6 weeks starting 1 September. A copy will be delivered to all households with a covering letter. This will include the website address where the complete plan and supporting documentation will be available. Two consultation events will be held in September – one at the Harvest Festival and one before the parish council meeting on 28 September.

Once the consultations complete the plan will go for inspection followed by a referendum of the parish. For the n plan to become a statutory document need to have a yes vote by 51% of those who vote.

ACTIONS

Matt McCabe to make final changes to n plan

Kathryn Manchee to make final changes to conditions statement

All to review final documents including proof reading

Kathryn Manchee to put all documents onto parish website

Matt McCabe to write covering letter for parish consultation

Printing quotes and grant submission to be made

8. Report to PC

A progress report to be made at the next parish council meeting on 28 September.

9. Next Chair

Chair to be chosen at the next meeting.

Meeting closed 8.20 pm.

MINUTES

NEIGHBOURHOOD PLANNING COMMITTEE OF ENGLISHCOMBE PARISH COUNCIL

Monday 12 October 7:30 pm Barrow Mead Cottage

Present: Brian Huggett, Cecile Mary, Matt McCabe, Robert Law

- **Apologies** Evelyn Cox, Tim Cook and Anne Hancock
- **Election of Chair.** It was agreed that Matt McCabe would chair the meeting.
- **Minutes of the Last meeting**

Minutes of the 3 August 2015 meeting were approved.

- **Matters Arising**

Reregistered for funding as our original application expired.

- **Funding**

Quotes for printing, postage and publicity materials received. Once we know about the grant can commence consultation.

- **Englishcombe Parish Consultation**

Due to the delay in hearing about the grant it was agreed to postpone the start of the consultation from October 19. The consultation will now start 2 November and finish 14 December. Two events will be held – one to coincide with the Parish Council meeting on 9 November at the Old School and one later in the consultation period, probably Saturday 5 December 10 am to 4 pm at the Tithe Barn subject to its availability. It was agreed that at the two consultation events there would be available to look at a copy of the core strategy and the National Planning Policy Framework. It was agreed that as well as all parishioners receiving a copy of the policy booklet along with information on the consultation an email will be sent to all parishioners on the email distribution list with a link to the website and the policy booklet as an attachment.

Once the NPC receives the grant the documents and consultation preparation will commence to ensure the parish consultation commences 2 November 2015.

ACTION Brian Huggett to book the Tithe Barn

ACTION Kathryn Manchee to put The Neighbourhood Plan and supporting documents on the website once the consultation start and arrangements are confirmed

ACTION Kathryn Manchee to draft a consultation email

ACTION Subject to approval of our grant application Matt McCabe to arrange printing of all documents. NPC members to then help with distribution of the policy booklet and covering letter

ACTION NPC members to agree timeslots for the two consultation events to ensure at least one member present at all times.

|

- **Report to PC**

As the next parish council meeting is after the start of the parish consultation a written report to be circulated to councillors.

ACTION Kathryn Manchee to draft report to the parish council

- **Date of Next Meeting**

It was agreed that the next NPC meeting would be held Monday 14 December to consider responses to the parish consultation and any changes to the plan that may be required.

- **Next Chair**

Chair to be chosen at the next meeting.

Meeting closed 8.30 pm.



**ENGLISHCOMBE PARISH DRAFT
NEIGHBOURHOOD PLAN**

2013 – 2029

PREPARED FOR

ENGLISHCOMBE PARISH COUNCIL

14th June 2014

Consultation Version

THIS DOCUMENT WAS PREPARED BY LOCAL RESIDENTS AND PARISH COUNCILLORS BASED ON OUR INTERPRETATION OF CENTRAL AND LOCAL GOVERNMENT POLICY, THE 2012 PARISH SURVEY, HISTORICAL DOCUMENTS AND OTHER RELEVANT DOCUMENTS¹.

This document was approved by the Neighbourhood Planning Committee on 28 March 2014.

¹ A full list of related documents are given in Appendix 1

TABLE OF CONTENTS

| | | |
|---|-----------------------------------|---------|
| 1 | BACKGROUND | page 3 |
| 2 | ENGLISHCOMBE PARISH DESCRIPTION | page 5 |
| 3 | PLANNING & DEVELOPMENT | page 7 |
| 4 | ENVIRONMENT | |
| | 4.1 Rural Environment | page 11 |
| | 4.2 Historic Environment | page 14 |
| | 4.3 Village Environment | page 17 |
| | 4.4 Green Belt and Cotswolds AONB | page 19 |
| | 4.5 Climate Change | page 21 |
| 5 | FACILITIES, SERVICES & AMENITIES | page 23 |
| 6 | TRANSPORT & MOVEMENT | page 26 |
| 7 | TELECOMMUNICATIONS | page 30 |
| 8 | APPENDICES | |
| | 1 Referenced Documents | page 33 |

| | |
|--|---------|
| 2 Neighbourhood Planning Committee's Terms of Reference. | page 34 |
| 3 Definitions RA1 & RA2 from BANES' Core Strategy | page 35 |
| 4 Design Statement | page 36 |
| 5 2012 Parish Survey Results | page 37 |
| 6 List of currently available amenities and services | page 38 |
| 7 Traffic Monitoring Figures | page 40 |
| 8 Maps | page 41 |

1 BACKGROUND

In 2011 Parliament passed The Localism Act which, among other things, removed some existing planning processes and introduced the concept of a Neighbourhood Plan which can be developed by a parish council but only can become effective if (a) it is approved by the residents affected through a referendum and (b) is consistent with other legislation and procedures. The Localism Act contains the over-riding statement that:

The deficit reduction program takes precedence over any of the other measures in this agreement, and the speed of implementation of any measures that have a cost to the public finances will depend on decisions to be made in the Comprehensive Spending Review.

In simple language, this means that the Localism agenda would not be viable if implementing it would cost the government money.

Anticipating the need to develop a Neighbourhood Plan, the Englishcombe Parish Council conducted an initial survey in 2012. Later that year, the council formed a Neighbourhood Planning Committee [NPC], comprised of councillors and residents and non-residents of the parish.²

BaNES' Core Strategy would classify Englishcombe as being an "unsustainable" parish – a categorisation which does not support large scale development. The 2012 parish survey also suggested residents preferred small-scale development, to preserve the predominantly open countryside and historic setting.

This document is an important guide to help residents, BaNES and potential developers to understand the type of development that we would support. The document is based on what we know today, but plans for development several years ahead. As such, it is anticipated that regular reviews by the parish, probably at least every five years, would be desirable.

Although this document is set out with separate topics, the authors have found it impossible to avoid overlapping. For example, "the enjoyment of the parish's unique combination of historical assets that span centuries, all within easy walking distance and set within beautiful natural surroundings, maintained by local farmers" is in itself a phrase that spans three of the categories.

² The Committee's Terms of Reference are provided at Appendix 2.

Please enter any comments you may have on the Background, here.

2 ENGLISHCOMBE PARISH

Englishcombe Parish covers approximately 2.8 square miles, with domestic buildings representing 1.3% of the land, including gardens; 1% of the area is roads and more than 97% is green space, predominantly farmland and farm buildings³.

It lies adjacent to the south-western edge of the city of Bath. The parish has unique historical assets, significant geological variety, and is extensively used to support a diverse range of recreational activities for local residents, for Bath itself, for surrounding communities and for international visitors. Therefore, while we acknowledge that there is currently pressure on the city of Bath to provide sites for development; care must be taken to avoid spoiling existing assets and amenities. Therefore our plan is supportive of development that is sensitive to preserving assets and amenities which are important to the immediate, national and international communities.

Please enter any comments you may have on the description of Englishcombe Parish, here.

3 PLANNING & DEVELOPMENT

The purpose of this section is to establish whether and how development within the parish can be justified and permitted. Any development must comply with the Local Government Plan and Government Legislation. These are set out in the Core Strategy, recently adopted by B&NES Council, but still subject to the Inspector's scrutiny to establish its soundness and legality, and the National Planning Policy Framework (NPPF).⁴

Planning and Development for Englishcombe Parish Council (ECP) is not simple and straightforward, given that the parish is made up of a number of separate and differing villages, hamlets and clusters of dwellings – Englishcombe itself, Inglesbatch, Nailwell, Kilkenny, Barrow, Padleigh and Haycombe; each with its own unique characteristics.

Given that we start with the following basic premises:

The Parish does not meet the requirements in RA1 & RA2 of the Core Strategy⁵ for the development of housing in any significant quantity, in that there is:

- No shop in any of the settlements;
- No Post Office;
- No School;
- No Public House;
- Limited Public Transport.

