

Stowey Sutton Neighbourhood Plan

Neighbourhood Plan
2015 to 2029
Referendum Version

19/05/2015 18.43



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Foreword

The Localism Act introduced Neighbourhood Planning into the hierarchy of spatial planning in England, giving communities the right to shape their future development at a local level.

In March 2014, Stowey Sutton Parish Council was successful with its application to become a Neighbourhood Planning area.

The Stowey Sutton Neighbourhood Plan reflects community-wide comments, observations and concerns about its future, bringing them together with census information, strategic and statistical evidence into a “living promise” that mirrors the community’s overwhelming desire to make Stowey Sutton an even better place to live and work, both now and for future generations.

The Plan has been produced by a Neighbourhood Planning Steering Group including Parish Council members and community volunteers. Once the Plan has been completed, following a favourable local referendum, the Stowey Sutton Neighbourhood Plan will form part of the Bath and North East Somerset (B&NES) development plan and will sit alongside the Core Strategy and Placemaking Plan.

This Neighbourhood Plan includes policies for deciding where development should take place and the type and quality of that development, together with policies influencing social and community growth.

Stowey Sutton Parish

The Stowey Sutton neighbourhood plan encompasses the civil parish of Stowey Sutton, which comprises of the villages of Bishop Sutton and Stowey, together with the surrounding rural landscape.



Figure 1: Map of Stowey Sutton Parish & Neighbourhood Plan Area Boundary

The Neighbourhood Plan Policies

The following suite of policies has been developed to manage the future development of Stowey Sutton in order to achieve the vision, objectives and strategy of the Neighbourhood Plan.

To reflect the results of the consultation events undertaken during the Plan's preparation and evidence of local issues and characteristics, the policies are separated into several themes – Housing and Development, Roads and Transport, Business and Employment and Community and Recreation.

To aid interpretation for decision makers and applicants, each policy is accompanied by supporting text setting out the context for the theme, the local community's views on that subject and the evidence, plans and strategies that offer support and evidence for its approach. All policies have been framed in the context of the National Planning Policy Framework and the B&NES Core Strategy.

Whilst the Neighbourhood Plan is first and foremost a land-use document, a number of issues falling outside of the planning system's remit were identified by the local community during consultation events. Alongside its core policies the Plan therefore includes a number of aspirations to encourage interventions by wider stakeholders. These are included within each topic where relevant, as Action Policies.

Introduction and Background

The area of our Neighbourhood Plan encompasses the civil parish of Stowey Sutton, which comprises of the villages of Bishop Sutton and Stowey, together with the surrounding rural landscape.

Bishop Sutton (grid reference ST587597) is a small village within the Chew Valley in Bath and North East Somerset. It lies south of Chew Valley Lake and north of the Mendip Hills, approximately ten miles south of Bristol on the A368, Weston-super-Mare to Bath road.

Historically the main industry in the village was a coal mine owned by J. Lovell and Sons from 1835 to 1929, which was part of the Somerset coalfield. There was also a large flour mill, part of which was converted for residential use.

History of Bishop Sutton

Lying within the Chew Valley Bishop Sutton was originally predominately an agricultural community, prior to the development of coal mining in the 18th century.

The Pensford coal basin lies in the northern area of the Somerset coalfield around Bishop Sutton, Pensford, Stanton Drew, Farmborough and Hunstrete. The date for the first pits around Bishop Sutton are uncertain but there was at least one before 1719. By 1824 a collection of four bell pits were identified

in field tithe No 1409, and four shaft pits in field tithe No 1428, but they were no longer working. The Old Pit (ST587597), which was also known as Sutton Top Pit or Upper Sutton Pit, was dug before 1799 and owned by Lieutenant Henry Fisher, who sold it in 1821 to Robert Blinman Dowling and several seams of coal were identified and exploited. After Dowling's death the Old Pit was sold to Mr. T.T. Hawkes in 1852, but he defaulted on the payments and it was sold in 1853 to William Rees-Mogg (an ancestor of Jacob Rees-Mogg, the well-known conservative MP) and his associates.

History of Stowey

There is some evidence of a possible wooden enclosure from the Iron Age known as Stowey Castle. There is also some evidence of an ochre crushing mill used for making pigment for marking sheep.

The early Lords of the Manor were the Fitz Richard family. In the early 17th century it was held by the Jones family, who held it until 1840 when it was sold to Sir Edward Strachey.

Local Governance

Bishop Sutton, along with Stowey, are within the area of Stowey Sutton Parish Council, which has responsibility for local issues.

The parish is part of the Chew Valley South Ward and falls within the unitary authority of Bath and North East

Somerset which was created in 1996, as established by the Local Government Act 1992. It provides a single tier of local government with responsibility for almost all local government functions within its area including local planning and building control, local roads, council housing, environmental health, markets and fairs, refuse collection, recycling, cemeteries, crematoria, leisure services, parks, and tourism.

The parish is represented in the House of Commons as part of North East Somerset. It elects one Member of Parliament (MP) by the first past the post system of election. It is also part of the South West England constituency of the European Parliament which elects seven MEPs using the d'Hondt method of party-list proportional representation.

How the Neighbourhood Plan was prepared

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.

All policies are based on robust evidence and community consultation. A wide range of evidence bases were used including census materials, surveys, and widespread community consultation, including delivering draft policy

consultation leaflets to every home within the plan area twice during the plans preparation, ensuring the widest possible awareness across all age and social groups. The full evidence base is listed in appendix P

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.

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

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 November 2014 for formal consultation, when feedback was invited, both at public engagement events held within the plan area, by email and by written submission, the full Neighbourhood Plan was made available for inspection at Chew Valley Caravan Park and members of the steering group were available to visit people in their own homes by appointment.

The Neighbourhood Plan Vision

As detailed in the Stowey Sutton Parish Council policies and Stowey Sutton Character Assessment (2013) the community wants Stowey Sutton to continue to thrive as vibrant and distinctive village's, to continue to respect and reflect the views of its community, to evolve and expand whilst retaining their unique and distinctive character, and to provide an outstanding quality of life for current and future generations of residents.

Structure of the Plan

The Neighbourhood Plan sets out:

- The Vision and Objectives for the future of Stowey Sutton
- The Neighbourhood Plan Strategy – Sustainable Development for the Whole Community – setting out the broader aims of the Plan's approach.
- The Neighbourhood Plan Policies – Providing the local policy framework for managing new development so that it contributes to the vision, aims and strategy for the District.

Objectives

- Delivery of a housing growth strategy tailored to the needs and context of Stowey Sutton
- Sensitive development which protects and enriches the landscape and built environment

- Sustaining and improving local facilities for existing and new residents
- Strengthening and supporting economic activity
- Seek on-going improvements to transport, to utility infrastructure and to digital connectivity
- Prioritise local distinctiveness in every element of change and growth
- Protect green spaces, the landscape and support nature conservation
- Involve local people in an ongoing basis in the process of plan-making, monitoring and delivery of development.

The Parish Council and community will deliver this by:

- Encouraging a thriving and prosperous community that delivers a high quality of life for all its residents
- Promoting a distinctive and flourishing local economy that exhibits vitality and dynamism
- Supporting measured, proportionate, timely and sustainable development to meet local requirement
- Endorsing policies that have a positive effect on the environment, including those that remove or minimise flood risk, mitigate climate change and reduce our carbon footprint

- Maintaining the high quality natural environment with its protected wildlife interests

Sustainable Development for the Whole Community

Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations. These three dimensions constitute what is sustainable in planning terms.

- Economic – contributing to building a strong, responsive and competitive economy
- Social – supporting strong, vibrant and healthy communities
- Environmental – contributing to protecting and enhancing our natural, built and historic environment

To achieve this, a thoughtful and innovative approach is required, which works more positively; with residents, landowners and developers taking a continuing interest in the future of the villages. This is the approach adopted in the Plan and on the basis of this the Parish will look to engage positively with the statutory planning process to guide future development, within the context defined by the B&NES Core Strategy for an RA1 settlement.

People living in Stowey Sutton appreciate the special qualities the villages

possesses. It is a great place to live and in accommodating housing growth it will be vital that the qualities which make Stowey Sutton so successful are protected. Current residents accept that more people will want to come and live in Stowey Sutton and this is important to any thriving and evolving community.

This Neighbourhood Plan supports sustainable development which is in accordance with the B&NES RA1 criteria and any new build in Stowey Sutton needs to be carefully managed in terms of scale, design and character to protect the qualities of Stowey Sutton which make it special.

This next layer of growth for the villages must create developments of quality which contribute to the character of the village and which provide local benefit.

Strategy

The heart of the villages will be prioritised as a thriving centre for local shops services and community infrastructure. Sustaining local businesses and improving local facilities is a key plan priority. Local community facilities will be supported.

Housing growth is to be accommodated in a sensitive way and the strategy for housing growth is explained later in this document (See Housing and Development policies).

Important green spaces are to be protected as are strategic views within the Parish and into and out of the villages

of Stowey and Bishop Sutton (Important views are referenced in the Character Assessment Appendix E). Green wildlife corridors are promoted around the parish.

The Plan is also positive about new employment development of an appropriate scale, within the parish.

Improved walking and cycling connections are promoted, linking the villages of Stowey and Bishop Sutton to local facilities, as well as to Chew Valley Lake via new footways.

As a longer term aspiration improvement to public transport within the parish and wider Chew Valley is highlighted as an opportunity to provide a sustainable link to Bath and Bristol, particularly to improve employment opportunities.

Neighbourhood Plan Delivery and Implementation

The Neighbourhood Plan will be delivered and implemented over a long period by the Parish Council and other stakeholders and partners. It is not a rigid “blue-print” and provides instead a “direction for change” through its vision, objectives and strategy. Flexibility will also be needed as new challenges and opportunities arise over the plan period. In this respect reviewing the Neighbourhood Plan periodically will be crucial.

There will be three strands of activity which will direct delivery and each is important in shaping Stowey Sutton in the months and years ahead.

These comprise:

- The statutory planning process, will direct and manage private developer and investor interest in the Parish in the context of the Neighbourhood Plan and the wider Local Authority and National Planning Policy Framework.
- Investment in, and management of, public services, assets and other measures to support local services and vitality and viability for the village. In the context of the prevailing economic climate and public funding there is a recognition that public investment in the village will be challenging to secure.
- The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector will play a stronger role in the future.

In terms of the key areas of action the following summarises the Parish Councils approach to delivery and implementation.

Housing Growth:

The Parish Council will work with landowners and the Local Authority to deliver infill growth over the B&NES Core Strategy Plan period.

Local Character:

The Parish Council will work with residents, owners of land and buildings, and other stakeholders to bring back into economic use vacant properties, especially those which make a positive contribution to the character of the area.

Local Facilities:

The Parish Council will work with local organisations and the B&NES Council to improve facilities and services for local people.

Local Economy:

The Parish Council will encourage businesses to improve local employment opportunities. The creation of more individual retail units within the Parish will be encouraged.


Transport and Communication:

The Parish Council will work to find ways to improve road safety, and address speed and parking issues. Investigate with stakeholders the possibility of bringing High speed Broadband to the community.

Landscape and Environment:

Development likely to have a significant effect on a European site either alone or in combination with other plans or projects, and which cannot be adequately mitigated would not be in accordance with the neighbourhood development plan.

The Parish Council will work with stakeholders to ensure that wildlife and

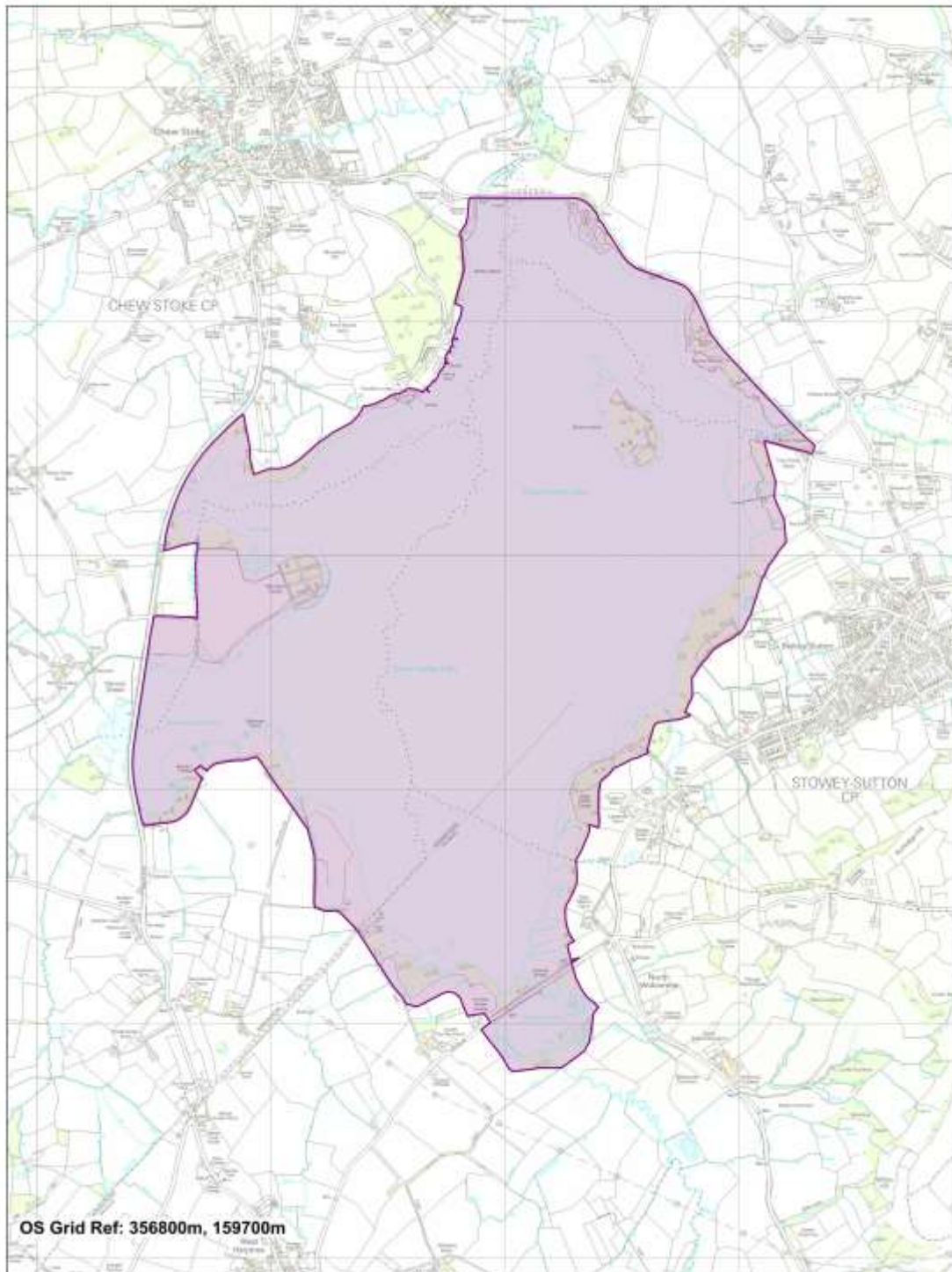


the countryside surrounding the parish is protected.

The Stowey Sutton Neighbourhood Plan is a “living” document and as such will be reviewed in line with the evolving B&NES Core Strategy, in a community led approach, supported and enabled by the parish council.

