
Appendix M

Consultation Statement

The Stowey Sutton Neighbourhood Plan has been prepared by residents and members of Stowey Sutton Parish Council working as part of a Neighbourhood Planning Steering Group with support from Bath and North East Somerset Council.

The process has involved a number of key steps:

Initial Work

Stowey Sutton Parish Council were at the forefront of parishes considering development of a Neighbourhood Plan, with the creation in February 2012 of a parish council working party to investigate and enable the structures needed to prepare a plan, throughout 2012 the parish council working party met, ultimately distributing a high level survey to all homes within the parish in September 2012.

This high level survey was designed to identify areas of interest and concern within the community and was used in deciding the areas of responsibility for the working parties in the second, community led, phase of the Neighbourhood Plan.

Initial attempts to engage with B&NES were unsuccessful, which led to a delay in the process, once B&NES appointed a

liaison officer and created a process for parishes to follow Stowey Sutton moved to a proactive community led approach.

A launch meeting for this phase was held in November 2013, where the plan process and broad objectives were discussed with the community and applications for members of the various working parties and steering group were invited.

Area Designation and Raising Awareness

A steering group was formed to discuss the creation and scope of the Neighbourhood Plan process. During 2012 and 2013 parish councillors and steering group members attended several village events informing residents of the forthcoming Neighbourhood Plan.

In December 2013 Stowey Sutton was formally designated as a Neighbourhood Planning area.

Consultation and Evidence Gathering

An initial high level survey was carried out by the Parish Council in September 2012 to identify the broad areas of interest and concern within the parish, copies of the survey were distributed to every household by parish councillors, the results were analysed and used to designate the broad areas of responsibility for each of the working parties in the second community led phase of the project.

In February 2014 drop-in events were held for two key stakeholder groups, local businesses and employers and local land owners. These groups were identified by the research of the relevant working parties and letters of invitation were sent to each person by the parish council.

Leaflets describing the Neighbourhood Plan process, key aims and objectives were distributed throughout the winter of 2013/14 to community groups as well as via the local school. Regular reports were presented to the parish council and updates circulated in the parish councils monthly electronic newsletter.

In February 2014 a detailed housing needs survey was distributed to every household in the parish by members of the Neighbourhood Plan team, with the results collected by reply paid envelopes included with each survey. The results were analysed by Worcester Research. Almost 40% of homes responded to the survey. Copies of this survey were also made available in neighbouring parishes via leaflet stands in the village shops, to ensure that the wider community needs were included when considering the survey responses.

In March 2014 a second survey was distributed to every household within the parish by members of the Neighbourhood Plan team and volunteers. This survey covered more general topics, such as Roads and Transport, Business and Employment and Community and Recreation, the responses were again collected by reply

paid envelopes included with the survey forms, with a response of almost 30%.

The responses to these two surveys were analysed, collated and used by the working parties in the development of the initial draft policy document, which also incorporated reference to key national and local statistics and policy documents. The steering group produced a Sustainability Appraisal, Scoping report and Equality impact analysis, which contains a broad range of statistics and information that helped to identify issues for the Parish. This information is provided in separate supporting documents.

Consultation on initial draft and the steps to the final plan

During May 2014 two further drop-in sessions were held to present the initial draft policies and consult the community on their views, the feedback received was very positive. The steering group also consulted both the parish and B&NES council on the initial draft and the combined feedback from the drop in events, parish and B&NES council's was fed back to the working parties and a second draft of the policies was produced.

This draft was validated, checked for robustness and compliance with the Core Strategy by B&NES in September 2014, before being distributed to every household in the parish in October 2014 for formal consultation, prior to

submission for inspection and public referendum.

Consultation Calendar

01/02/2012

Neighbourhood Plan discussed at Stowey Sutton Parish Council meeting, Minute 10 resolves to establish a working party to explore development of a Neighbourhood Plan, press release prepared and published in Chew Valley Gazette and Parish Magazine (distributed to every home within the parish / Neighbourhood Plan area).

14/03/2012 to 29/10/2012

Parish Council Neighbourhood Plan working party met, on the second Wednesday of each month, to develop a strategy, ultimately producing a preliminary high level survey to identify areas of community concern and interest.

This survey was distributed to every household, as a leaflet drop by parish councillors as well as being promoted by the parish clerk on a stand at the Bishop Sutton Fun Day on the 16th June 2012, and an online version was available via the parish council website, stowey Sutton pc.org.

These surveys were returned either by post to the parish council clerks address or via a collection box in Bishop Sutton.

Once analysed the responses were fed back to parishioners via a press release which was published in the Chew Valley

Gazette, Stowey Sutton Parish Magazine and Parish Council website.

The results were then used to inform the broad subject areas for the working parties in the second community led phase of the plans development.

2nd October 2013

Following the appointment of a liaison officer by B&NES council, together with changes in the regulatory regime which would permit a Neighbourhood Plan to be adopted without the county council having an approved local plan, the Neighbourhood Plan was discussed under item 10 of the 2nd October 2013 Parish Council agenda and it was agreed to re-start work on our Neighbourhood Plan, rather than join the recently publicised Chew Valley wide group parish plan. This was recorded under minute 10 and publicised in the Stowey Sutton Parish Magazine and on the Parish Council website.

6th November 2013

Following a meeting with Julie O' Rourke the B&NES Neighbourhood Plan liaison officer, a report on the proposed community led approach for the second phase of Neighbourhood Plan development was given to the Parish Council, where the proposed committee structure was approved together with a budget of £400 for publicity and a public meeting, this was recorded under minute 6D of the Stowey Sutton Parish Council Meeting 06/11/13 and publicised in the Stowey Sutton Parish Magazine and on the Parish Council website.

12th November 2013

Parish Councillors Heather Clewett and Bernadette Bradley attended the Bishop Sutton Women's Institute Meeting at the Bishop Sutton Methodist Hall, 17 members of the WI were in attendance, the speakers and topic, "The work of the Parish Council and the Neighbourhood Plan", had been publicised at the previous meeting.

The councillors discussed the work of the parish council, the format, purpose and legal status of Neighbourhood Planning, together with the opportunities to get involved with the Stowey Sutton Neighbourhood Plan and the details of the public meeting on the 25th November.

A hand-out raising awareness of the Neighbourhood Plan and how to get involved was distributed to everyone present.

This group are predominately aged 55 and over.



Figure 17 Community awareness banner

22nd November 2013

Two 2.5 metre x 60cm banners promoting the Neighbourhood Plan and giving contact details were first displayed, these have been used at several sites around the parish and at public engagement events continuously since this date, they

will remain in use at different locations until the referendum has completed.

All age groups will have seen these banners and their contact details.

25th November 2013

A public meeting was held at the Methodist Hall in Bishop Sutton, this event had been publicised by an advertisement in the Stowey Sutton Parish Magazine, an item on the parish council website, together with posters placed in prominent positions around the parish.

The meeting was attended by twenty people, three children and three parish councillors were also in attendance.

The meeting was hosted by Heather and Keith Betton from Stowey Sutton Parish Council, using a question and answer format, which was well received, they highlighted the Parish Councils previous work and the way forward.



Figure 18 Community led Neighbourhood Plan phase Launch event 25/11/13

Following that meeting five people volunteered to chair working parties to help develop the plan and several more

volunteered to join a working party members, two parish councillors have offered to be involved in the working parties.

The Working Parties are:

- Housing and development
- Roads and transport
- Community and recreation
- Business and employment
- Public engagement

The Steering Group, will consist of the working party chairs plus Keith Betton, Parish Council Chairman, as chair and Heather Clewett as vice chair, this group will manage the process directly with monthly reports to the full Parish Council.

Those attending this meeting had varied ages from mid-20's to post retirement. Three children were also present and the eldest of 11 years has, under adult supervision, delivered questionnaires to homes in the Parish.

4th/5th/6th December 2013

Sally Monkhouse, Chair of the Neighbourhood Plan Public Engagement working party, together with community volunteers arranged for copies of our Neighbourhood Plan awareness leaflet to be distributed to every child through their school's "book bag".

In preparation for this event large yellow "Ask me about Neighbourhood Planning" pin on badges had been purchased to promote and help raise visibility.

This team also undertook footfall awareness raising events with parents at the gates of Bishop Sutton Primary School and with the local mothers and toddlers group, on these dates using the same leaflet.

The school children are aged between 5 and 11 years of age.

The parents and members of the community reached through the footfall awareness sessions were aged between early 20's and post retirement age.

3rd to 7th December 2013

Alana Weeks, a community volunteer, distributed Neighbourhood Plan awareness leaflets to all homes in Stowey, discussing the plan process with those residents who asked.

The residents of Stowey are aged between early 20's and post retirement age.

5th December 2013

A post was made on a popular community Facebook page, which highlighted the Neighbourhood Plan, together with the forthcoming "Meet the Team" event which was being held prior to the village carol concert on the 11th December at Bishop Sutton village hall.

11th December 2013

Three members of the Neighbourhood Plan steering Group held a "meet the team" event prior to the village carol concert at Bishop Sutton village hall.



Figure 19 11/12/13 Meet the team event at the Bishop Sutton carol concert

The team members, Keith Betton, Heather Clewett and Sally Monkhouse, greeted each family and group on arrival, handing out Neighbourhood Plan awareness leaflets to everyone, they then circulated throughout the group prior to the commencement of the concert, during the interval and at the end of the event discussing the Neighbourhood Plan process and ways that people could get involved.

All age groups from pre-school children, through Primary and Secondary school pupils, together with adults from their 20's to post retirement.

16th December 2013

The Steering Group met for the first time, in attendance were;

Keith Betton, Heather Clewett, Richard Brent, David Dickerson, Steve Turner, Jack Sane and Sally Monkhouse.



Figure 20 16/12/13 First meeting of the Neighbourhood Plan Steering Group

22nd December 2013

Ward Councillor Vic Pritchard held a social event at his home following the carol service held at Stowey Church and invited members of the Neighbourhood Plan team to meet with his guests to raise awareness of the plan and how to become involved and stay informed.

People at this event were predominately aged 50+

7th February 2014

In conjunction with Worcester Research a housing needs survey was devised and approved by Julie O' Rourke of B&NES council, the survey was distributed to every household within the parish, with additional survey forms made available in the village stores of West Harptree and Chew Stoke, the two neighbouring parishes.

Additional surveys were made available to download from the Parish Council website.

Surveys were returned in reply paid envelopes, included with each survey, directly to Worcester Research.

The survey was publicised on the Parish Council Website, in the February and March Parish Council newsletters and through a post on a popular community Facebook page for the area.

As this survey went to every household within the parish all age groups had full access to respond.

The results of the Housing Needs survey were published on the Parish Council website, reported at the 4th April Parish Council meeting and highlighted in the May Parish Council newsletter

24th February 2014



Figure 21 24/02/2014 Landowner engagement session

Two stakeholder engagement sessions were held, at the Red Lion in Bishop Sutton, the venue was hired exclusively for these sessions when the business was not otherwise open.

Stakeholders were invited by letter from the Parish Council and tea, coffee and bacon rolls were provided.

The first session from 08.30 to 10.00 was for local land owners and developers, those invited were identified in several ways, each developer or land agent that had submitted an application, whether successful or not in the previous 12 months, together with each of the land owners who had put land within the parish forward in the SHLAA, that is outside the housing development boundary, and the owners of sites suitable for small scale infill development within the housing development boundary. People at this event were predominately aged 50+

The second session from 10.00 to 11.30 was for local business owners and managers, those invited were identified in several ways, from local listings such as yellow pages, the Chew Valley Green Pages (a local business directory published annually by the Chew Valley Gazette) and internet searches, this was supplemented by the local knowledge of Steering Group and Parish Council members. Businesses from neighbouring villages were also invited.

People at this event were predominately aged 50+

12th March 2014

A second survey was devised by the three working parties other than housing and development and approved by Julie O' Rourke of B&NES council, the purpose of this survey was to identify community views on Roads and transport, Business and Employment as well as Community and Recreation, with the intention of

developing policies to guide both the Parish Council and B&NES on non-housing issues over the course of the plan's life.

The survey was distributed to every household within the parish, with additional survey forms made available to download from the Parish Council website.

Surveys were returned in reply paid envelopes, included with each survey, directly to Worcester Research.

The survey was publicised on the Parish Council Website, in the March Parish Council newsletters and through a post on 27th March 2014 at a popular community Facebook page for the area.

As this survey went to every household within the parish all age groups had full access to respond.

The results of the general survey were published on the Parish Council website, reported at the 1st May Parish Council meeting and highlighted in the May Parish Council newsletter

15th May 2014

Two public engagement events were held to obtain feedback on the first draft of the Neighbourhood Plan policies.

The first event was held at the Red Lion in Bishop Sutton from 08.30 to 10.00, the venue was hired exclusively for this sessions when the business was not otherwise open.

The event was targeted at people dropping children off at school, waiting for one of the morning busses to Bristol, or otherwise free in the morning.



Figure 22 15/05/14 Morning public engagement event

The event was highlighted in the May Parish Council newsletter, discussed at the May Parish Council meeting and publicised with posters throughout the parish, which were supplemented with footfall engagement by members of the Public Engagement working party.

A display of the draft policies was prepared, together with hand-outs of the policies, each member of the steering group was on hand to discuss the Neighbourhood Plan and the draft policies.

A blank flip chart was available for visitors to record their comments.

People attending this event were aged from their early 20's to post retirement age.

The second event was held at the Methodist Hall in Bishop Sutton from 17.30 to 19.00, the venue was hired exclusively for this sessions when the hall was not otherwise open.

The event was targeted at people returning from work, or otherwise free in the evening.

The event was highlighted in the May Parish Council newsletter, discussed at the May Parish Council meeting and publicised with posters throughout the parish, which were supplemented with footfall engagement by members of the Public Engagement working party.



Figure 24 15/05/14 Morning public engagement session at the Methodist Hall, Bishop Sutton



Figure 23 15/05/14 Evening public engagement session at the Methodist Hall, Bishop Sutton

A display of the draft policies was prepared, together with hand-outs of the policies, each member of the steering group was on hand to discuss the Neighbourhood Plan and the draft policies.

A blank flip chart was available for visitors to record their comments.

People attending this event were aged from their 30's to post retirement age.

15th July 2014

A face to face, footfall survey was undertaken along Wick Road / A368 between the Methodist Hall and Bishop Sutton Primary School, the survey was undertaken by Heather Clewett and community volunteers with the public engagement working party, the purpose of the survey was to clarify previous responses and community comments regarding safe crossing points along Wick Road / A368.

The age group consulted during this activity ranged from children to adults in their early twenties through to post retirement age.

Throughout the second community led phase of the Neighbourhood Plan, commencing November 2013 David Dickerson and volunteers from the Community and Recreation working party had discussions with representatives from the following parish organisations and groups to discuss both specific areas of interest and concern to the group members as well as the Neighbourhood Plan progress and ways to get involved and stay informed.

Feedback from organisations:

Bishop Sutton AFC

Bishop Sutton Baby Clinic

Bishop Sutton Badminton Club

Bishop Sutton Cricket Club

Bishop Sutton Anglican Church

Stowey Anglican Church

Bishop Sutton Methodist Church

Bishop Sutton Mums and Toddler Group

Bishop Sutton Pre School

Bishop Sutton Tennis Club

Bishop Sutton Village Hall

Mobile Youth Team

Avon and Somerset Police

1st Stowey Sutton Brownies

Sutton Theatre Company

Other Consultees include

Head of Bishop Sutton Primary School

B&NES district councillor for Chew Valley South Ward.

The Chairs of Clutton and Timsbury Parish Councils regarding their Neighbourhood Plans.

Officers of B&NES council.

1st September 2014

The Neighbourhood Plan was featured in the September Parish Council newsletter, which highlighted the availability of the latest draft on the Neighbourhood Plan website, together with the plans progress.

2nd September 2014

The Neighbourhood Plan was submitted to B&NES for four weeks of informal

review, the responses were feedback via meetings with the B&NES liaison & discussed at the 30th October 2014 steering group meeting, when the decision to commence the formal six week community consultation from 1st November was agreed.

1st & 2nd November 2014

Community volunteers distributed copies of the Neighbourhood Plan consultation leaflet to every household in the plan area.

The rear cover of the leaflet highlighted the availability of a printed copy of the full Neighbourhood Plan, as well as the facility to request a visit from a steering group member to discuss the plan in residents own homes.

The age group consulted during this activity ranged from children to adults in their early twenties through to post retirement age.

1st November to 12th December 2014

A printed copy of the full Neighbourhood Plan, all appendices and supporting documentation, was made available for viewing, without an appointment, during office hours a Chew Valley Caravan Park, Ham Lane, close to the centre of Bishop Sutton.

