

Publow with Pensford

Sustainability Assessment



Introduction and Methodology

About this Report

The purpose of this scoping report is to identify the sustainability issues within the Publow with Pensford Parish and to set objectives for the Sustainability Appraisal of the Neighbourhood Plan that can be used to determine how the Neighbourhood Plan will address these issues.

Legislation at both a European and National level sets out the requirement to achieve sustainable development. In 2004 the European Directive on Strategic Environmental Assessment (SEA) set out the requirement for SEA, which has been incorporated into the Sustainability Appraisal process in the UK. UK planning law also places a requirement on local development plan documents to ensure a contribution to sustainable development through Sustainability Appraisal.

This report will be the subject of consultation with Bath and North East Somerset (B&NES) Council, the Environment Agency, Natural England, and English Heritage.

Sustainable Development

Sustainable Development has been defined by the Government as 'a better quality of life for everyone, now and for generations to come'. It is about considering the long-term environmental, social and economic issues and impacts. A set of shared UK principles provide the guidance to achieve the purposes of sustainable development. These principles form the basis for policy in the UK:

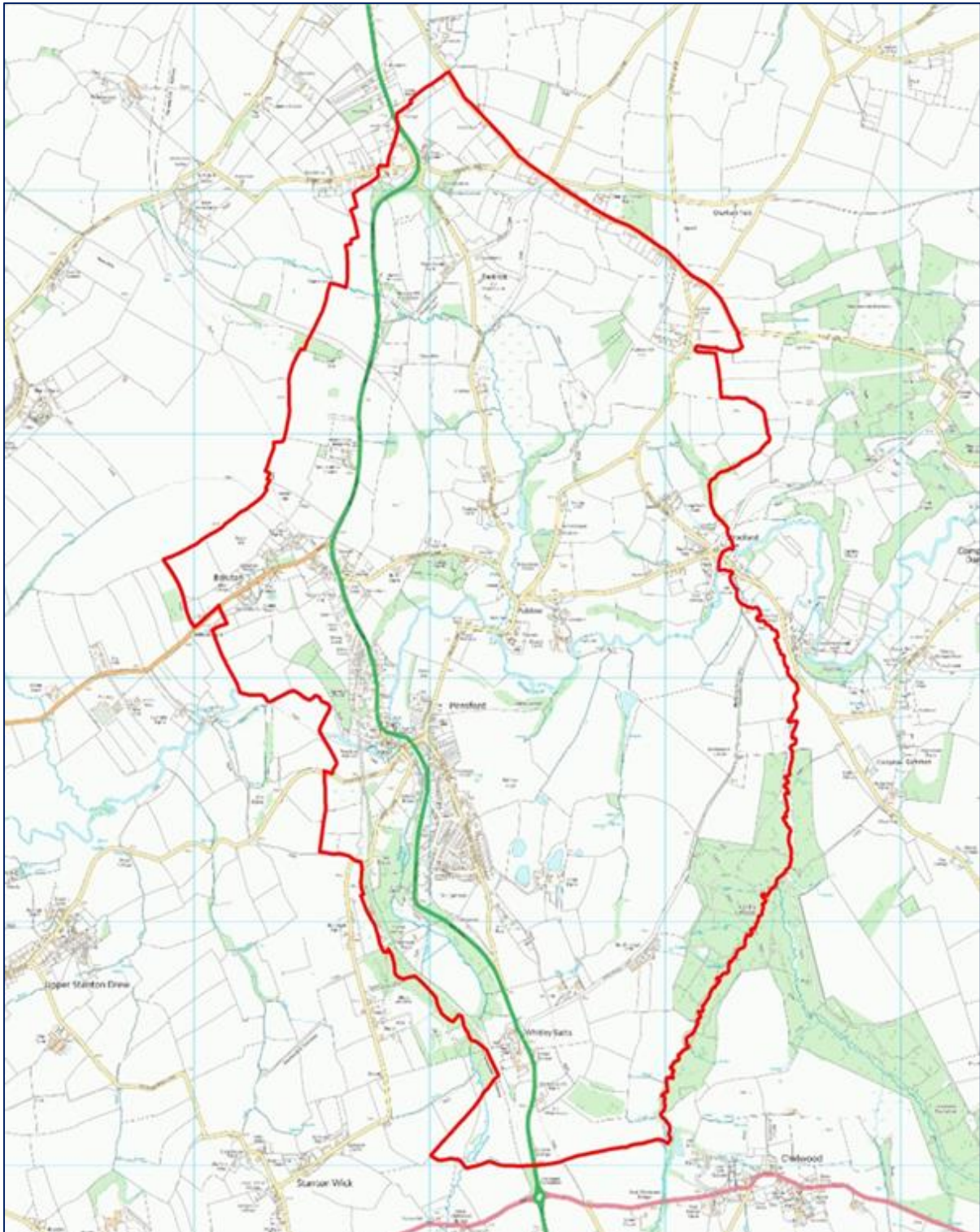
- Living within environmental limits
- Ensuring a strong, healthy and just society
- Building a strong, stable and sustainable economy
- Promoting good governance
- Using sound science responsibly

The land use planning process is a key tool in the delivery of sustainable development. The Neighbourhood Plan can help to achieve sustainable development in the parish, whilst at the same time helping to ensure that any adverse environmental impact is minimised.