We are therefore limited in the provision of housing to infill within the building boundary, conversion of empty or redundant buildings and the bringing back into use of empty or derelict dwellings.

OTHER CONSIDERATIONS

1. Due to the scattered nature of the Parish, there is no one style or period of dwellings. We have therefore drawn up a Parish Design Statement⁶ to aid and assist those who would wish to renovate, extend or build in the Parish. This statement will assist BaNES and ECP when considering Planning Applications.
2. Conservation Area Review – This needs to be completed and adopted by BaNES (the current draft will make up part of this paper) together with the proposed extensions to the Conservation Area. These include the restored Mill Pond in

⁴ The Core Strategy Examination hearings are now over and the Inspector has indicated that he intends to send his report to the Council at the end of June 2014. The Inspector's Report and his recommended modifications are scheduled to be discussed at B&NES Full Council on 10th July 2014.

⁵ Definitions RA1 and RA2 from BaNES' Core Strategy are available at Appendix 3

⁶ The Parish Design Statement can be found at Appendix 4

Bussons Field and the “Model Farm” range of working buildings attached to Manor Farm⁷.

3. NPPF Clause states that “Local Planning Authorities should avoid new isolated homes in the country unless there are special circumstances including
 1. Rural workers’ dwelling;
 2. Development of a heritage asset;
 3. Reuse of a redundant or disused building, leading to the enhancement of the setting.”

INTENTIONS

Our overarching intention is to preserve the rural nature of the parish, as expressed in the findings of the 2012 Parish Survey⁸.

It is also our intention to support development where it meets the criteria set out in this document, BaNES’ Core Strategy and the National Planning Policy Framework.

We will use our design statement to help developers understand what is expected in our Parish as early as possible in the planning process.

We will continue to take our Conservation Area status very seriously when considering future development, conversions or extensions.

POLICIES

P&D 1 - In line with the NPPF, we will look to support the needs of traditional, existing and new businesses in the parish, to the benefit of the Parish and its communities. These include:

1. Farming, arboriculture enterprise, small holding and fruit growing.
2. Light industry, which does not conflict with the other policies in this document.
3. Working from home. In this respect there is a need for good reliable broadband with speeds compatible with demands of the individual.
4. Artisan workshop(s).

P&D 2 – We will seek to support development where it makes use of existing buildings and those that are under-used or derelict.

⁷ http://www.hfbg.org.uk/downloads/the_english_model_farm_significance_and_context_susanna_wade_martins.pdf

⁸ Parish Survey Results set out in Appendix 5

P&D 3 – In line with the NPPF, we will support buildings, conversions and additions of a size, design and height which do not adversely detract from the surroundings, the Green Belt or the Conservation Area.

P&D 4 – To ensure that any Infrastructure Levy be directed to key needs across the parish, as directed by the Parish Council. However, set out in this document are some suggested areas for consideration.

PLANNING AND DEVELOPMENT

Please enter any comments you may have on Planning & Development, here. What do you dis/agree with? What do you think might be missing? In particular, please think about the following question: Have we've identified the right Intentions, and do you think the Policies will deliver on those Intentions?

4 ENVIRONMENT

4.1 RURAL ENVIRONMENT

Protected by its Green Belt status, Englishcombe Parish enjoys a landscape of open fields, ancient hedges, managed woodlands, rolling hills and picturesque villages. Agriculture is the main industry in the parish and farmers have a key role in sustaining the rural environment in terms of keeping the fields open, maintaining the hedges and agricultural buildings. A large part of the parish's rural environment is criss-crossed by public footpaths and permitted paths, which are used on a daily basis as an amenity, not just by residents of the parish, but also by residents of surrounding areas, particularly Southdown and Odd Down.

A predominant characteristic of the landscape is its narrow sunken roadways with their ancient hedges which have been little altered since at least medieval times. The hedgerows have been the subject of extensive fieldwork and have been well-documented. For example, in 1983 the Duchy of Cornwall commissioned the "Historic Landscape Survey of the Manor of Englishcombe" which numbered and graded all the existing hedges in the parish, documenting their species, flora and fauna, and dated them. The report graded the hedges for historical significance and with consideration of the general condition of the hedges. Twenty two (6%) of the hedges were awarded Grade 1 status – primarily those along the Priston Road which were dated early medieval.⁹ The Management Recommendations were that all sites and features in Grade I, II and III should be conserved. The report further recommended an increase in hedge laying.

Despite its proximity to the City of Bath, most of the parish enjoys the benefits of minimal light pollution, (other than the areas affected by the roundabout next to the Odd Down Park and Ride, and the Bath Community Academy all weather pitch flood lighting). This helps support a rich and varied wildlife and is widely recognised as having an important health benefit and as being an asset that supports quality of life in general.¹⁰ In addition, the parish enjoys a high degree of peace and tranquillity. This has well-known health and safety benefits for humans, supports quality of life in general, and is also important for maintaining the ecosystem.¹¹

We would object to any large-scale development in the parish, as being inappropriate, due to the detrimental impact on farming and the natural environment. It would therefore be against our wishes and those of the founders of the Green Belt.

Any loss of open countryside, especially agricultural land, would be detrimental not just to our community, but to much wider communities. The parish is a gateway to a valley full of magnificent rural landscapes which enhances the lives of residents and visitors. Our parish draws international visitors in search of "the English countryside" and for particular events, such as weddings and Heritage Days, and remains an important component to the rural setting of the World Heritage City of Bath.

⁹ Historic Landscape Survey of the Manor of Englishcombe, page 35.

¹⁰ Nocturnal light pollution is linked to increased cancer risk. Furthermore, birds and animals can be confused by artificial lighting, leading them away from familiar foraging areas and disrupting their breeding cycles. And the photosynthetic cycles of deciduous trees have been shown to be disrupted due to the preponderance of artificial night time lights.

¹¹ In humans, noise can cause annoyance and sleep disturbance. The effects of noise on wildlife include auditory damage, physiological changes and behavioural alterations.

<http://www.airandnoise.com/Animals.html>

INTENTION

Preserving the rural environment is key to ensuring the long term future of the parish for those who live and work here, and our visitors, and to maintain the rural setting of the World Heritage City of Bath.

Maintaining and enhancing our rural environment is key to fulfilling our aspirations.

Our intention is both to ensure that farming remains a viable business in the parish and to ensure that our current rural environment is protected and enhanced.

POLICIES

RE1 - Farm building usage. We are supportive of appropriate changes to building use.

RE2 – Farm Land. We would object to any subdivision of existing fields into small parcels for speculative sale, and would seek intervention from the Local Planning Authority to stop this.

RE3 – Hedging. We would look to protect our existing ancient hedgerows and would support the planting of additional native-species hedging as part of any development.¹²

RE4 – Trees. Development that damages or results in the loss of ancient trees or trees of good arboricultural and amenity value will not normally be permitted. Proposals should be designed to retain these trees. Proposals should be accompanied by a tree survey that establishes the health and longevity of any affected tree. We would support the felling of existing trees that do not meet the above criteria, where they are replaced by appropriate native trees as part of the development.

RE5 – Derelict Agricultural Land. We will work to ensure that agricultural land does not become avoidably derelict.

INFRASTRUCTURE LEVY SUGGESTIONS:

- The preservation and maintenance of our ancient hedgerows.
- The creation of new, native species hedgerow.
- The planting of new trees.

¹² Elder, Common Hawthorn, Field Maple, Wayfaring Tree, Ash, Dog Rose, Dogwood, Wild Privet, Sycamore, Wild Plum, Field Rose, Oak, Blackthorn and more -- Historic Landscape Survey of the Manor of Englishcombe, Avon County Planning Dept, 1983.

THE RURAL ENVIRONMENT

Please enter any comments you may have, on 4.1 The Rural Environment, here. What do you dis/agree with? What do you think might be missing? In particular, please think about the following question: Have we've identified the right Intentions, and do you think the Policies will deliver on those Intentions?

4.2 HISTORIC ENVIRONMENT

Englishcombe parish has remained basically an agricultural community for thousands of years despite its northern border with the city of Bath.

Since 1421 the primary landowner of the parish has been the Duchy of Cornwall. The parish has many historically important man-made sites within walking distance of each other. The quiet, open countryside surrounding many of these sites allows the viewer to step back in time, to imagine the context of their development because they are still in a setting similar to what would have prevailed when they were first built.

Within the present field system, the medieval pattern of land use is largely retained. The settlement pattern is largely nucleated, including the village of Englishcombe and the two hamlets of Inglesbatch and Nailwell.

The parish is crossed by the Wansdyke, a scheduled ancient monument. This is a linear boundary which may date back as far as prehistoric times, though probably more likely to be late Roman or post-Roman. The earthworks of the Wansdyke are evident to the north and south of Englishcombe village.