The Neighbourhood Plan website www.sspcn.org contained a full copy of the full Neighbourhood Plan, all appendices and supporting documentation throughout this period, as well as advertising the availability of a

big print version of the community consultation leaflet.

5th November 2014

The draft Neighbourhood Plan consultation document was discussed at the Parish Council meeting and as recorded in minute 7.2 of that meeting the Parish Council voted unanimously to support the Neighbourhood Plan in its current form.

11th November 2014

A steering group member made a presentation to the WI group meeting in Bishop Sutton, this was followed by a discussion of the draft plan, with the groups comments recorded.

The age group consulted during this activity ranged from adults in their early twenties through to post retirement age.



Figure 25 Community Consultation 20/11/14

14, 17 & 19 November 2014

Steering group member David Dickerson held informal discussions concerning the SSNP with the young people (YP) on 14th & 17th November at the Youth Bus and Methodist Hall Chill Out Zone with a more formal session in the Youth Bus on

Wednesday 19th November with 16 Young Persons present.

The age group consulted during this activity ranged between 14 & 18.

20th November 2014

Two public engagement events were held to obtain feedback on the Neighbourhood Plan policies.

The first event was held at the Red Lion in Bishop Sutton from 08.30 to 10.00, the venue was hired exclusively for this sessions when the business was not otherwise open.

The event was targeted at people dropping children off at school, waiting for one of the morning busses to Bristol, or otherwise free in the morning.

The event was highlighted in the November Parish Council newsletter, discussed at the November Parish Council meeting and publicised with posters throughout the parish, which were supplemented with footfall engagement by members of the Public Engagement working party.

A display of the draft policies was prepared, together with hand-outs of the policies, each member of the steering group was on hand to discuss the Neighbourhood Plan and the draft policies.

A blank flip chart was available for visitors to record their comments.

People attending this event were aged from their early 20's to post retirement age.

The second event was held at the Methodist Hall in Bishop Sutton from 18.00 to 19.30, the venue was hired exclusively for this sessions when the hall was not otherwise open.

The event was targeted at people returning from work, or otherwise free in the evening.



Figure 26 Evening Community Consultation Event 20/11/14

The event was highlighted in the November Parish Council newsletter, discussed at the November Parish Council meeting and publicised with posters throughout the parish, which were supplemented with footfall engagement by members of the Public Engagement working party.



Figure 27 Public engagement working party raising awareness of the community consultation

A display of the draft policies was prepared, together with hand-outs of the policies, each member of the steering group was on hand to discuss the Neighbourhood Plan and the draft policies.

A blank flip chart was available for visitors to record their comments.

People attending this event were aged from their 30's to post retirement age.

27th November 2014

Members of the public engagement working party conducted footfall surveys

in Bishop Sutton, to raise awareness of the community consultation, the Neighbourhood Plan and ways to provide feedback on the plan, which included handing out slips with the Neighbourhood Plan website and feedback email address, to maximise public engagement.

30th November 2014

The community consultation was featured in the Stowey Sutton Parish Council electronic newsletter which was sent to everyone on the Parish Councils e-mailing list highlighting the Neighbourhood Plan and community consultation.

7th December 2014

An electronic newsletter was sent to everyone on the Parish Councils e-mailing list highlighting the community consultation deadline & encouraging people to send feedback.

Preliminary high level survey

Stowey Sutton Parish Council

The Stowey Sutton Parish Council Neighbourhood Plan is an opportunity for local residents and for those who work in the parish to influence what happens in the parish over the next ten years. Neighbourhood plans will form part of the B&NES Core Strategy and should reflect the views of the community, but must also be in general conformity with the policies contained within the B&NES Core Strategy.

The Neighbourhood Plan will mean that, we, as a community can set out a shared vision including planning policies for the development and use of land within the parish. The Neighbourhood Plan should reflect how we see living and working in the community over the next ten years. This should include both things that we wish to preserve and anticipating the changing and future needs of the community.

As a first step we are asking the community to answer five simple questions, to help to indicate some of the areas that we should include in the more detailed surveys as the plan progresses.

You may want to give general answers, for instance you may say that "the community needs better public transport", or you may wish to be more specific and say "I need a bus to get me to Bath by 8.50 on weekdays so that I can get to work", whatever you say will help us to know what issues to focus on as we work towards developing the Neighbourhood Plan.

Don't worry, this is simply the first stage in the process, as the plan develops, there will be more ways to get involved and influence the contents and outcome. There will be more detailed surveys, events for the community to listen and influence the plan and eventually a vote for the whole community to decide if the plan should be accepted on behalf of the community, but the first step is to complete this survey, so we can get started.

Anyone who lives or works in the parish can complete the form, regardless of age, but we need the responses by the end of June 2012 so we can begin work on the next stage, if you need more space just continue on a blank piece of paper.

Name <i>Optional</i>	Do you live in the Parish	Do you work in the Parish	If we can contact you about your comments please put a telephone number here
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Things you consider the community needs	Things you consider the community should save
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Neighbourhood Plan

Preliminary Survey
June 2012

Stowey Sutton Parish Council

<p>Things you think need or could be changed in the community</p>	<p>Things you think the community should avoid</p>
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A big part of the B&NES Core Strategy is dedicated to meeting central government targets for additional housing within the county and inevitably every community will be asked to allow for some additional housing development, please indicate below how you feel the parish should be allowed to grow.

I like the village just the way it is & do not want any significant development	
I think the village could grow by 5 to 10 homes per year to help keep the community moving forward	
I think the village would benefit from more development as a larger community will encourage more shops, facilities and public transport to improve the amenities for the whole community	

<p>This box is for you to say anything else that you feel the Parish Council should consider when thinking of the future of the community</p>

You can put the completed form in the collection box on the Parish Council stand at the village fun day, post it to the Parish Clerk, 3 Chapel Street, Bishop Sutton, BS39 5UX or complete the survey online via the link at stowesuttonpc.org

Stowey Sutton Parish Survey September 2012

Initial summary of responses, grouped by question

Things the community needs

Improved communication and relationships with B&NES planners (officers and elected representatives) are likely to be beneficial to all concerned, and could be promoted by the establishment of a community forum involving B&NES planners and (where appropriate) relevant agencies, other local villages etc to support cohesive, informed decision making.

Expand the existing play area at the Village Hall

Expand the existing play area at the Village Hall

Better bus service

To protect the current Greenbelt

Better bus service - runs after 5pm and runs to Bath.

Greenbelt land

Greenbelt land

Streetlighting on main road

Things for young people

local shops

local shops

Public transport to Bath and better service to Bristol

Better bus service with extended hours

Greenbelt land

Greenbelt land

Greenbelt land

Retain the character of the village by avoiding development beyond the existing village boundary

Greenbelt land (and the open spaces outside the village boundary)

local shops

Direct bus service to Bristol and Bath

Greenbelt land

Greenbelt land
Traffic speed controls
open spaces
Safety and convenience for pedestrians (well maintained pavements and footpaths!)
An area for young teenagers to meet and have fun. (Not the bus stop or back of the village hall!)
Better inter village transport available for old and young
More frequent public transport
open spaces
Local employment
Streetlighting
Traffic calming at both ends of the village and through the centre
local shops
A much faster more stable broadband internet connection
More local shops eg bakery
open spaces
Greenbelt land
better public transport
A second shop for competition
Good public transport
Greenbelt land
Local shops and services including schools
shop
shop
Cappards play area good for 0-5yrs but 7+ years riding bikes not a good area so an area that bikes can be ridden safely

better public transport
Zebra crossing near the spar shop will slow traffic around the bend coming into the village. Will also help children crossing for the school bus.
Local employment linked to redevelopment of redundant buildings/land.
local shops
local shops
greenbelt land
greenbelt
more homes for local people
More public transport to help generate employment opportunities
More traditional shops eg butcher, baker, chemist, greengrocer and café
Upgraded pavement specially near the Methodist Church.
Greenbelt land
A much faster more stable broadband internet connection
Safe, convenient, well maintained pavements and paths for pedestrians.
No more new housing developments, especially low cost housing as it is bringing the area down with anti-social behaviour
A community spirit - engendered by clubs, churches and pubs General shop Good roads and footpaths
Footpath access around Chew Valley Lake from Bishop Sutton Fix pot holes on Ham Lane, A368 and Stinchings Shord Lane Allow the general public access to and use of the lake, not just the elite few of the sailing club: e.g. allow water-based activities for families such as pedalos hire and/or canoe hire
A viable village hall with rents set at a level that are affordable for local clubs, societies, youth etc. Open spaces (e.g. fields) for children to play in. Local shops and businesses.
More local shops and employment generally. Better public transport
better youth facilities traffic speed control continued investment in schools

Protect the green belt from inappropriate development, focus in building on the brown-field sites already within the village.

Traffic calming - Wick road is very fast and we need to slow traffic down coming through the village. More affordable housing

Traffic calming on wick road to make the school run safer. More Housing including affordable. A proper play area for children similar to the East Harptree play area.

Permissive links between rights of way to encourage greater use of footpaths Specific lanes designated as local cycle routes A project to quantify parish carbon footprint and devise ways and targets for reducing it All would be innovative projects and of interest to other parishes

Street lighting; specifically through the high street (Wick Road) The pavements are a trip hazard in the dark and passing vehicles also create a hazard. Better parking outside the local school during in and out times. A Limit on the max weight of any vehicle using Bonhill Road other than public transport or for access. There are more suitable routes between Bishop Sutton, Chew Stoks and Chew Magna. If being an A class road is a problem in restricting access then get the highways dept to change it to a B class road; it should never have been an A class due to its limited width,

YOUTH FACILITIES - THE BUS SHELTER OPPOSITE THE POST OFFICE DOES NOT QUALIFY AS SUCH BETTER PUBLIC TRANSPORT LINKS - WE ARE IN BATH and NE SOMERSET BUT IS THERE A COMMUTER SERVICE TO BATH FOR THOSE WHO WORK OR STUDY IN THE CITY? OR EVEN FOR VISITORS TO THE AREA TO USE. THE BRISTOL SERVICE ONLY REALLY WORKS IF YOU HAVE EMPLOYERS WHO LET YOU WORK HOURS TO SUIT THE BUS TIMETABLE THE COMPLETION OF THE CYCLE PATH WOULD BE A BONUS - A LOT OF PEOPLE IN BS AND OTHER VILLAGES CYCLE, WALK AND RUN FOR PLEASURE BUT THE ROADS ARE NOT PARTICULARLY SAFE OR IDEAL FOR THIS FORM OF RECREATION

1) Street lighting on the main road 2) More things for young people to do 3) More support for the mobile youth bus which provides a much needed space

1. Link bus to A37 to connect with the regular bus service to Bristol/Wells 2. A well equipped play area for young children 3. A faster broadband connection

More buses to Bath. Speed restrictions on lanes. Traffic calming.

More positive activities for the young people. Street lights. More community space used to promote inclusivity in the community.

1. Local employment 2. Improved broadband service 3. Max 40mph speed limit throughout the Valley

1, A strong Parish Council to stand up to BANES re Quarry and large housing developments 2, Facilities for our youth aged 13 to 17 3, Well equipped play area for younger children

1. BETTER BROADBAND 2. MORE EMPLOYMENT OPPORTUNITIES. 3. BETTER POLICE RESPONSE TIMES

Swimming Pool Protection against encroachment into Green Spaces Better road surfaces
Local shops Local employment Open spaces
Local employment Local shops - more choice than just the Spar - local produce, traditional take away and perhaps a general hardware store Keep Greenbelt land
More voluntary work by residents to keep the village thriving. Affordable, sympathetic small scale housing development for locals (i.e. not investment homes) Local job opportunities (possibly through tourism, services, small office type businesses e.g. Fairseat Farm at Chew Stoke).
A more regular bus service, with direct buses to the larger towns. A safe crossing over the main road somewhere in the village of Bishop Sutton. Somewhere for older children to meet, to keep them from hanging round the bus stops.
I think our community needs: Improved play facilities for children. Our playground is looking shabby and is understocked in comparison to neighbouring (smaller) villages. It would be great to have something similar to that of East Harptree. Traffic calming on the main road, cars whizz through the village at alarming speeds. Pavement from the Tennis club to Redlands Lane. We live in Stowey Bottom and like to walk /cycle /scoot to school. The recent pavement from Bishop Sutton to the Tennis Club is well used and much safer.
1. More community events, like the Fun Day 2. More protection for the green belt. Houses are moving outside the village boundary. 3. More access to the lake - a path right the way around it and
Open spaces Play areas No large developments on green belt land Local shops
Safer roads Better play areas Provision/ activities for teenagers
> Better regular/daily transport links to/from Bristol and Bath. > Faster and more reliable broadband. > Something that brings the wider community together more often, perhaps a monthly farmers / craft market. > A better village shop
> Better regular/daily transport links to/from Bristol and Bath. > Faster and more reliable broadband. > Something that brings the wider community together more often, perhaps a monthly farmers / craft market. > A better village shop
1. Faster broadband 2. More direct footpath to (and around) the Lake 3. Better intergration of Bishop Sutton Society / Council / Parish news on one website
Local police Village hall Good bus service
Local employment Local services incl. shops (but depends on the community then using those services Thriving schools, churches, clubs and organisations, but this depends on the community having community spirit and a willingness to contribute!
A village green / public park Parking to facilitate shops, shopping Centering and identity building (possibly based on the mining heritage?)

Speed enforcement through the village Enhanced recreation facilities for children
Better broadband Less speeding traffic (road humps/traffic calming) Some electronic mail list of events/news details
.more play areas for young children . Better playground for children instead of just one playground of a housing estate. .make good use of the play area behind the village hall and maybe take note how a small village like east harptree have much better play area for children.
Play area - more play equipment Cafe Decent shop
1. Better Children's play park / area 2. Youth Club for all ages 3. Cycles path ALL the way around the lake
A new revamped play area for the children in Bishop Sutton. The one at the end of Cappards Road is small and inadequate, the one behind the village hall is poorly equipped and frequented mostly by teenagers! Library service and reinstating the play bus would also be a real benefit.
A new park, the facilities we have in the ever growing population of Bishop Sutton are woefully inadequate. Better pavements, they are uneven and too narrow in places, especially down the main road. And a new park!!! see above
A good park for the children to run in. Speed camara's it's very dangerous the speed of traffic especially by Sutton spice/ village hall. Better pavements the hedges hang over and in some areas of the village the paths are so narrow you would struggle to get a pram along (up by the village hall)
Improved play facilities for children; Further traffic calming measures; Zebra crossing at school
Better play facilities for children Traffic calming measures - particulary near the school and shop/pre school area. Ideally a pedestrian crossing at the school. My son was very nearly run over outside the school and one day this will happen and someone will be hurt/killed. Street lighting I know I'm not allowed four but i think older children really need something to do in the village. Maybe money could be found to resurrect the youth club.
Technology: Local business and residents are increasingly dependent on communication technology and rural communities are unlikely to thrive if communication technology is inefficient. Rural communities attract only limited commercial investment and strategies therefore need to be in place to ensuire there are viable alternatives to "leaving it to the market place"
Extra classroom at school
Extra classroom at school
Greenbelt
Resist urbanisation

Cashpoint (In phonebox?)
Maintenance of roads and pavements which includes removal of potholes, hedgerows cleaned regularly.
Local shop
Traffic speed control
buses
pub
public transport
Protected and enforced speeding zone ie chicanes
Open spaces and greenbelt
Better public transport
Local employment
Play areas
The open spaces outside the village boundary
A wide and more level pavement from "Sideways" to the Methodist Church
Local shop
To look after existing social areas
Good play areas
Protected green belt
Play areas
For wheelchair users - pavement along main road in built up area - wide enough? (not so at present along Chapel Cottages and between Rushgrove Gdns and Village Hall)
We must keep our green spaces which are already well used by walkers and dog owners in the village.
Local shops will not survive against supermarkets even with a larger village
pedestrian crossing outside post office

Greenbelt
Focal point for village life eg village hall
youth organisations
A coffee shops!
bus service
A bus service to Bath thatn mirrors the frequency and reliability of the serice to Bristol
more youth facilities
Local employment
local shops
Greenbelt
A shuttle bus to A37 and Bath Newbridge Park and ride
greenbelt protected
local shop/post office
more local employment
transport
transport such as more buses
teenage activities clubs etc
clean pavements ie dog fouling free
Pavement to carry on past the tennis courts up to Redlans Lane. Better access for Stowey residents.
Sports opportunities for 10 - 18 yr old children via creation of village sports teams
youth club
Local employment
no asbestos dump
Play areas

to have a local shop
local shops/employment
more opportunities for local employment
A road sweeper - litter collector
Faster broadband
A bus service to Bath that mirrors the frequency and reliability of the service to Bristol
Wheel chair users (wide enough pavements) and segregated for cyclists
Traffic levels (volume, routes, speed, weight and size, enforcement etc) are already very problematic and likely to increase substantially over time. PACT is an excellent forum for addressing one off local concerns, but a co-ordinate plan for addressing traffic issues underpinned by adequate designated funding is needed.
Cycle paths (poss round lake)
Cycle paths (poss round lake)
keep the library van
Litter removal especially followng bin day when it is at its worst!
play/youth areas. Not good to see groups of young people hanging around
village shop
greenbelt land
Consulted provision for young people in parish
Reliable electricity supply with no power cuts
Local employment
more buses
The village as it is now, not to have it made larger by extended developments
Local employment
local shops

Cyclists - planning needed to support segregated cycle paths especially to schools, places of work and recreation for residential areas
our shop and post office keeps the community within the village with many walking to the shop - thus socialising
speed restrictions
A youth club to keep the teenagers entertained so they don't resort to vandalism (eg bus stop) around the village
A strategy for 12-18 year olds that provides services to occupy them rather than hanging around outside the village shop
traffic calming into village Bishop Sutton
a good butcher
Encourage small manufacturing/farming businesses
Local employment
faster broadband for businesses and domestic use
Local employment
Local employment
Local employment
Keep safe all greenbelt areas
greenbelt land
better bus service
Local employment
a village ban on heavy lorries and/or speed humps at each end of village
Subsidised letting of village hall for local groups by B&NES
Cash point
A strategy for 12-18 year olds that provides services to occupy them rather than hanging around outside the village shop

Things the community should try to save

The local outstanding environmental features, the Green Belt and another shared community open spaces including school playgrounds and recreation areas.