Publow with Pensford Parish

The Publow with Pensford Neighbourhood Plan encompasses the civil parish of Publow with Pensford, which comprises of the villages of Publow, Pensford, and includes the part of Woollard (up to the bridge over the River Chew), Belluton and Whitley Batts, together with the surrounding rural landscape.

Map of Publow with Pensford with parish boundary



Neighbourhood Plan Scope and Main Objectives

The Localism Act introduced Neighbourhood Planning into the hierarchy of spatial planning in England, giving communities the right to shape their future development at a local level. In April 2015, Publow with Pensford Parish Council was successful with its application to become a Neighbourhood Planning area. The Publow with Pensford Neighbourhood Plan reflects community-wide comments, observations and concerns about its future, bringing them together with census information, strategic and statistical evidence into a “living promise” that mirrors the community’s overwhelming desire to make Publow with Pensford an even better place to live and work, both now and for future generations.

The plan has been produced by a Neighbourhood Planning Steering Group including Parish Council members and community volunteers. The Neighbourhood Plan includes policies for deciding where development should take place and the type and quality of that development, together with policies influencing social and community growth.

Four key areas are being explored in the preparation of the plan:

- Housing and Development
- Business and Technology
- Environment and Leisure
- Traffic and Transport

Methodology

This report has been produced by Publow with Pensford Parish Council and the Publow with Pensford Neighbourhood Plan Steering Group. This sustainability appraisal has been based on the parish gathering baseline environmental evidence, identifying key issues and problems and engagement with B&NES Council.

The methodology for this initial scoping stage of the sustainability appraisal was developed in accordance with the following guidance:

- *A Practical Guide to the Strategic Environmental Assessment (SEA) Directive* (ODPM, 2005)
- Planning Advisory Service (PAS) Sustainability Appraisal online guidance at: <http://www.pas.gov.uk/pas/core/page.do?pageId=152450>

This report meets the scoping requirements of the SEA Directive. See attached appendices for an overview of how SEA requirements are incorporated in this report.

Government guidance outlines a five stage process for undertaking a SA:

- Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
- Stage B: Developing and refining alternatives and assessing effects
- Stage C: Preparing the SA
- Stage D: Consulting on the draft plan and the SA
- Stage E: Monitoring implementation of the plan

This scoping report is Stage A in above process and consists of five tasks:

Task A1: Identifying other relevant policies, plans and programmes and sustainable development objectives.

The Neighbourhood Development Plan (NDP) may be influenced by other plans or programmes and by external environmental objectives such as those laid down in policies or legislation. This stage outlines that policy context, ensuring compliance and highlighting any issues or constraints that may apply to Publow with Pensford NDP.

Task A2: Collecting baseline information.

The description of the baseline environment and elements within it establishes information on the current context and highlights sensitive elements within the plan area. The information that has been collected is relevant to SEA objectives and is relevant to the characteristics of the plan to provide the evidence base against which its potential effects can be measured and assessed.

Task A3: Identifying sustainability issues and problems.

Within the parish, certain sustainability issues are more significant than others, e.g. traffic and improved broadband speed. These issues will need to be highlighted as areas of concern within the sustainability appraisal. Issues are identified through:

- the review of relevant regional and local plans and programmes
- identification of baseline characteristics
- Sustainability issues known locally

The key sustainability issues have been divided into environmental, social and economic and set out in a table.

Task A4: Developing the SA framework.

The sustainability framework will be used during the next stage to test options and the draft Plan. The starting point for identifying a set of draft objectives specific to the parish is those objectives considered in the Sustainability Appraisal of the B&NES Core Strategy.

Task A5: Consulting on the scope of the Sustainability Appraisal.

This report will be sent to statutory consultees and others with an interest in sustainability issues. Feedback from the consultation will be considered and – where appropriate – taken on board in the ongoing SA process.

Policy Context (task A1)

This section provides a summary of key relevant plans and programmes which could influence the Publow with Pensford Neighbourhood Plan.

The purpose of sustainability appraisal is to ensure that the principles of sustainable development are incorporated into all levels of planning policy. The Publow with Pensford Neighbourhood Plan will sit within a hierarchy of national and local planning policies and will need to be in ‘general conformity’ with the local development plans. Therefore, this scoping report does not propose to review all international, national and regional policies other than the National Planning Policy Framework (NPPF), as the Sustainability Appraisal of the B&NES Core Strategy reviewed all programmes, policies, strategies and guidance that were taken into account in drafting these documents.

National Planning Policy Framework (NPPF)

The NPPF sets out a presumption in favour of sustainable development, so that it is clear that development which is sustainable can be approved without delay. Local and neighbourhood plans' policies guide how this presumption will be applied at a local level, in line with 12 core planning principles. Of particular relevance to the parish are direct references to rural economies and communities, and also the continued importance placed on the protection of the Green Belt.

B&NES Core Strategy

The Core Strategy sets out the policy framework for the location and level of new housing and other development and is the key development plan document for the next 15-20 years. The B&NES Core Strategy was adopted in July 2014 and contains policies applicable to Publow with Pensford.

Draft Placemaking Plan

The emerging Placemaking Plan will contain development management policies which will be applicable to Publow with Pensford; the Plan is anticipated to be adopted in late 2016/early 2017.

B&NES Local Plan 2007 - 2011

Until the Draft Placemaking Plan is adopted, the Local Plan remains the adopted plan for B&NES. It contains "saved policies" applicable to Publow with Pensford.