Iron Age and medieval pottery has also been unearthed as part of an archaeological dig at Barrow Mead, where Iron Age fortifications and medieval buildings have also been discovered, including the site of an abandoned medieval hamlet.

Other sites of historic interest include the Church of St Peter which was probably built by Robert de Gournay in the 12th century, on the site of an earlier Saxon church. It is a Grade I listed building, and features Norman arches and leper holes in the porch, which would have enabled lepers to hear the sermon without coming into contact with the rest of the congregation. On either side of the chancel are corbels which depict animals and people.

Another important historic site is Culverhay Castle, a well preserved Norman motte, built in a ringwork design, and dating from the late 11th century to the early 13th century. Like the Wansdyke, Culverhay Castle is a scheduled ancient monument.

There are also a number of Grade II listed buildings in the parish, including the Tithe Barn in Englishcombe village (which is actually Grade II*), reportedly one of the finest examples of an original tithe barn to be found anywhere in England¹³. It dates from the early 14th century and was restored for the millennium with new crucks from ancient English oak forests and with masonry and straw lining to the roof and filigree windows unblocked. There are masons and other markings on the walls.

Other Grade II buildings in the parish are: Blake's Farm and Rectory Farmhouse (both dating to the mid 17th century; the gate piers of Rectory Farmhouse are also Grade II listed) in Englishcombe village; Haycombe House and Inglescombe House (both dating to the latter half of the 18th century) in the hamlet of Haycombe; and Alandale and Home Farmhouse (both dating to the 19th century) in

¹³ Adrian Neilson. Conservation Officer, BaNES

the hamlet of Inglesbatch. There are also three Grade II monuments in the churchyard of the Church of St Peter.

INTENTIONS

Our intention is to actively preserve our heritage for future generations and to encourage its ongoing use as both an educational and recreational resource for local and wider communities.

We will work with national and international organisations to preserve our historical assets

We encourage the appreciation of our historical assets through educational and recreational programs

INFRASTRUCTURE LEVY SUGGESTIONS

- The Parish Council should look for opportunities to support our heritage assets

THE HISTORIC ENVIRONMENT

Please enter any comments you may have, on 4.2 Historic Environment, here. What do you dis/agree with? What do you think might be missing? In particular, please think about the following question: Have we've identified the right Intentions, and do you think there are planning policies we could include to deliver on those Intentions?

4.3 VILLAGE ENVIRONMENT

The Parish includes several villages and hamlets. The villages and hamlets in the parish are desirable places to live - a peaceful setting with an enormous range of natural habitats, native rural wildlife, and magnificent far-reaching vistas maintained by local farmers.

A large part of Englishcombe village itself is a conservation area and we aspire to ensure that the whole parish meets that standard. We realise that 'in fill' and 'small developments' are permitted under Green Belt rules, but feel this can be delivered without sacrificing the parish's existing natural, historical and aesthetic assets.

In addition to the historic features and buildings noted above, the parish is predominantly comprised of 18th and 19th century buildings built from Bath stone with slate or tile roofs, most of which have been well preserved.

INTENTION

Our intention is to preserve our village environments as much as possible, by ensuring that any infill or development has appropriate access to existing infrastructure, is well designed and in keeping with the locality, and in accordance with the high standards required to protect the natural environment and set out in the conservation area.

POLICIES

VE1 – Site Lines. New developments should not unduly impact upon existing residents and neighbouring communities, and should be designed using appropriate boundaries and screening.

VE2 - Boundaries. Developers should attend to all boundaries of each individual property to ensure they are in keeping with the locality, e.g. stone walls and native species hedging.

VE3 – Derelict Buildings – Where the parish council is notified of a derelict residential building, we will aim to bring it back into use by reporting it to BaNES via the web site www.no-use-emptywest.co.uk

THE VILLAGE ENVIRONMENT

Please enter any comments you may have, on 4.3 Village Environment, here. What do you dis/agree with? What do you think might be missing? In particular, please think about the following question: Have we've identified the right Intentions, and do you think the Policies will deliver on those Intentions?

4.4 GREEN BELT AND COTSWOLDS AREA OF OUTSTANDING NATURAL BEAUTY (CAONB)

Green Belt land covers 12.4% of England and is mostly open land and countryside around the largest or most historic towns and cities. International comparisons suggest that without strong protection, these areas would have long since been lost to urban expansion. The Government has stated clearly that it attaches great importance to the Green Belt and that it will seek to maintain existing levels of protection. However, Green Belts are under threat across England.

Our aspiration for the parish is to have it included in the Cotswolds Area of Outstanding Natural Beauty [CAONB]. AONB status provides significant national protection from inappropriate development and other benefits. For example, it is NPower policy to use underground cables in all Areas of Outstanding Natural Beauty.

The passage of the “Core Strategy” for Bath and North East Somerset (paragraph 11.1) should result in the parish attaining AONB status, which would provide significant protection from unwanted development. This outcome is due to the work done by the Parish Council over the past decade, with support from Natural England, Cotswold Area of Outstanding Natural Beauty, and BANES.

INTENTION

To protect and enhance our green belt status and to achieve inclusion as part of the Cotswolds AONB.

To work to protect and enhance our green belt status

To continue to work with relevant organisations to ensure our policies are consistent with those of the CAONB

THE GREEN BELT AND COTSWOLD AREA OF OUTSTANDING NATURAL BEAUTY

Please enter any comments you may have, on 4.4 Green Belt and Cotswolds Area Of Natural Beauty, here. What do you disagree with? What do you think might be missing? In particular, please think about the following question: Have we've identified the right Intentions, and do you think the Policies will deliver on those Intentions?

4.5 CLIMATE CHANGE

It is hard to plan for the uncertainties and timing of likely changes to our climate, although more extreme weather events are likely to become more frequent. There are some areas of the parish that are already struggling to cope with extreme wet weather, for instance, and we are keen that any new development does not exacerbate the problem.

We also believe that there are some things the parish can do in terms of being as energy efficient as possible to reduce our carbon footprint, and to maintain and enhance the biodiversity of the parish.

INTENTION

Our intention is to ensure that developers consider how they are addressing the issues of more extreme weather events, and to ensure that they are not making it harder for the parish to cope with such events.

We want the Parish to aspire to reduce its carbon footprint in terms of build materials and energy consumption per property.

Surface water run-off. Developers will be asked to show how they are going to deal with excessive rainwater run-off and excessive surface water drainage.

Drought. Developers will be asked to consider the inclusion of rain water collection as part of any development.

Heat waves. Developers will be asked to consider the provision of shade in any development. For instance, in the shade of a tree it can be 3 to 4 degrees cooler.

POLICY

CC1 – Recycled materials. We would be supportive of development that seeks to incorporate sustainable building materials where appropriate.

CC2 – Renewable energy. (i) We would be supportive of development that seeks to incorporate renewable energy generation where appropriate.

(ii) We would support renewable energy generation structures where appropriate sites are identified.

CC3 – Energy Efficiency. We would be supportive of development that seeks to maximise energy efficiency within the development e.g. achieving an Energy Performance Certificate "A" in new build, or raising the certificate at least 2 categories in existing buildings.

CLIMATE CHANGE

Please enter any comments you may have, on 4.5 Climate Change, here. What do you dis/agree with? What do you think might be missing? In particular, please think about the following question: Have we've identified the right Intentions, and do you think the Policies will deliver on those Intentions?

5 FACILITIES, SERVICES & AMENITIES¹⁴

Priston Road / Englishcombe Lane is the main through-route, linking much of the parish, neighbouring Priston and parishes beyond. It is typically busy with predominantly one-way traffic during commuting hours, towards Bath in the morning and away from Bath in the afternoon. At other times and throughout the day on the weekend it is used predominantly by farm vehicles, and for recreational purposes.¹⁵

The local bus service reduces traffic, strengthens inter-community social ties and provides vital access for work and services for residents who do not drive. Currently the bus runs into Bath twice each morning, with a third service on Tuesdays and Thursdays, and makes 3 return journeys in the afternoon. Regulars who use the bus describe it as their lifeline.

Although most parish residents travel to and from Bath, the bus also brings visitors and neighbours employed in the parish. Usage has changed over the years, with heavy use by young parish teenagers who later become regular commuters to work or, more frequently, buy cars. The timetable and route is reviewed annually and the parish council has historically taken an active role in promoting and maintaining the quality of this service.