Chew Valley SPA

Scale: 1:15000



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Figure 2: Chew Valley SPA

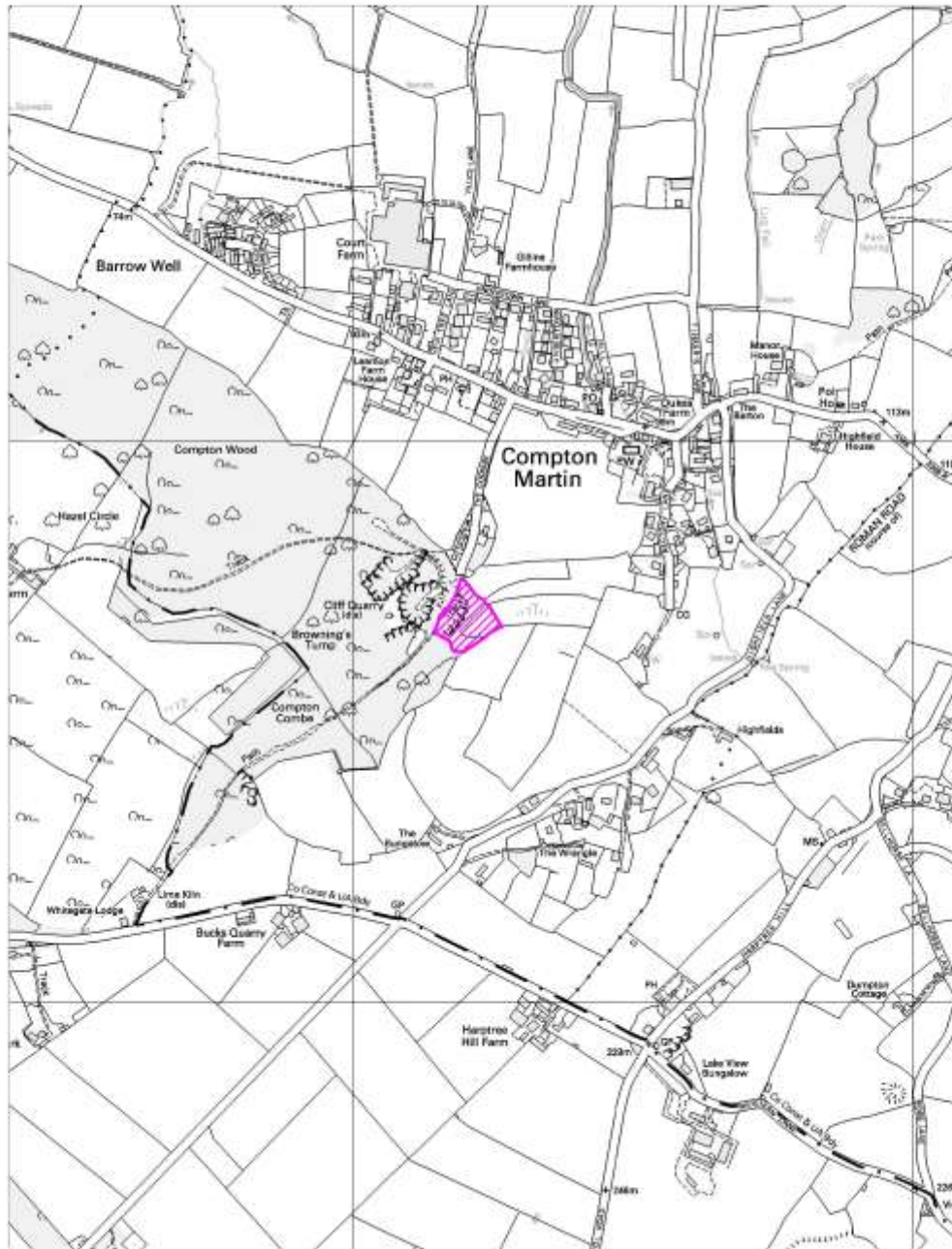
North Somerset and Mendip Bats SAC

Bath & North East Somerset Council
Trimbridge House
Trim Street
Bath BA1 2DP
Tel 01225 477000

Map showing one of the component sub-sites that is within B&NES

Compiled by LC on 3 September 2009

Scale 1:10000



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Figure 3: North Somerset & Mendip Bats SAC

The Neighbourhood Plan Policies

The Neighbourhood Plan includes two distinct groups of policies, the first simply called Policies are to advise planners and affect the design, size, location and identify necessary mitigation for future housing development within the Parish. For clarity these policies have been highlighted with a border in this document.

The second group are called Action Policies and have been designed to direct decisions for both the Parish Council and B&NES about social and economic developments that the community has requested through the Neighbourhood Plan process. These policies are not intended to be delivered through the planning system, but through other funding streams.

To aid interpretation for decision makers and applicants, each policy is accompanied by supporting text setting out the context for the theme, the local community's views on that subject and the evidence, plans and strategies that offer support and evidence for its approach. All policies have been framed in the context of the National Planning Policy Framework and the B&NES Core Strategy.

Whilst the Neighbourhood Plan is first and foremost a land-use document a number of issues falling outside of the planning system's remit were identified by the local community during

consultation events. Alongside its core policies the Plan therefore includes a number of aspirations to encourage interventions by wider stakeholders. These are included within each topic where relevant.

Housing and Development

Stowey Sutton is a rural parish with approximately 450 houses in the village of Bishop Sutton and 50 houses in the smaller village of Stowey. The housing dates back to the early 19th century with a history of agriculture and mining. The character of the Parish is therefore of individual houses many built from locally quarried limestone dating back to housing to support farming and large estates such as Sutton Court, this is more obvious in Stowey, to cottages in Bishop Sutton associated with coal mining. There is therefore no one predominant character of housing across the Parish but more a mixed 'palette' of different designs, age and building materials. There were some small developments built in the 1950's, 1960's 1980's and 1990's which in turn add to the mixture.

The Parish undertook a detailed Character Assessment in 2014 and this supports the findings as summarized in this paragraph, i.e. that of a Parish made up of individual character houses, the houses have a sense of space and informality with open views, mature vegetation and trees and a sense of space and openness, they are built of different materials and styles.

The full Character Assessment and Community Asset document can be found at Appendix E and Appendix F It is noteworthy the recent Edward Ware and Barrett developments when completed,

along with previous Edward Ware developments, increasingly account for housing of a single design. Any similar large scale developments will severely challenge and change the character of the Parish.

Stowey Sutton is classed by B&NES as a Rural Allocation 1 village (Policy RA1) having a local shop, a primary school, a public house and public transport connections although the latter are less than adequate as evidenced through the bus timetables.

B&NES calculations for new houses in an RA1 village is based on a ratio to population carried out by officers in the development stages of the Core Strategy.

This identified the need in Bishop Sutton for around 50 houses of which 35% should be affordable. It should be noted that the B&NES definition of 'affordable' is housing available through social housing rental and the Council wide housing needs register.

For Bishop Sutton this figure of 'around 50 houses' has already (Feb 2014) been approved and exceeded as planning permission has already been given for a total of 76 houses a number which exceeds the B&NES building target for the Parish for 2029.

All of these houses have been built as part of two housing developments and are outside the HDB. Evidence shows that on average 3 new properties have been built within the Parish HDB every year since 2011. This accords with, and is incorporated with, the Parish Residential

housing policy which has been used to inform the development of this Neighbourhood Plan and can be viewed at <http://stowesuttonpc.org/parish-policy.asp>.

The Parish Policy on Residential Planning as adopted in in March 2012 and reviewed and updated by the Parish Council in June 2014. The policy states:

“This Parish Council recognises the duty placed on the district authority by central government to provide a significant number of additional dwellings in the B&NES area over the period to 2029. The Parish is defined by the District Council as a “rural allocation 1 settlement” and as such is expected to provide for “around 50” new houses within the Core Strategy in the period to 2029, this number has already been exceeded.

We believe that for the rural economy to remain sustainable and self-supporting, development should be organic, with each community growing by a smaller number of dwellings, these should be within the Housing Development Boundary, of an individual character in keeping with the character and build materials of the immediate area and in keeping with the findings of the Character Assessment.

Dwellings need to be of mixed size including one and two bedroom dwellings as well as provision for single occupancy, rather than by the development of a small number of large urban extensions.”

The view of the community in the housing and development questionnaire (March 2014) clearly identified that 49.8% did not want further large scale housing developments.

Footfall questioning of Parish residents supported small scale infill housing development of one to two bedrooms.

In the questionnaire where more housing was supported this was for 1 and 2 bedroomed houses. The results of the questionnaire have been set against other data including housing needs register, rental costs and availability, properties on the market and the cost/resale time of these, all the data informs the draft housing policies as set out below.

Housing and Development Policy SSHP01 Housing Boundary

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

See Figure 8

Reason: As the number of new houses already approved by B&NES has already exceeded the ‘around 50’ allocated to the Parish as an RA1 village within the Core Strategy for the period to 2028, further

large scale development would be in contravention of the Core Strategy.

Redefining the housing development boundary so that it matches the existing, with tight extensions around the recently approved developments, in accordance with the B&NES Placemaking plan HDB Criterion.



Figure 4 In 2014 Barratts began building 41 additional homes in Bishop Sutton

Housing and Development Policy SSHP02 Development Scale

The Neighbourhood Plan will support infill housing, within the housing development boundary, this is likely to be small scale development and will be of an individual character in keeping with the Character Assessment, the exception to such development will be if it is deemed to be harmful to the Green Belt, or threaten the AONB which has the highest level of protection in the NPPF (National Planning Policy Framework).

Reason: In accordance with NPPF para 79 which states – “The Government attaches great importance to Green Belts.....the essential characteristics of Green Belts are their openness and their permanence”.

Furthermore, at paragraph 87 the Framework states “inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”

In respect of AONB the NPPF at para 115 states “Great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations...”

The Character Assessment identifies areas of SSSI within the Parish. The NPPF at para 118 makes reference to “development of land within or outside a SSSI (either individually or in combination with other developments) should not normally be permitted”.

Housing and Development Policy SSHP03 Development Character

The Neighbourhood Plan will support future housing development which will reflect the character, varied materials and varied build design as identified through the Character Assessment and should be limited to infill within the amended HDB.

Reason: The already permitted development of 76 homes within Bishop Sutton exceeds the target to 2029 (in the Core Strategy) and equates to 14% of the village of Bishop Sutton this strongly

suggests that the village has reached and exceeded its 'critical mass' and the infrastructure cannot support additional housing beyond infill.

A survey of the Parish has identified a future potential supply of future housing build sites within the HDB.

During the preparation of the Character Assessment the Parish was divided into distinct areas with an assessment made of the character for each defined area, in considering infill reference should be made to and followed in respect of design and build materials. See Appendix E Character Assessment and sites boundaries.

Any development outside the HDB and within the Green Belt should be limited to the exceptions as listed in the NPPF at paragraph 89 and 90.



Figure 5 Typical Bishop Sutton House

Housing and Development Policy SSHP04 Property Size

In accordance with the 2014 housing needs survey the Neighbourhood Plan supports infill development which

proposes to build small (1 and 2 bedroom) low cost open market houses.

Other types and sizes of dwellings on infill sites will be supported if they reflect identified housing needs.

Reason: The 2014 Housing Needs Survey identified and quantified a local need for small, low cost open market housing.

This policy is designed to address the shortfall in smaller low cost open market properties, Demand for larger 3, 4 and 5 bedroomed open market houses and 1, 2 and 3 bedroom affordable houses for rental has been met by the recently approved developments of 76 houses within the Parish.

There was a small demand from existing residents wishing to move within the Parish to larger houses. This demand could be met from sales of this type of house being sold within the Parish.

There was a demand from existing residents wishing to move to smaller houses within the village this demand could be met from sales of this type of house being sold within the Parish.

The demand from local residents wishing to move to affordable homes for rental was very low.

The gap in the supply of homes within the Parish as currently presented by developers is for low cost open market housing usually identified as "starter homes". This is not provided for in the recent large housing developments.

The Housing Needs Survey identified that a significant proportion (25%) of existing residents of the Parish had a family member who had been forced to leave the Parish due to the lack of any low cost open market housing, this was further evidenced by residents at the community event where local families currently renting could not afford to buy a home in the Parish.

Demand for larger 3, 4 and 5 bedrooled open market houses and 1, 2 and 3 bedroom affordable houses for rental has been met by the recently approved developments of 76 houses within the Parish. This policy seeks to reflect local representation to enable family members of existing residents to remain close to their wider family



Figure 6 Mountain Ash Farm

Housing and Development Policy SSHP05

Sustainability Impact

All planning applications must address the sustainability of each proposal and the impact on the whole community, in order to assess the mitigation necessary to balance the impact on the existing infrastructure and community.

Specific reviews must cover:

- Surface water drainage and flooding risk
- Electricity supply
- Mains gas supply
- Sewage capacity
- Parking provision
- Telephone capacity
- Broadband connections and performance for the whole community

The sustainability review must also include the impact of the proposed development on:

- Primary schooling
- Secondary schooling
- Pre-school provision
- Recreational facilities

The developer will be expected to propose how any deficiency or risk identified in the reviews will addressed, this may be through Community Infrastructure Levy or via a Section 106 Agreement where possible. (See Appendix B Sustainability and infrastructure).

Reason: In the recent surveys carried out by the Parish Council the quality of the local broadband service was rated as poor and in particular was quoted as the reason why 3 local businesses had left the Parish. The impact of the additional 76 houses on the phone and broadband service is unknown but is unlikely to improve matters.

Many aspects of local infrastructure are currently poor or just acceptable, the addition of additional housing without a meaningful review of its impact and where necessary improvement is not a sustainable way forward.



Figure 7 The Old Vicarage Stowey

Conservation. There are also areas of the Parish that lie within the Mendip Hills Areas of Outstanding Beauty, an objective of this plan is to minimise light pollution sources wherever possible.

Housing and Development Policy SSHP06 Lighting

Where lighting is proposed, it should be designed to avoid intruding into areas where darkness is a characteristic of the village. Any lighting scheme must not impact negatively near woodland edges or near hedgerows used by bats for foraging.

Reason: This Neighbourhood Plan seeks to protect and enhance the conservation interests of the North Somerset and Mendips Bat Special Area of

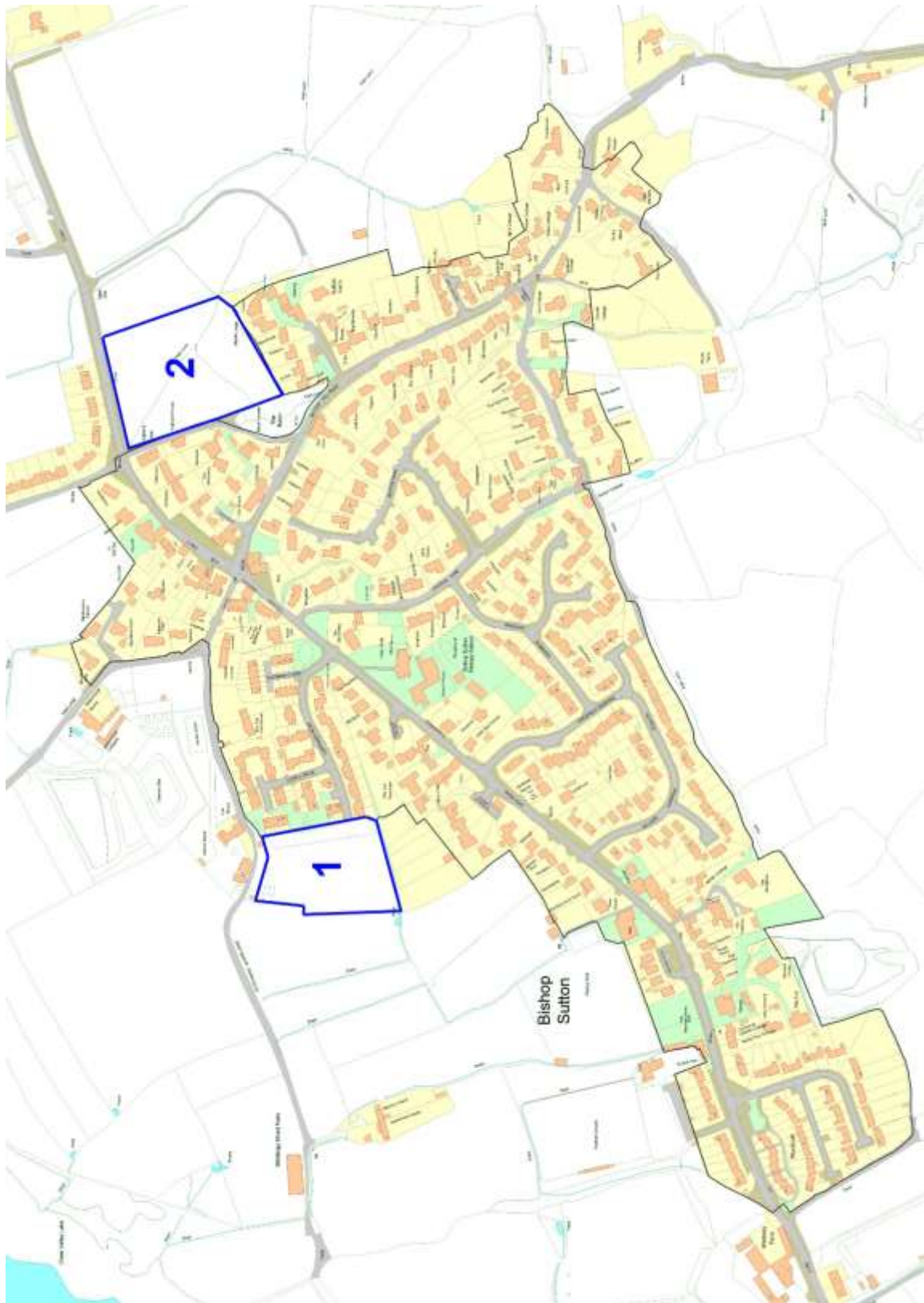


Figure 8: Stovey Sutton housing development boundary within black border, with revised housing development areas 1 & 2 boundaries shown with blue border.

Business and Employment

Our Business and Employment policies are derived from consultation with the business community balanced with the preferences of the residents of the parish and set out to accord with the overall aims of making our community more sustainable and vibrant, whilst remaining compliant with both the B&NES Core Strategy and national policy.

In particular, the policies seek to encourage and facilitate the establishment and growth of sustainable businesses to create local employment opportunities where possible.

Community preferences were garnered using several consultation methods including informal gatherings as well as formally conducted and collated community surveys.

The headline issues raised were:

- The lack of local employment opportunities and currently limited support and infrastructure for homeworking
- Improved access to and parking for village retail and catering businesses is also necessary to encourage their use and to make them sustainable
- Improvements are desperately required to the broadband currently on offer to businesses in the parish, with several people identifying lost opportunities directly related to this poor performance.

This concern was echoed by the majority of respondents in the community as well because the inadequate broadband limits its use for social, recreational and retail purposes.

Background

Many of the issues highlighted in the community consultation process derive from the fact that the District Council has permitted several residential developments, which are large by rural standards, over the last 20 years, each of which has been a self-contained dormitory development, with few links to the existing community and no associated commercial development, causing the new residents to commute to larger local centres, such as Bath and Bristol in search of work.

This is not a sustainable approach and although the lack of adequate rural public transport means that private cars are needed to access any commercial development.