Greenbelt land

Greenbelt land

Local shops

Prevent urbanisation by NOT having housing developments, street lighting, traffic calming or so many road signs/road markings

Greenbelt land

Greenbelt land

Greenbelt land

Shop

open spaces

shop

post office

Greenbelt land

Local shops

Local employment

Greenbelt land

Greenbelt land

Greenbelt land

The Greenbelt land and the open spaces outside the village boundary

Local shops

Local employment

Existing village boundary

Existing village envelope
Greenbelt land
open spaces
Local shops
green space - do not allow the village to be lengthened. It will become fragmented.
the greenbelt where it is clearly open countryside of significant value to wildlife!
all of the above
Greenbelt land
cricket pitch
Local shops
At this point in time apart from the quarry threat I am not aware of any immediate threat to our village with regards to loss of amenities
Greenbelt land
Preserve our lack of light pollution (no new streetlights)
Local shop/post office
local shops
local shops
local shops
The village boundary till all other available land is used
public transport
Greenbelt land
village hall
local shop
local shop
village hall and Methodist hall. Pubs, playing fields

play areas and open spaces
all greenbelt areas
local employment is critical
play areas
local shops
Greenbelt land
play areas
local shops
local shops and pub inc post office
play areas and open spaces
Greenbelt land
open spaces
Greenbelt land
Preserve our lack of light pollution (no new streetlights)
shops, educational facilities, small businesses
Green areas and farm land.
Its historic churches Community Spirit Its social activities
Save our greenbelt and farm land Keep our post office and village shop Mantain the rural feel of the village
Play areas and open spaces. Local shops and businesses. Local employment.
Local pubs, sports clubs, etc
shops pubs greenbelt
1. The greenbelt division line - there are sites to develop in the village without letting the boundary creep. 2. Holy Trinity church 3.The Post Office and village store
Pre-school - they do a fabulous job but do not get the funding they deserve/need.

Village Shop (save and improve) Local Pub Local School
Green Belt Historic, locally distinctive buildings Historic, locally distinctive landscape and biodiversity features (or what's left of them)
The Post Office The bus service (improved please) The village as a rural community
ITS CURRENT SIZE AND THEREFORE IDENTITY- ANY EXPANSION SHOULD BE ACTIVELY DISCOURAGED - WE ARE A VILLAGE NOT AN URBAN SUBURB. IT IS BAD ENOUGH THAT THE MAJORITY OF VILLAGERS HAVE TO TRAVEL TO WORK IN URBAN AREAS - LOCAL EMPLOYERS SHOULD ALSO EMPLOY MORE VILLAGERS "GREEN BELT" AND AREAS OF COMMON GROUND IN VILLAGE COMMUNITY SERVICES SUCH AS - THE SCHOOL AND CHURCHES, SHOP AND POST OFFICE, BUS SERVICE, LIBRARY VAN - FOR ONCE GONE YOU WON'T GET THEM BACK
1) The Youth Bus 2) The green spaces 3) The local shops
1. Existing greenbelt around the village 2. Local shops, Churches, village hall 3. The status of a small rural village
Bus, shop, pub
1. Local shop, including a Post Office 2. Village hall 3. Greenbelt land
1, The existing green belt land around Bishop Sutton 2, Local shops, village hall, church etc 3, The status of a small rural village
1. BETTER BROADBAND 2. MORE EMPLOYMENT OPPORTUNITIES. 3.BETTER POLICE RESPONSE TIMES
Local Shops Local Employment Green Spaces
Local shops Greenbelt land Open spaces
Greenbelt - keep the area for agricultural needs and walking Play areas and open spaces - as long as they are used responsibly and looked after Village Hall - encourage local residents to use it for more activities/community days
Services - shop / post office, garages, sustainable public transport, pub, primary school, churches. Open spaces, footpaths. Village Hall.
The village hall. Local businesses and shops. Open play field and parks for the kids, to keep them off the roads.
The pre-school, the shop and the fabulous village hall and grounds.
1. The small rural feel (to extent still exists) and close knit community 2. Visual feel of village - no more estates 3. The schools
The greenbelt land Play areas Local shops

Open spaces and fields Shops and businesses Village Hall facilities
Excellent primary school > Save and promote the incredibly diverse eco system that exists because of the close proximity to the lake.
> Excellent primary school > Save and promote the incredibly diverse eco system that exists because of the close proximity to the lake.
1. Keep nights dark - streetlighting prevents us from wondering at the stars, and encourages young people to loiter 2. Play facilities (Cappards Road and Rec) should be maintained 3. Footpaths (many currently fenced off, or through fields with bulls, big dogs, etc).
Local police Village hall Good bus service
All the above and the availability of affordable housing for local people
Mining heritage Local stores
Village hall Preschool Community spirit / social calendar
Ensure shop is kept, along with post office.
Pub Green belt Shop
Bus Service Library Service
Local shop, pub and restaurant; Village hall amenity; Small playground at Cappards Farm
The shop and the pub are integral to the life of the village and we must do all we can to support them. Bus routes Play facilities
Essential services - Post Office, public transport (currently poor)
Shop, pub and school
Shop, pub and school
Village Hall
Post Office
Public Transport
Local shops
Pub
shops

pub
Public Transport
local employment
greenfield open spaces
Greenbelt land
Local shop
Post Office
Play areas and open spaces
We need to retain the character of the village - no large developments
Play areas and open spaces
Play areas
No streetlighting
Greenbelt land
Local shops/amenities
Greenbelt land
local recreational and educational facilities
we must save our rural state and not allow urbanisation. No streetlights or roundabouts etc.
hold on to the open spaces such as the football club and cricket club
Village Hall
Greenbelt land
shop/pub
Village Hall
local employment
Greenbelt land

Greenbelt land
the Red Lion or other pub
Greenbelt land
local shop/post office
local economic activity including encouraging local people to make use of the local shops and tradesmen
local transport (eg buses)
transport
Greenbelt land
The local shop/post office is very important
open spaces
Greenbelt land
local employment
help local employment through more bus services
as much greenbelt land as possible
local shops
Greenbelt land
Local shops and Post office
Preserve and enhance the area around Chew Valley Lake
access to countryside with some paths maintained to a standard suitable for the not so fit and safe (off roads) for children
the primary school
Footpaths
Recreational areas
Flower displays

Post Office
Bus service to Bristol
local employment
shops
local shops
local shops
local employment
Play areas
The dark sky at night - no street lighting
Retain the night sky - no street lighting
greenbelt land
local shops
access to countryside on foot and bicycle
develop the walks an paths around the lake in conjunction with santander and bristol water
transport
pub restaurant and shop
play areas and open spaces
play areas
open spaces
local employment
community spirit
play area and something for older children
lcoal shops
open spaces

local shops

the sports field, pavilion and good quality sports

the village hall as a centre of all the village activities

local employment

local shops

Need to preserve the B&NES subsidy to the local bus services. Perhaps Bristol council could be persuaded to contribute too!

public transport including council supported and transport provide by voluntary ? and ? If available/safe parking? Near shops

New housing
No large developments
votes for no development 69 votes against 4
2-3 new homes per year
votes for 2-3 homes per year 64 votes against 20
Large developments
votes for large developments 16 votes against 54

Housing to be encouraged
Mainly social
26 votes
Mainly smaller
42 votes
Mainly larger
9 votes
No development
31 votes

Comments

Clarification re housing questions: My answers at 6 and 7 above are to apply to Stowey only given the historic nature of the village; but my views are subject to the qualification that sympathetic conversion of already existing, redundant outbuildings in Stowey for SME office/residential use should be considered. As to Bishop Sutton, whilst I believe that private housing should broadly be limited to 2-3 new homes per year, this too is subject to consideration of small scale social housing development to accommodate the local population. More extensive housing development will not necessarily support existing/prospective business, improved transport and access to services, particularly if funding for complementary infrastructure (roads, schools etc) is constrained. Heavy Industry. Heavy industry is generally disruptive to the environment and is particularly inconsistent with local environment designations. As a matter of policy planning consent for heavy industry should be contra indicated. Commercial development. Stowey/Sutton has considerable scope for developing local business enterprise, particularly associated with tourism, agriculture, education, the arts etc. Such development if well managed could enhance community resources and create employment opportunities without damaging the environment or causing undue stress on existing services. It would be helpful to understand whether these matters are being proactively considered in the context of planning and development.

Traffic calming measures eg chicanes through the village. Faster/better broadband. Social housing for young people and older people who need to downsize and remain near friends, family and services

Traffic calming measures eg chicanes through the village. Faster/better broadband.

Less signage (out of character with rural location), no more traffic calming measures (again, out of character and urbanising). Please, no streetlights. More flower beds/containers.

Parish Council should keep the community more informed on Council matters that impact on this community eg. Stowey Quarry.

Aside from the comments previously mentioned - it is important that the speed limit on the A368 is enforced rigorously, it is desperately dangerous for the young and elderly.

Provision of facility for Biogas plant for household waste and incinerator with energy recovery for disposal of Household waste from the parish.

Why not use Stowey Quarry for housing?

Area for cyclists to stay overnight and pitch tents

Improvements to the school

Try creating other villages rather than extending ours!

Retain the current parish council policy for only supporting small scale development of housing within the confines of the existing village boundary. Re-iterate this policy when asking villagers to vote on the options available in the Neighbourhood Plan.

<p>If two to three new houses can be built within the village boundary each year, after ten years the required quota of 30 new houses will be reached. There will be no need for large scale development.</p>
<p>Speed on main roads. No large development but more than 2-3 new homes per year over 10 years. What is considered a large development?</p>
<p>We do not want over development of the village. The roads are too busy now without too much more local vehicles</p>
<p>This village does not need big development as this would add to the traffic problem with the main road</p>
<p>If the large developments are expensive houses that are bought by wealthy commuters they will not use local facilities or transport. If new houses were affordable to local young people (some social housing) then local facilities and transport is more likely to be used. It is unexplainable that there are no traffic speed/calming measures. It is rare that a car travels at 30mph and many at over 40mph. Fast cars are noisy and ruin the village character. Are we waiting for a fatality?</p>
<p>If it necessary to build a certain quota of houses then perhaps a continuation of the Cappards Farm development could be an option but not any more than 20 houses because that is potentially 40 more cars.</p>
<p>Houses that remain empty! Planning for infil land!</p>
<p>More flexibility for conversion of existing outbuildings eg barns into "independent" dwelling and not "tied" to existing property as a granny flat</p>
<p>Anything that builds inclusive community. Better use of existing resources. Can the churches, pub and hall be put to more varied use? Our identity as a village, celebrate our heritage. Better public transport</p>
<p>Volume of traffic with extra people and children needing extra facilities and schools/activities etc. This is a village which will become a commuter access for overspill, bed and breakfast facility for extra housing and without more residents partaking of village life</p>
<p>I don't think you can necessarily assume that more houses equate to better services</p>
<p>Allow people to expand homes especially if this keeps families in the village and then reduces the chance of the family moving to another parish/village</p>
<p>Preserving what we already have and limiting over development and planning permission</p>
<p>An improved bus service with the Bath service operating more than once a week. Ealing with dog fouling and litter</p>
<p>Is it possible to find a foolproof method to ensure that speeding traffic will stick to the speed limit?</p>

An extension of the CV Recreational trail within the parish to provide safe walking cycling horse riding between the village around the lake. A realignment of the A368 to provide an adequate footpath within the village and where necessary sight lines speed restrictions between Stowey and Suytton. Transport to Bristol, WSMare, Mid Norton and Radstock. Very careful consideration for extending v.b when necessary

The questions are not very well thought out. EG Housing to be encouraged; should be social housing (mixed) and smaller affordable homes so that there is more of a mix of class not mainly ABC's - eg professional, managers, white collar worker

Size of Bishop Sutton tennis court - has been allowed to be overdeveloped, unsightly and not in keeping with greenbelt area. Issues need to be addressed around light pollution, late night/early morning noise, exit and entrance hazardous with accidents and many close shaves also some parking issues around open days, BBQs etc.

Re Housing - suitable housing should be available for village youngsters to be able to set up home in the village. It is wrong that village people have to move out to towns or cities in an effort to find affordable housing and that the villages gradually become replaced by incomers on higher earnings than locals could possibly aspire to. There must be truly affordable housing available for local farm workers, labourers, lorry drivers, refuse collectors and postmen etc. to purchase as well as housing for the high earning executive. How this can be achieved I am not sure but it is important that we strive to achieve this. "Affordable" should not necessarily mean "Social".

If the village gets big then you would need to look at the school. Children from Staion Drew and Harptree coming in as it would have to be children living in the village or make the school bigger

The school wouldn't be able to cope with more children if there are to be more houses with people with children

Parish magazine good method of communications for village, is it possible to encourage more people to use it to report/advertise events going on in village. Eg. I personally don't know what goes on at the village hall, football club, do we have a cricket team? etc. The tennis club always appears busy but never mentioned in the magazine.

Slowing traffic both in village e.g "sleeping policemen" and ??? le from Stowey cross roads onwards. Should be no more than 40pmh from Stowey. A path from the tennis courts to Redlands Lane would be useful to allow residents safe access to shops, school, tennis courts etc

Against government planning policy which will result in a "free for all" for extensions and housing

Improve public transport - bus service to Bath so people could commute. It could connect with Wells/Bristol service at Chelwood and possibly stop at Newbridge Park and Ride. Norton/Bishop Sutton for shopping say 2-3 times a week

Urging banes to provide better transport linkage to bath. Support low cost housing reserved for local families. Pressure on Bristol Water to widen the footbridge to enable prams especially extra wide ones to get across plus a ramp at the far end. A relaunch of neighbourhood watch in the village. A continuous pavement from Stowey cross to Manor Farm. A village dedicated PCSO or Special Constable. A separate cross field footpath linking the village with the Bittern Trail.

Stopping quarry lorries through chew Stoke/Bonhill Rd/ Wick Rd going to cheddar. Ensure the quarry landfill is stopped permanently. Set up a computer club at 4 levels, Youth, Young Mums, Unemployed and Mature (over 65) groups. Identify an area to start up an allotment group. Start a youth choir/over 50's choir. Have a Saturday market in the little used Pub car park (Red Lion). Have a 100/200 monthly raffle to help activities suggested above.

Try not to encourage or support urbanisation of the village with chicanes, streetlighting and too many signs etc. A new notice boards opposite the post office!

I don't think you can necessarily assume that more houses equates to better services, especially in these cash strapped times

Future planning to recognise the A368 as a through road and provide alternatives for pedestrians and cyclists (Linking housing estates with walk and cycle ways).New developments to have such paths (NOT through small private gardens!!!) to access the countryside and village facilities. Remove the shrub and earth mound opposite the chapel to provide safer parking and road crossing near the shop by improving visibility for traffic from the Stowey direction. It would be good to get the councillors opinions on what plans they each had and have! Perhaps individual letters in the parish magazine (1 at a time!)

Keep greenbelt land intact and don't allow development especially on greenbelt land.