Biodiversity Action Plan (BAP)

- WILDthings Biodiversity Action Plan for Bath and North East Somerset (2006)

The BAP is a strategic framework for the conservation and enhancement of habitats and species. The BAP includes a series of Habitat Action Plans each covering a priority habitat and species. There a number of sensitive habitats within the Publow with Pensford Neighbourhood Plan area.

Flood Risk Assessment

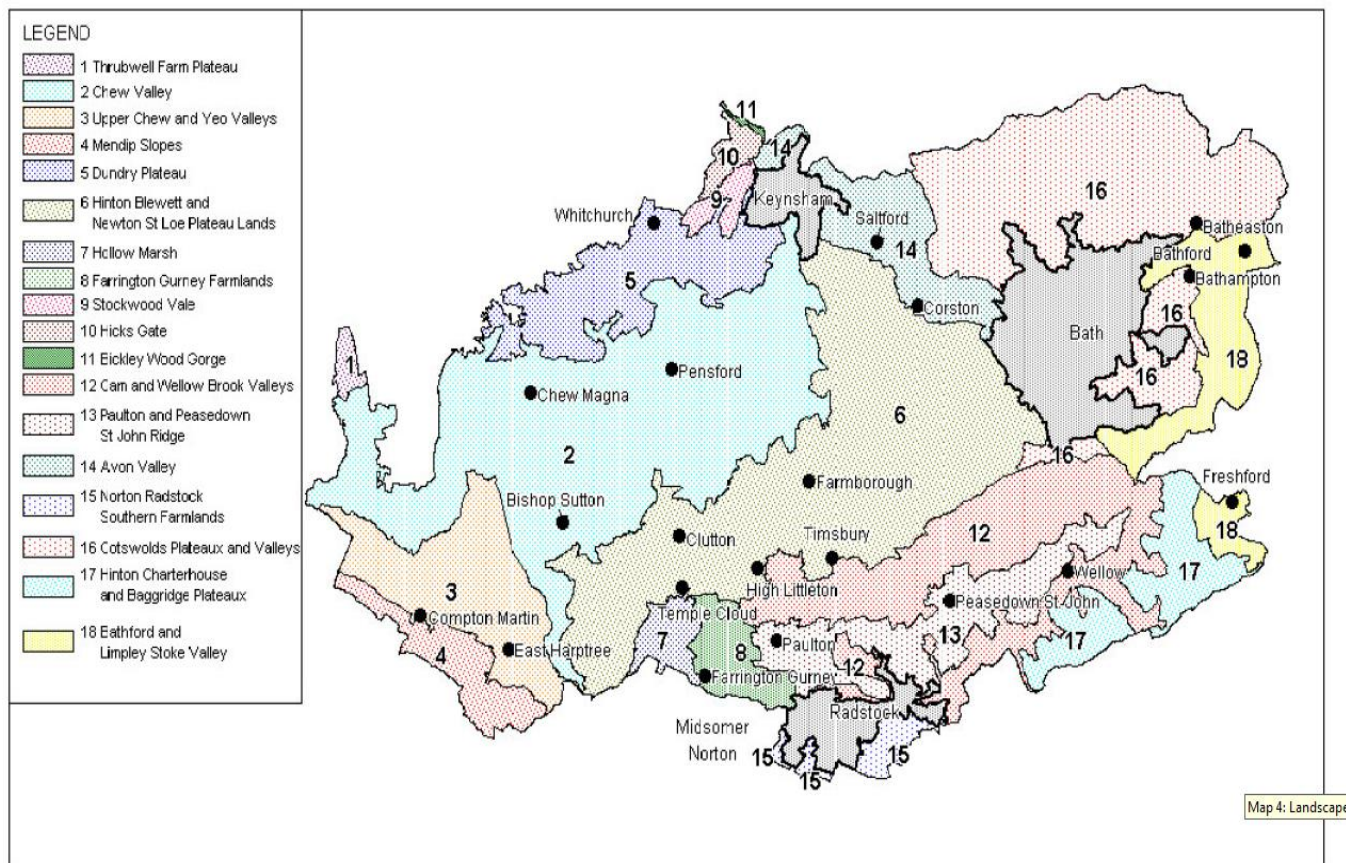
- Bath and North East Somerset Level 1 Strategic Flood Risk Assessment 2008 evidence base document used to inform the production of the local authority's Local Development Framework. The study provides a summary of flood risk in the local authority area, along with how development and allocations may be affected by flooding.
- Regard has been had to the Bristol Avon Catchment Flood Management Plan, Summary Report – June 2012:
http://www.environmentagency.gov.uk/static/documents/Leisure/_CFMP_Bristol_Avon_2012.pdf Any application site within Flood Zone 3 & 2 (see EA Publow with Pensford Flood Plane map below) as defined by NPPF will require applicants for planning permission to submit a Flood Risk Assessment when development is proposed in such locations.
- Further, sustainable drainage systems should be used for any development to reduce run off, improve water quality and benefit biodiversity and aesthetics.

Landscape Character Assessment (LCA)

- Rural Landscapes of Bath North East Somerset LCA Supplementary Planning Document (2003).

The assessments identify and describe the component features and characteristics of the landscape, and guide the maintenance and enhancement of landscape character and local distinctiveness. The Neighbourhood Plan area is set within a sensitive rural landscape. Information included in the assessments should be used to inform the location of sites of development and the type of development along with a reference for conservation and enhancement activities.