Figure 9 Westway Business Units

Business and Employment Policy SSBE01 Business Conservation and Preservation

THE Neighbourhood Plan supports the continued usage of business or office units in preference to converting such properties to domestic housing wherever planning permission is required.

Reason: To ensure economic sustainability of the Parish through avoiding a reduction in business premises and to maintain local employment opportunities.

Business and Employment Policy SSBE002 Business Type

The Neighbourhood Plan will encourage and support new retail, catering, small office and business units or the expansion of existing businesses, providing they can be shown to be viable, sustainable, benefit the local economy and the wellbeing of the parish.

They should be sensitive to the local setting and not have a detrimental impact on the surrounding environment.

Reason: The Neighbourhood Plan questionnaire identified some types of business which would be welcomed and therefore sustainable within the Parish we will encourage an appropriate mix of business leading to a more sustainable community which will also improve and

enhance facilities available to residents and provide employment opportunities.

Business and Employment Policy SSBE03 Employee



Figure 10 Cut Above Hairdresser's

Parking

The Neighbourhood Plan recognises the importance that new businesses provide adequate parking for both staff and customers.

Reason: Retained B&NES local plan policies require access to commercial developments by public transport, however the lack of adequate rural public transport means that private cars are needed to access any commercial development

Business and Employment Policy SSBE04 Homeworking

Building alterations that support homeworking for residents will be supported in principle by this Neighbourhood Plan.

Reason: The Parish has experienced a reduction in small businesses during recent years which has reduced local employment opportunities, home working will help to prevent the parish becoming a dormitory, encouraging a better work life balance for residents.



Figure 11 F E Brent and Sons Garage

Homeworking is defined as a householder and one or two other people working in a way which does not intrude on neighbouring properties adversely, for instance by increasing traffic, receiving large vehicles, generating noise or odours, or by working anti-social hours.

Business and Employment Action Policy SSBE05 Broadband

The Neighbourhood Plan strongly supports the need for faster Broadband speed, through development of fibre optic networks, to slow the movement out of the Parish of existing small businesses and to encourage new business to relocate or set up within the Parish.

The community supports developments to improve broadband speed across the parish through community investment.

Reason: this will bring long term sustainability through the provision of employment opportunities as well as enabling working from home to support business enterprises and social communication. Businesses once established will be able to compete openly on a national basis.

Transport and Communications

Our roads and transports policies are derived from the preferences of the residents of the parish and set out to accord with the overall aims of making our transport infrastructure more sustainable, more accessible for both work and social use and safer for all, whilst remaining compliant with the B&NES Core Strategy as well as national policy. In particular, the policies seek to encourage and facilitate the use of public and non-motorised transport where possible.

Community preferences were garnered using several consultation methods including informal gatherings as well as

formally conducted and collated community surveys.

The headline issues raised were:

- It is only feasible to reduce the carbon footprint of transport in the parish by improving access to public transport and by encouraging cycling and walking through improved facilities and safety
- Improved access to and parking for village retail businesses is also necessary to encourage their use and to make them sustainable
- Safer parking and access to other facilities such as the school also featured highly, with significant support for traffic calming measures, in particular, a specific survey on the subject of safe road crossings highlighted the fact that a high



Figure 12 Map of Bishop Sutton showing community and commercial premises

proportion of pedestrians do not feel safe when crossing the main through road in Bishop Sutton.

Background

Many of the issues highlighted in the community consultation process derive from the fact that the parish's main thoroughfare is the busy A368, and particularly the fact that virtually all of Bishop Sutton's public and commercial buildings are on that road. This gives rise to safety concerns regarding crossings, parking and general access to premises.

In addition the settlement at Stowey is bisected by another busy road "The Street" which is currently frequently used by a significant volume of through traffic and heavy goods vehicles, which are unsuitable for the design, width, route and classification of the road, as can be evidenced by the frequent damage to walls and pavements.

Map of Bishop Sutton showing A368 and public / commercial premises

Road and Transport Action Policy SSRT01 Public Transport

The Neighbourhood Plan supports improving the availability of public transport both for the purpose of commuting to work outside of the parish and for general social use such as for journeys between local villages

Specifically, a viable link to services facilitating commuting to local urban centres to be developed using funding from CIL and grants where available.

Reason: Current bus services are limited both in terms of number of journeys and the times of those journeys, making commuting to Bristol, Bath and other likely places of employment impractical if not impossible. For instance, the current timetable for buses to Bristol from Bishop Sutton shows one departure suitable for commuting to work (assuming normal office hours), departing as it does at 07.15 and arriving at 08.17.

Only weekly services are available to centres such as Bath, Keynsham, Midsomer Norton or Weston-Super-Mare so commuting by public transport is not possible.

Additionally, the current services do not facilitate local journeys in any practical way and are thus making no contribution to the reduction of private car use or to the social and community life in the parish and wider Chew Valley.

Road and Transport Action Policy SSRT02 Parking

The Neighbourhood Plan supports improving access to local retail facilities by the provision of additional parking spaces, particularly in the area of the junction of the A368 and Sutton Hill Road, where a local retail store, a hairdresser and a pub/restaurant are located.

While the pub/restaurant has adequate parking facilities, the shop/post office and the hairdresser are limited to three and four parking spaces respectively.

This policy will be promoted using funding from CIL and grants where available.

Reason: From the community consultation survey, 72% of respondents stated the need to facilitate and make safer the use of the existing retail facilities by residents of the parish. Further, the alternative being journeys by private transport to facilities further afield, it is crucial to the general reduction of the carbon footprint of the area that use of these facilities be encouraged. It is also essential to accommodate the additional 'user traffic' for the above facilities likely to derive from current housing developments and to encourage the development of other, similar businesses for the same reasons.



Figure 13 The village hairdresser has four spaces to accommodate customers and staff

Road and Transport Action Policy SSRT03 Footpaths

The Neighbourhood Plan supports improvements to existing footpaths and

the provision of safer and more extensive footpaths throughout the village and parish, including pedestrian friendly access to:

- The Herriotts Mill area which contains a farm shop, restaurant and children's leisure area
- Bishop Sutton village, site of a Church and an extensive retail outlet
- Chew Valley Lake area, providing extensive leisure facilities, a tea room and a farmers market. This will be promoted through the use of funding from CIL and grants where available and will need to safeguard the Chew Valley SPA and North Somerset and Mendips Bat SAC.
- Extend and upgrade the footpath along the A368 linking the villages of Stowey & Bishop Sutton

Reason: Current footpaths are inadequate, too narrow and unsafe in places. Considerable improvement as well as development of new access paths is essential to improve safety and to provide access for the general population as a whole but particularly for wheelchair or mobility scooter users together with people with children or using a pushchair.

Road and Transport Action Policy SSRT04 Safe Road Crossing

The Neighbourhood Plan supports provision of safe road crossing facilities at relevant points throughout the village and parish.

This is essential given the likely increase in both vehicular and pedestrian traffic arising from the newer housing developments.

Sites with a high footfall together with busy junctions like the junction of the A368 and Sutton Hill road, the junction of A368 and Bonhill Road and popular crossing points such as the area around the School entrance(s), as well as social and meeting places like the Bishop Sutton Village and Methodist halls, should be considered for the provision of safe pedestrian crossings. To be promoted using funding from CIL and grants where available.

Reason: Despite being on the busy A368, the village is very poorly served for safe pedestrian crossing opportunities. This is to be remedied for both safety reasons and for the more general purpose of facilitating use of village facilities rather than undertaking journeys to other centres. In particular, consideration must be given to making crossing the A368 safer for wheelchair users, riders of mobility scooters and the elderly together with people with children or using a pushchair.

In particular, on the 15th July 2014 a specific survey (*page 195*) asking whether pedestrians felt safe in crossing the roads in the area highlighted the fact that a very high proportion do not always do so.

The areas of main concern were at the junction of the A368 and Sutton Hill Road and by the village school.



Figure 14 The village shop and post office is limited to three parking spaces for its customers

Road and Transport Action Policy SSRT05 Cycle and Walk for Recreation

The Neighbourhood Plan supports provision of safe and accessible walking and cycling facilities for leisure purposes. For example the leisure opportunities already available at Chew Valley Lake need to be optimised by the provision of a safe cycle and footpath route that provides improved access to the lake. Any provision for cycling and walking access around the entire lake will only be supported and promoted where the route has been designed in partnership with Natural England and Bristol Water and where it adopts a sensitive route that will avoid any detrimental impacts of the special interests of the designated Special Protection Area and in accordance with Policy SSRT03.

Reason: The parish is at the heart of an AONB and lies on the bank of one of the AONB's best features; Chew Valley Lake. However, the lake area is not accessible from Bishop Sutton or Stowey villages other than by road. Footpath and cycle path access is essential to reduce the need for car journeys to this local facility, to provide safer use of this leisure area for

both pedestrians and cyclists and to increase the overall appeal of the parish as a tourist destination In partnership with Natural England.

Road and Transport Action Policy SSRT06 Stowey Weight Restriction

The Neighbourhood Plan supports restrictions on the size and volume of traffic using "The Street" in Stowey, by the implementation of a 7.5 ton weight limit, except for access to properties within the restricted zone, from the junction at the top of Stowey Hill to the junction with the A368. This will require further restrictions to prevent users diverting via Sutton Hill Road and other unsuitable routes. This will be promoted using funding from CIL and grants where available.

Reason: The road that climbs Stowey Hill from the village is suffering from subsidence, caused in part by the volume of traffic and heavy goods vehicles using this road, there is regular damage to walls and kerbs within Stowey caused by drivers of large vehicles who mis-judge the available space.

A decision to impose this restriction was taken by B&NES Transportation sub-committee on the 3rd October 2000 but has never been implemented.

Community and Recreation

The survey of the parish showed nearly all respondents consider the parish to be a comfortable and safe place to live with basic recreational and community facilities.



Figure 15 School is at the heart of the community

However, the playground facilities are quite limited and the problem of anti-social behaviour from young people (as evidenced by local police reports) in the vicinity of the Village Hall and bus shelter affects Bishop Sutton on a regular cycle.

There is a strong call for better public transport from the village, not only to more destinations, but with greater frequency, particularly for commuters.

The survey shows strong support for safe crossing points along the A368 in Bishop Sutton.

Many respondents expressed the view that there is insufficient parking spaces for the shop, hairdressers and Red Lion.

Pavements in Bishop Sutton are in need of improvement along with pedestrian access to Manor Farm Shop and Chew Valley Lake. Additional retail and café / restaurant facilities within the parish are also to be encouraged.

The broadband service in the parish is notoriously slow and does not effectively support many of the facilities that should be available. There are concerns that further housing development will exacerbate the situation.

There is concern that the pre-school will not be able to meet the increased demand for places with the current housing development taking place within the parish. There is also a lack of after school child care that is resulting in children being taken by taxi to neighbouring parishes for these facilities.



Figure 16 Bishop Sutton Primary School

Improvements in recreational facilities including existing play areas are needed including more recreation space and leisure facilities with facilities for older children and teenagers.

More recent housing development in the parish has small gardens with insufficient space for growing fruit and vegetables

such that there may be demand for allotments within the parish.

Community and Recreational Action Policy

SSCR01 Recreation Ground

The Neighbourhood Plan will promote greater use of the recreation ground and play areas within the parish, improving facilities to meet the needs of users of all age groups, including access to toilet facilities at the recreation ground when the village hall is closed. To be promoted using funding from CIL and grants where available.

Reason: Several community groups have identified inadequacies in the current recreational facilities in the parish, causing many residents to travel to other facilities outside the village.

A group of residents is already working towards improvements to some of the play facilities for younger children, whilst another group have identified the problem with the lack of toilet facilities when the village hall is not available.



Figure 17 Bishop Sutton Village Hall



Figure 18 Bishop Sutton recreation ground

Community and Recreational Action Policy

SSCR02 Allotments

The Neighbourhood Plan will support the provision of allotments for community use where there is an identified need. To be promoted using funding from CIL and grants where available.

Reason: To encourage recreational activities and provide a healthy and sustainable food supply, together with developing a better understanding of the food chain in younger residents.

Appendices

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Appendix A

Formal Neighbourhood Plan Area Designation



Notification of Decision Regarding the Application for Designation of Stowey Sutton Neighbourhood Area under section 61G of the Town and Country Planning Act 1990 as amended.

Applicant:
Stowey Sutton Parish Council

Application:
Application for the Designation of Stowey Sutton Neighbourhood Area

Pursuant to the Bath & North East Somerset Council's *My Neighbourhood: A Neighbourhood Planning Protocol for B&NES*, the Divisional Director: Planning and Transport is authorised to consider area designation applications for Neighbourhood Planning and if appropriate approve applications.

Decision:

The Designation of the Stowey Sutton Neighbourhood Area is approved in accordance with section 61G of the Town and Country Planning Act 1990 as amended for the purposes of Neighbourhood Planning. The reasons for this decision are set out in the accompanying 'Neighbourhood Area Designation Application Report'.

Signed:

A handwritten signature in black ink, appearing to read "David Trigwell".

David Trigwell
Divisional Director Planning & Transport Development

Dated: 13th December 2013

Bath & North East Somerset Council

Neighbourhood Area Designation Application Report – Officers Decision acting under delegated powers

Date of application advertisement	21st October 2013
Date of decision	5th December 2013
Name of proposed Neighbourhood Area	Stowey Sutton

1. Introduction

1.1 Pursuant to the Bath & North East Somerset Council's My Neighbourhood: Neighbourhood Planning Protocol, the Director for Planning and Transport is authorised to consider area designation applications for Neighbourhood Planning and if appropriate approve applications.

2. Background

2.1 The power to designate a Neighbourhood Area is exercisable under section 61G of the Town and Country Planning Act 1990. Under Regulation 5(1) of The Neighbourhood Planning (General) Regulations 2012 (which came into force on 6 April 2012) an area application has to include a map which identifies the area to which the application relates, a statement explaining why this area is considered appropriate to be designated as a neighbourhood area and a statement that the body making the application is a relevant body for the purposes of section 61G(2) of the 1990 Act.

2.2 Stowey Sutton Parish Council is the 'relevant body' (for the purposes of section 61G (2) of the Town and Country Planning Act 1990) and submitted an application for the designation of Stowey Sutton Neighbourhood Area. The application is for the whole parish area to be designated as a Neighbourhood Area for the purposes of Neighbourhood Planning and so satisfies section 61G(3) of the Act. The submission of the application complied with the regulations.

3. Procedure

3.1 Under section 61H of the 1990 Act whenever a local planning authority exercises powers under section 61G to designate an area as a neighbourhood area, consideration must be given to whether the authority should designate the area concerned as a business area. The designation of the specified area can only occur if the authority considers that the area is wholly or predominately business in nature [Section 61H (3)].

3.2 If the application for the Designation of this Neighbourhood Area is approved, then Regulation 7(1) of the Neighbourhood Planning (General) Regulation 2012 requires the designation to be publicised. If the application is refused, reasons must be given under 61G(9) of the 1990 Act and Regulation 7(2) of the Regulations requires the decision to be publicised.

4. Consideration as to whether or not to designate

4.1 In determining the application for the designation as a Neighbourhood Area. Regard must be had to the desirability of designating the whole area.

4.2 The issue is whether or not the specified area is an 'appropriate area to be designated as a Neighbourhood Area'.

4.3 The fact that the designation of the Stowey Sutton Neighbourhood Area would allow a Neighbourhood Plan to be prepared does not form part of the determination of this application.

5. Reasoning for Designation

5.1 The proposed area for designation which includes the whole parish is considered appropriate, as it will enable a Neighbourhood Plan to allocate and identify non-strategic development sites across the plan area and to provide a locally distinctive policy framework to complement that provided by the emerging B&NES Core Strategy.

5.2 The specified area falls completely within the Council's area.

5.3 The application for designation as a Neighbourhood Area was publicised for over six weeks between 24th October and 5th December 2013.

5.4 Three responses were received within the consultation period and are attached as appendix 1.

6. Conclusion

6.1 It is considered that the specified area is coherent, consistent and appropriate in planning terms and is an 'appropriate area to be designated as a neighbourhood area'.

6.2 The specified area is not wholly or predominantly business in nature and so it is inappropriate to designate it as a business area.

6.3 It is also considered that it is not desirable that only part of the parish area be designated.

6.4 The specified area without modification should be designated as a Neighbourhood Area for the reasons set out in the application. The area represents the built area which is being planned for with the objective of identifying and allocating development sites within the identified neighbourhood area and is appropriate in planning terms.

6.6 A copy of this report will be sent to Stowey Sutton Parish Council.

7. DECISION

7.1 **The Designation of Stowey Sutton Neighbourhood Area is approved in accordance with section 61G of the Town and Country Planning Act 1990 as amended for the purposes of Neighbourhood Planning.**

David Trigwell
Divisional Director: Planning & Transport
Dated: 13th December 2013

Decision Regarding the Application for Designation of Stowey Sutton Neighbourhood Area under section 61 (G) of the Town and Country Planning Act (as amended)

1. I have no private interests to declare in respect of this matter which would prevent me from determining this application.