Available facilities, services and amenities have changed over the centuries.¹⁶ As well as the Parish Church of St Peter, currently used for religious purposes and as a concert venue, we also have the Salem Chapel, which holds regular religious services and activities. A 19th century Baptist chapel in Inglesbatch was recently converted into a private dwelling.

The parish has been able to use private property such as the Tithe Barn and the Old School House for a variety of purposes, detailed in the Appendix.

In 2010 the parish Council began to manage the Millstream field as a parish resource. Currently, the site enjoys a circular walk, commemorative trees planted by residents of the parish, a wildlife pond, areas of meadow and woodland.

In late 2012 The Duchy of Cornwall offered the old Wheelwright's Workshop and Orchard to Englishcombe Parish Council on a long-term lease.

INTENTION

Our intention is to make best efforts using available resources to maintain present (and potential) parish assets suitable for a variety of uses.

We will support recreational activities, where appropriate, both for the parish and for local and wider communities

¹⁴ A list of currently available amenities and services are listed at Appendix 6

¹⁵ For example, regular sporting events such as the "Hilly Ten" running race takes place here <http://www.teambathac.org/wp-content/uploads/2011/05/Bath-Hilly-Ten-Course-Street.jpg>, and the local boys' secondary school use it as part of their sport curriculum.

¹⁶ For example, about thirty years ago, there were 2 buses each way twice a week, though that service had a different route and did not extend as far as Inglesbatch and Nailwell. Historically Englishcombe village had a telephone box and a post office which included the sale of sweets and was open twice a week.

The Parish Council will encourage widespread use of the local bus service, regularly assess parishioners' needs from such a bus service and work with BANES to adjust timetables when desirable.

POLICY

FSA 1 – We will support the development of an appropriate Parish facility in Englishcombe Village to meet the social, recreational and cultural needs of the community.

INFRASTRUCTURE LEVY SUGGESTIONS

- To support development and implementation of the policy FSA1

FACILITIES, SERVICES AND AMENITIES

Please enter any comments you may have, on 5 Facilities, Services and Amenities, here. What do you dis/agree with? What do you think might be missing? In particular, please think about the following question: Have we've identified the right Intentions, and do you think the Policies will deliver on those Intentions?

Supplementary Question:

The Duchy have offered us the Wheelwright's Workshop (in Englishcombe Village) for use as a parish facility. How would you like to see the old workshop used in future (assuming the parish council could raise sufficient funding, and that people step forward to run it)?

6 TRANSPORT & MOVEMENT

Priston Road / Englishcombe Lane is the main route through the parish, linking much of the parish and surrounding parishes to the city of Bath. The parish includes many medieval, partially sunken lanes and hedges that are judged of historic significance. This includes medieval grade 1 status hedging along the Priston road which Management Recommendations state should be conserved. It is typically busy with commuting traffic between 7:30-9:00 am and 4:00-6:00pm with pinch points in the centre of Englishcombe and Nailwell. At other times of the day tranquillity is restored and it is predominantly used by farm vehicles, the movement of livestock and local residents for recreational purposes.

Englishcombe parish is 97% agricultural land and relies on farming activity to maintain its landscapes, character and environment. The road supports most vehicles but cannot support a farm vehicle and another vehicle at the same time. As a result the movement of farm vehicles within the parish and between neighbouring parishes requires careful management. At present farmers manage both the timing of working trips and the routes taken to ensure the convenience, productivity and safety of both their activity and other road-users. The balance that currently exists between farming and other traffic would be impacted by any significant increase in traffic volumes on the parish roads.

In addition to Priston Road there are a number of other minor roads, including Kilkenny Lane and Ten Acre Lane, which are often used during peak commuting periods by residents of surrounding parishes looking to bypass traffic entering Bath on the A367.

The roads are single-track in design and maintained to support local residential traffic and farm vehicles, with few passing points. Many of the parish roads are sunken lanes: both they and the lining hedgerows are of historic significance.

Commuter traffic moves at inappropriate speed through Englishcombe village and surrounding lanes. There are several blind bends (including within the village and hamlets) and collisions have occurred.

A traffic survey conducted in the parish in 2001 indicated high levels of rush hour traffic. Roughly 254 vehicles during the rush hour pass through the standing cross junction, with some 238 proceeding on through Englishcombe village itself. A 2013 survey indicated similar levels of traffic passing through Englishcombe village at peak times.¹⁷

Non-motorised road users include cyclists, pedestrians, dogs and dog-walkers and horses and their riders. These users are all underprovided for. The current situation poses a potential risk to the health and physical safety of non-motorised road-users.

There are currently no road calming measures in the parish except for bollards in Nailwell, where they have resulted in slower speeds, and at the Bath entrance to Englishcombe, which seem to have had a lesser impact. Measures such as this need further active consideration.

¹⁷ Appendix 7

The traffic signage around the village is rudimentary. An effort to establish and maintain effective traffic signage without excessive environmental intrusion would be beneficial.

Parking is not currently a major problem (almost all parish houses have significant off-street parking) but increases in the number of cars parked around the 'triangle green' (during snowy weather and for schoolhouse events) illustrate that only a small volume of roadside parking will have a significant impact on the village and safe transit through and around it. This will increase risk of harm especially to non-motorised road-users.

Beyond the main through-road the village has little motorised traffic and the lanes are used for farm traffic, leisure and access.

With each new commercial and residential development, parish 'Project' or 'Event' the parish should consider the potential changes to the movement of both its parishioners, residents of surrounding parishes and farming neighbours who may be moving within Englishcombe parish.

INTENTIONS

Preserve the tranquillity of our villages and the health and safety of all road users and pedestrians.

Farming traffic. Maintain its free flow within and entering/leaving the parish.

Commuter traffic. The current volume and speed of commuter traffic through the parish in general and the village in particular is undesirable. Efforts should be made to control and, over time, reduce the volume of commuter traffic. Strenuous efforts should be made to prevent any increase in the volume of commuter traffic. The impact on Englishcombe transit traffic of developments outside the parish, such as the current Core Strategy proposal for housing on the Odd Down Plateau, to the east of Sulis Meadow, should be assessed and appropriate action taken to reduce resulting rat run traffic through the Parish.

Speed of traffic. This is excessive and poses a risk of harm to other road users and parishioners. Efforts should be made to reduce the speed of traffic transiting the parish and through the village in particular. An enforced statutory 20 mile an hour limit is desirable within the village of Englishcombe and in other hamlets. Road calming devices and improved traffic signage (that is appropriate to the rural setting) should both be actively explored and, if suitable, deployed.

Maintain the provision of bus services. Englishcombe bus service runs twice per day to the centre of Bath. This service provides a vital service to those members of the Parish who either cannot travel by other means or who choose not to and as such must be maintained. A bus service reduces the volume of cars on the parish's roads and as such reduces the carbon footprint and environmental impact of increased transportation. We will seek to encourage businesses in the parish to use the bus service.

There is currently adequate off street car parking provision within the village for residents. There is almost no provision for parking for any volume of vehicles in excess of those required by residents and a small number of visitors. Any increase in on street parking on the sides of the narrow roads will impact on the health and safety of both pedestrians and other road users. The village's

ambiance will be protected by carefully controlling any developments that increase the amount of traffic coming through the village or increase the use of on street parking.

Non-motorised traffic (cycling and pedestrian traffic) using the main parish roads is currently modest and is likely dissuaded because of concerns over user experience and risk of bodily harm. These green modes of transport should be actively encouraged by changes that improve the experience and safety of such road users in the parish.

The road verges and hedgerows form an important asset of the parish. Efforts should be made to maintain these (by reducing traffic volume and maintaining safe appropriate passing places).

Reduce the carbon footprint and environmental impact of parishioners and other road-users in the parish.

Footpaths and bridleways represent one of the prized assets; residents of surrounding parishes often come into our parish to experience our countryside and excellent footpaths. As such every effort should be made to both maintain and improve them, with clear signage and gated access. A map of the Public Rights of Way and a written description of the various routes are available on the Englishcombe Parish web site.

It is the Parish Council's intention to seek the introduction of a statutory 20mph speed limit within the village centres.

POLICIES

T&M 1 – Given the narrowness of the country lanes in the parish, and in keeping with the existing environment, development will only be supported where adequate off-road parking is included within the area of the development.

INFRASTRUCTURE LEVY SUGGESTIONS

- Traffic signage around the parish and particularly at village entry points should be improved and maintained to encourage safe driving speeds and awareness of dangerous and blind bends. This should be appropriate to the rural setting.
- Traffic calming measures, in keeping with the rural nature of the parish, should be introduced and maintained to encourage safe driving practices around the parish and village.
- Seek to encourage businesses in the parish to use the available public transport.
- Consider the introduction of 'shared road' signage in selected areas of the parish.
- Repeat the traffic survey every 5 years
- Introduce a formal stopping point at top of Padleigh Hill

TRANSPORT AND MOVEMENT

Please enter any comments you may have, on 6 Transport and Movement, here. What do you dis/agree with? What do you think might be missing? In particular, please think about the following question: Have we've identified the right Intentions, and do you think the Policies will deliver on those Intentions?

