

October  
2015

Englishcombe Parish Neighbourhood Plan

# **POLICIES BOOKLET FOR CONSULTATION**

## **Introduction and Vision**

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.

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. The committee's terms of reference are in Appendix III.

The 2012 parish survey also suggested that residents preferred small-scale development, to preserve the predominantly open countryside and historic setting.

From this beginning, the Neighbourhood Planning Committee has developed its vision and plan as evidenced in this document.

This document is an important guide to help residents, B&NES 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.

***Our over-riding vision has been to preserve what is best about Englishcombe Parish today – its open rural environment and landscape, its small-village ambience, its history and its sense of place and timelessness -- while ensuring that it has a plan for the future to ensure the continuing health, happiness and well-being of all its residents.***

## **Consultation Details**

This final consultation will run for 6 weeks, from Monday 2 November to Monday 14 December.

You can make comments by handing this paper copy to your local parish councillor (contact details are at the end of this booklet). You can also comment electronically, by emailing the Parish Clerk (documents available at <http://infoepc.wix.com/noticeboard#!npc/c16o>). You can also attend one of the drop in sessions to communicate your views directly.

Dates of the drop in sessions will be Monday 9<sup>th</sup> November at the Old School, from 12.30pm to 7.30pm (prior to the Parish Council Meeting), then Saturday 5<sup>th</sup> December at the Tithe Barn from 10am to 4pm.

## **Englishcombe Neighbourhood Plan Policy**

### **Planning & Development 1**

The Neighbourhood Plan will encourage and support farming businesses, arboriculture enterprise, small holdings, fruit growing, light industry, artisan workshops, provided they meet the following criteria:

- a) They can be shown to be viable and sustainable
- b) Be shown to benefit the local economy and the wellbeing of the parish
- c) Is on previously developed land or is limited in-fill within the housing development boundary
- d) Is in accordance with other Green Belt policies

Any development should be sensitive to the local Green Belt setting and not have a detrimental impact on the surrounding landscape or historical buildings.

PLEASE INSERT YOUR COMMENTS BELOW

## **Englishcombe Neighbourhood Plan Policy**

### **Planning & Development 2**

The Neighbourhood Plan will seek to support development where it makes use of existing buildings and those that are under-used or derelict in accordance with other policies within this Plan.

It must be clearly demonstrated that the impacts of a proposed development does not have an impact upon existing (& likely) bat roosts or other European Protected Species. Developments involving works to roofs are most likely to encounter bats or birds, for instance: demolitions, barn conversions, loft conversions, roof raising and other alterations to roofs and appropriate mitigation will need to be incorporated to prevent unacceptable damage.

PLEASE INSERT YOUR COMMENTS BELOW

## **Englishcombe Neighbourhood Plan Policy**

### **Planning & Development 3**

The Neighbourhood Plan will support buildings, conversions and additions of a size, design and height which does not have an adverse impact on the Green Belt, Cotswold Area of Outstanding Natural Beauty or the historical assets of the Parish.

PLEASE INSERT YOUR COMMENTS BELOW

## **Englishcombe Neighbourhood Plan Policy**

### **Planning & Development 4**

Community Infrastructure Levy funds generated through development in this Parish will be used in accordance with the aspirations set out in this Neighbourhood Plan or in future reviews.

PLEASE INSERT YOUR COMMENTS BELOW

## **Englishcombe Neighbourhood Plan Policy**

### **Planning & Development 5**

Any development must take into account all of the lighting needs associated with the development during operational hours and shall be the minimum required to perform the relevant lighting task. It shall be specifically designed to minimise the risk of light spillage beyond the development site boundary into the wider countryside.

In addition, dark corridors for bats and light sensitive species should be incorporated into all new development or redevelopments within the Parish.

PLEASE INSERT YOUR COMMENTS BELOW

## **Englishcombe Neighbourhood Plan Policy**

### **Rural Environment 1**

The neighbourhood Plan will support the re-use of farm buildings provided they are in accordance with the following criteria:

- a) this is likely to be small scale development and will be of an individual character in keeping with the existing Character of the parish
- b) Where the building has been in an agricultural use for at least 10 years
- c) Where there are no highways and access impacts
- d) Where there are no noise impacts
- e) Where there are no contamination risks on the site
- f) Where there are no flooding risks on the site
- g) Where a proposed development does not have an impact upon existing (& likely) bat roosts or other European Protected Species.
- h) Where the design or external appearance of the building is in accordance with other policies in this Plan

PLEASE INSERT YOUR COMMENTS BELOW



**Englishcombe Neighbourhood Plan Policy**

**Rural Environment 2**

The Neighbourhood Plan will seek to protect the parishes existing ancient hedgerows and would support the planting of additional native-species hedging as part of any new development.