2. I hereby exercise power under section 61G of the Town and Country Planning Act 1990 (as amended) ("the Act") and all other powers delegated to me to designate the area identified on the map below as the Stowey Sutton Neighbourhood Area for the purposes of section 61G (1) of the Act) as I am satisfied that the area is an appropriate area to be designated as a neighbourhood area. I do not designate it as a business area for the purposes of section 61H (1) of the Act as it is not wholly or predominately business in nature.

a) Name of neighbourhood area: Stowey Sutton

b) Map of neighbourhood area:

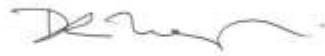


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c) Relevant body: Stowey Sutton Town Council, form the 'relevant body' (for the purposes of 61G(2) of the Town and Country Planning Act 1990)

3. I have made this decision in line with the information set out in the 'Neighbourhood Area Designation Application Report'.

Signed:



David Trigwell
Divisional Director: Planning & Transport
Decision published: 13th December 2013

Appendix 1: Responses submitted to Bath & North East Somerset Council during the consultation on the application for designation of Stowey Sutton Neighbourhood Area.

<p>David Stuart Historic Places Adviser</p>	<p>Dear Sir/Madam</p> <p>NEIGHBOURHOOD AREA CONSULTATION – STOWEY SUTTON</p> <p>Thank you for giving notice that Stowey Sutton Parish Council has applied to designate Stowey Sutton Parish as a Neighbourhood Area under Part 2 of the Neighbourhood Planning (General) Regulations 2012.</p> <p>English Heritage has no objection to this proposal.</p> <p>We would like to take the opportunity of the consultation to outline the range of support English Heritage is able to offer in relation to Neighbourhood Plans. It would be helpful if this response can be copied to the Parish Council for their information.</p> <p>Research has clearly demonstrated that local people value their heritage¹ and Neighbourhood Plans are a positive way to help communities care for and enjoy the historic environment.</p> <p>English Heritage is expecting that as Neighbourhood Planning Forums come to you to seek advice on preparing Neighbourhood Plans they will value guidance on how best to understand what heritage they have, as well as assistance on preparing appropriate policies to secure the conservation and enhancement of this local heritage resource.</p> <p>Information held by the Council and used in the preparation of your Core Strategy/Local Plan is often the starting point for Neighbourhood Plans. Other useful information may be available from the Historic Environment Record Centre or local environmental and amenity groups. English Heritage also publishes a wide range of relevant guidance. Links</p>
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¹ English Heritage, *Heritage Counts*, 2008

	<p>to these can be found in the appendix to this letter.</p> <p>Plan preparation also offers the opportunity to harness a community's interest in the historic environment by getting them to help add to the evidence base, perhaps by creating and or reviewing a local heritage list, inputting to the preparation of conservation area appraisals and undertaking or further deepening historic characterisation studies.</p> <p>English Heritage has a statutory role in the development plan process and there is a duty on either you as the Local Planning Authority or the Neighbourhood Planning Forum to consult English Heritage on any Neighbourhood Plan where our interests are considered to be affected as well as a duty to consult us on all Neighbourhood Development Orders and Community Right to Build Orders.</p> <p>English Heritage will target its limited resources efficiently. We will directly advise on proposals with the potential for major change to significant, nationally important heritage assets and their settings. Our local offices may also advise communities where they wish to engage directly with us, subject to local priorities and capacity.</p> <p>English Heritage fully recognises that the neighbourhood planning process is a locally-led initiative and communities will shape their own neighbourhood plan as informed by the issues and opportunities they are most concerned about and relevant to the local area. As a national organisation we are able to draw upon our experiences of neighbourhood planning across the country and information on our website might be of initial assistance http://www.english-heritage.org.uk/caring/get-involved/improving-your-neighbourhood/. It is envisaged that the website will be progressively updated to share good practice in the management of the historic environment through neighbourhood planning.</p>
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	<p>Should you wish to discuss any points within this letter, or if there are issues about this Neighbourhood Plan Area where the historic environment is likely to be of particular interest, please do not hesitate to contact me.</p> <p>Yours faithfully David Stuart Historic Places Adviser</p>
Jacqui Ashman, Asset Manager	<p>Dear Sirs</p> <p>Thank you for consulting the Highways Agency on the application from Stowey Sutton Parish Council seeking designation as a Neighbourhood Area. As the parish of Stowey Sutton is some miles from the strategic road network we have no comments to make on the designation application.</p> <p>Regards</p> <p>Jacqui</p>
Claire Hall Land Use Development Plan Network	<p>Dear Sir/Madam</p> <p>Designation of Neighbourhood Planning Area by Stowey Sutton Parish Council</p> <p>Thank you for notifying Natural England of your Neighbourhood Planning Area dated 24/10/2013</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning. We must be consulted on draft Neighbourhood Development Plans where the Town/Parish Council or Neighbourhood Forum considers our interests would be affected by the proposals. We must be consulted on draft Neighbourhood Development Orders and Community Right to Build Orders where proposals are likely to affect a Site of Special Scientific Interest or 20 hectares or more of Best and Most Versatile agricultural land. We must also be consulted on</p>

	<p>Strategic Environmental Assessments, Habitats Regulations Assessment screening and Environmental Impact Assessments, where these are required. Your local planning authority will be able to advise you further on environmental requirements.</p> <p>The following is offered as general advice which may be of use in the preparation of your plan.</p> <p>Natural England, together with the Environment Agency, English Heritage and Forestry Commission has published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans and development proposals. This is available at: http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf</p> <p>Local environmental record centres hold a range of information on the natural environment. A list of local records centre is available at: http://www.nbn-nfbr.org.uk/nfbr.php</p> <p>Protected landscapes</p> <p>If your neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty (AONB), we advise that you take account of the relevant National Park/AONB Management Plan for the area. For Areas of Outstanding Natural Beauty, you should seek the views of the AONB Partnership.</p> <p>Protected species</p> <p>You should consider whether your plan or proposal has any impacts on protected species. To help you do this, Natural England has produced standing advice to help understand the impact of particular developments on protected or Biodiversity Action Plan species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, you should undertake further consultation with Natural England.</p> <p>Natural England Standing Advice Page 2 of 2</p> <p>Opportunities for enhancing the natural environment</p> <p>Neighbourhood plans and proposals may</p>
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	<p>provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment, use natural resources more sustainably and bring benefits for the local community, for example through green space provision and access to and contact with nature.</p> <p>Opportunities to incorporate features into new build or retro fitted buildings which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes should also be considered as part of any new development proposal.</p> <p>If, as you develop your plan or order, you consider it will affect Natural England's interests, you should consult Natural England at consultations@naturalengland.org.uk.</p> <p>For clarification of any points in this letter, please contact Amanda Grundy on 0300 060 1454.</p> <p>We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.</p> <p>Yours sincerely Claire Hall Land Use Development Plan Network</p>
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Appendix B

Sustainability

Introduction and Methodology

About this Report

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

Legislation at both a European and national level sets out the requirement to achieve sustainable development. In 2004 the European Directive on Strategic Environmental Assessment (SEA) set out the requirement for SEA, which has been incorporated into the

Sustainability Appraisal process in the UK. UK planning law also places a requirement on local development plan documents to ensure a contribution to sustainable development through Sustainability Appraisal.

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

Sustainable Development

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

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

The land use planning process is a key tool in the delivery of sustainable development. The Stowey Sutton Neighbourhood Plan, which is currently being prepared, will need to be in conformity with the Local Development Plan of B&NES, as it will (if passing examination and referendum) comprise part of a hierarchy of the development plan documents that make up

the planning policy framework for the council area. The Neighbourhood Plan can help to achieve sustainable development in the parish, whilst at the same time helping to ensure that any adverse environmental impact is minimised.

Stowey Sutton Parish

The Stowey Sutton neighbourhood plan encompasses the civil parish of Stowey Sutton, which comprises of the villages of Bishop Sutton and Stowey, together with the surrounding rural landscape.



Figure 19 Map of Stowey Sutton Parish & Neighbourhood Plan Area Boundary

Neighbourhood Plan Scope and Main Objectives

The Localism Act introduced Neighbourhood Planning into the hierarchy of spatial planning in England, giving communities the right to shape their future development at a local level. In March 2014, Stowey Sutton Parish Council was successful with its application to become a Neighbourhood Planning area. The Stowey Sutton Neighbourhood Plan reflects community-wide comments, observations and concerns about its future, bringing them together with census information, strategic and statistical evidence into a “living promise” that mirrors the community’s overwhelming desire to make Stowey Sutton an even better place to live and work, both now and for future generations.

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

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

- Housing and Development
- Roads and Transport
- Business and Employment
- Community and Recreation

Methodology

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

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

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

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

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

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

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

Task A1: Identifying other relevant policies, plans and programmes and sustainable development objectives. The development of the Neighbourhood Plan (NDP) may be influenced by other plans or programmes and by external environmental objectives such as

those laid down in policies or legislation. This stage outlines that policy context, ensuring compliance and highlighting any issues or constraints that may apply to Stowey Sutton NDP.

Task A2: Collecting baseline information.

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

Task A3: Identifying sustainability issues and problems

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

- The review of relevant regional and local plans and programmes.
- Identification of baseline characteristics.
- Sustainability issues known locally.

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

Task A4: Developing the SA framework.

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

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

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

Policy Context (task A1)

This section provides a summary of key relevant plans and programmes which could influence the Stowey Sutton Neighbourhood Plan.

The purpose of sustainability appraisal is to ensure that the principles of sustainable development are incorporated into all levels of planning policy. The Stowey Sutton Neighbourhood Plan will sit within a hierarchy of national and local planning policies and will need to be in 'general conformity' with the local development plans. It is therefore, this scoping

report does not propose to review all international, national and regional policies other than the National Planning Policy Framework (NPPF), as the Sustainability Appraisal of the B&NES Core Strategy reviewed all programme, policies, strategies and guidance that were taken into account in drafting these documents.

National Planning Policy Framework (NPPF)

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

B&NES Local Plan 2007 - 2011

The Local Plan contains “saved policies” applicable to Stowey Sutton.

B&NES Core Strategy

The Core Strategy sets out the policy framework for the location and level of new housing and other development and is the key development plan document for the next 15-20 years. The B&NES Core Strategy was adopted in July 2014 and contains policies applicable to Stowey Sutton. For example, Stowey Sutton has been identified as a RA1 settlement and was allocated about 50 dwellings over the plan period of 2011-2029. This has now been met through recent housing developments.

Biodiversity Action Plan (BAP)

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

The BAP is a strategic framework for the conservation and enhancement of habitats and species. The BAP includes a series of Habitat Action Plans each covering a priority habitat and species. There a number of sensitive habitats within the neighbourhood plan area including the Chew Valley Lake.

Flood Risk Assessment

- Bath and North East Somerset Level 1 Strategic Flood Risk Assessment 2008 evidence base document used to inform the production of the local authority’s Local Development Framework. The study provide a summary of flood risk in the local

authority area, along with how development and allocations may be affected by flooding.

- Regard has been had to the Bristol Avon Catchment Flood Management Plan, Summary Report – June 2012. http://www.environmentagency.gov.uk/static/documents/Leisure/_CFMP_Bristol_Avon_2012.pdf Any application site within Flood Zone 3 & 2 (see EA Stowey Sutton Flood Plane map below) as defined by NPPF will require applicants for planning permission to submit a Flood Risk Assessment when development is proposed in such locations.
- Further, sustainable drainage systems should be used for any development to reduce run off, improve water quality and benefit biodiversity and aesthetics.

Refer to the Environment Agency Flood map for the Parish and plan area Page 116

Landscape Character Assessment (LCA)

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

The assessments identify and describe the component features and characteristics of the landscape, and guide the maintenance and enhancement of landscape character and local distinctiveness. The neighbourhood plan area is set within a sensitive rural landscape.

Information included in the assessments should be used to inform the location of sites of development and the type of development along with a reference for conservation and enhancement activities.

Landscape character map and key see Appendix H, Map of Green Belt page 111 & Map of the AONB page 112

Mendip Hills AONB Management Plan (2014-2019)

The parish is set within the Mendip Hills Area of Outstanding Natural Beauty. The action plan operates alongside other statutory plans and programmes, especially community strategies, and development plans. The plan provides the vision for a 20-25 year period. The plan has two main statutory purposes:

1. To conserve and enhance the natural beauty of the AONB
2. To increase the understanding and enjoyment of the special qualities of the AONB.

http://www.mendiphillsaonb.org.uk/wp-content/uploads/2010/11/up_161122_management_plan_final_word_version_nov_08.pdf

Next Steps

Appendix A at the end of this report provides a summary of the local programmes, plans and other documents which influence the Neighbourhood Plan. Key objectives and indicators have been identified from the emerging local authority plans and other key plans.

These have been incorporated into the sustainability framework and used to inform baseline data and the identification of key issues. Note that the policy context for the Stowey Sutton Neighbourhood Plan Sustainability Appraisal is not static. Therefore, as further relevant plans or programmes are developed, they should be reviewed and incorporated within the assessment at future stages of publication of this Sustainability Appraisal report.

Sustainability Context (task A2)

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

Table: Baseline Information Topics

Topic	SEA Regulation Topic	Sustainability Theme
Biodiversity	Biodiversity	Environmental
	Fauna	
	Flora	
Landscape	Landscape	
Heritage and Character	Cultural Heritage including architectural and archaeological heritage	
Water	Water	

Soil	Soil	
Climatic Factors	Climatic Factors	
Roads, Transport and Movement		Economic
The Local Population	Education and Employment	Social
	Health	
	Housing	
Air Quality	Transport	Environmental
Material Assets	Housing and Facilities	Social/Economic

Biodiversity

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

International Designations- North Somerset and Mendip Bats Special Area of Conservation (SAC)

Natura 2000 sites are Special Areas of Conservation (SACs) designated under the Habitats Directive. Stowey Sutton falls partly within the 5km buffer around components of the North Somerset & Mendips Bats SAC. *Component Sites of Special Scientific Interest (SSSIs)*: Banwell Ochre Caves, Brockley Hall Stables, Compton Martin Ochre Mine, King's Wood and Urchin Wood, The Cheddar Complex and Wookey Hole provide habitats for a number of bat species including the Greater horseshoe bat (*Rhinolophus ferrumequinum*) and the Lesser horseshoe bat (*Rhinolophus hipposideros*).

International Designations- Chew Valley Lake (SPA)

The Parish encompasses almost half of Chew Valley Lake and lies entirely within a 5km buffer zone around the lake. The Chew Valley Lake is designated as such under the European Birds Directive because of importance to birds.

NOTE: The proximity of the SAC may trigger the need for an Appropriate Assessment, (Habitat Regulation Assessment HRA).

The Draft Stowey Sutton Neighbourhood Plan has been subject to an HRA Screening and all recommendations have been incorporated into the Draft Plan.

National Designations- Site of Special Scientific Interest (SSSI)

- Chew Valley Lake is a SSSI and makes a full contribution to achieving the aims of the Birds Directive by supporting migrating populations of Shoveler *Anas clypeata* (Source: English Nature).
- Burlledge Hill is the site of a SSSI and a univallate Iron Age hillfort (Source: English Nature).
- Folly farm SSSI is owned by Avon Wildlife Trust and supports living landscapes which aims to restore, recreate and reconnect habitats to enable wildlife to move through the landscape.

Regional and Local Priority Habitats

At regional and local levels Biodiversity Action Plans (BAPs) provide a strategic framework for the conservation and enhancement of habitats and species. Strategic Nature Areas (SNAs) and priority habitats are identified to improve habitat networks and to sustain wildlife within them.

Stowey Sutton contains a number of protected species including a colony of white clawed crayfish. During the mid-1990's reference was made to greater crested newts in the pond within Stowey quarry. Other species include owls (barn owl), bats namely the greater horseshoe and pipistrelle, birds of prey and kingfishers are also in evidence throughout the Parish, many species of water birds pass through Chew Valley Lake on migration paths. A wide range of habitats and a diverse range of flora and fauna are in evidence across the Parish. Meadowlands are encouraged and promoted by Avon Wildlife Trust as these support many species including butterflies and moths. Grasslands are important such as Burlledge and Folly Farm as these provide a habitat for species which in turn support other endangered animals such as Barn Owls.

Landscape

Designations

The plan area sits with the Mendip Hills Area of Outstanding Natural Beauty (AONB) and also falls within Bristol and Bath Green Belt. Both designations highlight the sensitive and outstanding nature of the setting of the parish. The AONB Management plan (and accompanying topic papers) highlights fundamental principles that should inform approaches to development in this sensitive landscape.

Character

The character of the Parish is that of lowland around the Chew Valley Lake and then rising land to the south to the area of Burlledge and higher level plain area. A number of valleys cut through the escarpments which are water created and contain streams which feed the Lake. This area is carboniferous

Landscape Character Assessments (LCA) has been prepared by B&NES. B&NES identifies the area as the “Chew valley character area”. A Landscape Assessment has been completed by local residents and presented to the Parish Council and B&NES see Appendix E, Character Assessment.

Dark Skies

The Mendip Hills AONB is important as the character and landscape contribute to the tranquillity of the area and the ‘dark skies’. The CPRE has developed maps to show comparative levels of both across England and are available to inform planning policy development and planning applications. CPRE <http://www.cpre.org.uk/wht-we-do/countryside/tranquil-places>

Heritage and Character

The housing dates back to the early 19th century with a history of agriculture and mining. The character of the Parish is therefore of individual houses many built from locally quarried limestone dating back to housing to support farming and large estates such as Sutton Court, this is more obvious in Stowey, to cottages in Bishop Sutton associated with coal mining. There is therefore no one predominant character of housing across the Parish but more a mixed ‘pallet’ of different designs, age and building materials. There were some small developments built in the 1950’s, 1960’s 1980’s and 1990’s which in turn add to the mixture.