7 TELECOMMUNICATIONS

INTRODUCTION

“The lifeblood of rural communities over the next 50 to 100 years, will be their ability to communicate with the outside world.” Local MP, Jacob Rees-Mogg.

The parish of Englishcombe is served by a variety of telecom service providers. Fixed line telecoms and broadband are based on infrastructure owned and maintained by BT Openreach, while mobile telephony is provided by the four main UK operators, Vodafone, EE, Three and O2, though there are no known mobile masts in the parish. Virgin Media provides TV and cable services to the Southdown area of Bath adjacent to Englishcombe parish, but has shown no interest in extending its services.

The parish is served from three BT exchanges: Kingsmead in Bath, Odd Down and Timsbury. Of these exchanges, Kingsmead and Odd Down are already upgraded to fibre services; no date has been set for upgrading the Timsbury exchange. In general terms, the north-west and centre of the parish are served from Kingsmead via a fibre enabled cabinet at the Globe Roundabout in Newton St Loe: the north east of the parish is served by a non-fibre cabinet off Englishcombe Road, and the southern parts of the parish via a non-fibre cabinet in Priston. There are no fibre or non-fibre enabled cabinets at all in the parish.

Distribution of fixed line telecommunication services is largely via an aging infrastructure of overhead wires and poles. Because speed of telecommunications is largely determined by distance from the nearest cabinet, overall the community receives inferior speeds and reliability. Similarly mobile phone reception, whether for voice or data, is patchy across the whole area, and many locations fail to get 3G service from any carrier.

Currently a few areas of the parish are able to obtain fibre to the cabinet services such as BT Infinity, but these are largely restricted to the Barrow and Haycombe areas and the northern end of Englishcombe village. Haycombe can receive 24 Mbps services – the government’s definition of superfast broadband—Englishcombe village between 12 and 20 Mbps service, while the remainder of the parish reports chiefly sub 2 mbps service. The current national average according to OFCOM as of April 15th 2014 is 17.8 Mbps, so Englishcombe parish is significantly disadvantaged. This affects a wide range of uses including schoolwork, medical applications, government services (including for example B&NES council webcasts), and streamed video services such as iPlayer and Netflix.

While there is little conventional business use in the parish, there are significant numbers of individuals operating businesses from home or simply home-working. Businesses may be dissuaded from considering setting up in the area through the lack of reasonable broadband facilities.

While BaNES is an active participant in the BDUK Connecting Devon and Somerset program, this arrangement only plans to deliver superfast services to 90% of the B&NES area by the end of 2016, though there is a commitment to deliver 2 Mbps to all by that date. “Connecting Devon and Somerset” have declined to answer repeated questions about the roll-out plan for rural areas across B&NES – as such, it is believed that Englishcombe parish will continue to be disadvantaged into the foreseeable future.

INTENTION

The intention of our proposed policies is to ensure that Englishcombe parish, in totality, enjoys telecommunication services of a speed and quality which meet or exceed the national average, which remove the current 'digital divide' between us and the city of Bath.

POLICIES

TC1 – To support sustainable economic growth, and enhance the provision of local community facilities and services, developers will be required to show how telecommunications services, both fixed line and mobile, will be provided to at least national average levels of speed, reliability and QOS (quality of service)

INFRASTRUCTURE LEVY SUGGESTIONS

- The Parish Council should consider contributing to the cost of burying utility cables to retain and restore the natural beauty of the parish.

TELECOMMUNICATIONS

Please enter any comments you may have, on 7 Telecommunications, here. What do you dis/agree with? What do you think might be missing? In particular, please think about the following question: Have we've identified the right Intentions, and do you think the Policies will deliver on those Intentions?

8 APPENDICES

Appendix 1 REFERENCED DOCUMENTS

- BaNES Draft Core Strategy, Dec 2010
- Barrow Mead, Bath 1964 Excavation by Jayne Woodhouse
- Bristol City Region City Deal + Unlocking Growth in City Deals – wave 1
- Cost of Building to the Code for Sustainable Homes
- Cotswold AONB Management Plan 2008-13
- Community Right to Bid: Part 5 Chapter 3, The Localism Act & the Assets of Community Regulations 2012
- CPRE Guide to Neighbourhood Planning
- Historic Landscape Survey of the Manor of Englishcombe, Avon County Planning Dept, 1983
- Landscape Survey Manor of Englishcombe
- National Planning Policy Framework, March 2012
- Rural Community Broadband Fund – Review of Potential Community Financing Sources
- Valuing People, Place & Nature, a green infrastructure strategy for BANES, Nov 2012
- Rural Landscapes of BaNES, A Landscape Character Assessment, April 2003
- Living Working Countryside, The Taylor Review of the Rural Economy & Affordable Housing, July 2008
- The Localism Act – Chapter 20
- The Localism Act – Chapter 20 Explanatory Note
- The Parish of Englishcombe, A History, Englishcombe Parish Council, 1995

Appendix 2 NPC Terms of Reference

1. Consider the guidelines established by B&NES in their document 'Neighbourhood Planning Protocol' as adopted by cabinet on 12th September 2012.
2. Provide parishioners with information on central and local government policy relevant to Neighbourhood Planning such as the Localism Act and the progress of the suspended BaNES Core Strategy via the website, email distribution and on parish noticeboards.
3. Consult with parishioners on the possible alternatives for Englishcombe in terms of housing provision (including social and retirement housing), office and industrial premises, traffic management and public transport, establishment and management of sites for gypsies and travellers, schools, playgrounds, infrastructure, open spaces, woods and nature parks, parish facilities and services.
4. Ensure any proposals are consistent with the legislation relating to the Cotswold AONB, the Green Belt, the Conservation Area and the protection of Listed Buildings.
5. Liaise with neighbouring parish councils to ensure the resultant final individual Neighbourhood Plans are co-ordinated.
6. Undertake a Sustainability Appraisal to ensure positive impact of the plan on socioeconomic and environmental considerations.
7. Abide by the NPC Code of Conduct
8. Produce reports for council meetings on a bi-monthly basis starting from January 2013 until the completion of the Examination and Adoption phase.

Appendix 3 Definitions RA1 and RA2 from BANES' Core Strategy

RA1 Development in the villages meeting the listed criteria

At the villages outside the Green Belt, proposals for residential and employment development of a scale, character and appearance appropriate to the village and its setting will be acceptable within and adjoining the housing development boundary provided the proposal is in accordance with the spatial strategy for the District set out under policy DW1, and the village has:

- a) at least 3 of the following key facilities within the village: post office, school, community meeting place and convenience shop, and
- b) at least a daily Monday-Saturday public transport service to main centres, and
- c) local community support for the principle of development can be demonstrated.

At the villages which meet these criteria, development sites will also be identified in the Placemaking Plan and the housing development boundary will be reviewed accordingly to enable delivery during the Plan period of the 1,110 dwellings identified on the Key Diagram. Residential development on sites adjoining the housing development boundary at these villages will be acceptable if identified in an adopted Neighbourhood Plan.

Proposals at villages outside the Green Belt for employment development of a scale, character and appearance appropriate to the village and its setting will be acceptable within and adjoining the housing development boundary.

RA2 Development in villages outside the Green Belt not meeting policy RA1 criteria

In villages outside the Green Belt with a housing development boundary defined on the Proposals Map and not meeting the criteria of policy RA1 proposals for some limited residential development and employment development will be acceptable where:

- a) they are of a scale, character and appearance appropriate to the village
- b) in the case of residential development they lie within the housing development boundary
- c) in the case of employment development they lie within or adjoining the housing development boundary

At the villages which meet the above criteria, residential development sites may also need to be identified in the Placemaking Plan and the housing development boundary reviewed accordingly to enable delivery of 1,110 dwellings identified on the Key Diagram. Limited residential development on sites adjoining the housing development boundary at these villages will be acceptable if identified in an adopted Neighbourhood Plan.

Appendix 4 The Englishcombe Parish Design Statement.

Design Statement.

Objectives: This Design Statement will be used as a guide to the future development of any house extensions, reuse of existing barns/redundant agricultural buildings and any new development. It is aimed at improving the physical qualities of the Parish by promoting an appropriate, pleasing and harmonious quality architectural and landscape design in development which will complement and reinforce the existing character of the rural Parish landscape. Future sustainability of any build is of paramount importance.