Being clear on the boundary demarcations. 'The Village' is easy to state but we are not clear on the actual boundaries and it would be helpful to have these clarified on plans for our information

Conserve greenbelt land. Only encourage: a) refurbishment of existing buildings, such as rejuvenating and bringing back to life derelict buildings or empty homes; and c) building extensions that are sympathetic with existing dwelling styles and that don't change the face and rural feel of the village

Considering whether there are ideas that can be copied from similar sized communities in France and Germany (which admittedly enjoy tax-raising powers): encouraging local businesses to the area (perhaps by freeing up land, subsidising rents, subsidising ultra-fast broadband), encouraging tourism (perhaps by strongly promoting cycle paths - if necessary cajoling local landowners into making land available), promoting the Council's excellent website and providing links to doctors' surgeries, churches, local businesses, B&NES website, local tourist info etc.

No, but canvassing opinions generally of the local population via the internet would be valuable for those who cannot get to, or don't want to attend parish council meetings

I think it is great to get views and ideas from local people. We are very keen to stay in the village and would only be able to do so if more housing is available. I understand that housing developments will always be controversial but they also provide homes for younger families which helps enable a sustainable future for our small village.

Reversing the parish's designation as an RA1 village Making it clear that government housing targets will destroy the character of villages such as Bishop Sutton if repeated through future plans and strategies through the coming century. True localism would allow non-compliance.

This village is blighted by a bungalow (no number or house name to identify it) situated in Sutton Hill Road (next to a bungalow named "Brookside") that is an absolute eye sore and a disgrace to the lovely village of Bishop Sutton. This property and its disgraceful garden must be put in order and therefore I would suggest that the owner (if there is one) is served with a Planning Portal - Town and Country Planning Act 1990 Section 215; by B&NES, who should oversee its enforcement.

EXISTING VILLAGE BOUNDARIES SHOULD BE PROTECTED AT ALL COSTS - ONCE THEY GET MOVED AND "GREEN BELT" IS BUILT UPON IT CAN HAPPEN AGAIN AND AGAIN UNTIL SUCH TIME THERE IS A CONTINUOUS BUILT UP AREA AND VILLAGE IDENTITIES ARE LOST IF DEVELOPMENT IS TO HAPPEN BLAND HOUSING ESTATES SUCH BE POSITIVELY DISCOURAGED BUT INSTEAD EMPHASIS SHOULD BE ON INDIVIDUALITY AND CHARACTER - ALSO WHAT IS THE POINT OF BUILDING HOUSES WITH NO GARDENS OR AT LEAST VERY LITTLE IN THE COUNTRYSIDE FOR PEOPLE WHO SO SAY THEY WANT TO ESCAPE TO THE COUNTRY WHEN ALL THAT THEY CAN BE OFFERED IS THE EQUIVALENT OF A TOWNHOUSE - OH SORRY THERE ARE GREEN SPACES THAT PEOPLE CAN ENJOY - OR WILL THERE BE ANY??

The young people

Traffic calming measures

1, Provide traffic calming and pavements on both sides of the A368 within parish boundary (keep existing pavements clear of shrubbery) 2, Link bus service to A37 for connection to a more regular bus route 3, Street lighting on A368 during early morning and evening hours

SUPPORT ALL LOCAL BUSINESSES TO KEEP THEM IN THE CHEW VALLEY, BECOME MORE ACTIVE WITHIN THE CHEW VALLEY CHAMBER OF COMMERCE AND HELP DRIVE ACKNOWLEDGEMENT OF LOCAL PRODUCTS AND SERVICES.

Making sure the quarry isn't used for dumping asbestos

Better local transport Community plans ie Best kept village, Best kept Gardens both residential and public use areas

Try and get some progress on the footpath around the lake to increase visitors to the village and make access to the lake easier for residents, Generally more focus on promoting what the village has for visitors. Is there a way to set up a volunteer sub-committee to co-ordinate resources / ideas on improving the environment for residents.

Better pavements and walkways. Perhaps early evening winter lighting along the main roads for pedestrians (does not need to be on all night). Cable for better internet and communication.

Street lighting around school, in mid winter it is very dark and dangerous

I think that a big development of 41 new houses is inappropriate and will spoil the village as it is now.

Traffic calming on A368 Improved play areas for children of all ages, for younger children, water play area (eg Midsomer Norton) but greater need for older children in Bishop Sutton. For example, a bouldering wall, skate park/area. I think further housing would be very detrimental, Cappards is a large area built very recently. Increased numbers of children could have adverse effect on size of school and class sizes

We have two small children who love playgrounds, so we have to visit Chew Stoke, Chew Magna or the Lake. What a shame Bishop Sutton doesn't have such a facility, a place where young families meet up and enjoy. WRT Question 7. My preferred choice is not listed. A sensible mix of small private and social housing built to high social and environmental standards

We have two small children who love playgrounds, so we have to visit Chew Stoke, Chew Magna or the Lake. What a shame Bishop Sutton doesn't have such a facility, a place where young families meet up and enjoy. WRT Question 7. My preferred choice is not listed. A sensible mix of small private and social housing built to high social and environmental standards.

Clearer information on how to get involved in the local community events as a volunteer. Not necessarily on a formal basis, with a title, etc - more "we need three people to help with a litter pick on Saturday at the children's play area". Perhaps part of a rejuvenated website.

Police support Somewhere for the kids to hang out

A good mix of some housing and some small scale commercial development, encouraging small, local businesses to take root here and to grow and provide employment locally. Somehow, to encourage the concept of contribution to our community, through volunteering to undertake tasks to keep our village organisations alive and thriving, to the benefit of all of us.

Re-writing question 7! The housing mix is fine as it is and new houses should continue in a similar ratio of small to large. The village can build an identity and community based on its mining heritage and mix of large and small dwellings.

In fill housing only

Speed camera on wick road as people speed up and down this road. Also maybe just a few street lights going through wick road. And better play areas for children.

Sorting out the problem of people who let their dogs foul the pavement all around the village. Thinking of a way the 'adolescents' who frequent the back of the village hall on a nightly basis are encouraged not to be there!

Bishop Sutton has such a wealth of young families, and the excellent pre-school and school attract more of these families to the area, hence my interest in services aimed at this demographic. However, I am also aware of the large contingent of older community members, who may well feel that obtaining their amenities with little public transport is becoming harder and harder, so I would welcome support for these neighbours too. Unfortunately I do not have sufficient experience to suggest improvements for this demographic, and am conscious that they are the least likely group to complete these kinds of surveys

Bishop Sutton desperately needs better play facilities for children. At the moment very few parents use the facilities behind the village hall because they are of poor quality and are not suitable for younger children. The space at Cappards is woefully inadequate but is really all we have. I have three young children (age 7 and under) and my friends and I all use East Harptree play area as facilities in Bishop Sutton are inadequate. We often comment how wonderful it would be if we could have something like the facilities in E. Harptree in our own village (sand area, zip wires, slides etc) which would make sense as there are more families in Bishop Sutton than East Harptree.

Preliminary High Level Survey Heuristic Analysis

Phrase	Occurrences
Green belt, Greenbelt, Green space	66, 10, 10
Village boundary, Village envelope	11, 1
Bus, Public transport	43, 18
Traffic, Calming, Speed(ing)	31, 17, 21
Youth, Play	15, 58
Street lighting, No street lighting	24, 9
Improved broadband	15
Employment (opportunities)	38
Pedestrian crossing	7
Pavement (New and need improvement)	19
Shop (need more, more variety, butcher etc)	91
Cafe, Coffee shop	1, 1
Takeaway	1
Heritage, (information, display etc)	4

Preliminary High Level Survey Results Press Release

Once analysed the results of the preliminary high level survey were fed back to parishioners via a press release which was published in the Chew Valley Gazette, the Stowey Sutton Parish Magazine and on the Parish Council web site.

Stowey Sutton Parish Council

Parish Survey

Stowey Sutton Parish Council has been very pleased with the large response to the recent parish survey, where every household was asked a number of questions regarding the future development of the parish.

Several key issues were highlighted repeatedly, with the number one priority for more than three quarters of all responders being the maintenance of the Green Belt and retention of the current village envelope. There was strong support for the Parish Council's long held policy of limiting development to two to three homes per year within the existing village boundary, which will allow us to meet the B&NES target for development, without changing the character of our rural villages.

Many people identified a need for additional play facilities for younger children, which we will consider as part of our forthcoming budget preparation, together with activities for teenagers, as previously, the Parish Council is keen to financially support any group who wish to develop this kind of facility.

Another priority for many parishioners is an improvement in the services provided by public transport within the area. Whilst directly providing such services is beyond the financial limits of the Parish Council, we will endeavour to continue lobbying B&NES to develop the concept of an integrated public transport system, with bus services feeding local hubs allowing longer journeys to be completed whilst minimising the number of under-utilised vehicles. This should allow services from the Chew Valley to connect with routes on the A37, for access to Bristol, Wells & other destinations, together with a connection to the Newbridge Park & Ride, to give parishioners access Bath.

Parish Council Chairman Keith Betton said "We are very pleased with the response to our survey, the information we have gathered will be very useful as we move forward with our Neighbourhood Plan, as well as providing strong support for our position of limiting large residential developments within the parish".

Prepared By K Betton
11 October 2012

November 6th 2013 Parish Council Minute approving proposed Neighbourhood Plan committee structure

6d NEIGHBOURHOOD PLAN

B&NES has accepted our application to define an area for a Neighbourhood Plan, the seventh within the B&NES area. The formal public consultation is currently in progress and should be complete and approved by the 5th December.

Councillors Betton and Ms Clewett have met with Julie O Rourke from B&NES who has provided advice on the way forward for the development of our Neighbourhood Plan, which needs to be overseen by the Parish Council, but heavily community led.

Broadly we are suggesting a format based around working parties consisting of community members for each of the policy areas highlighted by the September 2012 parish survey, with an overall steering group managing and co-ordinating the plan. The steering group should consist of the chairs of the working parties for the various policy areas.

The Parish Council Neighbourhood Plan working party should continue to provide advice and opinions to take forward to the steering group.

We are envisaging quite a lot of work in order to drive the Neighbourhood Plan through in the period that we are aiming for, and Julie has suggested that the Parish Council Chairman should chair the steering group, with at least one other parish councillor taking an active role. As the quarry action group role has slowed down for now, Councillor Ms Clewett has volunteered to join in and can use her community contacts to help recruit enough people from the wider population for the plan to meet the required criteria.

If anyone else would like to volunteer for one of the co-ordinating positions just let the Chairman or the Clerk know.

It would seem that evidencing community consultation and involvement will be one of the key requirements for this plan to succeed so we will need to plan a number of events where we can raise the profile of the plan (and parish council at the same time). Councillor Betton therefore proposed that an initial sum of £400 is approved for the Neighbourhood Plan Steering Group to order some signs and banners, perhaps a folding shelter to use at outdoor events. This was seconded by Councillor Thornhill and unanimously agreed.

Leaflet distributed in November 2013 at WI, School and Other Public Engagement Events

Neighbourhood Planning



Neighbourhood planning came into being through the Localism Act. The purpose of a Neighbourhood Plan (NP) is to give communities a greater say in how the places where they live and work should change and develop over time. The Act therefore should by developing a NP give local communities more control over housing and planning decisions.

Examples of this include determining where shops are located, where offices community facilities are and importantly setting standards of design for new houses based on existing character and build within the parish.

The NP is therefore an opportunity for the Community to influence and shape change, to address concerns, and to develop a forward strategy which is grounded in, and reflects local knowledge and agreed objectives.

The process of doing a neighbourhood plan should generate debate from within the community about local needs and what needs developing, protecting or providing in order to help shape a positive and successful future for the community until 2028.

The NP should include an assessment of the type and amount of housing required, the type and split of affordable housing, and where and how this can be delivered.

How to respond to and encourage local employment and economic growth.

Consider the likely impact of future change on existing facilities and services and how these might be supported

How change and development could benefit the area community as a whole including socially and environmentally friendly.



Ensure decisions are based on and representative of local people through using different engagement techniques to involve the community in the process.

The How

Set up a Steering Group and Policy groups such as housing and development, transport and infrastructure, open spaces and recreations etc.

Engage with the community on many occasions and in as many different ways as possible to gain views, collate these and use to inform draft NP. This includes talking with minority groups, children, teenagers etc.

Produce draft NP which must have regard to national planning policies and the Banes emerging Core Strategy. The Plan must contribute to the achievement of sustainable development.

The Plan must be compatible with EU law and human rights obligations.

The Council may modify the Plan and the NP will be subject to external examination to check on the above. If all is in order it will go to a parish referendum and must achieve 51% approval from voters for it to be adopted.

Once adopted the Parish becomes in control of its own direction and development.

Getting Involved

The Parish Council have set up a newsletter which will give details of public engagement events as well as links to surveys & other information, to register go to www.stowey Sutton pc.org/join

Neighbourhood Plan Committee Structure



Parish Council

Statutory Body responsible for preparing the Neighbourhood Plan



Neighbourhood Plan Steering Group

The chairs of each Neighbourhood Plan policy working party will work to produce the combined Neighbourhood Plan



The working parties will consist on a chairperson & at least two members who will work with the community to develop policies for their plan area. A public engagement working party will assist with public consultation



Community Engagement

Individuals & community groups within the parish will be invited to help develop the Neighbourhood Plan through paper & web surveys, public meetings and the direct submission of ideas

It's your plan, get involved

Housing needs survey distributed February 2014

CS

Stowey Sutton Parish Council Neighbourhood Plan

Housing Needs Survey 2014

What is the Neighbourhood Plan?

The Stowey Sutton Parish Council Neighbourhood Plan is an opportunity for local residents to influence what happens in the parish over the next ten years. Neighbourhood plans will form part of the B&NES Core Strategy and should reflect the views of the community, but must also be in general conformity with the policies contained within the B&NES Core Strategy.

The Neighbourhood Plan will mean that, we, as a community can set out a shared vision including planning policies for the development and use of land within the parish. The Neighbourhood Plan should reflect how we see living and working in the community over the next ten years. This should include both things that we wish to preserve and anticipating the changing and future needs of the community.

As a next step we are asking the community to answer some detailed questions to establish the local demand for both privately owned & affordable housing; it is really important that we can demonstrate to B&NES that we can meet the demand for housing, whilst preventing over development, so please complete & return the housing survey as it will have a significant influence on the way the parish develops in the future.

This Housing Needs Survey will collect basic information about you and the people who live with you to enable the Parish Council to forecast future housing needs. The survey comes in two parts.

PART 1 - We would like every household to complete this, and return it by 28/02/14

PART 2 - You need complete this **ONLY** if you need to find **another home in the parish now or in the next five years**. If anyone living with you needs to set up home independently, they will need to complete their own copy of the whole form.

Extra copies are available from Bishop Sutton Post Office, or can be downloaded from www.SSPCNP.org/survey

No identifiable personal data from this form will be passed to Stowey Sutton Parish Council.

PART 1

1. Please tell us the number of people living in your home in each of the following age groups

Age	0-4	5-9	10-14	15-19	20-29	30-39
Male						
Female						
Age	40-49	50-59	60-69	70-79	80-89	89+
Male						
Female						

PLEASE TURN PAGE OVER

2. Which of the following best describes your household?

Single		Family with young children	
Couple		Family with adult children	
Other (please explain)			

3. What is the tenure of your home?

- Own home - no mortgage
- Own home with mortgage
- Rented from Council or Housing Association
- Shared ownership with Housing Association
- Rented from Private Landlord
- Tied accommodation – to job
- Live with parents or relatives
- Other (please explain)
- Lodging with another household

4. Is your home your Permanent Residence or a Weekend/Holiday Home?

5. What is your household's total weekly income after tax?

- Under £100
- £101-£200
- £201-300
- £301-£400
- £401-£500
- £501-£600
- £601-£700
- £701-£800
- £801 +

6. How long have you lived in Stowey Sutton?years

7. Does anyone in your household work from home? Full Time Part Time NO

8. Please list all the occupations in your household and tell us the average miles travelled to get to work?

Occupation	Miles travelled to work (one way)

9. Please tell us what types of homes you believe are most needed in Stowey Sutton? Rate each one according to your opinion of the amount of need by inserting numbers 0 (least need) to 5 (most need) in the boxes. No more needed (please go on to 10.)

- 1 bedroom 2 bedrooms 3 bedrooms 4+ bedrooms

In your opinion, who needs this housing most? Rate in order of need by inserting 0 (least need) to 7 (most need) in the boxes.

- Young people Small families Large families Single people
 Elderly people People with disabilities Others (Please explain)

.....