Listed Buildings and Structures

There are 11 listed buildings within the Plan area, a full list can be found at Appendix F of the Neighbourhood Plan. The Church of St Nicholas and St Mary, Stowey is a grade II listed building and dates back to 13th century, and there is reference to Stowey Castle to the south of the Church dating back to a similar date.

Scheduled Ancient Monuments and Archaeology

Burledge camp is a Scheduled Ancient Monument.

Flooding

The Parish is within a Flood Zone 1 area (EA designation) which means a one in one hundred years event will lead to flooding. Climate change has impacted on this and many experts now claim that the one in a hundred year event can now be expected to occur in one in five years. Rainfall on the plateau to the south of Bishop Sutton and Burledge flows to the north into Chew Valley Lake cutting a series of small gullies (drings). In the last three years heavy rainfall has reduced the ability of drains to cope with the water and there has been both road and properties flooded.

Soils

The rocks of region are all of sedimentary origin and range in rock type through limestone, sandstones, clays (marl) to coals. Limestone being hardest form Burledge whilst the softer clays and marls can be found underlying limestone and in the lower areas of the Parish especially around the Chew Valley area. Limestone has over the years been quarried and used for local building. Evidence of this is particularly apparent with cottages built in the latter half of the 19th century and the earlier cottages built notably in Stowey. (Source: B&NES LCA & Magic.gov.uk).

Climatic factors

It is now widely recognised that climate change is an inescapable fact and that its causes and consequences must be addressed. Climate change measures are planned for at a local, national and international level. B&NES have highlighted the need to encourage lower electricity and gas consumption in light of evidence to indicate that national and international carbon reduction targets are not being met at a local level.

Roads, Transport and Movement

Road Network

Bishop Sutton has developed as a linear village along the A368 (Weston super Mare to Bath). This is the main access route to Bath. Access to Bristol is through narrow roads to Chew Magna and then over Dundry Hill or else along the A368 to the A37 and then into Bristol.

The questionnaire (April 2014) identified insufficient parking at the shop and primary school as a concern; both are located on the main road. Residents also raised concerns in respect of insufficient pavement width along the main road and no pavement to the east of the village connecting Stowey, Redland and the village of Bishop Sutton.

Public Transport

Current bus services are limited both in terms of journeys and the times of services making commuting to Bristol, Bath and other potential employment places impractical if not impossible. Examples of the available public transport timetable can be found in Appendix J (see page 121).

Cycle

The parish does not have any designated car free cycle ways. Some roads are designated as part of national cycle routes. A reoccurring aspiration of residents is to have a safe car free footpath/cycle route available around Chew Valley Lake providing safe leisure access for walkers, bird watchers etc.

Walking

There are a number of public footpaths in the area along with a number of long distance walking routes including the Three Peaks Walk. The footpaths are well used by locals and tourists. Within the villages, narrow roads and, in places, a lack of pavements contribute to concerns about the safety of pedestrians. Improvements are needed to crossing the road on foot both by the school.

The Local Population – facts and characteristics

- Stowey Sutton has a total population of 1,361 (2011 census) comprising of 546 households.
- 70% of the population are in socio-economic groups 1 to 5 inclusive.

- When the parish is measured against national statistics is not within a deprived area. However not all residents necessarily enjoy the same levels of prosperity and health.

Health

The Parish has access to two surgeries which both necessitating travel, one in West Harptree and the other in Chew Stoke. Both have a pharmacy and the Parish Council provides a weekly bus link to the Chew Stoke Surgery.

The 2011 census identified 1,361 people living in the Parish. The Parish has a lower proportion of people whose day to day activities are limited a lot at 5.25 compared to all of B&NES (7%) and the national average (8.3%) and a slightly lower proportion of people whose day to day activities are limited a little at 8.5% compared to B&NES (9.1%) and national average (9.3%).

Economic well -being in the Parish is above that for the national average with 66 median income more than double the average for the UK. A large number of residents own their own home outright (45 – 50%) and the majority of residents either own or are buying their own home with a smaller proportion renting. Well-being and contentment is further evidenced as residents stay in the Parish for a long time with over 65% of residents living in Stowey Sutton for over 10 years and 45% having lived in the Parish for over 20 years. Healthy Lives, Healthy People 2010 supports incentives to promote more healthy living.

Housing

Of the 565 dwellings in Stowey Sutton at the time of 2011 census 546 were occupied and 19 not occupied.

300 of the properties are detached, 186 semi-detached and 57 terraced.

45.2% properties are owned outright, 35% owned with a mortgage and 8.2% socially rented incorporating Local Authority housing.

The average household composition is 2.5.

Education and Employment

There is a pre-school which runs from the Methodist Hall three full days and one morning a week plus a half day Forest School session. OfSTED inspected the Pre-School in Sept 2011 and judged it to be 'outstanding'. Bishop Sutton Primary school has a total school number of 147 with a pupil admission number (PAN) of 2.1. A predicted population peak means that the pupil admission number for September 2014 will be 24 which is above the PAN. Currently the school has five classrooms which means classes are mixed year groups.

Three classrooms are in the original Victorian school building with the other two in temporary classrooms. The additional housing in Bishop Sutton has led B&NES to prioritise and agree a Capital fund programme for two additional classrooms and the replacement of the temporary classrooms, this would bring the total PAN to a max of 30 and a total school pupil number ultimately of 210.

As part of the school build project a 'Travel Plan' will be required which looks to reduce car usage and should cross refer to transport policies and aspirations within the Neighbourhood Plan. As the current time early years nursery and after school provision is not available in the Parish although is accessible in other villages within the Chew Valley area.

Secondary schooling is provided at Chew Valley School which is approximately 5 miles away in a neighbouring village, this necessitates transport by coach.

Key Neighbourhood Facilities

- The Parish's key facilities including:
- Pre-school in Bishop Sutton
- Primary school in Bishop Sutton
- Bishop Sutton recreation field
- Bishop Sutton Tennis Club
- Bishop Sutton Football Club
- Bishop Sutton Methodist Church and hall
- Bishop Sutton Village Hall
- Bishop Sutton Shop and Post Office
- Bishop Sutton Holy Trinity Parish Church

Key Environmental and Sustainability Issues (task A3)

Within the parish, certain sustainability issues are more significant than others, e.g. flooding or limited broadband which has an impact on the business in Stowey Sutton. These issues will need to be highlighted as areas of concern within the sustainability appraisal. Issues are identified through:

- The review of relevant regional and local plans and programmes.
- Identification of baseline characteristics.
- Local knowledge.

Strengths Weaknesses Opportunities and Threats (SWOT Analysis)

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

<p>Strengths</p> <p>Greenbelt, AONB, Chew Valley Lake, Folly Farm and Burlledge , rural walks and views of the Chew Valley Lake , two halls for social use , Caravan Park and tourists adding revenue, recreation ground, community strength, primary school, Landscape setting – good condition & high quality, Extensive footpath network</p>	<p>Weakness</p> <p>Bishop Sutton Village split by main road, Stowey by cut through route, all Bishop Sutton village amenities are on the main road, limited safe parking, limited pedestrian links, poor public transport links, limited children’s play area, no skateboard/scooter provision, limited youth provision, Poor Broadband connectivity, no drop off or school parking, travel to GP practice in other villages , inadequate pavement width , crossover single pavement on A368 requiring frequent main road crossing with no safe crossing points for pedestrians</p>
<p>Opportunities</p> <p>Improving the broadband, providing affordable housing, improving the recreational facilities, improving the sewage and flooding in the parish all of which contribute to improving the infrastructure and sustainability</p>	<p>Threats</p> <p>Urbanisation of village with little or no improvement to infrastructure, high house prices pushing out families with local links, water pollution from landfill at quarry, loss or damage to biodiversity / loss of rural character /adverse impact on AONB setting / erosion of heritage assets, more traffic, lack of small (1-2 bed) houses</p>

Key Issues

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

Sustainability framework

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

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

Objectives	X	X X	0	✓	✓✓	Supporting Evidence
Objective1: Improve the health and well-being of all communities					✓✓	<p>Yes.</p> <p>Action Policies SSRT03 & SSRT05 will make it easy to reach everyday destinations (e.g. schools, workplaces, homes, shops, community facilities) by “active” travel e.g. through high quality cycling and walking infrastructure.</p> <p>Increasing the opportunities to engage in play, leisure and informal recreation which are promoted by Policy SSCR01.</p> <p>Action Policy SSCR02 supports local sustainable food production, including the provision of allotments and community gardening, supported by.</p> <p>Action Policy SSCR02 seeks to maintain or increasing access to existing open space.</p>

Objectives	X	X X	0	✓	✓✓	Supporting Evidence
Objective 2: Meet identified needs for sufficient, high quality and affordable housing					✓✓	Yes. Policies SSHP01, SSHP02, SSHP03, SSHP04 and SSHP05 all seek to provide viable and deliverable good quality housing and affordable housing to meet identified needs identified in the parishes Housing Needs Survey.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime				✓		Yes. Action Policies SSRT03, SSRT04, SSRT05, SSCR01 and SSCR02 promote public spaces together with safe pedestrian access that might support civic, cultural, recreational and community functions.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper					✓✓	Policies SSBE01, SSBE02, SSBE04 and SSBE05 seek to encourage and facilitate the establishment and growth of sustainable businesses to create local employment opportunities. Policies SSRT01, SSBE01 and SSBE03 seek to correct imbalances between residential and employment development to help reduce travel distances to work.
Objective 5: Ensure everyone has access to high quality and affordable				✓		Policy SSHP06 and Action Policies SSRT01, SSRT03 and SSRT05 prioritise access to good public transport and safe walking and cycling infrastructure (including

Objectives	x	x x	0	✓	✓✓	Supporting Evidence
public transport and promote cycling and walking						segregated cycle lanes), avoiding any detrimental impacts of the special interests of the SAC.
Objective 6: Protect and enhance local distinctiveness					✓✓	Placemaking Plan Character assessment. The neighbourhood plan will support future housing development which will reflect the character, varied materials and varied build design as identified through the Character Assessment through Policy SSHP03.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets					✓✓	Yes. Policy SSHP02 provides added layers of protection for the Green Belt and to the Mendip Hills AONB. Placemaking Plan character assessment Development in accordance with policies in this Plan that affects cultural and historic assets and this is supported by SSHP03. Policies SSHP02, SSHP03 and SSHP06 support well-designed development in accordance with other policies in this Plan that is well related to the surrounding villagescape.

Objectives	X	X X	0	✓	✓✓	Supporting Evidence
Objective 8: Encourage and protect habitats and biodiversity (taking account of climate change)					✓✓	<p>Avoidance of potential impacts of development on designated sites which is supported by Policies SSHP02, SSHP05 and SSHP06.</p> <p>Avoidance of net loss, damage to, or fragmentation and positive enhancement of designated and undesignated wildlife sites protected species and priority species which is supported by Polices SSHP02, SSHP05 and SSHP06.</p> <p>Development in accordance with policies in this Plan which incorporates biodiversity into the design e.g. green corridors, linking open space etc. which is supported by Polices SSHP02, SSHP05, SSHP06.</p>
Objective 9: Reduce land, water, air, light, noise pollution				✓		Minimise increase in traffic congestion which will help to improve air pollution which is supported by Policies SSHP05 and Action Polices SSRT01, SSRT03, SSRT05, SSBE03.
Objective 10: Increase resilience to climate change including flood risk					✓✓	Development in accordance with policies in this Plan which supports and corresponds with appropriate flood risk management guidance including applying a sequential approach and policies for any form of flooding including surface water flooding. Supported by Policy SSHP05 in the draft Plan.

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

Policy No.	Subject Area	Objective	B&NES Core Strategy Policy/Placemaking Plan/Saved Polices of the Local Plan (2007)	National Planning policy Framework (2012)
SSHP01	Housing Development Boundary Review	To review the existing Housing development boundary and ensure it incorporate two new developments outside the housing development boundary.	Policy RA1: Housing in rural areas	Delivering a wide choice of high quality homes
SSHP02	Development Scale	The neighbourhood plan will support infill housing and not support inappropriate development in the Green Belt or in the AONB.	Policy RA1: Housing in Rural Areas Saved Policy: HG.4 of the Local Plan (2007) Policy CP8: Green Belt	Delivering a wide choice of high quality homes Conserving and enhancing the natural environment

Policy No.	Subject Area	Objective	B&NES Core Strategy Policy/Placemaking Plan/Saved Polices of the Local Plan (2007)	National Planning policy Framework (2012)
			<p>Policy DW1: District Wide Spatial Strategy</p> <p>Policy CP10: Housing Mix</p>	<p>Conserving and enhancing the historic environment</p> <p>Protecting Green Belt Land</p>
SSHP03	Development Character	The neighbourhood plan will support future housing development which will reflect the character, varied materials and varied build design as identified through the Character Assessment	Objective 2 of the Core Strategy: maintaining an outstanding built and natural environment by ensuring that new development responds appropriately to the locally distinctive context and meets high standards of design	<p>Delivering a wide choice of high quality homes</p> <p>Requiring good design</p>

Policy No.	Subject Area	Objective	B&NES Core Strategy Policy/Placemaking Plan/Saved Polices of the Local Plan (2007)	National Planning policy Framework (2012)
		and should be limited to infill within the amended HDB.	Objective 5 of the core Strategy: ensuring that the new homes provided are of high quality design and reflect and cater for a range of incomes and types of household, including those in need of affordable housing Saved Policy D.2: General design & public realm considerations	
SSHP04	Property Size	The neighbourhood plan strongly supports infill development which proposes to build small (1 and 2 bedroom) low cost open market houses to meet the local	Objective 5 of the core Strategy: ensuring that the new homes provided are of high quality design and reflect and cater for a range of incomes and types of household, including those in need of affordable housing	Delivering a wide choice of high quality homes Requiring good design

Policy No.	Subject Area	Objective	B&NES Core Strategy Policy/Placemaking Plan/Saved Polices of the Local Plan (2007)	National Planning policy Framework (2012)
		need identified in the Housing Needs Survey.	<p>Policy DW1 District Wide Spatial Strategy</p> <p>Policy CP9: Affordable Housing</p> <p>Policy CP10: Housing Mix</p> <p>Policy CP13: Infrastructure Provision</p>	<p>Core Planning Principle 17</p> <p>Delivering a wide choice of high quality homes</p>
SSHPO5	Sustainability Impact	All planning applications must address the sustainability of each proposal and the impact on the whole community,	Policy SD1: Presumption in favour of sustainable development	Core Planning Principle 17

Policy No.	Subject Area	Objective	B&NES Core Strategy Policy/Placemaking Plan/Saved Polices of the Local Plan (2007)	National Planning policy Framework (2012)
		in order to assess the mitigation necessary to balance the impact on the existing infrastructure & community.	Policy CP5: Flood Risk Management	Requiring good design
SSBE01	Business Conservation & Preservation	The neighbourhood plan supports the continued usage of business or office units in preference to converting such properties to domestic housing wherever planning permission is required.	Core Strategy: 6e A Prosperous Economy Economic Strategy for Bath and North east Somerset 2010-2026	Paragraph 7 of the NPPF); i) an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development

Policy No.	Subject Area	Objective	B&NES Core Strategy Policy/Placemaking Plan/Saved Polices of the Local Plan (2007)	National Planning policy Framework (2012)
				<p>requirements, including the provision of infrastructure;</p> <p>The Rural Economy (paragraph 28 of the NPPF)</p> <p>To promote a strong rural economy, the NPPF state that local an</p> <p>neighbourhood plans should:</p> <p>support the sustainable growth and expansion of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;</p>

Policy No.	Subject Area	Objective	B&NES Core Strategy Policy/Placemaking Plan/Saved Polices of the Local Plan (2007)	National Planning policy Framework (2012)
				promote the development and diversification of agricultural and other rural businesses;
SSBE002	Business Type	The Neighbourhood Plan will encourage & support new retail, catering, small office & business units or the expansion of existing businesses, providing they can be shown to be viable, sustainable, benefit the local economy and the wellbeing of the parish.	Core Strategy: 6e A Prosperous Economy Economic Strategy for Bath and North east Somerset 2010-2026	Paragraph 7 of the NPPF); i) an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development

Policy No.	Subject Area	Objective	B&NES Core Strategy Policy/Placemaking Plan/Saved Polices of the Local Plan (2007)	National Planning policy Framework (2012)
				<p>requirements, including the provision of infrastructure;</p> <p>The Rural Economy (paragraph 28 of the NPPF)</p> <p>To promote a strong rural economy, the NPPF state that local an</p> <p>neighbourhood plans should:</p> <p>support the sustainable growth and expansion of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;</p>

Policy No.	Subject Area	Objective	B&NES Core Strategy Policy/Placemaking Plan/Saved Polices of the Local Plan (2007)	National Planning policy Framework (2012)
				<p>promote the development and diversification of agricultural and other rural businesses;</p>
SSBE03	Policy Employee Parking	The Neighbourhood Plan recognises the importance that new businesses provide adequate parking for both staff & customers.	<p>Core Strategy: 6e A Prosperous Economy</p> <p>Economic Strategy for Bath and North east Somerset 2010-2026</p>	<p>Paragraph 7 of the NPPF);</p> <p>i) an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development</p>

Policy No.	Subject Area	Objective	B&NES Core Strategy Policy/Placemaking Plan/Saved Polices of the Local Plan (2007)	National Planning policy Framework (2012)
				<p>requirements, including the provision of infrastructure;</p> <p>The Rural Economy (paragraph 28 of the NPPF)</p> <p>To promote a strong rural economy, the NPPF state that local an</p> <p>neighbourhood plans should:</p> <p>support the sustainable growth and expansion of business and enterprise in rural areas, both through conversion of existing</p>

Policy No.	Subject Area	Objective	B&NES Core Strategy Policy/Placemaking Plan/Saved Polices of the Local Plan (2007)	National Planning policy Framework (2012)
				<p>buildings and well designed new buildings;</p> <p>promote the development and diversification of agricultural and other rural businesses;</p>
SSBE04	Homeworking	Building alterations that support homeworking for residents will be supported in principle by this neighbourhood plan.	Core Strategy: 6e A Prosperous Economy Economic Strategy for Bath and North east Somerset 2010-2026	Paragraph 7 of the NPPF); i) an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by

Policy No.	Subject Area	Objective	B&NES Core Strategy Policy/Placemaking Plan/Saved Polices of the Local Plan (2007)	National Planning policy Framework (2012)
				<p>identifying and coordinating development requirements, including the provision of infrastructure;</p> <p>The Rural Economy (paragraph 28 of the NPPF)</p> <p>To promote a strong rural economy, the NPPF state that local an neighbourhood plans should:</p> <p>support the sustainable growth and expansion of business and enterprise in</p>

Policy No.	Subject Area	Objective	B&NES Core Strategy Policy/Placemaking Plan/Saved Polices of the Local Plan (2007)	National Planning policy Framework (2012)
				<p>rural areas, both through conversion of existing buildings and well-designed new buildings;</p> <p>promote the development and diversification of agricultural and other rural businesses;</p>

Appendix C

Infrastructure Assessment

Primary education

Bishop Sutton Primary school (www.bishopsuttonstantondrew.co.uk) is located in the centre of Bishop Sutton on the main A368. It is a federated school with Stanton Drew with one head teacher responsible for the federation. In 2012 the school was inspected by Ofsted and was deemed to be 'outstanding'

The school has a total pupil number of 147 with a pupil admission number (PAN) of 21. A predicted population peak means that the pupil admission number for September 2014 will be 24 which is above the PAN.