Heritage: The Parish is made up a number of individual settlements, Inglesbatch, Nailwell, Haycombe, Kilkenny, Barrow and Englishcombe itself incorporating Innox Grove and Nursery View, all have their own specific architectural features. The historic fabric of buildings should be preserved and repaired wherever possible and existing buildings reused creatively. Where a building is "listed" specialist advice should be obtained.

New Development: Any new development must take account of, and be sensitive to the physical and environmental context of the site and its location in the Green Belt, and where appropriate the Conservation Area. We need to bear in mind our ambition to be included in the Cotswold Area of Outstanding Natural Beauty. Such developments should be rural not suburban in character.

Design: The design, whether contemporary or traditional, must be a harmonious addition to the rural environment, complementing the local build heritage, and sit well in the landscape.

Detailing: The detailing of new development and changes (including extensions and additions) to existing buildings must reflect the quality of craftsmanship and materials both of the area and the specific location. The aim should be to use local durable materials (e.g. Bath Stone) which maintain and improve in appearance with age.

Local Concerns: Proposals for any new development and/or alterations must take proper account of relevant planning considerations raised by immediate neighbours or the Community at large. This should be done through the Parish Council who should ensure comprehensive local engagement. Specific consideration needs to be taken to all matters relating to the Neighbourhood Plan. In this respect it is recommended that pre application advice is sought from B&NES planning department.

Appendix 5 THE 2012 PARISH SURVEY RESULTS¹⁸

The 2012 Parish Survey provided useful guidelines as to the way ahead (the 35% response achieved to the questionnaire was regarded as very acceptable when compared to other parishes who had undertaken a similar exercise). The full results are available at the link in the footnote, this is a summary.

The average length of residency of those replying to the questionnaire was 21 years.

Adults responding numbered 78, 40% of whom were over 65.

70% of dwellings were owner occupied; 25% Housing Association or privately rented, the remaining 5% tied to employment.

The vast majority of respondents (98%) were either Very Happy or Happy living in the Parish.

There was a readiness to encourage business activities in the Parish appropriate to the locations. Agriculture, IT/Web, Creative and Rural Related Enterprises (Artisan initiatives) being the higher practical options.

Currently the proportion working in the Parish (mostly from home all or part of the time), or in and around Bath amounted to 80% of those responding.

Housing & Development comments were very much in favour of conversion of redundant buildings, with a preference for single dwellings (45%), small groups below 10 (35%); also a preference for detached and cottage type dwellings of a style and design sympathetic to the surrounding dwellings. Another important issue concerned the materials used where Bath Stone should be the material of choice.

In replies to the Questionnaire as to what people liked about the Parish we got the following:

- People in the Parish cared about each other;
- Peace and Tranquillity;
- Sense of Community;
- The unspoiled peace and calm of the countryside, despite our proximity to Bath;
- Green Spaces, Green Lanes and footpaths;

¹⁸ http://www.englishcombe.net/Englishcombe/Planning_files/Neighbourhood%20Plan%20Results.pdf

Appendix 6 AMENITIES, SERVICES & SITES OF HISTORIC INTEREST

| | |
|--|---|
| 1. Open Countryside | Farming, walking, jogging, horse riding (with signposted bridleways), motocross, bicycling, painting, photography, bird watching, star gazing, recreational shooting (clay pigeon and pheasant). The parish is predominantly owned by The Duchy and a few smaller privately owned farms. The families that manage these properties have done so for generations. |
| 2. Old School and car park | Polling Station Parish council , Millstream and NPC meetings Village Weekend Family events – weddings, birthdays, anniversaries, funerals.... Annual Bonfire night Thurs coffee mornings, and a monthly sharing lunch |
| 3. BUS (768) | 2 buses into Bath each day M-S, extra bus Tues & Thurs mid morning. 3 returns every afternoon. http://www.priston.org.uk/buses.htm |
| 4. Tithe Barn and car park (privately owned) | English Heritage days Has been used by kind permission of the owner, for Community events and car parking for weddings etc. Tithe Barn used to be used for wedding receptions. |
| 5. Wildlife areas | Rare orchids, bat route, etc great crested newts (private pond at Haycombe), Mill Pond - a lot of the work was done by the local Southdown Cubs/Scouts and Duchy |
| 6. Sirius Wood | 2,500 trees of traditional English varieties in the northern fringe of the parish |
| 7. Millstream | A community facility in Englishcombe village maintained as a peaceful natural venue. It is a quiet, reflective area in beautiful surroundings with commemorative trees, benches and a bridge. Various community celebrations have been held there (e.g. Queen's Jubilee). It was originally leased by the Parish Council in [date] from the Duchy for 21 years. Previously, this area included community allotments. http://www.englishcombe.net/millstream |
| 8. Parish website | www.englishcombe.net contains details of local services |

| | |
|---|--|
| 9. Footpaths & Bridleways | Part of Julian House charity fund raising circuit http://www.englishcombe.net/Englishcombe/What is a PC files/Footpath%20map.pdf |
| 10. Wansdyke | Archaeological feature that runs through the parish. |
| 11. Culverhay Castle | Archaeological feature to the east of Englishcombe Village |
| 12. Abandoned Medieval Village at Barrow Mead | Footpath BA11/4 passes adjacent to Barrow Mead. |
| 13. Post deliveries | Daily delivery of post throughout the parish |
| 14. Waste Collection | Weekly collection on Tuesdays for normal waste and recycling. Garden waste every other Tuesday. |
| 15. Neighbourhood Watch Scheme | Brian Huggett acting as co-ordinator. |
| 16. St Peters Church | Regular service 11.15 am, 1st & 3rd Sundays Morning Prayer, 2nd & 4th Sundays Holy Communion, Seasonal special services e.g. Harvest Baptisms, weddings and funerals, Vicar: Catherine Sourbut. |
| 17. Salem chapel | 11:15 Morning service (breaking of bread), 6:30 Evening service Leader: John Davis |
| 18. Wheelwright workshop (& orchard) | Light industrial unit. Duchy owned and to leased by the Parish Council |
| 19. Rickyard & car park | Also known as The Old Acorn Barn. Has now been leased to The Life Project, a charity supporting adults with learning difficulties. The current proposal is to use the unit for the assembly of plant supports, moving on to other Light Industrial and/or assembly activities. |
| 20. "Museum" | Annual Heritage Day event; by kind permission of Tony and Hazel Salter in the 'Old Forge'. Includes many interesting papers/artefacts relating to the history of Englishcombe |
| 21. Removal business | Formerly Padleigh Kennels (Both businesses owned and run by the same family) Kennels business now ceased |
| 22. Farm B&B | http://www.picturesofengland.com/England/Somerset/Inglesbatch/bedandbreakfast |
| 23. Holiday cottages | http://www.manorcottages.co.uk/properties/BARROW |
| 24. Landscape business | |
| 25. Conference & plays venue at Barrow Castle | http://www.barrowcastle.co.uk |

Appendix 7 Traffic monitoring figures 2001 / 2013

2001

- Performed Sept 2001 on two week days 07.00-09.00.
- An average of 153 vehicles per hour approached the standing cross junction (junction between Englishcombe/Nailwell and Ten acres Lane/Inglesbatch).
- An average of 141 vehicles (93%) proceeded to Englishcombe.
- At peak time (07.45-08.45) average flow through the junction was 254 vehicles per hour, and through Englishcombe 238 per hour.
- 75% of traffic comes from Ten Acre Lane (ie. rat running). During periods of high activity 85% of activity cars, 15% small vans and the occasional mini-bus/m-cycle. After this time 50% of all traffic was farm vehicles.

2013

- Performed 0715-09.15 Friday 14th June
- Simple count of cars through Englishcombe village (likely an additional 7-8% in other areas of Priston road)
- Over the two hour period 249 cars and vans passed through
- 07.45 - 0845: 168 cars and vans. Vans approximated 15% of traffic.
- So broadly similar figures to 2001 (a fall of 12 in overall numbers) but the numbers were spread more over the two hours rather than compressed into the 07.45-08.45 period.

APPENDICES

Please enter any comments you may have, on the appendices, here.

GENERAL COMMENTS

Please enter any other comments you may have here.