10. Do you need to move to another home in Stowey Sutton within the next 5 years?

- YES NO

If yes will you be looking for Larger OR Smaller

11. Does anyone currently living with you need to set up home separately within the next 5 years?

- YES NO

12. How many members of your household have left Stowey Sutton in the last 5 years

.....

13. If household members left, why was this? Lack of affordable housing Job elsewhere

- Lack of public transport Further education Marriage Other.....

14. Please give your views on the quality of local infrastructure provision

	Very Good	Good	Adequate	Poor	Very Poor
Electricity Supply					
Surface water drainage					
Water Supply					
Sewage system					
Mains gas supply					
Telephone					
Broadband					
Parking provision					
Public transport					

THANK YOU FOR COMPLETING THIS SURVEY

Please put it in the prepaid envelope and post it

or

**If you need another home in Stowey Sutton within the next 5 years,
 please complete Part 2 of the survey**



PART 2

Complete this section if you or someone living in your household needs to move to another house in or near Stowey Sutton in the next 5 years.

Include anyone in your family who lives with another household, but needs to set up home separately in the Stowey Sutton area in the next 5 years.

Do you know of anyone who needs to live in Stowey Sutton for work or family support? This could include members of your family who left because they could not afford local prices. **They should fill in their own copy of the whole form.** For example, if you have two children who need a separate home, they should each fill in a separate form.

More copies of this form can be obtained from Bishop Sutton Post Office or online at www.SSPCNP.org/survey

15. Please tell us the make-up of the household that needs to move or tick here if it is the same as in question 1

Age	0-4	5-9	10-14	15-19	20-29	30-39
Male						
Female						
Age	40-49	50-59	60-69	70-79	80-89	89+
Male						
Female						

16. When do you need to move to another home in Stowey Sutton?

Now Within 1 year Within 3 years Within 5 years More than 5 years (if more than 5 years **DO NOT complete the rest of this form**)

17. Why do you need to move? (Tick all that apply)

- | | | |
|---|--|---|
| <input type="checkbox"/> 1. Setting up home for the first time | <input type="checkbox"/> 2. Couple, setting up home together | <input type="checkbox"/> 3. Present home too small |
| <input type="checkbox"/> 4. Present home too large | <input type="checkbox"/> 5. Present home too expensive | <input type="checkbox"/> 6. Private tenancy ending shortly |
| <input type="checkbox"/> 7. Private tenancy, need more security | <input type="checkbox"/> 8. In tied housing, need more security | <input type="checkbox"/> 9. Family breakup |
| <input type="checkbox"/> 10. Cannot manage stairs | <input type="checkbox"/> 11. Present home in poor condition | <input type="checkbox"/> 12. Renting, but would like to buy |
| <input type="checkbox"/> 13. Moved away and wish to return | <input type="checkbox"/> 14. Disabled, need specially adapted home | <input type="checkbox"/> 15. To give/receive family support |
| <input type="checkbox"/> 16. To be closer to employment | <input type="checkbox"/> 17. Other (please explain)..... | |

PLEASE TURN PAGE OVER

18. Which of the above is the main reason for moving? Write number:

19. Which of the following applies to you at the moment?

- | | | |
|---|--|--|
| <input type="checkbox"/> Own home with no mortgage | <input type="checkbox"/> Own home with mortgage | <input type="checkbox"/> Rent from Private Landlord |
| <input type="checkbox"/> Rent from Council or Housing Association | <input type="checkbox"/> Shared ownership with Housing Association | <input type="checkbox"/> Tied accommodation – to job |
| <input type="checkbox"/> Live with parents or relatives | <input type="checkbox"/> Lodging with another household | <input type="checkbox"/> Other (please explain) |

20. What is your current Council Tax Band? Don't know

21. What type of house do you live in now (flat, semidetached, terraced etc)
.....

22. How many bedrooms does your home have?

23. What condition is your home in? Very good Good Fair Bad Very bad

If "bad" or "very bad", please explain why. (For example - cold, damp, draughty etc.)
.....

24. How many people in the household wishing to move are in the following types of employment?

(Please enter the number of people in each category in the appropriate box)

Working full time		Unemployed seeking work		Retired	
Working part time		Unemployed not seeking work		In full time/higher education	
Other (please explain)					

25. Please list all occupations in your household and the average miles travelled to get to work.

Occupation	Miles travelled to work (one way)
1	
2	
3	
4	

26. Does any of your household work from home? Part time Full time No

27. In which villages/towns do members of your household work?

1	2
3	4

28. For each location listed above, tell us how long members of your household have worked there:

Location	Less than 1year	1-3 years	3-5 years	Over 5 years
1				
2				
3				
4				

29. What type of home do you need? (Please tick one box only)

Type	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed
House					
Bungalow					
Flat					
Other (Please State)					

30. Are you registered on the Local Authority housing register/ waiting list? Yes No

31. Are you registered on any local Housing Association waiting list? Yes No

32. Are you registered on any local Private Landlord waiting list? Yes No

33. Does anyone in the household wishing to move need any of the following? (Tick all that apply)

Access for wheelchair Accommodation on one level Sheltered housing
 Help with personal care

Please tell us more about any health or mobility problems which could affect your housing needs.

.....

.....

34. Which would best suit your housing need? (Tick one only)

Renting Buying on open market Residential care Shared ownership
 Sheltered housing Other (please explain)

.....
PLEASE TURN PAGE OVER

35. If you intend to rent your housing, what is the maximum amount you would pay for rent each week?

- Less than £50 £51-£75 £76-£100 More than £100 (please state)

36. Please indicate gross (before tax) weekly income for the **whole household** that needs to move. Income can include wages, pension and Tax Credits.

Please **DO NOT INCLUDE** Housing Benefit, Child Benefit, Job Seekers Allowance or Council Tax Reduction (**Tick one only**).

- Under £100 £101-£150 £151-200 £201-£250 £251-£300
 £301-£500 £351-£400 £401-£450 £451-£500 £501-£550
 £551-£600 £601-£650 £651-£700 £701-£750 £751-£800
 £801-£850 £851-£900 £900+ (Please state)

37. Please tell us why you want to live in Stowey Sutton, (tick all that apply).

- I was born/grew up in the local area I live in Stowey Sutton now
 I have close family ties in Stowey Sutton
 I am currently employed in the local area and I have been employed here for..... years.
 I need to move to take up employment in the local area
 Other (please explain).....

If employed in but not resident in Stowey Sutton, where do you live now?
.....

38. If you could not live in Stowey Sutton, what is the furthest away would you be prepared to move?

- 5-10 miles 10-20 miles 20-30 miles 30-40 miles 40-50 miles 50+ miles

39. Are you a former resident of Stowey Sutton, wishing to return? Yes No

40. If yes, how long did you live in Stowey Sutton?.....years.

Please tell us why you left (Tick all that apply)

- Lack of affordable housing Lack of employment opportunities Lack of public transport
 To take up further/higher education
 Other (please explain).....

We may need to contact you for more information about your needs. Please tell us who you are so that we can contact you if needed. Your information will be kept strictly confidential by Worcester Research Ltd as we are covered by the Data Protection Act. Your name and address will not be passed on to any other party, unless you tick in the box below.

Name:.....Address:.....

.....Postcode:.....

Tel: Email:

Thank you for taking the time to complete the survey. Please return both parts in the enclosed pre-paid, addressed envelope.

CLOSING DATE: 28/2/14

If you have any questions about the survey, please contact:

Worcester Research Ltd

Office 234

79 Friar Street, Worcester.WR1 2NT

Tel: 01905 729276

Email: info@worcester-research.co.uk

Company Number 06154594 VAT Registration 917 1131 53

Data Protection Registration Number Z1125085

Comments – if you have further comments or suggestions you would like to make, please use the space below.

Support and a grant provided by the Supporting Communities in Neighbourhood Planning Programme led by Locality in association with RTPi/Planning Aid England, CDF and partners, available through the My Community Rights website.

Housing needs survey results, analysed by Worcester Research

This large document is published separately and is also available online at <http://www.spcnp.org/draft-neighbourhood-plan.asp>

General survey distributed March 2012

Stowey Sutton
Parish Council

Stowey Sutton Neighbourhood Survey



What is this survey for?

We recently asked each household to complete a survey about housing needs in the parish, we had a terrific response & the team is now analysing the results so that we can be sure that we produce a policy that meets everyone's requirements.

But the Neighbourhood Plan covers all aspects of parish life, so this second questionnaire has been prepared to help us understand residents' priorities in other areas such as roads & transport, recreation, business & employment, so we are asking everyone for their opinions on these topics, the more responses that we get, the better we can reflect people's views in the final plan.

What is the Neighbourhood Plan?

The Stowey Sutton Parish Council Neighbourhood Plan is an opportunity for local residents to influence what happens in the parish over the next ten years. Neighbourhood plans will also form part of the B&NES Core Strategy and should reflect the views of the community, but must also be in general conformity with the policies contained within the B&NES Core Strategy.

Having a Neighbourhood Plan for Stowey Sutton will mean that we, as a community, can set out a shared vision including planning policies for the development and use of land within the parish. The Neighbourhood Plan should reflect how we see living and working in the community over the next ten years. This should include current things that we wish to preserve as well as anticipating the changing and future needs of the community.

What happens next?

Once we have completed the information gathering stage the Neighbourhood Plan team will prepare an initial draft of the plan, everyone will then have the opportunity to read and comment on the draft plan before the final version is completed.

Please return the completed questionnaire in the pre-paid envelope provided (i.e. no stamp needed), or post it directly to Sue Heathman, 3 Chapel Cottage, The Street, Bishop Sutton, BS39 5UX.

THANK YOU FOR YOUR TIME AND EFFORT

Community & Recreation

Quality of life in Stowey Sutton: thinking about the expected increase in the size of the village over the next few years, to what extent do you agree with the following statements:

	Strongly Disagree	Partly Disagree	Agree	Strongly Agree	Don't Know
There is good provision of pre-school services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There is good provision of after school child care <i>eg: holiday clubs for children of all ages</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I have good access to community activities <i>eg: coffee mornings, WI, bridge, Scout & Guide groups, toddler group, amateur dramatics & other activities in the village & church halls</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I have good access to a range of sports & leisure facilities <i>eg: tennis, badminton, football, cricket, swimming</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The local shops are accessible & meet the needs of the community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There is sufficient parking for the shop, pub & hairdresser	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The churches have facilities that meet the needs of the community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
We have sufficient & good recreational spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The police & local council are dealing with crime & anti-social behaviour in my area successfully	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I feel safe outside after dark	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stowey Sutton is a comfortable place to live	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I would use an allotment if one was made available	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
If the average broadband speed in the parish could be increased from 2.5mb/s to 500mb/s, I would be prepared to pay an additional £15 on my council tax each year to help finance the required infrastructure upgrade	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

What specific improvements would you like to see in Stowey Sutton & the wider community in the context of future growth of the community?

Roads & Transport

In your household or business, how many journeys starting from your home or business are made during an average week:

	Within Stowey Sutton	Outside the Parish	Within Stowey Sutton	Outside the Parish	Within Stowey Sutton	Outside the Parish
	By those aged 11-15		By those aged 16-65		By those aged 66+	
On foot to school or work	___	___	___	___	___	___
On foot for shopping	___	___	___	___	___	___
By private vehicle to school or work	___	___	___	___	___	___
By private vehicle for shopping	___	___	___	___	___	___
By private vehicle for business purposes	na	na	___	___	___	___
By private vehicle for social purposes	___	___	___	___	___	___
By public transport	___	___	___	___	___	___
By commercial or agricultural vehicle	na	na	___	___	___	___

How many cars in your household are parked overnight?

On your land: _____ On the street: _____ In a private car park (eg the Red Lion or village hall): _____

On average, how many times do you use the public footpaths & / or bridleways in the parish?

Daily Weekly Monthly Occasionally Never

How can the parish council & / or local authority encourage people to use forms of transport other than the car? Please list in descending order of priority:

If the parish had its own budget for improvement & development of transport infrastructure, which three specific projects would you recommend?

Business & Employment

Are there enough cafes, pubs or eateries in Stowey Sutton?

- Yes No, we need more: Cafes Pubs Eateries Other: _____

If there were more/improved shopping/other facilities in Stowey Sutton, would you use them?

- Yes, frequently for my primary needs Yes, occasionally
 Yes, frequently for top up purchases No, I prefer to shop outside the village

What types of employment should the Neighbourhood Plan encourage (tick all that apply)?

- Tourism & leisure Transport & logistics
 Offices Financial & professional services
 Pubs, eateries, food & drink Light industrial
 Retail shops Other: _____

Which types of land should the Neighbourhood Plan allocate to encourage employment?

- Brownfield sites Existing buildings & quarries
 Greenfield sites No land
 A business park, similar to the facilities at Westway Farm

Should the Neighbourhood Plan include policies which support working from home?

- Yes No

What would encourage new businesses to locate in Stowey Sutton?

- Improved broadband Financial assistance
 More land for business use Good transport links
 Availability of staff Other: _____

If you run a business in the parish, work from home, or would like to, is the currently available broadband sufficient for your needs?

- Yes, the current broadband is adequate No, I cannot grow my business
 No, I cannot meet my customers' demands I would like to run a business in the parish or work from home, but cannot because of the broadband that is currently available

General survey results

This large document is published separately and is also available online at <http://www.spcnp.org/draft-neighbourhood-plan.asp>

Local businesses invited to engagement event 24/02/14

Name	Address
Bowdens of Harptree	The Street, West Harptree, Bristol, Avon, BS40 6EA.
The Crown Inn	The Street, West Harptree, Bristol, Avon, BS40 6HA.
West Harptree Dental Surgery	Harptree Surgery. Bristol Rd, Bristol BS40 6HF
West Harptree Surgery	Harptree Surgery, Bristol Rd, West Harptree, BS40 6HF
The Blue Bowl Inn	Bristol Road, West Harptree, Bristol, Avon BS40 6HJ
White Rose Beauty Rooms	The Street, West Harptree, BS40 6EA
New Manor Farm Shop and Tea room	North Widcombe, West Harptree, Bristol, Avon BS40 6HW
East Harptree Community Shop	Whitecross Rd, East Harptree, BS40 6AY
Solo	Whitecross Rd, East Harptree, BS40 6AY
The Waldegrave Arms	Church Ln, East Harptree, Bristol, Avon BS40 6BD
Chew Stoke Shop and Garage	Bristol Road , Bristol, North East Somerset,BS40 8XE
The Stoke Inn	Bristol Road , Bristol, North East Somerset,BS40 8XE
Chew Medical Practice	Chew Lane Chew Stoke Bristol BS40 8UE.
Woodford Lodge	Woodford Lodge, Chew Stoke, BSD40 8XH
Chew Vlalley Lake Tea shop	Walley Lane, Chew Stoke, BS40 8TF
Orchard House Guest House	Orchard House, Bristol Rd, Chew Stoke, BS40 8UB
Geni Printing	Wayside, Stoke Hill, Chew Stoke, BS40 8XQ
Mark Ryan	Old Rectory, Pilgrims Way, Chew Stoke, Bristol BS40 8TT
Tony Hucker TV	Unit 4 Fairseat Farm, Stoke Hill, Chew Stoke , Bristol, Avon, BS40 8XF.
Co-op Stores	Harford Square, Chew Magna, Bristol, BS40 8RA

Valley Trading Post	2 South Parade BS40 8SH
Moondance	5 South Parade, Bristol, BS40 8SH
Nat West	Po Box 1398, 8 South Parade, Chew Magna, Bristol BS40 8SJ.
Setter and Lee	9 South Parade, Chew Magna, BS40 8SH
Brock and Houlford	33 High Street, Chew Magna, BS40 8PR
The Pelican Inn	10 S Parade, Chew Magna, Bristol, BS40 8SL
The Bear and Swan Inn	13 South Parade, Chew Magna, BS40 8PR
The Queens Arms Inn	Silver St, Bristol BS40 8RQ
Killens	5 South Parade, Bristol, BS40 8SH
Chesterton Humberts	40 High St, Chew Magna, Bristol, BS40 8PW
R O Dando and Sons	The Bungalow Moorledge Rd, Chew Magna, BS40 8TA.
The Pony and Trap Inn	Newtown, Chew Magna, Bristol BS40 8TQ
Chew Magna Dental Pracice	Harford Square, Chew Magna,BS40 8RD
Valley Orthodontics	40 High Street, Chew Magna, Bristol, BS40 8PW
DKMax	Wellington Gallery, Tunbridge Road, Chew Magna, BS40 8SH
The Strand	Swallows Lodge, Knowle Hill Farm, Chew Magna, BS40 8TE
Chew Valley Gazette	5 South Pde, Chew Magna, Bristol BS40 8SH
Chew Valley Trees	Winford Rd, Chew Magna, BS40 8HJ
W J Pearce and Sons	High St, Chew Magna, BS40 8PW
Lyons Law	1 The Vinery, Harford Square, Chew Magna, Bristol, BS40 8RD
Magna Law	The Coach House, , Battle Lane, Chew Magna, Bristol BS40 8PX
Chew Valley Travel	3 South Parade, Chew Magna BS40 8SH
Golden Valley Vets	2 The Vinery, Chew Magna, BS40 8RE
Michael W Rowe Funeral Director	Tunbridge Cottage, Tunbridge Rd, Chew Magna, Bristol BS40 8SP
Carpenters Arms	Stanton Wick, Nr. Pensford, BS39 4BX
Yeo Valley	Rhodyate, Blagdon,BS40 7YE

Local landowners and developers invited to engagement event 24/02/14

The landowners and, where known, agents or developers of all sites identified in the B&NES SHLAA were invited to this session by letter, in addition the owners of two large plots of land at the centre of Bishop Sutton, within the housing development boundary, was invited to discuss their plans and the availability of the sites for development.