The school has a single form entry with split year groups in each class all accommodated in five classrooms. This means that children are taught in mixed year groups.

Two classrooms are in the original Victorian school building with the other three in temporary classrooms. The additional housing of 76 which has already been granted planning permission in Bishop Sutton has led B&NES to agree a Capital fund programme for three additional classrooms which will replace the temporary classrooms. Once complete the additional classrooms would bring the pupil admission number to a maximum of 30 children, and the total school pupil number to 210.

The scoping and design work has formally begun (May 29th 2014). Once the scoping, design and costing report is completed B&NES will need to formally consider and approve the cost from the capital build funding.

Assuming the proposed development of the school goes ahead this will be the maximum development on the current site and it will not be feasible to increase either the physical building space or the total pupil size beyond the proposed total pupil number of 210.

Secondary education

A member of the steering group discussed with the head teacher of Chew Valley school (www.chewvalleyschool.co.uk) Young people attending the local authority secondary school are transported by coach to Chew Valley School which is approximately 2.5 miles away in a neighbouring village.

The school has a catchment area of 120 square miles of the Chew Valley and has a total pupil number of 1200, this includes 200 in the sixth form. The pupil admission number is 196 and this will include pupils from beyond the catchment area. This provides flexibility for year seven entries, however capacity for older pupils joining later years is very limited. The school was judged to be outstanding by Ofsted in Sept 2011

Pre-school

A member of the steering group met with representatives of the Bishop Sutton Pre School (www.bishopsuttonpreschool.ik.org) on 14-10-2014. Currently the pre-school provision is in the Methodist Hall, space is restricted and with the additional housing it is anticipated that places will be oversubscribed leading to the need for larger accommodation and/or additional sessions.

For a variety of reason including funding, space, health and safety and regulatory requirements (ref Public School Build Consultation Event 09-10-2014, fiona.randle@Bathnes.go.uk) new build on the school campus does not appear to be an option.

Doctors Surgeries

A member of the steering group spoke to the Practice Managers at West Harptree Surgery and The Chew Valley Surgery (Chew Magna/Chew Stoke) on the 16th July 2014 to research local health and capacity issues.

There is no GP surgery within Stowey Sutton, both the practices at West Harptree and Chew Stoke (formerly Chew Magna practice) believed that there was no problem in expanding the supply of GPs appointments in response to increased pro rata population demand from the newly approved developments.

Funding for GPs is based on the number of registered patients so that increased numbers results in increased funding.

The main concern, raised particularly by the Chew Valley surgery was with the provision of 'back up' services, such as, District Nurses, Health Visitors Physiotherapists etc. Funding for these services is much less flexible than for GPs as it is fixed on a 5 yearly basis via B&NES and is difficult to increase in response to increasing demand.

A particular problem was quoted with Physiotherapist appointments as demand for these services had increased because of a change to the provision of hip and knee surgery in recent years.

Physiotherapy services are now required both before and after surgery but these appointments are now to be carried out in the community and not in hospital as was the case previously.

Sewage

Wessex Water are responsible for sewage drainage. There is a pumping station for the Parish in Ham Lane to the north of Bishop Sutton. The capacity of this has recently been increased, Wessex Water have stated that the enhanced capacity will be sufficient for the two housing developments already approved (76 houses).

Any further developments such as those developments received but not approved would require further review and would probably require additional pumping capacity (*see page 125*).

Requests made as part of recent unapproved development applications for surface water (storm) drainage to be diverted into the foul sewer have been rejected by Wessex Water due to a lack of capacity and the risk of overflow from the pumping station into the nearby Chew Valley Lake which is a major drinking water source for Bristol Water.

Water drainage

Rainfall on the plateau and Burlidge to the south of Bishop Sutton drains northwards to Chew Valley Lake passing through Bishop Sutton. Whilst below ground drains operate largely from the start of housing to the south of the Bishop at periods of heavy rainfall the drains are not adequate to take the volume of water and during heavy rains in 2012/13 and 2014 there has been flooding of roads and houses.

The Environment Agency at the end of 2013 produced mapping of risk of surface water flooding including river and reservoir risk (*see page 116*).

<http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?topic=ufmfsw#x=357683andy=355134andscale=2>.

This mapping clearly identifies those areas in the Parish which are at high risk and the EA advise the need for a flood risk plan to be in place.

Of particular concern is road flooding on Stitchingshord Lane which is the access road for two ongoing planning applications. It is imperative that this new authenticated mapping is used in considering any new planning application and costs of additional/new drainage is requested from prospective developers.

Broadband

The speed of broadband throughout the Parish is inadequate to support efficient business usage or home working and has resulted in a small number of small businesses leaving Bishop Sutton. Some concerns have been raised that when the approved housing developments of 76 houses are completed this will place an additional demand on an already poor service. No specific plans appear to be in place by BT to address these issues.

See Appendix K for evidence of broadband speed

Highways and Pavements

Bishop Sutton village is divided by the A368. The A368 is a busy route for lorries and commuters and the road through Stowey, (The Street) is a busy cut through route from the A368 to the A37 used by lorries and commuters.

A 30 mile an hour limit is set on both these roads which is often exceeded. The lack of a wide pavement suitable for pushchairs and disability transport on both roads is a major concern and a potential safety hazard. Crossing the A368 is necessary where pavements are located on one side and then the other adding to pedestrian safety concerns.

The narrowness of The Street and road subsidence above Stowey strongly supports the need for a 7.5 tonne weight restriction which is being pursued.

Phones

Mobile coverage can be 'patchy' phone lines into homes and businesses are at capacity and reliant on aging connection from Bishop Sutton to the Chew Magana exchange.

Electricity

At times of high demand there can be a fluctuation in supply.

Options considered within Housing and Development draft policies:

Support additional large housing developments considered but rejected due to already having received 76 houses which is beyond the 50 as identified for the Parish over the life of the Core Strategy. In addition the infrastructure is inadequate to support anything other than infill development.

Appendix D

Equality Impact Assessment

The Equality Act 2010 (the Act) places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relationships between persons who have a “protected characteristic” and those who do not.

Equality Impact Assessment is the systematic analysis of a policy or policies, in order to identify the potential for an adverse impact on a particular group or community, in particular those with a protected characteristic.

“Protected characteristics” are defined by the Act as age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

This document presents the outcome of the EQA of the draft Stowey Sutton Neighbourhood Plan.

Baseline Data

Unless otherwise stated the data source is the 2011 Census

In 2011 there were 1,361 people living in the Parish of Stowey Sutton

48.45% of these were male, and 51.65 % female.

Comparable figures for the UK were 49.3% male and 50.7% female

Age group comparison:

Age	Stowey Sutton	UK average
0 – 15 years	19.4%	18.9%
16 to 65 years	59.6%	64.8%
Older than 65	21%	16.3%

Stowey Sutton has a lower proportion of people whose day to day activities are limited a lot at 5.2% compared to all of BANES (7.0%) and the national average (8.3%) and a slightly lower

proportion of people whose day to day activities are limited a little 8.5% compared to Banes 9.1% and national average (9.3%).

The profile of ethnic origin for Stowey Sutton in 2011 was;

Ethnicity	Stowey Sutton	B&NES average	UK average
British White	96.1%	90.1%	80%
Other White	1.6%	4.5%	5.7%
Non-White	2.4%	5.4%	14.3%

These figures indicate that Stowey Sutton has a lower Non-white population than across Bath and North East Somerset and significantly lower than the national average.

Religion	Stowey Sutton	B&NES average	UK average
Christian	63.7%	56.5%	59.38%
Buddhist	0.8%	0.5%	0.45%
Hindu	0.00%	0.1%	1.25%
Jewish	0.1%	0.1%	0.49%
Muslim	0.3%	0.7%	5.01%
Sikh	0.0%	0.1%	0.79%
The five non-Christian religions comprise only 1.2% of Parish population compared to 8.26% in the UK as a whole			
0.1% were from other religions.			

26.6% of the population declared no religion and 8.4% did not state their religion.

Religious belief in Stowey Sutton is weighted towards Christianity and the proportion is higher than for Banes and slightly higher than the national average.

5.3% of the population in Stowey Sutton was aged 0-4 years, compared to 6.25% in the UK. This suggests the number of young families is slightly below that nationally.

The number of young people aged 10 to 15 years was 8.3% compared to 7.0% nationally and 6.6% in Banes, this is of importance when considering youth facilities.

In Summary Stowey Sutton has:

A higher proportion of old people than the national average.

A slightly higher proportion of young people in the 10 to 15 years age group than in the average for B&NES.

A much lower proportion of non-white persons than the national average.

A significantly lower proportion of persons with incapacity or with limitations on their day-to-day activities than nationally.

A much lower proportion of people who practice religions other than Christianity nationally.

Goals and Objectives of Stowey Sutton Neighbourhood Plan

The SSNP will provide a framework of policies and proposals for the future development of the Parish until 2029.

The Core Strategy for Bath and North East Somerset Council allocates "around 50 houses" over the next fourteen years to RA1 villages of which Stowey Sutton is one.

A total of 76 houses have already been granted planning permission in two developments which exceeds the RA1 allocation by 26. Two further planning applications for 41 houses have recently been refused, appeals may follow. (April 2014)

The Core Strategy was approved by the B&NES full cabinet in July 2014.

The infrastructure of the village including sewage, daily public transport, highways, primary schooling does not support high density future developments. Please refer to the sustainability/infrastructure supporting document.

Goals

1. To support and enhance the vitality of Stowey Sutton whilst also maintaining the character of both Bishop Sutton and Stowey.
2. To minimise and manage the impact of further development on the surrounding landscape, countryside and ecosystems.
3. To reduce the need for travel by car and shorten the length of vehicle journeys.
4. To enhance prospects for employment including home working.

Goals 1 and 2 impact no differently upon persons with a protected characteristic than anyone else in the Community, both goals seeks to achieve environmental benefits for all community members.

Goals 3 and 4 have potential to benefit persons with protected characteristics such as a disability or mobility issues by reducing the need for cars, making village facilities more accessible, improving public transport to key villages or towns and by enhancing and improving local employment and home working opportunities.

The impact on specific policies

Age

The following policies will be of positive benefit to specific age groups:

SSCR01 To promote greater use of the recreation ground and play areas within the parish, improving facilities to meet the needs of users of all age groups, to provide and protect play facilities for children and young people including multi use of the recreation ground.

SSCR02 Provision of allotments for community use.

SSHD04 Creation of small one or two bedroomed low market cost housing to meet the identified local need.

SSHD05 Financial contribution with any new build to local infrastructure which includes schools, pre-school and recreation provision.

SSBE01 Using empty or no longer used business buildings to support further business enterprises.

SSBE04 Support and encourage home working.

SSBE05 To urgently explore the provision of faster broadband speed to support employment, home working and leisure use.

SSRT01 Improve availability of public transport links and provision through direction of 106 monies.

SSRT02 Improve provision of parking at retail facilities.

SSRT03 Improve existing footpaths through the village and parish, including safe and pedestrian friendly access.

SSRT04 To promote and provide the evidence for safe road crossings of the A368 specifically by the school entrance, retail area and other 'unsafe' crossing points.

Disability and Mobility

The following policies will have positive benefit:

SSBE04 and 05 Improve broadband speeds will be of particular benefit to residents with mobility restrictions by improving access to home based working as well as providing local employment in business units.

SSHD04 Smaller housing will assist residents wishing to downsize and reduce maintenance and garden size.

SSRT01 Improved public transport links will assist elderly, disabled and families with young children who do not have access to a car. Young people will also be able to travel independently to recreation/entertainment points and larger shopping areas

SSRT02 Improved parking at the main retail outlets will assist elderly, disabled and families with young children to shop locally.

SSRT03 and 04. Improving footpaths, pavements and working towards safe crossing points will assist elderly, disabled, wheelchair users and families with children in pushchairs.

Sex

Neither sex is disadvantaged by any of the policies and proposals within the Neighbourhood Plan.

Race, Religion, Gender Re-Assignment, Sexual Orientation.

Discrimination in respect of these groups cannot be directly influenced by the Neighbourhood Plan. The policies and proposals within the Stowey Sutton Neighbourhood Plan support the inclusive vitality and future of the Parish and do not discriminate against these groups or individuals.

Conclusion

The Stowey Sutton Neighbourhood Plan is a strategic document which should lead to positive benefits for older people, disabled people, young people and children and those with limited mobility.

Appendix E

Character Assessment

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

Appendix F

Assets of Community Value

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

Listed Buildings within the Plan Area

There are eleven listed buildings within the Neighbourhood Plan area, all Grade II with the exception of Sutton Court is Grade II*.

Church of Holy Trinity, Bishop Sutton

Church of St. Nicholas and St. Mary, Stowey

Curtain wall to North of Sutton Court with Gazebo

Knighton Sutton Farmhouse, A368

Parish Boundary marker opposite Hollow Brook Cottage, Hollowbrook Lane

Rose Cottage, The Street, Stowey

Stowey House, The Street, Stowey

Sutton Court, Grade II*

Sutton Court Lodge, Gates and gatepiers

The Elms, Sutton Hill Rd, Bishop Sutton

The Old Vicarage, The Street, Stowey

Appendix G

Steering Group

Committee Structure

Neighbourhood Plan Committee Structure



It's your plan, get involved

Steering Group Membership

Steering group

Chair Keith Betton

WP Chairs (and SG Members)	
Housing and development,	Steve Turner
Roads and transport	Jack Sane
Community and recreation	David Dickerson
Business and employment	Richard Brent
Public engagement	Sally Monkhouse
Vice Chair	Heather Clewett