Landscape character map and key



Next Steps

Key objectives and indicators have been identified from the emerging local authority plans and other key plans. These have been incorporated into the sustainability framework and used to inform baseline data and the identification of key issues. Note that the policy context for the Publow with Pensford Neighbourhood Plan Sustainability Appraisal is not static. Therefore, as further relevant plans or programmes are developed, they should be reviewed and incorporated within the assessment at future stages of publication of this Sustainability Appraisal report.

Sustainability Context (task A2)

A collection of information on environmental, social and economic characteristics of the parish is required to provide a basis for predicting and monitoring the effects of the policies of the Neighbourhood Plan. The topic areas considered by this scoping report encompass those required by sustainability appraisal guidance and SEA Regulations, and have been informed by the topics included in the Core Strategy Sustainability appraisals of the local authority.

Table: Baseline Information Topics

Topic	SEA Regulation Topic	Sustainability Theme
Biodiversity	Biodiversity	Environmental
	Fauna	
	Flora	
Landscape	Landscape	
Heritage and Character	Cultural Heritage including architectural and archaeological heritage	
Water	Water	
Soil	Soil	
Climatic Factors	Climatic Factors	
Roads, Transport and Movement		Economic
The Local Population	Education and Employment	Social
	Health	
	Housing	
Air Quality	Transport	Environmental
Material Assets	Housing and Facilities	Social/Economic

Biodiversity

The Plan area supports a wide range of habitats and a diverse flora and fauna. Designations along with plans and programme that cover the area aim to provide protection and management to protect habitats.

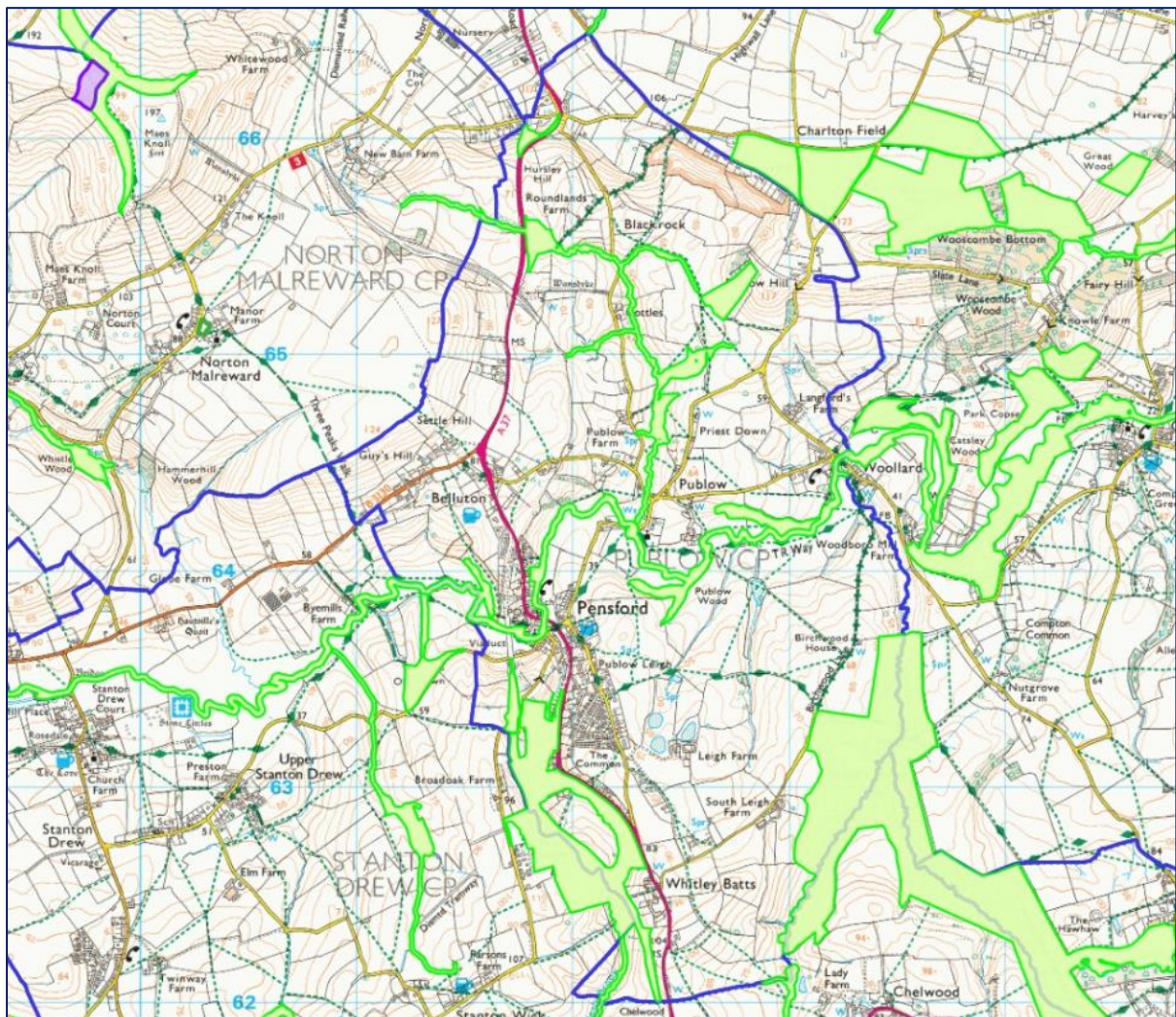
Regional and Local Priority Habitats

At regional and local levels Biodiversity Action Plans (BAPs) provide a strategic framework for the conservation and enhancement of habitats and species. Bristol Regional Environmental Records Centre (BRERC) Sites of Nature Conservation Interest (SCNI) and priority habitats are identified to improve habitat networks and to sustain wildlife within them.