The sites identified in the SHLAA (all outside the existing and proposed extended housing development boundary)

Bis 1 - Landowner and agent invited.

Bis 2 – Landowners agent invited.

Bis 3 - Landowner and agent invited.

Bis 4 - Landowner invited.

Bis 5 - Landowner and agent invited.

Bis 6 - Landowner and agent invited.

In addition the owner of two large plots, within the housing development boundary for Bishop Sutton was invited.

Flipchart comments from the public engagement sessions

15/05/14

Where community members agreed with previous comments they were asked to add a tick to the end of the comment to show their support

The comments are as written and not edited

A well-researched comprehensive vision for the parish- Well Done!

Two ticks

Would like a path to Manor Farm, to accommodate walkers and mobility users. Answers need for coffee shop, motivate people to exercise.

Three ticks

Thank you for your hard work so far-need to encourage walking/ cycling for those that are able.

This is implied in the draft policy, should it be more explicit?

Tree protection orders needed to protect them around the new developments.

Two ticks

Extend 30mph speed limit beyond tennis club entrance.

Two ticks

Traffic calming measures on the main road.

Two ticks

Financial support to ensure that the pre -school can continue to serve the community. New premises?

Look at housing-people are in properties that are either too big or too small for their current needs. There could be an option/forum for people to say if they are in that situation and we could match people for house swaps. Keeps everyone in the village and no agents!

One tick

Sensible solutions for safer crossing on the A368. No permanent traffic light / pelican crossing near school.

Use of school rear entrance.-Safer route from Barratt / Batch development to rear entrance.

If pavement widened at Methodist hall and road widened or opposite pavement widened traffic will be faster into village as straight section seen earlier. Safer crossing at bus stop / Post office required. Chew Valley school children / pre-school etc.

Footfall survey on safe crossing points on Wick Rd / A368

On the 15th July 2014 a face to face, footfall survey was undertaken along Wick Road / A368 between the Methodist Hall and Bishop Sutton Primary School, the survey was undertaken by Heather Clewett and community volunteers with the public engagement working party, the purpose of the survey was to clarify previous responses and community comments regarding safe crossing points along Wick Road / A368.

This was supplemented by the same questions being asked on a popular village community Facebook page.

The age group consulted during this activity ranged from children to adults in their early twenties through to post retirement age.

Questions with collated responses

Do you feel safe when crossing the roads in Bishop Sutton?

Yes 2 No 4 Sometimes 12 of these they referred to fast moving traffic at different times of the day.

Where do you cross the road most often?

Bottom of Sutton Hill Road to the shop 14, Primary School 10

Other responses included; Bottom of Church Lane 4, The Batch to Bonhill 2, To the Village Hall 2, Woodcroft to Sutton Spice for rec ground 2

Is there any particular crossing point where you feel safety needs to be improved?

At the front entrance of the school x 10.(Parents referred to how good the crossing person is but expressed concerns about children crossing at those times when the crossing person is not there and children being lulled into a false sense of security expecting to be able to walk across the road safely).

Opposite the shop x 10 specific concerns referred to the school bus and yp crossing with often speeding cars.

Bonhill T junction x 3


Other – suggestion of chicanes to slow traffic with these providing a safe crossing point and slowing traffic at key points.

Whilst identifying the need for crossings the overwhelming majority of respondents wanted zebra type crossing rather than push button light controlled feeling this would not be in keeping with the nature of Bishop Sutton village.

Facebook Posts encouraging Neighbourhood Plan and survey participation

●○○○○ O2-UK 16:22 44%




< 🔍 Bishop Sutton Mum's Page!

 **Emma Robinson**
21 November 2013

Hi I have been asked to post this from the Parish Council: WHAT IS NEIGHBOURHOOD PLANNING? The community of Stowey Sutton Parish is being invited to embark on the process of developing a Neighbourhood Plan. This is your main opportunity t... Continue Reading

Stowey Sutton Parish Council :
Contact & Newsletter
stoweysuttonpc.org

2 Likes 2 Comments Seen by 68

 Like  Comment  Share



Bishop Sutton Mum's Page!

1 Like 2 Comments

Seen by 66



Like



Comment



Kate Alvis

2 April



Hi all Stowey Sutton Parish, you should have recently received a second questionnaire regarding parish priorities, this has to be completed and returned by tomorrow, Fri 7th Feb, if you have not already completed this, please can you do so, as your views can help shape the neighbourhood plan, which amongst other things will give us a voice on planning policies.

1 Like

Seen by 66



Like



Comment



 Bishop Sutton Mum's Page!

over the summer! Any amazing alternative ideas we can all share? X

2 Likes 7 Comments

Seen by 51



Like



Comment



Sarah Jane Streatfeild-James



17 July at 13:38 near Bristol

Hello all, I have been asked to post these 3 questions from the Neighbourhood Plan Group. If you had time to answer them in an email to

sallymonkhouse961@btinternet.com that would be a great help. Thanks

1. Do you feel safe when you cross the roads in Bishop Sutton?
2. Where do you cross the road most often?
3. Is there any particular crossing point where you feel safety needs to be improved?

1 Like 2 Comments

Seen by 50



Like



Comment



News Feed

1



Requests



Messenger



Notifications



More



Community Consultation leaflet distributed May 2014

This is a large document and a copy can be found here <http://sspcnp.org/draft-neighbourhood-plan.asp>



Community Consultation leaflet distributed November 2014

This is a large document and a copy can be found here <http://sspcnp.org/draft-neighbourhood-plan.asp>





Community Feedback on November 2014 Community Consultation

See overleaf

Second Community Consultation Feedback



Feedback received summary, Comments have been anonymised, but reproduced as written, without amendment or correction.

35 individuals gave feedback either directly or at consultation events, 22 joined the WI engagement event and 16 younger persons (14 to 18 years of age) were involved in the three youth engagement sessions Positive feedback was also given by two Parish Councils, our Ward councillor, one medical practice, The Highways Agency, English Heritage and Natural England, all of these respondents gave feedback that was predominately positive and in support of the Neighbourhood Plan. One developer’s agent provided feedback objecting to the principal of the Neighbourhood Plan and the programme to date, based on statements which were incorrect and did not reflect our plan or published documents.

There was a total of 73 individual feedback comments (not including organisations etc) which represents over 14.5% of households giving comment, the age of respondents ranged from under 16 through young adults, and each group up to post retirement.

Full details available to Steering group on request.

Comment Received	Policies Affected	Response
<p>Comment 08/11/14</p> <p>Good evening!</p> <p>First of all thank you for all your time and commitment in putting this plan together in order to try to save the village from any further development. As time moves on so does my frustration, even anger I’m</p>	<p>SSCRP3 SSRTP2</p>	<p>Forceful language not thought appropriate</p>

<p>afraid; not a word I would use lightly, towards he Batch Development and the further development of Cappards Farm.</p> <p>There is one point that my husband and I feel is worth emphasising regarding SSCR P3 / SSRT P2/ SSRT P3/ SSRT P4. All these concern the need for safe footpaths, parking and crossing measures. I cannot stress enough the detrimental impact that the undoubted (the word you used was 'likely' which I do not feel is strong enough) increase in traffic will have on the road. At all costs parents from these new developments need to be encouraged to walk their children to school. There is simply nowhere for them to park their cars. As things stand cars are parked along the A368 as close as possible to the school and this often makes it difficult and dangerous for residents who are wishing to turn in to the road from their drives as parked cars block visibility, never mind just the overcrowding of cars along the road.</p> <p>A footpath needs to extend from the Batch Development all the way to the school at least.</p>	<p>SSRTP3 SSRTP4</p>	<p>There is a pavement for this route, although it is on the opposite side of the road</p>
<p>SSHD P3 ,P5. At every opportunity these areas of concern need to be referred to or spoken about in the strongest possible terms. Are new residents looking to purchase properties going to be told that the village school will not be able to sustain the growth that these new houses will bring or that even at present it is not possible to get a Doctors appointment within 2 weeks at Chew Valley surgery!</p>	<p>SSHDP3 SSHDP5</p>	<p>Not areas covered by NP</p>
<p>Comment 08/11/14</p> <p>The tone of the plan is professional and 'calm' as it should be but can you possible afford to be a little more severe as you highlight our concerns?!!</p> <p>Eg; 'New Development of 76 homes 'far' exceeds the target.....'. '..evidence concerns in respect...has informed us that the local health/ social and educational infrastructure is going to be inadequate to</p>		<p>Forceful language not thought appropriate</p>

<p>sustain...'. I hope you don't mind this observation! What I am saying is don't ' hang back' from saying it as it is!!</p>		
<p>Comment 09/11/14</p> <p>I am responding to the above with particular concern to the implications in the section SSRT P4.</p> <p>I am very well aware of current limitations of safe crossing particularly over the A368 but I am concerned on the impact of the implications of what is inferred in this section of the Plan. By 'providing pedestrian crossings' infers major structural changes to roads pavements signage etc. Has the team considered what impact this will have on the streetscape of the village if all 4 or 5 (both school entrances) were to be adopted?</p> <p>There is no doubt that safe access to the most used areas to facilities are a major consideration ie around the shop post office/ Sutton Hill junction, and safer routes as a whole from residence to school should always be at the forefront of thinking, but the impact of bollards lights signage etc., on all these areas would be a blot on the streetscape which I believe is something we need to protect, and I thought the team recognised that too, from all the considerable survey work that has been done.</p> <p>I am very concerned that the school entrances have been included particularly the front entrance. There is a clearly defined crossing area for pedestrians with a 20mph limit and flashing lights and a supervised crossing attendant when required. To suggest something more permanent (without actually analysing or reviewing what is in place) is ridiculous. Any permanent (in terms of operational effectiveness) structure, not necessarily any safer than what we have currently, would have a 24/7 (not just school time) effect on the neighbourhood and it's character and it would be ironic and contradictory to the Placement Plan which has 3 or 4 buildings adjacent which are considered to be Community Assets, affected by this.</p>	<p>SSRT04</p>	<p>The policy referred to describes the kind of location where safe crossing points should be considered & does not designate any site in particular.</p> <p>A large number of the responses (including this one) either request or welcome safer crossings in Bishop Sutton village. Many residents have suggested a safe crossing for the school and this is the only one with a specific objection to that.</p>

I did discuss this at some length with a member of the team at the recent coffee morning, who incidentally indicated that the school front entrance wasn't a main concern, and left my thoughts on the flip chart. Clearly attendance and discussion was a waste of time as it is not reflected in this draft. Only results of the questionnaire survey mostly anonymous from those who may not have to 'live' with outcomes, seem to be of importance, over that of individual's face to face comments. Majority of opinion from received questionnaire responses is not always the right solution.

The NP should represent the community as a whole but it certainly does not represent this part of it.

I would welcome the opportunity to discuss this as a concerned resident (not as a councillor) of some 32 years at this address, with a member of the team or steering committee, because as of now I do not support this as it stands, how it is worded and what it implies, and would not support its adoption. This would be a shame as I would like to support the considerable work and effort that has been put into the NP thus far.

Comment 12-11-14

Following Heather's very informative feedback to Stowey Sutton WI last night, I was generally in agreement with the points raised. Most important to me (& John) is Broadband speed & we would hope that it is possible to improve it very soon. I learnt a lot about the village & we are grateful to the team for the hard work you've put in towards preparation of the NHP.

SSBE05

Supports Policy

Comment 12-11-14, from WI meeting (around 22 present & contributing)

General points

A large print version of the leaflet would be helpful.

Housing development boundary referred to in SSHP01 – this is not known to most people and so the significance of this policy is unclear. Could the map include this but marked in red?

SSHP01 – full agreement

SSHP02 – full agreement

SSHP03 – full agreement

SSHP04 – full agreement

SSHP05 – full agreement

SSHP06 – Full agreement

Business and Employment

SSBE01 – there should be a time limit in place to avoid a vacant business property falling into disrepair so that rather than leaving empty indefinitely it can be converted into housing and help to meet local need.

SSHP01

SSHP02

SSHP03

SSHP04

SSHP05

SSHP06

Supports Policy

SSBE01

Policy wording covers this

Supports Policy

SSBE02 – in full agreement but raises the question of where such development could take place given very little space within HDB.	SSBE02	Supports Policy
SSBE03 – in full agreement but see above	SSBE03	Additional clarification added to reason section for this policy
SSBE04 – Much discussion, 'homeworking' needs to be defined. Examples given of businesses being run from homes where lorries frequently deliver, the business own several vans and in some instances larger vehicles which cause parking/passing problems for local residents. Suggestion this should be defined as a single person who is one of the named home owners. Suggestion that the type of 'business' also needs defining. Computer working is very difference to house clearance!	SBE04	
SSBE05 – Full agreement		Supports Policy
Action Policies		
SSRT01 Public Transport – full agreement	SSRT01	Supports Policy
SSRT02 Parking – full agreement	SSRT02	Supports Policy
SSRT03 Footpaths – full agreement especially BS to Redlands on main road and to Manor Farm shop	SSRT03	Supports Policy
SSRT04 Safe road crossing – full agreement	SSRT04	Supports Policy

<p>SSRT05 Cycling and walking– full agreement especially safe cycle route for pupils to Chew Valley School</p> <p>SSRT06 Stowey Weight Restriction – full agreement</p> <p>SSCR01 Recreation ground usage – full agreement with emphasis on it being used for children and young people to kick balls around etc.</p> <p>SSCR02 Allotments – agreement but where and what is the need?</p> <p>HC 13.11.14</p> <p>SSRT06 Stowey Weight Restriction– full agreement</p>	<p>SSRT05</p> <p>SSRT06</p> <p>SSCR01</p> <p>SSCR02</p> <p>SSRT06</p>	<p>Supports Policy</p> <p>Supports Policy</p> <p>Supports Policy</p> <p>Supports Policy</p>
<p>Comment 14/17&19-11-14</p> <p>Steering group member David Dickerson held informal discussions concerning the SSNP with the young people (YP) on 14th & 17th November at the Youth Bus and Chill Out Zone with a more formal session in the Youth Bus on Wednesday 19th November with 16YP's present between the ages of 14-18.</p> <p>The sessions focused mainly on policies of direct relevance to the YP's with interest on Policy SSBE05 - faster broadband and Policy SSCR01 – improvements to the recreation ground which the YP's supported.</p> <p>Other questions raised included:</p> <p>what age do you have to be to vote?</p>	<p>SSBE05</p> <p>SSCR01</p>	<p>Supports Policy</p> <p>Supports Policy</p> <p>Not areas covered by the SSNP, but responses given during sessions</p>

when the referendum would take place (as to whether certain YP's would be eligible to vote)?

How much money would the CIL raise?

Comment 12/11/14

12 November 2014

Dear Sue

I have read the draft Plan with great interest - a superb document, and the Committee and Steering Group should be really pleased with what they've achieved.

I have no comments as such, but hope the Committee won't mind my having made a few suggestions to make it easier to read, and to correct a few inadvertent errors. Annotations are on the enclosed copy.

Kind regards,

Charles Darwin (*Finches*)
Reproduced from a stamp designed by David Gentleman
and issued by the Post Office on 10 February 1982
price 13p

Supports Policy

10, SUTTON PARK
BISHOP SUTTON BS39 5DQ
04-11-14

Comment 04/11/14

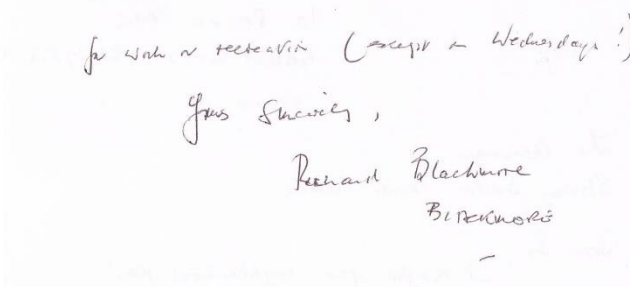
The Chairman
Stoney Sutton Parish Council.