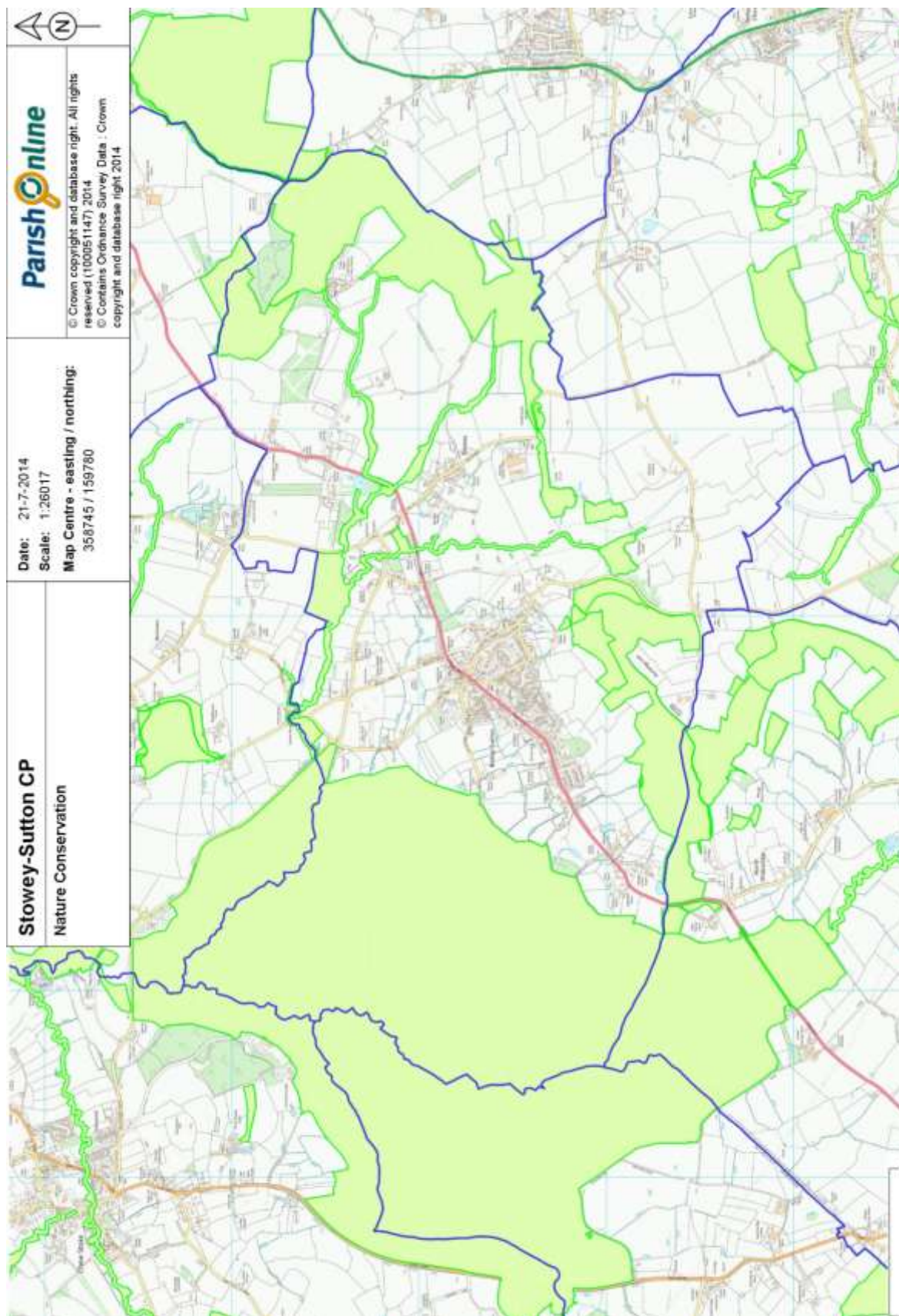


Figure 20 Steering Group meeting

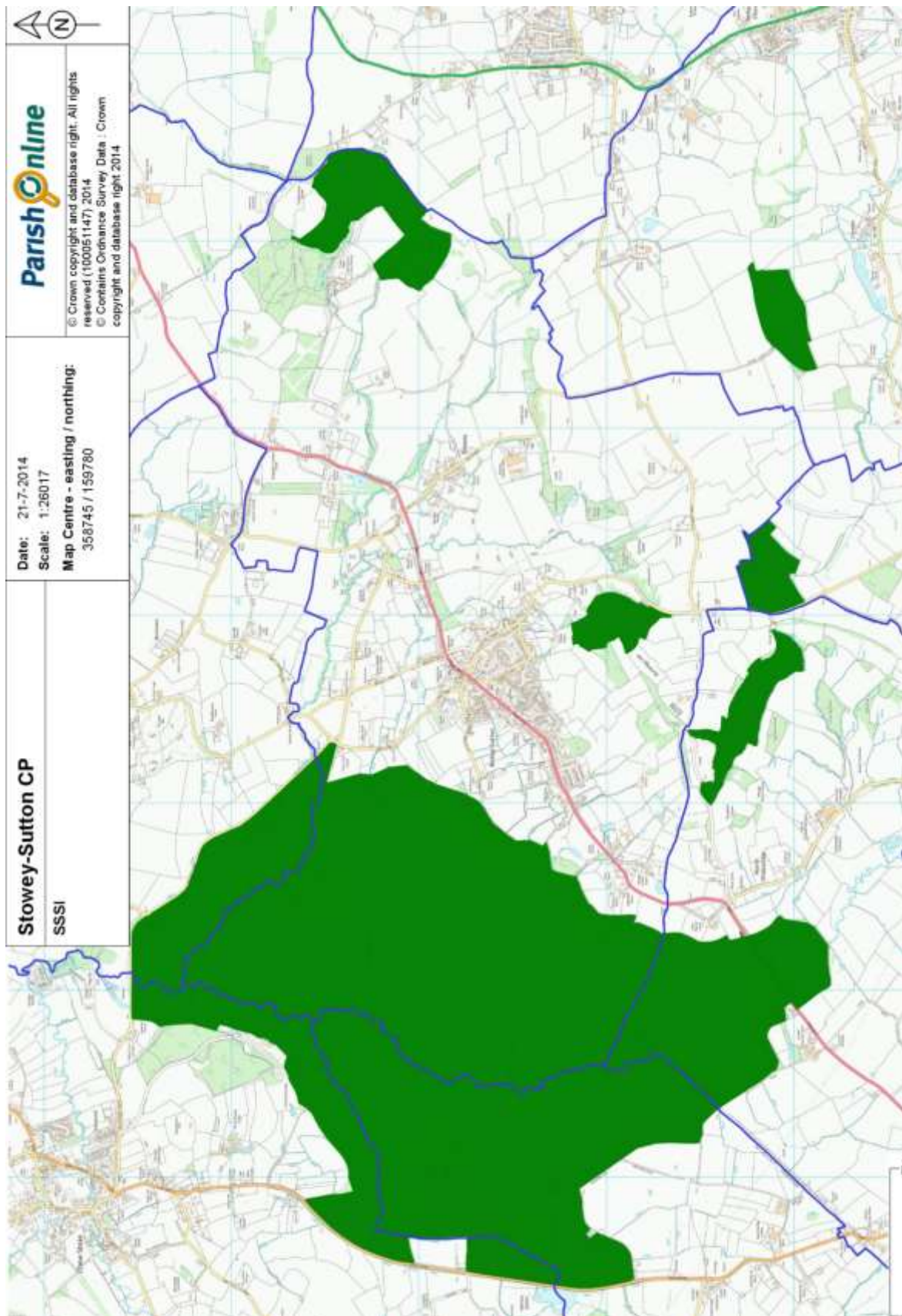
Appendix H

Maps of the Plan Area

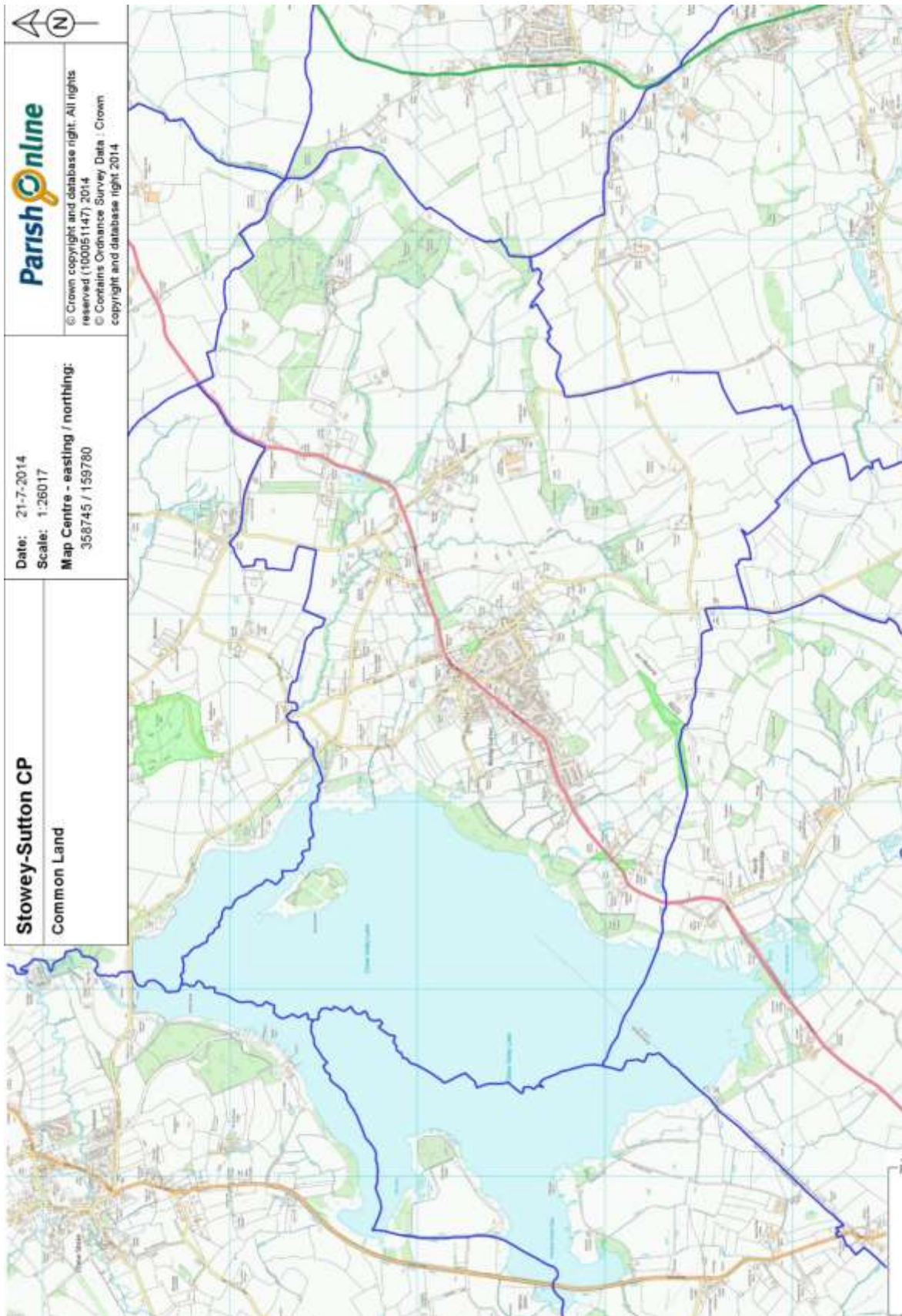
Nature Conservation Areas



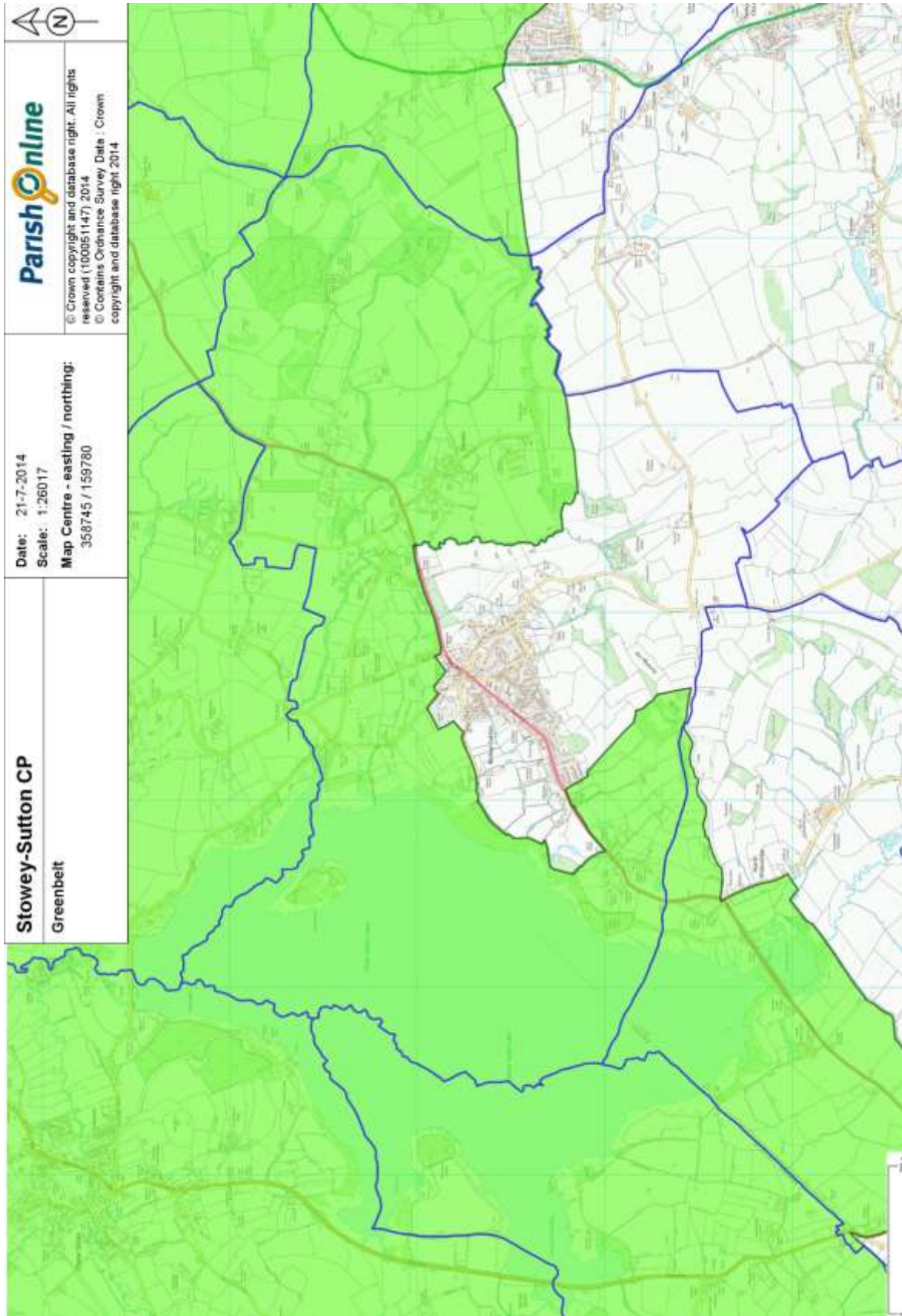
Sites of Special Scientific Interest, SSSI



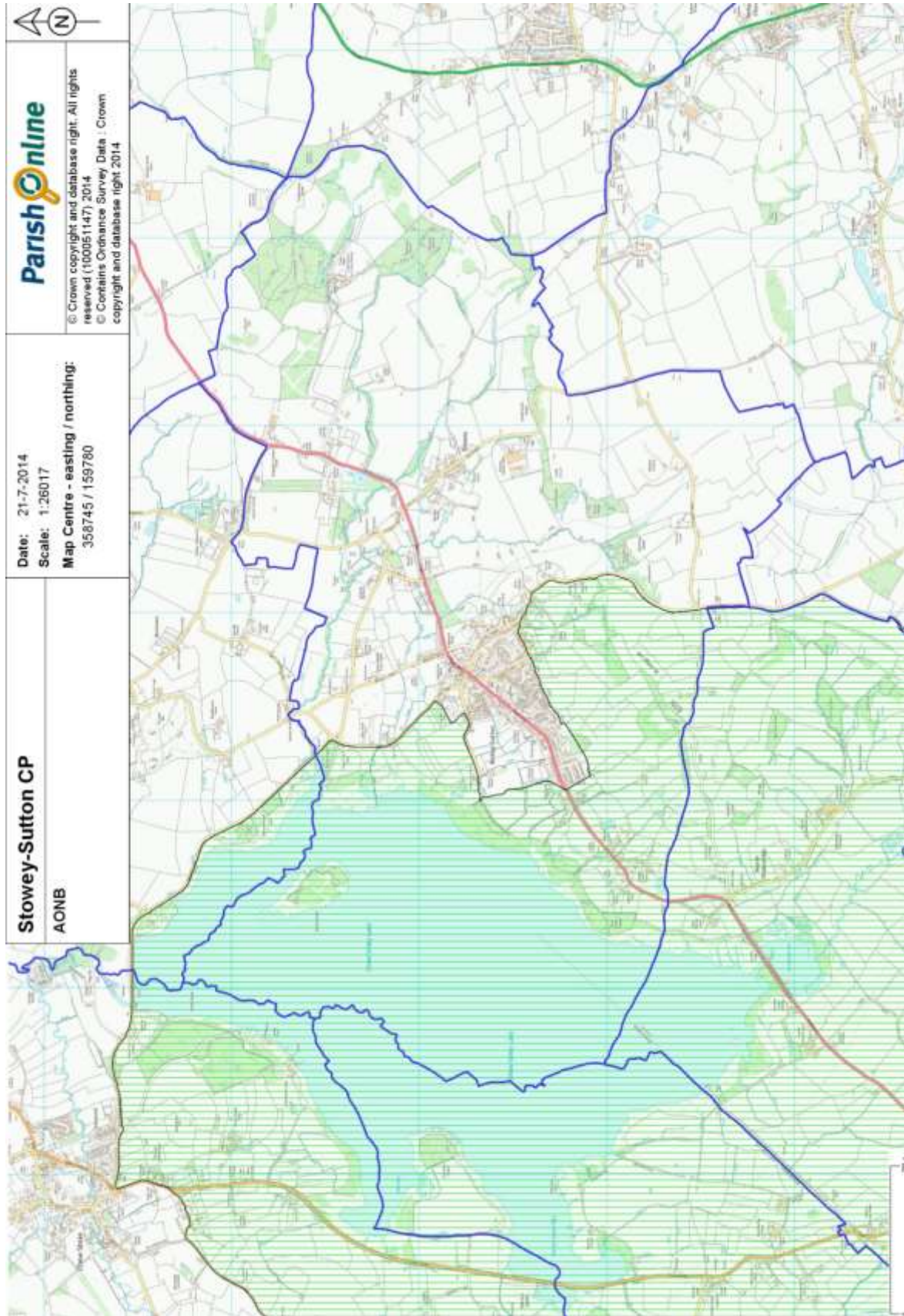
Burledge and Folly Farm Avon Wildlife Trust, Common Land