Publow with Pensford contains two BRERC SCNI's, the Pensford Complex SCNI and the River Chew SCNI. The Pensford Complex SCNI includes Small Culweed, Vipers Bugloss, Hounds Tongue, Sheep's Sorrell, evening primrose and Mottled Grasshoppers.

The River Chew SCNI is important for biodiversity including, otters, Dippers, Green Winged Orchids, Emerald damselflies, Marsh Marigolds and Ragged Robins.

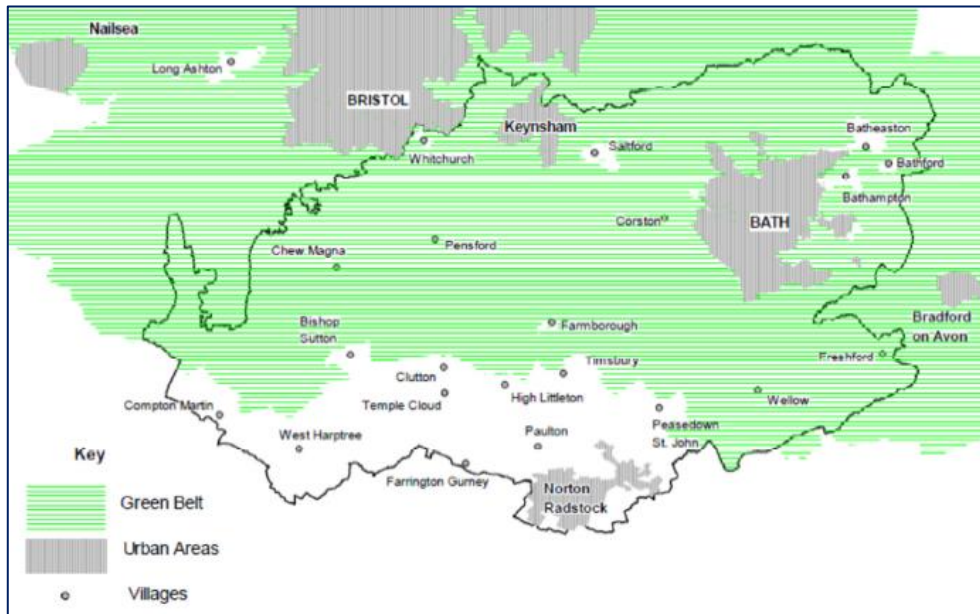
Map of the Publow with Pensford BRERC Sites of Nature Conservation Interest



Landscape

Designations

The plan area sits within Bristol and Bath Green Belt.



Character

A Landscape Character Assessments (LCA) has been prepared by B&NES. B&NES identifies Publow with Pensford parish as being a part of the “Chew valley character area”. The landscape consists of the valley of the River Chew and is generally low-lying and undulating. It is bounded by higher ground which includes the Dundry Plateau and the Hinton Blewett and Newton St Loe Plateau Lands character areas to the north and east respectively. The boundary generally follows the top of the scarp slopes except at the southern boundary where the landscape changes to the characteristically flat Upper Chew and Yeo Valleys.

Heritage and Character

The name Pensford is believed to mean 'The animal pens by the ford' from the Old English pens and ford. The earliest recorded history of Pensford dates back to the late 12th century because it was a critical crossing place, a ford, over the river Chew. During the 15/16th century, it was an important market place for textiles based on wool and until the railway arrived in the 1870s, it was a staging post for stage coaches stopping at the George and Dragon and the Rising Sun before going on to the West Country.

Coal was mined in the area for centuries. Extraction was initially limited to where coal was close to the surface and accessible by three or four men digging shallow pits. Later deep shafts were dug when Pensford colliery opened in 1909, as part of the North Somerset coal fields, but only lasting until closure in 1955. Evidence of the coal industry remains but time has gradually camouflaged the spoil heap with trees and some of the buildings converted into private houses.

Cottages in the High Street, from the woollen, copper and coal mining eras are evident with many built for miners in the 18th and 19th centuries, mostly of local brown Pennant sandstone.

Over the centuries, there have been many traders plying their businesses including blacksmiths, farriers, wheelwrights, hat makers, shoe makers, shopkeepers, bakers, millers, butchers and, of course, publicans. Today, only the village post office and stores exist as a shop along with the Miners Café and three pubs but there are many small businesses run within the parish.

Listed Buildings and Structures

All Saints' Church is Grade I Listed and the St Thomas à Becket Church is a Grade II Listed building. In addition, there are another 30 Grade II Listed buildings and structures within the Plan area and a full list can be found at Appendix 3 of the NDP.

Scheduled Ancient Monuments and Archaeology

There are two Scheduled Ancient Monuments in Publow with Pensford: the Wansdyke, part of the linear boundary known as the Wansdyke 210m north west of Cottles Farm (Historic England List Entry Number: 1007010) and the Pensford Lock Up (Historic England list Entry Number: 1129494) which is also a Grade II listed building.