Appendix 4 – draft plan consultation comments and how the neighbourhood plan reflected these

| Section | Comment | Response |
|-----------------------------------|--|---|
| Background | I like the background. | None required |
| Background | Text is excellent but wooden owl photo is inappropriate -- like a gnome, it demeans the document | None required as not a comment on the content |
| Description | Good description | None Required |
| Description | excellent description and map is great | None required |
| Description | All good | None required |
| Planning and Development | I agree with the intentions outlined | None required |
| Planning and Development | excellent writing and helpful map | None required |
| Planning and Development | Fully agree with the policies | None required |
| Planning and Development | I think the intentions are good and that the policies will deliver on these intentions. | None required |
| Planning and Development | I would like to see minimal development in the parish. I would support the emphasis on reusing existing buildings. I would very much like to see the conservation area extended | No need to amend plan as the plan must be pro-development |
| Planning and Development | All good | None required |
| The Rural Environment | infrastructure levy -- perhaps add landscaping to diminish light and sound pollution | No need to amend plan as this covered by B&NES core strategy. Also any light and sound pollution comes from area outside the remit of this plan |
| The Rural Environment | I think the intentions are good and that the policies will deliver on these intentions | No change required |
| The Rural Environment Policy RE.2 | Subdivision of fields should be allowed where hedges were in the past and should be planted with native species | No need to amend policy as the policy only objects to subdivision of existing fields where it is for conversion of fields into small parcels for speculative sale . It does not prevent reinstating previously existing native species. |
| The Rural Environment | I would strongly support the intentions and policies in this section. I have long felt that the unspoilt countryside in this parish has been greatly underappreciated, ironically perhaps because no major road passes through it. The fact that it does not have a major road for several square miles (and indeed no major road in some adjoining parishes)in itself must be quite unusual in such close proximity to two major urban areas. It would be tragic if | The plan has been amended to include Habitats Regulations Assessment. Traffic issues address by the Transport and Movement policies. |

| | | |
|--------------------------|---|--|
| | <p>such a peaceful and unspoilt greenbelt, which directly adjoins the unique city of Bath, were to be lost to development. Bath is a special case and cannot be considered in the same light as other towns to which additions can be made willy nilly. made willy-nilly.</p> <p>I would make three additions. Firstly, I believe that the parish is a major habitat for bats which are under threat from habitat destruction.</p> <p>Secondly, and much more importantly, the small lanes and pathways around the parish are generally in a poor state. Many of the lanes are now BOATS or used as such. The repeated transit of motorbikes and four wheel drive cars has wrecked many of these small lanes- What used to be narrow pathways with sloping sides covered in various plants have now become wide, rubbish strewn and battered thoroughfares. In addition when walking, the tranquillity of these lanes has been severely damaged. One must always be on guard for speeding motorbikes and cars. The situation seems to be getting steadily worse. For example the lane from Inglesbatch to Wilmington has been very badly damaged and the lane from Englishcombe to Inglesbatch has also suffered terribly over the past few decades. Local users of these paths, whether on foot or horseback are being penalised by the actions of few motorised users who probably live far outside the parish. I would like to see a complete end to the granting of BOAT status on any pathway and if possible the blocking of existing BOATS to give lanes a chance to recover.</p> <p>Thirdly, Newton Brook appears to be dead. There is no vegetation in it or little or no fish. This is not how it used to be. Something has gone badly wrong with that stream</p> | |
| The Rural Environment | Fully support the planting of native trees, replacing those felled. | None required |
| The Rural Environment | Further citations needed to support footnote 10? | Addressed by the provision of alternative evidence |
| The Historic Environment | Fully agree with the intentions | None required |
| The Historic Environment | page 15 footnote 13 needs a date and a reference -- e.g. was this verbal advice at a meeting or written in a document? would be nice if we could have a photo of Culverhay Castle | Footnote expanded |
| The Historic Environment | Agree | None required |
| Historic | I think the intentions are good and that the policies will | No change required |

| | | |
|--|--|--|
| Environment | deliver on these intentions. | |
| The Village Environment | Agree with points raised | None required |
| The Village Environment | Fully agree | None required |
| The Village Environment | I think the intentions are good and that the policies will deliver on these intentions. | No change required |
| The Village Environment | The importance of views of open countryside, from the village itself, to residents and visitors should be stressed | No change required as this already covered by policies CP8 and GB.2 of B&NES Council's adopted core strategy |
| The Village Environment | <p>I would support these intentions and policies. I would like to see the minimum possible development in the parish and any development that does occur should fit in with the existing buildings, for example using Bath stone.</p> <p>However I would like to see the parish give more attention to some of the communal areas of each village. For example in Englishcombe there are several communal pieces of triangular grass which have become rather dilapidated over the years. In France for example such areas are often cobbled or otherwise attractively landscaped. I would rather see money spent on something like that than would new road signage. For example some of the wood work on the church requires replacement. The overall objective should be to make the village as attractive as possible. This would benefit of all of us. My suggestion would be to look on the internet for pictures of the very best villages abroad that can be found and to use them for ideas on how the appearance of the communal or public areas of the villages of the parish could be enhanced at reasonable cost.</p> | <p>None required as plan must be pro development.</p> <p>The plan includes a parish design statement</p> |
| The Green Belt and Cotswold Area of Outstanding Natural Beauty | Agree | None required |
| The Green Belt and Cotswold Area of Outstanding Natural Beauty | Agree | None required |
| The Green Belt and Cotswold Area of Outstanding Natural Beauty | I would support extremely strongly and without hesitation the intentions outlined in this section. Indeed I would go further. Bath is a unique and incredibly valuable city and it cannot be considered in isolation from the wonderful countryside around it. The setting of Bath with wooded and unspoilt countryside on all sides is an essential part of | No change required as plan must be pro development |

| | | |
|--|---|--|
| | the allure of Bath. Bath really is a special case. The countryside to the south west of Bath is wonderfully unspoilt, peaceful and of historic importance. It forms a crucial part of maintaining the separate identify of Bath from Salford, Keynsham and Bristol. It would be tragic and needless if it was lost to development. It should definitely be an AONB. Development within the parish should be kept to an absolute minimum. Preservation should be the emphasis. | |
| The Green Belt and Cotswold Area of Outstanding Natural Beauty | think the intentions are goo and that the policies will deliver on these intentions. | None required |
| The Green Belt and Cotswold Area of Outstanding Natural Beauty | Fully support AONB status application with the Cotswolds AONB | None required |
| Climate Change | Careful long term consideration must be given to reduce the carbon footprint. At all times it must be remembered that the parish is an AONB and this covers not only the land but the properties. | None required as the policies CC1, CC2 and CC3 aim to reduce the carbon footprint. |
| Climate Change | page 21 - photo not illustrative, detracts from text, I will offer/send replacement to Matt McCabe unless I can upload here somehow | None required as not a comment on the content of the plan |
| Climate Change | I think the policies to deal with climate change should be an extremely low priority for the parish council or even dropped altogether. Increasingly the evidence is that climate change has ceased and that it is unlikely to be a serious problem if it does in fact recommence. The world has not warmed for 18 years and the evidence shows that so called extreme weather events are not in fact increasing at all. | None required as the plan must be sustainable to comply with the NPPF |
| Climate Change | I think the intentions are good and that the policies will deliver on these intentions. | None required |
| Climate Change | Agree | None required |
| Facilities, Services and Amenities | Agree with the intentions but stress that every effort should be made to involve the whole parish. | Production of the plan has involved 2 whole parish consultations plus the statutory consultation |
| Facilities, Services and Amenities | If practical, to be used as a replacement for the parish's use of the Tithe Barn if access to this privately owned building is reduced or ended in the future Monthly open evenings for social get togethers for the community | No change required |
| Facilities, Services and Amenities | I am not convinced that we need an additional parish facility in Englishcombe village. What would the facility be used for? Could the Old School be used for any such needs? | No change required as the Old School is already leased to another organisation |