Dear Sir, I thought your 'neighbourhood plan'
well presented. Thank you. I have been a resident
for 17 years and at the age of 84 desperately dependent
on public transport

You point out the ~~inadequacy~~ inadequacy
of bus services and I do hope you can improve
them. I suggest the Bagen (Bristle) route be
doubled in frequency - more frequent buses, to more
customers. A route from Bagen to say Persfold
& Bagen West can cross the Bristle ^(walls) ~~more~~
serving many villages & more houses. You realize
it is virtually impossible to go to Bagen from here

SSRT01

Supports Policy

		
<p>Comments from Community Engagement drop in sessions 20/11/14</p> <p>A well-reasoned plan which I will support.</p>		<p>Supports Policy</p>
<p>Comments from Community Engagement drop in sessions 20/11/14</p> <ol style="list-style-type: none"> 1, I like that there's no light pollution – bats etc 2, Against anymore development – not against infill 3, Provision for pre-school is needed 4, Provision is needed for teenagers and young people 5, Crossing needed – by the school and possibly by the shop 	<p>SSHP06</p> <p>SSHP02</p> <p>SSRT04</p>	<p>Supports Policy</p> <p>Point 3 & 4</p> <p>PC and community in discussion</p> <p>Point 5</p> <p>Supports policy</p>

<p>Comments from Community Engagement drop in sessions 20/11/14</p> <p>We need medical access in the village, maybe a surgery once a week in a hall or house for those of us that can't drive</p>		<p>The Parish Council already provides a free weekly bus to the Chew Medical Practice</p>
<p>1, Walking to school</p> <p>2, Infill, not big developments. Houses need drives.</p> <p>3, Flooding</p> <p>4, Parents of children parking irresponsibly</p>	<p>SSRT03/04</p> <p>SSHPO2</p> <p>SSHPO5</p>	<p>Point 4</p> <p>School transport plan</p>
<p>Comments from Community Engagement drop in sessions 20/11/14</p> <p>Well done for all this hard work very comprehensive</p> <p>We need dog bins for dog mess to stop mess everywhere</p>		<p>Supports Policy</p> <p>Noted for PC to explore.</p>

<p>Comments from Community Engagement drop in sessions 20/11/14</p> <p>Really pleased to see comments from previous consultation incorporated. The summary reads very well and addresses the critical points, well done. Thank you for all the hard work.</p>		Supports Policy
<p>Comments from Community Engagement drop in sessions 20/11/14</p> <p>1, Internet speed needs doing</p> <p>2, Villagers views need listening too</p> <p>3, Infrastructure isn't going to cope with more housing</p> <p>4, I think Church Lane from the main road up through Parkfield to make it safer for children & pedestrians <i>(we believe this refers to making the road one way)</i></p> <p>5, Have a crossing opposite pub with a pavement along the short wall to pub car park</p>	<p>SSBE05</p> <p>SSHPO5</p> <p>SSRT04</p>	<p>Supports Policy</p> <p>The process and plan evidences this has been done</p> <p>Supports Plan</p> <p>Noted</p> <p>Supports Plan</p>
<p>Comments from Community Engagement drop in sessions 20/11/14</p> <p>Public transport – far too inadequate for access to Bath / Bristol for working this means having to drive.</p> <p>In Stowey you have to drive to shop, road far too scary to walk along and Barratts have closed footpaths.</p>	<p>SSRT01</p> <p>SSRT03</p>	Supports policy
<p>Comments from Community Engagement drop in sessions 20/11/14</p>		

<p>School – increase of numbers means the classes are getting too big. I moved to Bishop Sutton from bath so my children could get more individual attention from their teacher. I might well have stayed.</p> <p>Only one shop for all these houses being built.</p> <p>We need zebra crossings by the shop and village hall</p> <p>Pavements too narrow especially from Woodcroft to school, they need widening.</p>	<p>SSRT03</p> <p>SSRT04</p>	<p>New build starting 2015</p> <p>Supports policy re sustainability</p> <p>Supports policy</p>
<p>Comments from Community Engagement drop in sessions 20/11/14</p> <p>Internet speed, having moved from London really noticeable how slow it is. Have had to install a satellite to try and improve speeds. Very expensive. Needs to be fibre optic.</p>	<p>SSBE05</p>	<p>Supports Policy</p>
<p>Comments 23/11/14</p> <p>Thanks for taking the time to present the details of the Neighbourhood Plan at the Red Lion Pub. As promised, I have some thoughts that I wanted to share:</p> <ul style="list-style-type: none"> • With an expanding village we are likely to see an increase in traffic, particularly at key times of day, and subsequent pressure on parking. School opening and closing times are a particular concern already and will only get worse • The speed of traffic through the village has long been a concern and with increased numbers of children from the housing developments and at the Primary School this will only become a greater risk. Consideration should be made to schemes to slow the traffic down for the length of the village. 	<p>SSHPO1</p>	<p>For school transport plan</p>

<ul style="list-style-type: none"> • I would really support the development boundaries proposed within the NP. The ethos and makeup of the village is really important to maintain. People move to the village for these reasons and large scale developments undermine this feel. • Promotion of local business is really important. Our village is a better place for having a shop, pub, garages, farm shop and a takeaway. Encouraging people to spend time in these facilities is really important. • The location of Bishop Sutton ensures that we get a lot of commuters living in the village. To encourage people to work at home more (and spend more time using the facilities) a greater speed of broadband would make a massive difference. • As more families move to the village we have a lack of facilities for young people and some thought must be given to finding some options for young people. I am encouraged by the possible future use of the Methodist Hall but the Village Hall playground and fields could be a great resource if developed. • As Chair of Governors at the Primary School we are preparing for an expansion project that will take us to 210 pupils, which is the maximum for the current site, this may give us 5-7 years before we reach our new capacity. Consideration may need to be given for alternative school sites within the next generation. 	SSBE01	Traffic calming on an A road outside the scope of the NP
		Supports Policy
	SSBE02	Supports Policy
	SSBE03	Supports Policy
	SSBE05	Supports Policy
		Noted for possible PC involvement
<ul style="list-style-type: none"> • It is really important that we maintain our pre-school provision in the village. 	SSCR01	PC engaged with reps and community

<p>Comment 25/11/14</p> <p>I just wanted to email my thanks for all your hard work in bringing the Neighbourhood Plan together and to confirm I have no queries or further suggestions, and am in agreement with its policies.</p>		Supports Policy
<p>Comment 25/11/12</p> <p>Just to register my support for the Neighbourhood Plan.</p>		Supports Policy
<p>Comment 25/11/14</p> <p>I thought the plan was put together well and you have my full support.</p> <p>I hope the Parish Council is in a position to implement the policies.</p>		Supports Policy
<p>Comment 27/11/14</p> <p>My only comment, and it may be a small specific point and not necessarily needing a mention in the document is to consider moving the 30mph limit out beyond the Tennis Club to the east of the village.</p>		Refer to Parish Council for consideration
<p>Comment 27/11/14</p> <p>On receiving your booklet I was disappointed that there is no mention of making use of a very valuable community asset in the centre of the village i.e. Holy Trinity Church. The Diocese of Bath & Wells are very keen that these buildings are used 7 days a week and they need to be if they are to remain open and</p>		Comments refer to a specific religious building, which has

enjoyed as our historical heritage. I went to the drop in session at the Methodist Chapel and was interested to see on the centre of the display board a picture of the Parish Church it is a shame that it was not so prominent in your Neighbourhood Plan.

On your survey there are several areas that question the need (for the working party that penned the document) to look at how Stowey Sutton could benefit from an investment in the Parish Church:

- | | | |
|----|--|-----------|
| 1, | I have good access to community activities | 70% agree |
| 2, | We have sufficient and good recreational facilities | 59% agree |
| 3, | I have good access to a range of sports and leisure facilities | 52% agree |
| 4, | I have good access to pre-school services | 62% agree |
| 5, | I have good access to after school child care | 17% agree |

All these areas, which show a need to improve, could benefit from using the parish church particularly activities centred on the school which share two boundary walls. This survey was produced before the surprise announcement that the Methodist Hall was closing and if it is sold privately then certainly 1, 2, 3 & 4 above would reduce dramatically and the Village Hall would not be able to cope with the demand put upon it. I know this is ongoing but contingencies or a plan B should be put in place.

Also in your survey the question "The Churches have facilities to meet the needs of the community" (knowing full well that the parish church does not have heating, toilet or kitchen facilities), got a response

only been identified by this single commenter, who made no representation during previous community consultation exercises, the NP is unable to address the demands of individual members of the community

<p>of 75% agreeing which gives totally the wrong signals. This question should have been separated out for each church building to give a more honest answer.</p> <p>As this is a consultative exercise I hope these points will be taken on to make the best use of the community buildings we have in Bishop Sutton or we shall have to see an historic building fall into rack and ruin.</p>		
<p>Comment 27/11/14</p> <p>Firstly many, many thanks to everyone who has worked so hard to guage the wishes of residents of the village and then collate them into such a comprehensive draft plan, for which we would like to register our support.</p> <p>I am particularly pleased to see the inclusion of the need for smaller, cheaper, open market houses.</p> <p>My only comment would be a plea for no more street lighting at all in the village to preserve the night skies - though I appreciate this may be unrealistic with new developments.</p>	<p>SSHP04</p> <p>SSHP06</p>	<p>Supports Policy</p> <p>Supports Policy</p> <p>Supports Policy</p>
<p>Comment 27/11/14</p> <p>We have read the consultation booklet, attended the recent exhibition and agree wholeheartedly with the findings. We therefore support the draft policies of the Neighbourhood Plan.</p>		<p>Supports Policy</p>

<p>Comment 28/11/14</p> <p>I don't want to appear too pessimistic but I fear nothing much will change as the result of the Neighbourhood Plan.</p> <p>As far as development is concerned, it will be difficult to stop the village becoming a dormitory sprawl whilst our self-serving politicians have the last say in the matter.</p> <p>Parking is a problem around the Post Office at certain times of the day but i fear that lack of space in that area precludes any improvement unless the Red Lion car park can be used when the pub is closed.</p> <p>Broadband speed certainly needs to be improved.</p> <p>An improved bus service to Bath would certainly be good.</p> <p>This will probably be of little use to you but keep up the good work.</p>	<p>SSHP01</p> <p>SSBE03</p> <p>SSRT02</p> <p>SSBE05</p> <p>SSRT01</p>	<p>Supports Policy</p>
<p>Comment 29/11/14</p> <p>I have now had chance to read the above plan. Firstly, my thanks to the team who assembled it in the first place.</p> <p>I agree with the plan, its content, various emphases and conclusions. I give it my full support.</p>		<p>Supports Policy</p>

<p>Comment 04/12/14</p> <p>Very good plan which I fully support and hope that it is implemented & supported by B&NES.</p> <p>Many thanks to the team for all their hard work.</p>		Supports Policy
<p>Comment 05/12/14</p> <p>Dear Sir or Madam,</p> <p>Thank you for your hard work in preparing the Neighbourhood Plan which to me seems very good.</p>		Supports Policy
<p>Comment 07/12/14</p> <p>I approve of the SSPC Neighbourhood Plan as presented in the consultation leaflet.</p> <p>However while I agree that better broadband is an essential & desperately needed utility in the parish, I don't see the need to specify the technology (ie fibre) to achieve this.</p>		Supports Policy
<p>Comment 07/12/14</p> <p>I would like to congratulate you on an excellent, well thought out and considered document.</p> <p>My only concern relates to 'safe crossing areas'. I would be very disappointed to see any lighting (zebra crossings) used as I feel this urbanises our rural community.</p>	SSRT04	Supports Policy The need to avoid an urban streetscape must be balanced against

<p>Similarly I don't feel any form of street lights are necessary either.</p> <p>Thank you to all concerned for working so hard to ensure our wonderful parish is prepared sympathetically for future needs.</p>	SSHP06	<p>the need for safe crossings</p> <p>Policy aims to minimise light intrusion where required for safety</p>
<p>Comment 08/12/14</p> <p>Just a note to say that in general I support the Neighbourhood Plan. I would perhaps have placed more emphasis on:</p> <p>* Parking - possibility of yellow/double-yellow lines on choke points, such as entrance to Yeatmans Close.</p> <p>* Buses - a shuttle service from the A37 to the A38 along the A369 may be all that is required, as these roads both have frequent services to metropolitan centres.</p>	Covered by SSRT01	<p>Supports Policy</p> <p>Refer to School to consider in conjunction with school transport plan</p>
<p>Comment 09/12/14</p> <p>Happy to support this document, thanks for all your hard work</p>		Supports Policy
<p>Comment 11/12/14</p> <p>Hello,</p>		

<p>I have read the Neighbourhood Plan leaflet and wanted to confirm that I approve of all of its policies.</p> <p>Well done</p>		Supports Policy
<p>Comment 11/12/14</p> <p>Dear Neighbourhood Plan Committee,</p> <p>Thank you for the leaflet consulting on the Neighbourhood Plan, I am happy with all of the policies and support them.</p>		Supports Policy
<p>Comment 11/12/14</p> <p>Dear Sir</p> <p>I support the Neighbourhood Plan.</p>		Supports Policy
<p>Comment 11/12/14</p> <p>What I would like to see in the neighborhood plan is greater emphasis to:</p> <p>1. Create more parking in the village centre not just for the sustainability of the shops but to an gate the impact on householders adjacent to the village centre / shops. There has been previous plans to remove the bus stop and build parking opposite the post office and would like this plan to be reconsidered / implemented as part of the neighborhood plan 2. Reinstating the no parking lines / zig zag / double yellow lines to prevent inappropriate parking outside the accesses / driveways adjacent to the post office.</p>	SSRT02	Supports Policy

Comment 14/12/14 (technically just after consultation closed)

The Neighbourhood Plan looks good, very many thanks to all for the considerable effort involved in preparing it. It is a great document and I think reflects well where the parish is going.

Hopefully it will ensure growth is managed sustainably, in a manner that allows the essential rural nature of the area to be protected for the future generations.

Supports Policy

Comment From Official Consultees	Policies Affected	Response
<p>Comment03/12/14</p> <p>Highways Agency</p> <p>Thank you for consulting the Highways Agency on the draft Stowey Sutton Neighbourhood Plan. We have reviewed the plan and find its policies to encourage and facilitate the use of non-motorised journeys and to further work with the community to minimise and seek to reduce the use of the private motor car for local trips a positive approach.</p> <p>As the Neighbourhood Plan covers an area that does not include any strategic roads for which we are the highway authority we have no further comments to make.</p> <p>Regards</p> <p>Jacqui Ashman, Asset Manager Highways Agency Temple Quay House 2 The Square, Temple Quay Bristol BS1 6HA</p>		<p>Supports Policy</p>

<p>Comment 04/11/14</p> <p>Stowey Sutton Parish Council</p> <p>Minute 7,ii) To approve the Neighbourhood Plan for consultation.</p> <p>It was proposed by Councillor Brent, seconded by Councillor Mrs Braidley and unanimously agreed to approve the Neighbourhood Plan for consultation.</p>		<p>Supports Policy</p>
<p>Comment 04/12/14</p> <p>Ward Cllr. Chew Valley South</p> <p>Please be advised of my full support for the Stowey Sutton Neighbourhood Plan as presented.</p> <p>Thanking you,</p> <p>Vic Pritchard (Ward Cllr. Chew Valley South)</p>		<p>Supports Policy</p>

Comment 05/12/14

English Heritage

Many thanks for your consultation on this SEA Screening.

To confirm that we have no objection to the conclusion that an SEA is not required.

As an aside, I did attempt to look at the Neighbourhood Plan on the website indicated but although the schedule of proposed policies was listed there was no detail as to what each might contain. This might have made it difficult to affirm the position offered but as I note that development will be restricted to infill sites only I am happy that the assessment of such proposals and their potential for impact on the Plan area's historic environment will be covered by parent policies in the Core Strategy and the National Planning Policy Framework.

Kind regards

David Stuart | Historic Places Adviser

Direct line: 0117 975 0680

Mobile phone: 0797 924 0316

English Heritage | 29 Queen Square

Bristol | BS1 4ND www.english-heritage.org.uk

Note, the reviewer apparently failed to understand that the policy titles listed on the website were actually links to PDF's of the full policy wording, for easy review online or downloading

Supports Policy

Comment 08/11/14

Natural England

Thank you for your email dated 3 November. I have reviewed the draft SEA Screening report and, provided the recommendations in the HRA screening are followed, the conclusion that no SEA or AA is needed appears reasonable. The reference in the HRA screening to working with Natural England is welcome because of the sensitivity of Chew Valley Lake Special Protection Area and the need to balance this with recreational opportunities.