Water

River systems and Waterways

The River Chew is a small river which runs through the parish. The spring from which the Chew rises is just upstream from Chewton Mendip. The river flows North West from Chewton Mendip through Litton, Chew Valley Lake, Chew Stoke, Chew Magna and Stanton Drew. The river routes around the St Thomas à Becket church and Rising Sun pub garden making them into an island before passing under the A37 and Church Street bridges at Pensford. The river then flows through the hamlet of Publow and the villages of Woollard, Compton Dando and Chewton Keynsham before joining the River Avon at Keynsham.

Flooding

The Parish is within a Flood Zone 1 area (EA designation) which means a one in one hundred years event will lead to flooding. Climate change has impacted on this and many experts now claim that the one in a hundred year event can now be expected to occur in one in five years.

Soils

Mercia Mudstones are the main geological outcrop represented throughout the area although less widespread in the north-eastern section east of Pensford. The Mercia Mudstones consist of red siltstone and mudstone of the Triassic desert basins resulting in the underlying characteristic of the gently rolling valley landscape. Bands of Burcombe Sandstone of the Triassic period occur as outcrops within the Mercia Mudstones. They generally form minor ridges or shelves that contribute to the undulating character of the area.

Climatic factors

It is now widely recognised that climate change is an inescapable fact and that its causes and consequences must be addressed. Climate change measures are planned for at a local,

national and international level. B&NES has highlighted the need to encourage lower electricity and gas consumption in light of evidence to indicate that national and international carbon reduction targets are not being met at a local level.

Roads, Transport and Movement

Road Network

Pensford developed during the 15/16th century as an important market place for textiles based on wool and until the railway arrived in the 1870s, it was a staging post for stage coaches stopping at the George and Dragon and the Rising Sun before going on to the West Country.

Today the A37 runs through the middle of the village as the main access route from Bristol to the south coast ports. Small, narrow lanes connect Pensford to the villages of Woollard, Hunstrete and Compton Dando to the east and Stanton Drew and Stanton Wick to the west. Residents have raised concerns in respect of insufficient pavement width along the main road and no pavements to the roads east and west of the village.

Public Transport

Pensford is well served by buses to Bristol, Bath and south to Wells and beyond, but poorly served for buses to Keynsham and the Chew Valley villages. In addition, residents of Woollard and Publow have to walk or drive to and from Pensford to get a bus. This increases the number of car journeys by residents going shopping to Keynsham or Chew Magna or to the main local doctors' surgeries in Chew Stoke/Keynsham and restricts access to public transport for those of limited mobility.

Although there is a coach service for local children attending Chew Valley School, there is no bus for those pupils who stay on late after school or who have to arrive during the school day (e.g. after dental or doctor's appointments).

We recognise, however, that bus operators will not run unprofitable services: our Neighbourhood Plan encourages the use of public transport as a way of reducing local traffic movements and extending a viable public transport network.

Cycleways and routes

The Avon cycle path runs through the parish on roads that are designated as part of national cycle routes but the parish lacks any car free cycle ways.

Walking

There are numerous public footpaths in the parish, including the Three Peaks Walk, that are well used by parishioners and visitors, especially along the River Chew. Of concern is the lack of a pavement connecting Pensford Primary School to the playing fields and an alternative route is required.

The Local Population -

- The Parish of Publow with Pensford has a population of 1,119 (2011 Census).
- When measured against national statistics, the parish is not within a deprived area. (The information available relates to the neighbourhood level statistics or 'Lower Layer Super Output Areas' (LSOAs). However not all residents necessarily enjoy the

same levels of prosperity, health and access to housing and services. Source: www.neighbourhood.statistics.gov.uk

Health

The parishioners have access to three surgeries all necessitating travel: one to Temple Cloud, and accessible by public transport and the other two in Chew Stoke and Keynsham which are not but Chew Stoke has its own pharmacy. There is a dental practice and a pharmacy in Chew Magna.

Housing

There are approximately 450 households in the parish. This includes houses in the original villages of Pensford, Publow and Woollard, built of local stone and dating from the nineteenth century and earlier. These are largely within the village Conservation Areas. The former Council estate of Hillcrest accounts for around a quarter of the households in the village of Pensford. In addition there is a mix of largely “infill” housing mainly within Pensford.

The Parish Housing Needs Survey of 2102 summarised the affordable housing stock in Pensford at that time as a total of 39 dwellings – a mixture of sheltered accommodation, general needs and some shared ownership. The Survey identified a need for additional affordable housing of up to 12 homes.

In order to be sustainable for the future, any development should be energy efficient and be seen to address issues such as pedestrian safety, parking provision for residents and visitors, traffic congestion, surface water drainage and flooding.

Education

The Parish has a primary school and at present, secondary schooling is provided at Chew Valley School which is approximately 5 miles away in a neighbouring village necessitating transport by coach. Early year’s nursery and after school provision is currently unavailable in the Parish: however, it is accessible in other villages within the Chew Valley area. All Saints’ Church provides a monthly after school session of ‘Tea Time Madness’ in Pensford School.

Neighbourhood Amenities

The Parish’s amenities include:

- Pensford Memorial Hall, Playing Fields and Play Area
- Pensford Primary School
- The Miners Café
- Publow Church and Church Room
- Post Office
- Allotments
- Pensford Church Tower
- Public houses
- Local businesses (homeworking and premises-based)

Key Environmental and Sustainability Issues (task A3)

Within the parish, certain sustainability issues are more significant than others, e.g. limited broadband which has a detrimental impact on business. These issues will need to be

highlighted as areas of concern within the sustainability appraisal. Issues are identified through:

- the review of relevant regional and local plans and programmes
- identification of baseline characteristics
- local knowledge

Strengths Weaknesses Opportunities and Threats

The table below gives a SWOT overview of the plan area. It has been informed by baseline information collected in chapter three and neighbourhood plan workshops and consultation.