PLEASE INSERT YOUR COMMENTS BELOW

## **Englishcombe Neighbourhood Plan Policy**

### **Rural Environment 3**

The Neighbourhood Plan will seek to retain and protect all trees within the parish. All development Proposals should be designed to retain trees on site or on the boundary of the site.

All development Proposals should be accompanied by a tree survey that establishes the health and longevity of any tree on the site or on the boundary.

PLEASE INSERT YOUR COMMENTS BELOW

## **Englishcombe Neighbourhood Plan Policy**

### **Rural Environment 4**

The Neighbourhood Plan will support the conversion of derelict agricultural land into recreational use.

PLEASE INSERT YOUR COMMENTS BELOW

## **Englishcombe Neighbourhood Plan Policy**

### **Village Environment 1**

Any development should be within the defined Housing Development Boundary as shown on the map on page 15.

PLEASE INSERT YOUR COMMENTS BELOW

## **Englishcombe Neighbourhood Plan Policy**

### **Village Environment 2**

The Neighbourhood Plan will support developments where the boundaries of each individual development consist of either of native species hedging and/or local stone.

PLEASE INSERT YOUR COMMENTS BELOW

## **Englishcombe Neighbourhood Plan Policy**

### **Facilities Services and Amenities 1**

The Neighbourhood Plan will support the development of an appropriate Parish facility in Englishcombe Village to meet the social, recreational and cultural needs of the community.

Any parish facility development must be in accordance with other policies within this Plan.

PLEASE INSERT YOUR COMMENTS BELOW

## **Englishcombe Neighbourhood Plan Policy**

### **Climate Change 1**

The Neighbourhood Plan will support development that seeks to incorporate sustainable and natural building materials.

PLEASE INSERT YOUR COMMENTS BELOW

## **Englishcombe Neighbourhood Plan Policy**

### **Climate Change 2**

(i) The Neighbourhood Plan will support development that seeks to incorporate renewable energy generation as part of a development provided it is in accordance with other policies in this Plan.

(ii) The Neighbourhood Plan will support renewable energy generation structures where appropriate sites are identified and in accordance with other policies in this Plan.

(iii) The Neighbourhood Plan will support renewable energy generation structures that include a full impact assessments of the potential effect on bats and other European species are undertaken and any impacts are satisfactory mitigated.

PLEASE INSERT YOUR COMMENTS BELOW



## **Englishcombe Neighbourhood Plan Policy**

### **Climate Change 3**

The Neighbourhood Plan would support development that seeks to maximise energy efficiency on site.

PLEASE INSERT YOUR COMMENTS BELOW

## **Englishcombe Neighbourhood Plan Policy**

### **Facilities, Services and Amenities 1**

The Neighbourhood Plan will support the development of an appropriate Parish facility in Englishcombe Village to meet the social, recreational and cultural needs of the community.

PLEASE INSERT YOUR COMMENTS BELOW

## **Englishcombe Neighbourhood Plan Policy**

### **Transport & Movement 1**

The Neighbourhood Plan will support development if adequate off road parking is included within the area of the development which is in accordance with other polices in this Plan.

PLEASE INSERT YOUR COMMENTS BELOW

## **Englishcombe Neighbourhood Plan Policy**

### **Telecommunications 1**

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 achieve the government's aspirational target of 100 Mbps.

PLEASE INSERT YOUR COMMENTS BELOW

**Englishcombe Neighbourhood Plan Policy**

**General Comments**

PLEASE INSERT YOUR COMMENTS BELOW

## Contact details

# ENGLISHCOMBE PARISH COUNCIL

(serving Barrow, Englishcombe, Haycombe, Inglesbatch, Kilkenny, Nailwell and Padleigh)

**Clerk: Kathryn Manchee, 3 Lark Close, Midsomer Norton, BA3 4PX**

**Telephone: 01761 411305**

**e-mail: [clerk.englishcombe@googlemail.com](mailto:clerk.englishcombe@googlemail.com)**

## Members of the Council as at September 28 2015

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