Yours sincerely

Alison Howell

Lead Advisor, Sustainable Development (Somerset, Avon, Wiltshire)

Natural England, Temple Quay House, 2 The Square, Bristol BS1 6EB.

Supports Policy

Comment 10/11/14

Chew Medical Practice

Thank you for the opportunity to see the draft Neighbourhood Plan. The section on doctors' surgeries reflects my input well. However, I'd be grateful if you would correct the name of the surgery. We are Chew Medical Practice, not "Chew Stoke/Chew Magna" or "Chew Valley surgery".

Kate Davenport, Practice Manager, Chew Medical Practice

Supports Policy

Comment 08/12/14

Thank you for sending us your draft Neighbourhood Plan proposal as part of your pre submission consultation. The Councillors of Clutton Parish Council were asked to consider the documents at the last meeting and no issues were raised. One councillor commented that it was a good clear summary of what seem to be sensible policies.

Kind Regards

Helen Richardson
Clutton Parish Clerk

Supports Plan
as proposed

Comment From Developer 10/12/14



Our Ref: PR.96
Date: 10th December 2014

Mr Keith Betton
Stowey Sutton Parish Council
3 Chapel Cottages
The Street
Bishop Sutton
BS39 5UX

Dear Mr Betton

STOWEY SUTTON NEIGHBOURHOOD PLAN

I write in response to the public consultation on the draft Stowey Sutton Neighbourhood Plan ("the draft plan").

As you will be aware, once a draft neighbourhood plan is submitted to the local planning authority, Bath and North East Somerset Council ("the LPA"), which satisfies the preliminary requirements within paragraph 6 to Schedule 4B of the Town and Country Planning Act 1990 ("the 1990 Act"), the LPA is required to submit the draft plan for independent examination. The Examiner is unable to recommend that a draft plan be adopted unless it satisfies the basic conditions set out within paragraph 8(2) to Schedule 4B of the 1990 Act. Of particular relevance is basic condition (e) which provides that the draft plan must be in general conformity with the policies of the development plan.

Furthermore we note that a sustainability appraisal has been undertaken and we suggest that as it is accepted that such an assessment is appropriate it must be compliant with the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004.

In Bath and North East Somerset, the development plan comprises the Core Strategy for Bath and North East Somerset. Accordingly, the draft Stowey Sutton Neighbourhood Plan cannot be adopted unless it is in general conformity with the policies contained within this Core Strategy.

The draft plan cannot be considered to be in general conformity with the Core Strategy and therefore cannot properly be adopted in its current form. In addition the process to date is not compliant with the 2004 regulations.

Specifically, the draft plan policies SSHP01-03 are not in general conformity with policy RA 1 of the Core Strategy. In addition reasonable alternatives to that policy have not been considered contrary to the 2004 regulations.

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Policy DW1 of the Core Strategy provides that between 2011 and 2029 "around 13000" homes should be built. This is not a cap and it is anticipated that of that figure "around 1,120" homes will be built in the Rural Areas.

Policy RA1 of the Core Strategy states:

"... At the villages outside the Green Belt which meet these criteria¹, 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 1,120 dwellings identified on the Key Diagram. Residential development on sites outside the Green Belt adjoining the housing development boundary at these villages will be acceptable if identified in an adopted Neighbourhood Plan."

This part of policy RA1 is providing strategic guidance on two matters, namely that:

1. The housing development boundary should be reviewed through the Placemaking Plan which is a process to be (and in fact being) undertaken by the Local Planning Authority; and
2. Residential development on sites outside the housing development boundary will be acceptable if identified in a Neighbourhood Plan.

Therefore policy RA1 leaves the issue of identifying development sites to meet the 1,120 units and the implications of that for the existing housing development boundary to the Placemaking Plan. Policy RA1 leaves the issue of whether any sites should be identified outside the housing development boundary to the Neighbourhood Plan.

The draft plan's proposed policy SSHP01 provides:

"Housing and Development Policy SSHP01 Housing Boundary

The housing development boundary (HDB) for Bishop Sutton should be redefined to strictly follow the existing HDB but with the addition of the strict boundary of the two already approved housing development of Cappards Road and Oak Park which together total 76 houses".

This policy therefore seeks to redraw and fix the housing development boundary for Bishop Sutton having taken into account two recently permitted sites. Under policy RA1 identification of sites to provide around 1,120 units and the implication of this for a housing development boundary is the function of the Placemaking Plan not a Neighbourhood Plan. The function of the Neighbourhood Plan under policy RA1 is to identify sites outside the housing development boundary. Therefore the draft plan has wrongly sought to undertake the function of the Placemaking Plan and has also failed as part of the Neighbourhood Planning process, to assess and see whether there are any sites outside the settlement boundary that should be identified in the draft Plan. The draft Plan is therefore not in general conformity with policy RA1. Rather policy SSHP01 (and policies SSHP02/03) seeks to do the opposite to that anticipated by policy RA1. In that they seek to fix the housing development boundary and then limit development to within the housing development boundary by only allowing for infill.

¹ The criteria of at least 3 of the following key facilities within the village: post office, school, community meeting place and convenience shop, and at least a daily Monday-Saturday public transport service to main centres.

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Moreover these policies and their accompanying text proceed on the erroneous assumption that the figure of 1,120 units, which is a matter for the Placemaking Plan, is somehow an upper limit to development in the Rural Areas which would preclude identifying such a site or sites in the draft plan. This is further compounded by the additional erroneous assumption that because more than 50 units have already been permitted outside the housing development boundary in Bishop Sutton that this also precludes the identification of such a site or sites outside that boundary in the draft plan.

The Neighbourhood Planning process has fundamentally failed to grapple with the part of policy RA1 that is relevant to it. The Parish should have undertaken an assessment to see if there are any sites outside the housing development boundary that should be identified in its Plan. It has singularly failed to carry out such an exercise. Had such an exercise been carried out that would have revealed that suitable sites do exist and are in fact identified in BANES Strategic Land Availability Assessment 2013. One of these is of course Stitchings Shord Lane (SHLAA Ref: Bis 3b). This is further compounded by the fact that the Stowey Sutton Neighbourhood Plan Housing Survey Results fails to identify the actual level of need for market and affordable housing that exists in Bishop Sutton that should inform such an exercise. It would seem that one of the main purposes of the draft Plan exercise is an attempt to prevent further development in Bishop Sutton.

In addition there has also been a failure to comply with the 2004 regulations in that there has been a failure to have regard to or assess reasonable alternatives to the policies contained within the draft plan which should have considered the Stitchings Shord Lane site and no doubt other sites.

For the reasons given above it is considered that it is not possible to remedy these fundamental failings with the draft plan and that amendments to the draft plan are not possible at this late stage. Therefore the only option available to the Parish Council is that the content of the plan needs to be reconsidered and reformulated anew to ensure that it is from the outset in general conformity with the Core Strategy and the 2004 regulations.

If the draft plan is submitted to the LPA in its current form, my client intends to pursue their objection to the draft plan and will make such representations to the LPA and any appointed Examiner.

Yours sincerely

Daniel Sharp MA (Hons) MA MRTPI
Principal Planner

Email: daniel@ianjewsonplanning.co.uk
Mobile: 07826 557 806

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The Stowey Sutton Neighbourhood Plan Steering Group asked B&NES Council for advice on the Ian Jewson Planning representation to the Community Consultation, their point-by-point analysis is detailed below.

IJP Comment	Does B&NES agree with this comment?	B&NES Response
<p><i>“As you will be aware, once a draft Neighbourhood Plan is submitted to the local planning authority, Bath and North East Somerset Council (“the LPA”), which satisfies the preliminary requirements within paragraph 6 to Schedule 4B of the Town and Country Planning Act 1990 (“the 1990 Act”), the LPA is required to submit the draft plan for independent examination. The Examiner is unable to recommend that a draft plan be adopted unless it satisfies the basic conditions set out within paragraph 8(2) to Schedule 4B of the 1990 Act. Of particular relevance is basic condition (e) which provides that the draft plan must be in general conformity with the policies of the development plan.”</i></p>	<p>N/A</p>	<p>No comments necessary, the paragraph repeats the Neighbourhood Planning regulations.</p> <p>[For information: On submission, the Stowey Sutton Neighbourhood Plan will be accompanied by a Basic Conditions Statement, which outlines that the Neighbourhood Plan is in general conformity with national/local policy. The draft Plan is accompanied by a draft Basic conditions statement.]</p>

<p><i>“Furthermore we note that a sustainability appraisal has been undertaken and we suggest that as it is accepted that such an assessment is appropriate it must be compliant with the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004.”</i></p>	<p>No</p>	<p>This is incorrect. In accordance with Regulation 32 of The Neighbourhood Planning (General) Regulations 2012, Stowey Sutton Neighbourhood Plan has been subject to a SEA and HRA screening.</p> <p>[For Information: A draft Sustainability Appraisal has been undertaken for the Stowey Sutton Neighbourhood Plan, however, this is not a requirement for a Neighbourhood Plan (as confirmed in NPPG para 026/Section 19 of the Planning & Compulsory Purchase Act, 2004). The Sustainability Appraisal is useful to show how the plan can contribute towards sustainable development.]</p>
<p><i>In Bath and North East Somerset, the development plan comprises the Core Strategy for Bath and North East Somerset. Accordingly, the draft Stowey Sutton Neighbourhood Plan cannot be adopted unless it is in general conformity with the policies contained within this Core Strategy.</i></p>	<p>In part</p>	<p>This is not entirely correct. The NPPF, together with the Core Strategy and the saved Local Plan policies and other SPDs make up the Development Plan for B&NES.</p> <p>[For information: The examination process will determine whether the basic conditions are met by the Neighbourhood Plan – including general conformity with the Development Plan.]</p>
<p><i>The draft plan cannot be considered to be in general conformity with the Core Strategy and therefore cannot properly be adopted in its current form. In addition the process to date is not compliant with the 2004 regulations.</i></p>	<p>No</p>	<p>This representation will be considered as part of the consultation process on the Neighbourhood Plan, and the Qualifying Body will need to set out how the Plan meets the basic conditions in their basic conditions statement on submission of the Plan.</p>

		[For information: The Council considers the process to date is compliant with the 2004 regulations (as above).]
<i>“Specifically, the draft plan policies SSHP01-03 are not in general conformity with policy RA 1 of the Core Strategy. In addition reasonable alternatives to that policy have not been considered contrary to the 2004 regulations.”</i>	No	<p>The Draft Stowey Sutton Neighbourhood Development Plan must be in general conformity with this policy in the adopted B&NES Core Strategy. B&NES Council considers that the approach in the Neighbourhood Plan is in line with RA1.</p> <p>Policy RA1 is a strategic policy and has been tested against the 2004 regulations during the B&NES Core Strategy hearings in March 2013. It is not the role of a Neighbourhood Plan to test alternatives to a strategic policy.</p>
<p><i>“This part of policy RA1 is providing strategic guidance on two matters, namely that:</i></p> <p><i>1. The housing development boundary should be reviewed through the Placemaking Plan which is a process to be (and is in fact being) undertaken by the Local Planning Authority; and”</i></p>	In part	<p>This is not entirely correct. The HDB can be reviewed either through the Placemaking Plan or Neighbourhood Plans (as it is non-strategic).</p> <p>Stowey Sutton Parish Council has used the B&NES methodology to review their Housing Development Boundary, this in accordance with the B&NES Core Strategy and the B&NES Placemaking Plan Options Document (p164-5).</p> <p>B&NES are working alongside parish and town councils to review and where necessary suggest amendments to the HDB – the amendments can come forward either through the Placemaking Plan or Neighbourhood Plans.</p>

<p><i>2. Residential development on sites outside the housing development boundary will be acceptable if identified in a Neighbourhood Plan"</i></p>	<p>No</p>	<p>This is not correct. Residential development in RA1 villages should be either through infill development or on sites currently outside the HDB (for the later, the HDB will be amended accordingly). Only rural exceptions sites will be permitted outside HDB. This approach is in line with strategic policy RA1.</p>
<p><i>"Therefore policy RA1 leaves the issue of identifying development sites to meet the 1,120 units and the implications of that for the existing housing development boundary to the Placemaking Plan."</i></p>	<p>In part</p>	<p>This is not entirely correct. Development sites can be identified and HDB boundary reviews undertaken either in the Placemaking Plan and or in Neighbourhood Plans.</p>
<p><i>"Policy RA1 leaves the issue of whether any sites should be identified outside the housing development boundary to the Neighbourhood Plan."</i></p>	<p>No</p>	<p>This is not correct. Residential development in RA1 villages should be either through infill development or on sites currently outside the HDB (for the later, the HDB will be amended accordingly). Only rural exceptions sites will be permitted outside HDB. This approach is in line with strategic policy RA1.</p> <p>Development sites can be identified and HDB boundary reviews undertaken either in the Placemaking Plan and or in Neighbourhood Plans.</p>
<p><i>"This policy therefore seeks to redraw and fix the housing development boundary for Bishop Sutton having taken into account two recently permitted sites. Under policy RA1 identification of sites to provide around 1,120 units and the implication of this for a housing development boundary is the function of the Placemaking Plan not a Neighbourhood Plan. The</i></p>	<p>No</p>	<p>This is not correct. Housing development boundaries can be reviewed either through the Placemaking Plan or through a Neighbourhood Plan.</p> <p>Stowey Sutton Parish Council has used the B&NES Placemaking Plan methodology to review the Housing Development Boundaries which is in</p>

<p><i>function of the Neighbourhood Plan under policy RA1 is to identify sites outside the housing development boundary."</i></p>		<p>accordance with the B&NES Core Strategy and the B&NES Placemaking Plan Options Document.</p> <p>[For information: Paragraph 108 of the REPORT ON THE EXAMINATION INTO BATH AND NORTH EAST SOMERSET COUNCIL'S CORE STRATEGY (June 2014) is relevant: http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Core-Strategy/cs_pins_final_report.pdf :</p> <p><i>"It would be for the Place-making Plan to review the housing development boundaries and allocate any additional sites needed to ensure delivery of the overall scale of development envisaged. However, a number of planning permissions have been granted for housing development in the past year or so that plan may need only to amend the housing boundary to reflect recent commitments."</i>)</p>
<p><i>"The draft Plan is therefore not in general conformity with policy RA1. Rather policy SSHP01 (and policies SSHP02/03) seeks to do the opposite to that anticipated by policy RA1. In that they seek to fix the housing development boundary and then limit development to within the housing development boundary by only allowing for infill."</i></p>	<p>No</p>	<p>This interpretation of RA1 is not correct. Stowey Sutton Parish Council have used the B&NES methodology to review the Housing Development Boundaries which is in accordance with the B&NES Core Strategy and the B&NES Placemaking Plan Options Document.</p>

<p><i>"This is further compounded by the additional erroneous assumption that because more than 50 units have already been permitted outside the housing development boundary in Bishop Sutton that this also precludes the identification of such a site or sites outside that boundary in the draft plan."</i></p>	<p>No</p>	<p>This assumption is not erroneous – see the Report on the examination into Bath and North East Somerset Councils Core Strategy (June 2014), paragraph 108, which mentions this scenario specifically.</p>
<p><i>The Parish should have undertaken an assessment to see if there are any sites outside the housing development boundary that should be identified in its Plan. It has singularly failed to carry out such an exercise. Had such an exercise been carried out that would have revealed that suitable sites do exist and are in fact identified in BANES Strategic Land Availability Assessment 2013. One of these is of course Stitchings Shord Lane (SHLAA Ref: Bis 3b)."</i></p>	<p>No</p>	<p>This is not required. A number of planning permissions have been granted for housing development since 2011 in Stowey Sutton and therefore is required to only amend the housing boundary to reflect recent commitments as stated in the Report on the examination into Bath and North East Somerset Councils Core Strategy (June 2014), paragraph 108 to meet RA1.</p>
<p><i>"In addition there has also been a failure to comply with the 2004 regulations in that there has been a failure to have regard to or assess reasonable alternatives to the policies contained within the draft plan which should have considered the Stitchings Shord Lane b site and no doubt other sites."</i></p>	<p>No</p>	<p>This is incorrect. Policy RA1 of the Core Strategy has been tested in the Core Strategy examination, and complies with the 2004 Regulations. It is a strategic policy.</p> <p>The Stowey Sutton Neighbourhood Plan must be in general conformity with strategic policies; therefore it cannot test alternatives/include policies which are contrary to RA1, a strategic policy.</p>