| | | |
|------------------------------------|---|--|
| | I would want to see only a use for this building (Wheelwright's Workshop) which does not disturb the adjacent houses or the village in general. That means usage which is quiet, which mainly happens in office hours. | |
| Facilities, Services and Amenities | I would love to see this run as a café and meeting space, but only if there are plenty of volunteers to do it. | No change required |
| Facilities, Services and Amenities | on page 23, 3rd paragraph add the word bus for clarification as follows "teenagers who later become regular bus commuters . . ." page 24 footnote this is not entirely clear --thirty years ago the bus didn't go through Priston and Nailwell-- However 2 years ago we had the same route as we have now and a service 3 per day each way 5 days a week | This information has been updated |
| Facilities, Services and Amenities | Encouraging the bus to allow kids to get to and from school in central Bath on time would significantly reduce traffic flows from the village and surrounding villages | Comment noted and the parish council will investigate. |
| Transport and Movement | The bollards in Nailwell have not in my opinion slowed the traffic. They are and have been since erected been a great annoyance to the farming community, by effectively narrowing the lane makes the passage of large machinery very difficult and with combine harvesters impossible. Also the bank on the opposite is being eroded. I would agree with speed limit of 20 mph but I disagree with most traffic calming devices. One way of reducing the rat run traffic is no entry except for access signs at the end of Ten Acre Lane at the B3115 and at the Priston turn off the B3115. Also at top of Padleigh Hill for traffic in opposite direction. | No change required as the plan clearly states that any measures related to traffic calming and or road signage should be appropriate to a rural area |
| Transport and Movement | Fully agree with the suggestions | None required. |
| Transport and Movement | Agree | None required |
| Transport and Movement | think the intentions are good and that the policies will deliver on these intentions. | None required |
| Transport and Movement | I don't think that the parish requires any more road signage or road markings of any kind. In recent years there has been an increasing blurring of rural and urban areas with ever increasing amounts of ugly uniform signage and road markings creeping out from the edge of urban areas and disfiguring rural areas. These sorts of signs and markings seem to have a self reinforcing aspect – the more there are the more seem to appear. And of course they then need to be maintained. The worse things are the chicane style, bollard topped traffic calming islands. These are extremely ugly I think that reducing our carbon footprint should be left | No change required as the plan clearly states that any measures related to traffic calming and or road signage should be appropriate to a rural area |

| | | |
|------------------------|--|---|
| | <p>entirely to the responsibility of individual parishioners. I do not think that the parish council needs to get involved in this matter.</p> <p>I do not think that there should be any increase in the number of width of passing places. This is likely to increase traffic flow and encourage a steady nibbling away of the ancient hedgerows.</p> <p>I support the use of 20 mph zones within the villages themselves.</p> <p>I think that the most unobtrusive method of reducing the excessive speeding of those passing through the village would be the periodic appearance of a speed camera van.</p> <p>I can think of few practical methods to reduce the flow of traffic through the village. One option might be to introduce a one way section of lane from the junction of Kilkenny Lane with the Priston Road. Farm vehicles could be exempt. This would at least prevent the morning rat runners from travelling through the village. Another longer term answer probably lies in improving the traffic flow on the A367 and the Frome Road/Rush Hill</p> | |
| Transport and Movement | <p>page 26 2nd para from the bottom "non motorized . . ." instead of "under provided for" say "exposed to speeding vehicles"</p> <p>I STRONGLY BELIEVE WE NEED 20MPH THROUGHOUT THE PARISH AND NEIGHBORING PARISHES-- THERE ARE REGULAR SERIOUS ACCIDENTS AS VEHICLES LEAVE NAILWELL GOING TOWARDS PRISTON, AND THEY SPEED UP AS THEY LEAVE THE NARROW LANES. LAST MONTH A COLLISION RESULTED IN A BUS AND A PASSENGER CAR BOTH BEING SMASHED + TOWED! ACCIDENTS WE KNOW ABOUT OCCUR ABOUT ONCE A MONTH ON AVERAGE.</p> | None required |
| Telecommunications | Yes you have identified the right intentions. At my home in Inglesbatch my broadband is at best 1.5 mbps. | None required |
| Telecommunications | Agree. Very necessary for the future | None required |
| Telecommunications | I think the intentions are goo and that the policies will deliver on these intentions. | None required |
| Telecommunications | I would definitely support the intention to improve the speed of broadband in the parish. But the section lacks detail on how that might actually occur. I don't understand the role of developers in providing broadband which is mentioned in the policies section. The, picture with community members digging in a broadband line, is not explained. There is no mention of Wansdyke Telecom in here which I believe is carrying out this work. | None required as specific developments would show how the broadband would be provided |

| | | |
|--------------------|--|---------------|
| Telecommunications | Infrastructure levy - to fund fibre to the village | |
| Appendices | Maps are fantastic | None required |
| General Comments | The plan is very comprehensive and the parishioners involved in the draft must be congratulated on the detail it contains. The plan must be used as the guidelines for the future of the parish. | None required |
| General Comments | Well done to everyone who worked so hard. | None required |
| General Comments | Very well done, agree with almost all content. | None required |
| General Comments | Well done | None required |

Appendix 5 – Final parish consultation comments and how the neighbourhood plan was updated to reflect these

| Section | Comment | Response |
|---|--|--|
| Planning and Development 1 | I would add two important points to the last sentence at the end “.... Not have a detrimental impact on traffic, noise or light pollution, the surrounding landscape and historical buildings. Because we enjoy a small rural and largely peaceful environment, the smallest change makes a big difference. For example, in Nailwell, sporadic maintenance in one large scale garage has increased traffic and noise levels significantly during the day. If this were allowed to become a commercial business it would ruin the hamlet. | These issues already covered by other policies in the plan covering transport, planning and development and the rural environment (Transport and Movement 1, Rural Environment 1 and Planning and Development 5 |
| Planning and Development 1 | Agree | No change required |
| Planning and Development 2 | Agree | No change required |
| Planning and Development 3 | Shouldn't we also protect existing inhabitants from increased traffic light and noise pollution? | These issues already covered by other policies in the plan covering transport, planning and development and the rural environment. (Transport and Movement 1, Rural Environment 1 and Planning and Development 5 |
| Planning and Development 4 | | |
| Planning and Development 5 | | |
| Rural Environment 1 | 10 years to be 20 years | Not changed as 10 years in line with national planning policy relating to change of use |
| Rural Environment 1 c Where there are no highways and access impacts | No impact? Perhaps that should read sustainable impact? | Changed by inserting adverse after no into c and d |
| Rural Environment 2 | All agricultural hedgerows are already protected. | No change required |
| Rural Environment 3 | Retain and protect all trees? Trees need managing. Perhaps this should be that if a tree needs removing it should be replaced. | No change required as policy regarding trees only relates to development proposals. |
| Rural Environment 3 | This is a bit general I think? For example I planted 6 fruit trees in my garden a couple of years ago. Now | No change required as policy regarding trees |

| | | |
|-------------------------------------|---|--|
| | they are getting bigger I realise I have possibly planted too many. As I planted them why shouldn't I remove them? Maybe a reference to established (10 years?) broadleaf trees? | only relates to development proposals. |
| Rural Environment 3 | Is there a better way of saying "protect all trees"? The way it is written here, it might stop people planting trees, knowing they cannot later remove them. What happens if there is a tree with a disease or one that causes other unforeseen problems? I don't know how to say it but maybe something like "protect all trees that might become damaged during a new development". | No change required as policy regarding trees only relates to development proposals. |
| Rural Environment 4 | Why only recreational? I would add the following "recreational, cultural or educational use, provided it has a positive impact on the community". | Cultural or educational uses considered as part of recreational use |
| Rural Environment 4 | Agree | No change required |
| Village Environment 1 | Map? | Map available in full plan available to all parishioners as part of the consultation |
| Village Environment 1 | Agree | No change required |
| Village Environment 2 | Correction – "either native species" Agree. | Corrected |
| Facilities Services and Amenities 1 | I disagree, unless the facility uses the existing infrastructure, but the caveat later is helpful From my perspective, the undeveloped land and open views meets the social, recreational and cultural needs of the community, as well as those of neighbours and visitors – doubt we would benefit from a building. | Not changed as included in response to the initial parish survey. Caveat not needed as covered by the term appropriate |
| Facilities Services and Amenities 1 | Agree once needs are identified | No change required |
| Climate Change 1 | Weak. Energy impact should be considered, so I would add the following "materials, as well as incorporating renewable energy for its own use as well as providing energy for the rest of the parish." I know this is stated later but it should be the focus. | Covered by Climate Change 2 policy |
| Climate Change 2 | Agree | No change required |
| Climate Change 3 | Agree | No change required |
| Transport and Movement 1 | This is at odds with rural environment 1 c – no highways and access impacts. | Rural Environment 1 c amended |
| Transport and Movement 1 | I would allow a caveat "or a development that provided residents with other forms of transport" light railway? Cycle path? A regular private coach service? (e.g. if dwellings are for elderly or students, or others who don't drive, like the blind). | Covered by aspirations in this section of the plan |
| Telecommunications 1 | Why? The majority of people responding to the survey don't care about internet speed – they care | No change as included in response to the |

| | | |
|----------------------|---|---------------------------------------|
| | about preserving the slow, quiet lifestyle we enjoy | results of the initial parish survey. |
| Telecommunications 1 | Agree as long as costs are borne by those who benefit | No change required |
| General Comments | Agree with the plan and give it our support | None required |
| General Comments | Totally supportive of this document, Incredible amount of work by parishioners gone into this very thorough document. Well thought through, considerate, sensitive and comprehensive. | No change required |
| General Comments | Great Job, Thanks | None required |
| General Comments | Good Job | None required |