Table 1: SWOT Analysis

<p>Strengths</p> <p>Green Belt, on the edge of the Mendips AONB, village hall and Church Rooms for social use, primary school, 3 public houses, public playing fields, extensive footpath network, good public transport links to Bristol, Bath, Wells, Glastonbury and Street, easy reach of rail links to London, easy reach of Bristol airport, allotments available.</p>	<p>Weakness</p> <p>The village is split by the A37 main road which narrows in places and lorries frequently use the pavement to pass each other, there is an acute shortage of car parking space especially on the High Street and Church Street, senior citizens' housing is in the wrong place, little affordable housing, limited youth provision, lack of high speed broadband, no safe crossing for Station Approach residents.</p>
<p>Opportunities</p> <p>Opportunity for high speed broadband permitting more rural business, working closely with B&NES to improve road safety, village renewable energy schemes, creation of parish heritage trail, improved safe walking and cycling routes, improved tourism and increased numbers of visitors to the parish.</p>	<p>Threats</p> <p>Increased traffic with concomitant serious/fatal road traffic accidents, lack of affordable housing for first time buyers, high house prices precluding young families with local links, potential loss of parish church, potential loss of village Post Office and shop.</p>

Key Issues

There are a number of sustainability issues and challenges facing the parish. While the plan area offers a high quality environment for those who live, work and visit the area, the Neighbourhood Plan will need to manage and seek to resolve a series of issues over its lifetime to achieve sensitive development that meets environmental, social and economic needs of the parish. The absence of a Neighbourhood Plan (and as a consequence a lack of vision and strategy for land use in the parish), will result in fewer opportunities to address the issues and challenges facing the parish in a coordinated way.

Sustainability framework

The list of sustainability issues and baseline environmental information set out in this report, along with the framework from the local authority Core Strategy, together with other plans, has been used to formulate the sustainability objectives which form the basis of the Sustainability Framework. The draft framework for Publow with Pensford Neighbourhood Plan is set out below.

Objectives are listed on the left and in a right hand column will be expanded on to explain further how the objective may be applied to the Neighbourhood Plan.

Objectives	X	X X	0	✓	✓✓	Supporting Evidence
Objective1: Improve the health and well-being of our community					✓✓	<p>Yes.</p> <p>Environment & Leisure Community Action Policy 3 has the intention of providing a range of social and recreational facilities for the community, ensuring all residents have an opportunity to participate.</p> <p>Traffic & Transport Community Action Policy 1 and Policy 2 look to provide clear separation between the roads used by large quantities of traffic and ensure the local roads in the communities are easy for residents to use on foot, bicycle and other non-motorised transport. A local additional footpath for use by school children is supported by Traffic & Transport Community Action Policy 3.</p>
Objective 2: Meet identified needs for sufficient, high quality and affordable housing					✓✓	<p>Yes.</p> <p>Housing & Development Policy 1, Policy 2, Policy 3, Policy 4, Policy 5 & Policy 6 all seek to provide viable and deliverable good quality housing and affordable housing to meet needs identified in the Parish Housing Needs Survey.</p>
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime				✓		<p>Yes.</p> <p>Environment & Leisure Community Action Policy 1 together with Traffic & Transport Community Action Policy 2, Policy 3 & Policy 6 promote public spaces together with safe pedestrian access that might support civic, cultural, recreational and community functions.</p>
Objective 4: Build a strong, competitive economy and enable local businesses to prosper					✓✓	<p>Business & Technology Community Action Policies seek to encourage and facilitate the establishment and growth of sustainable businesses to create local employment opportunities.</p>

Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking.				✓		Traffic & Transport Community Action Policy 2, Policy 3 & Policy 4 prioritise access to good public transport and safe walking and cycling infrastructure for parish residents.
Objective 6: Protect and enhance local distinctiveness					✓✓	Placemaking Plan Character assessment. Using Housing & Development Policy 1, the Neighbourhood Plan will support future housing development which reflects the character, materials and build design of the local area as identified through the Character Assessment.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets.					✓✓	Yes. Housing and Business policies protect the Green Belt by insisting that development must be within the existing Housing Development Boundary. Housing & Development Policy 1 supports future housing development which reflects the character, materials and build design of the local area. Environment and Leisure Action Policy 1 protects and promotes the natural environment. Environment and Leisure Action Policy 2 promotes the historic built environment. Placemaking Plan character assessment.
Objective 8: Encourage and protect habitats and biodiversity (taking account of climate change).					✓✓	Environment and Leisure Action Policy 1 protects and promotes the natural environment.
Objective 9: Reduce land, water, air, light, noise pollution.				✓		Traffic & Transport Community Action Policy 1 & Policy 2 look at keeping the majority of through traffic out of the residential areas which will reduce pollution within the parish. Housing and Development Policy 5 promotes energy efficiency and thus reduces pollution. Housing and Development Policy 6 aims to reduce light pollution.
Objective 10: Increase resilience to climate change including flood risk.					✓✓	Flooding has been an issue in parts of the parish for many years and is already addressed by local organisations. A key part of the rationale for Housing & Development Policy 1 is that developments should be seen to address flood prevention.

The relationship between the policies of the National Planning Policy Framework, the Bath and North East Somerset District Council Core Strategy and the Publow with Pensford Neighbourhood Plan

Policy No.	Subject Area	Objective	B&NES Core Strategy Policy/Placemaking Plan/Saved Polices of the Local Plan (2007)	National Planning policy Framework (2012)
Housing & Development Policies 1 and 2	Housing Development	To promote sustainable and appropriate development to meet local needs.	Policy RA1: Housing in rural areas.	Delivering a wide choice of high quality homes.
Housing & Development Policy 1	Development Scale	The Neighbourhood Plan supports infill housing; it does not support development in the Green Belt.	Policy RA1: Housing in Rural Areas. Saved Policy: HG.4 of the Local Plan (2007). Policy CP8: Green Belt. Policy DW1: District Wide Spatial Strategy. Policy CP10: Housing Mix.	Delivering a wide choice of high quality homes. Conserving and enhancing the natural environment. Conserving and enhancing the historic environment. Protecting Green Belt Land.
Housing & Development Policy 1	Development Character	The Neighbourhood Plan supports future housing development which is in keeping with the existing character, varied materials and varied build design and is limited to infill within the existing HDB.	Objective 2 of the Core Strategy: maintaining an outstanding built and natural environment by ensuring that new development responds appropriately to the locally distinctive context and meets high standards of design. Objective 5 of the core Strategy: ensuring that the new homes provided are of high quality design and reflect and cater for a range of incomes and types of household, including those in need of affordable housing. Saved Policy D.2: General design & public realm considerations.	Delivering a wide choice of high quality homes. Requiring good design.

Housing & Development Policies 1 and 2	Property Size	The Neighbourhood Plan supports infill development which reflects identified housing needs.	<p>Objective 5 of the core Strategy: ensuring that the new homes provided are of high quality design and reflect and cater for a range of incomes and types of household, including those in need of affordable housing.</p> <p>Policy DW1 District Wide Spatial Strategy.</p> <p>Policy CP9: Affordable Housing.</p> <p>Policy CP10: Housing Mix.</p> <p>Policy CP13: Infrastructure Provision.</p>	<p>Delivering a wide choice of high quality homes.</p> <p>Requiring good design.</p> <p>Core Planning Principle 17.</p> <p>Delivering a wide choice of high quality homes.</p>
Housing & Development Policies 1, 3, 4,5 and 6	Sustainability Impact	All planning applications must address the sustainability of each proposal and the impact on the whole community.	<p>Policy SD1: Presumption in favour of sustainable development.</p> <p>Policy CP5: Flood Risk Management.</p>	<p>Core Planning Principle 17.</p> <p>Requiring good design.</p>
Business and Technology Policy 1	Business Development and Local Economy	The Neighbourhood Plan supports local businesses and applications for new business development which does not have a detrimental effect on the community and environment.	<p>Core Strategy: 6e A Prosperous Economy.</p> <p>Economic Strategy for Bath and North east Somerset 2010-2026.</p>	<p>(Paragraph 7 of the NPPF);</p> <p>i) an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.</p> <p>The Rural Economy (paragraph 28 of the NPPF).</p> <p>To promote a strong rural economy, the NPPF states that a local neighbourhood plan should:</p> <p>support the sustainable growth and</p>

				<p>expansion of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.</p> <p>promote the development and diversification of agricultural and other rural businesses.</p>
Business and Technology Policy 2	Sustainability impact	The Neighbourhood Plan supports new businesses which mitigate the effects of increased traffic and parking in the area's conurbations.	<p>Core Strategy: 6e A Prosperous Economy</p> <p>Economic Strategy for Bath and North east Somerset 2010-2026</p>	<p>(Paragraph 7 of the NPPF);</p> <p>i) an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.</p> <p>The Rural Economy (paragraph 28 of the NPPF)</p> <p>To promote a strong rural economy, the NPPF states that a local neighbourhood plan should:</p> <p>support the sustainable growth and expansion of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.</p> <p>promote the development and diversification of agricultural and other rural businesses.</p>
Business and Technology Policy 2	Traffic impact	The Neighbourhood Plan recognises the importance that new businesses provide adequate parking for	<p>Core Strategy: 6e A Prosperous Economy.</p> <p>Economic Strategy for Bath and North east Somerset 2010-2026.</p>	<p>(Paragraph 7 of the NPPF);</p> <p>i) an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that</p>

		both staff & customers.		<p>sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.</p> <p>The Rural Economy (paragraph 28 of the NPPF)</p> <p>To promote a strong rural economy, the NPPF states that a local neighbourhood plan should: support the sustainable growth and expansion of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.</p> <p>promote the development and diversification of agricultural and other rural businesses.</p>
Business and Technology Policy 1	Homeworking	Building alterations that support homeworking for residents will be supported in principle by this Neighbourhood Plan.	<p>Core Strategy: 6e A Prosperous Economy.</p> <p>Economic Strategy for Bath and North east Somerset 2010-2026.</p>	<p>(Paragraph 7 of the NPPF);</p> <p>i) an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.</p> <p>The Rural Economy (paragraph 28 of the NPPF)</p> <p>To promote a strong rural economy, the NPPF states that a local neighbourhood</p>

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