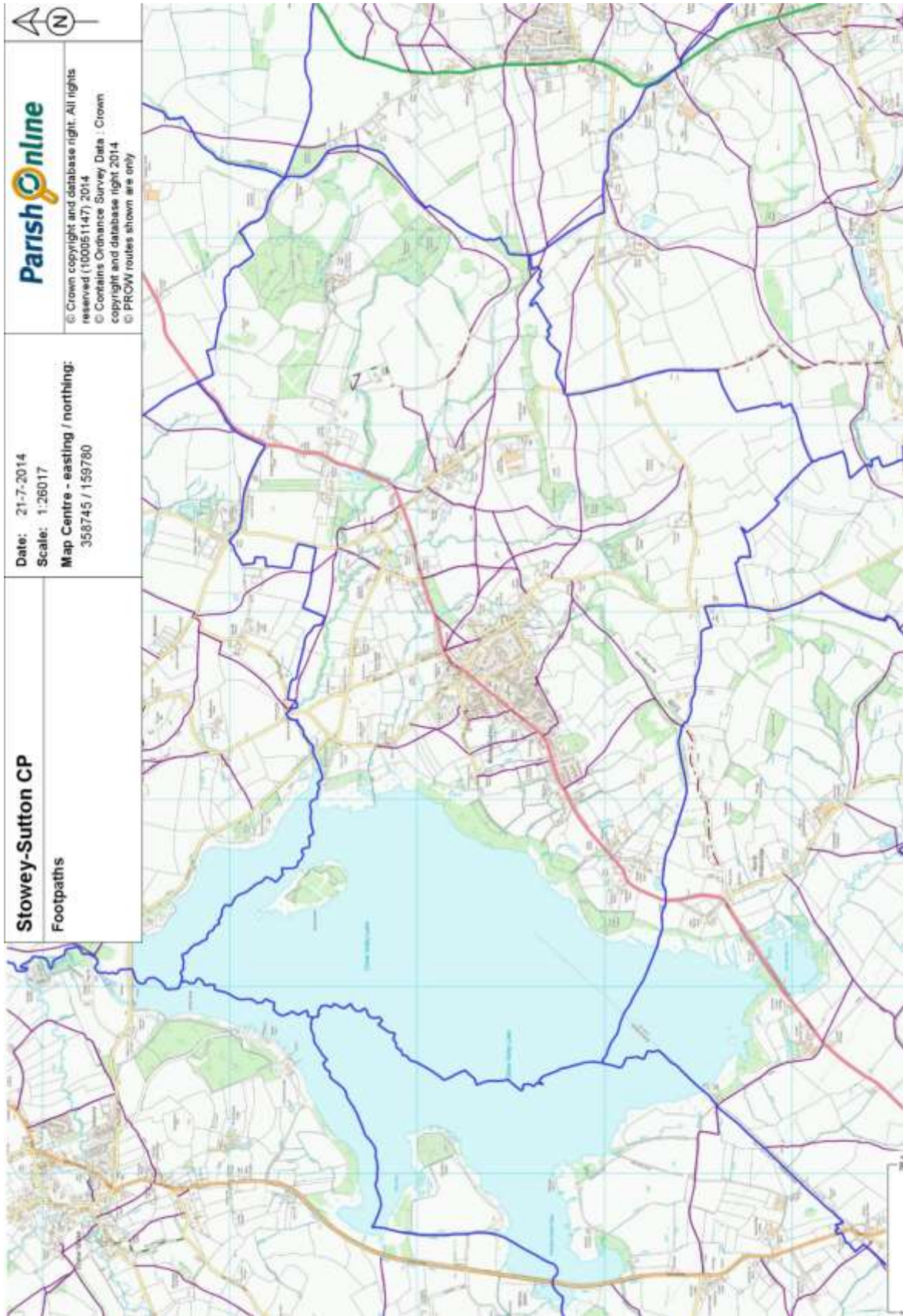
Green Belt



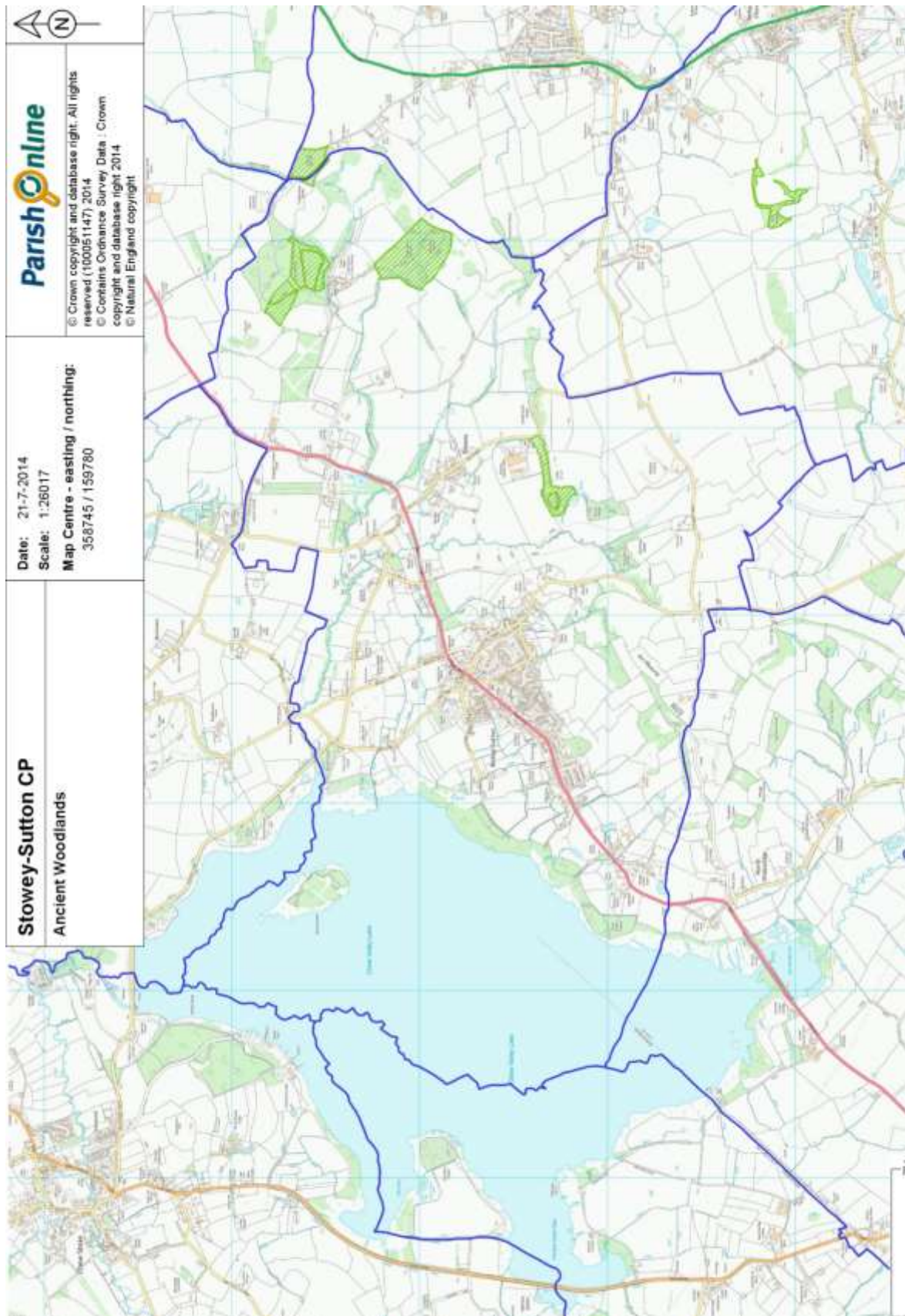
Area of Outstanding Natural Beauty, AONB



Footpaths



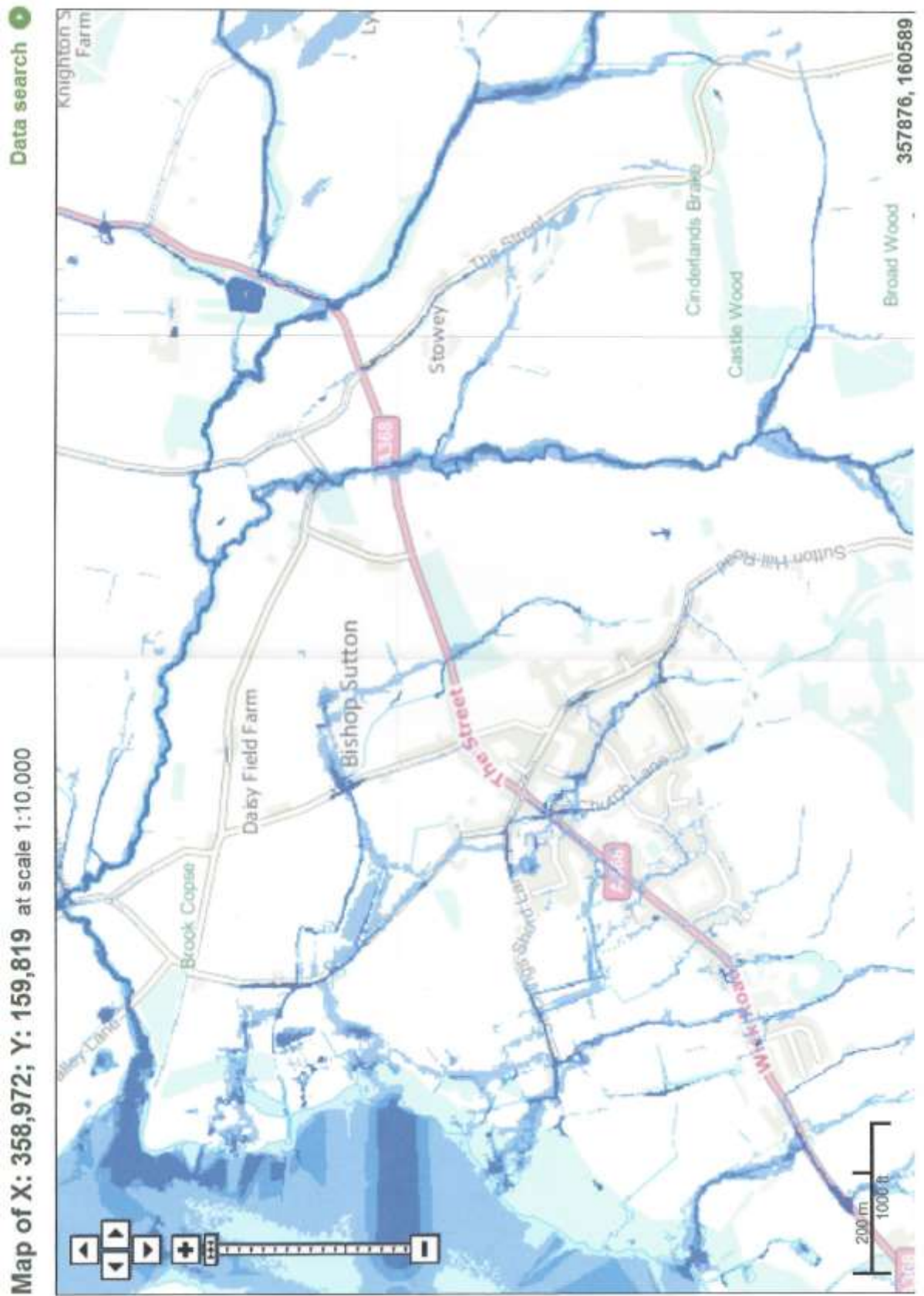
Strawberry Woods (one of a few remaining wet woods), Ancient Woodlands



Community Facilities Map



Revised Environment Agency Flood Map for Bishop Sutton



Appendix I

SSHP01 Revised Housing Development Boundary

B&NES Placemaking Plan Principles

This policy has been considered in conjunction with the B&NES Placemaking Plan Principles as set out in the letter below.

Dear Clerk,

Review of Housing Development Boundaries

I am writing to you with an update on the Placemaking Plan and to invite you to extend your involvement in planning for the future of your Parish or Town Council area. As you are aware B&NES are currently working on the Placemaking Plan (part two of the new B&NES Local Plan). The Council recently published the Options document for consultation and is intending to publish the Draft Plan in September 2015. As we have had a great response from Parishes wanting to get involved in the Placemaking Plan process and because the evidence gathered by the Parishes has been very useful informing the Placemaking Plan Options Document, I would like to invite your Parish to become involved in the review of the Housing Development Boundaries (HDBs). Updated HDBs will be defined in the Draft Placemaking Plan. To enable your Parish to become involved in the Placemaking Plan process below is information on the principles behind HDBs and what they should seek to achieve, a methodology and a program.

Purpose of HDBs

Housing Development Boundaries (HDBs) should be delineated to enable appropriate housing development to come forward within the policy framework of the Core Strategy, reflecting the roles of each settlement. This includes identification of sites and facilitation of appropriate windfall sites in line with the Core Strategy. They also therefore help to resist development on inappropriate sites.

HDBs are not the same as 'Settlement Boundaries'. Settlement Boundaries are broader and define the extent of a settlement, whereas HDBs enable greater specificity and control of areas that are appropriate for housing development. Further the Council's Core Strategy document references Housing Development Boundaries and confirms a Policy commitment to Housing Development Boundaries through the Placemaking Plan process.

National Planning Policy Framework

In drawing up Local Plans, Local Planning Authorities must have regard to the National Planning Policy Framework (NPPF) and the principles of sustainability. The NPPF outlines a presumption in favour of sustainable development and includes a number of Policies that provide the national framework guiding the location and form of residential development. The NPPF encourages the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. The NPPF sets out the importance of protecting and maintaining Green Belts and establishes policies for appropriate and inappropriate development within them (please see the Green Belt section below). Paragraph 157 of the NPPF states that Local Plans should "*identify land where development would be inappropriate, for instance because of its environmental or historical significance*".

The Green Belt

Villages '*washed over by the Green Belt*' are subject to a slightly different approach to definition of HDBs. Under paragraph 89 of the NPPF, the HDB is defined to enable "*limited infilling in villages, and limited affordable housing for local community needs*". The Core Strategy has already established which villages are washed over by the Green Belt and which villages are excluded from the Green Belt. The task for those villages washed over by the Green Belt is to review their HDBs in light of the requirements of Paragraph 89 of the NPPF.

Somer Valley

The strategy in the Somer Valley is to locate new development in the most sustainable locations and therefore the priority is to steer growth to brownfield land in the larger settlements in the Somer Valley. As part of that strategy the Somer Valley Policy Area is to deliver 2,400 homes, with 350 on greenfield sites adjoining the HDB. These 350 have already been permitted and there are 2,100 other units that will be delivered within the HDB. Therefore, no additional greenfield allocations will need to be made in the Placemaking Plan. The HDB will need to be reviewed and amended to reflect these permissions.

Keynsham

Keynsham is a historic town that occupies a strategically important location between Bristol and Bath and is therefore well placed to improve and attract investment. It will continue to act as a market town and service centre for the surrounding area. Keynsham is surrounded by the Green Belt and the current HDB reflects this. The B&NES Core Strategy removed two sites from the Green Belt sites, allocated them for development and defined a revised Green Belt boundary and HDB accordingly. Opportunities to further amend the HDB in other parts of Keynsham will be limited due to the Green Belt and any additional development in Keynsham will be limited to the urban area.

The four HDB guiding principles:

The four guiding principles must be applied when proposing revisions to the HDBs:

Principle 1:

The HDB will be defined tightly around the housing of the village.

Principle 2:

HDBs will be defined to include:

- a) Existing commitments for built development i.e. unimplemented planning permissions and allocations
- b) Land within residential curtilages except large gardens or other open areas which are visually detached from the settlement.

Principle 3:

HDBs will exclude:

- a) Playing fields or open space at the edge of settlements (existing or proposed)
- b) Isolated developments which are physically or visually detached from the village (including farm buildings or agricultural buildings on the edge of the settlement which relate more to the countryside than the settlement)
- c) Large gardens and other open areas which are visually open and relate to the open countryside rather than the settlement
- d) Large gardens or other areas whose inclusion or possible development would harm the structure, form and character of the village
- e) Areas where development and intensification would harm the character of the village or would have an unacceptable impact on the highway or on the character and landscape

- f) Significant employment sites that are important in providing sources of local employment

Principle 4:

HDBs do not need to be continuous. It may be appropriate given the nature and form of village to define two or more separate elements.

The HDB program

The methodology for reviewing the housing development boundaries is outlined in detail below:

Step 1: (This stage has been completed)

B&NES will provide a list of completions and unimplemented planning permissions. Where it is considered that the boundary may need to be altered this will be recorded. The desk top review will result in a set of draft boundaries.

Step 2: (All submissions need to be sent to B&NES by 5pm on February 27th 2015)

Pariash Cocunisl will have until 27th February 2015 to suggest adjustments to the existing HDBs. Any adjustments must take into consideration the HDB principles (detailed above) and must follow the existing housing limits of the village and exclude valued landscapes, nature conservation sites and must be in accordance with the character of the settlement.

Step 3: (March-April 2015)

B&NES will then use the desk top exercise results and the parishes submission to make recommendations on the HDB revision.

Step 4: (June 2015)

B&NES will feedback to the parishes and Town Councils.

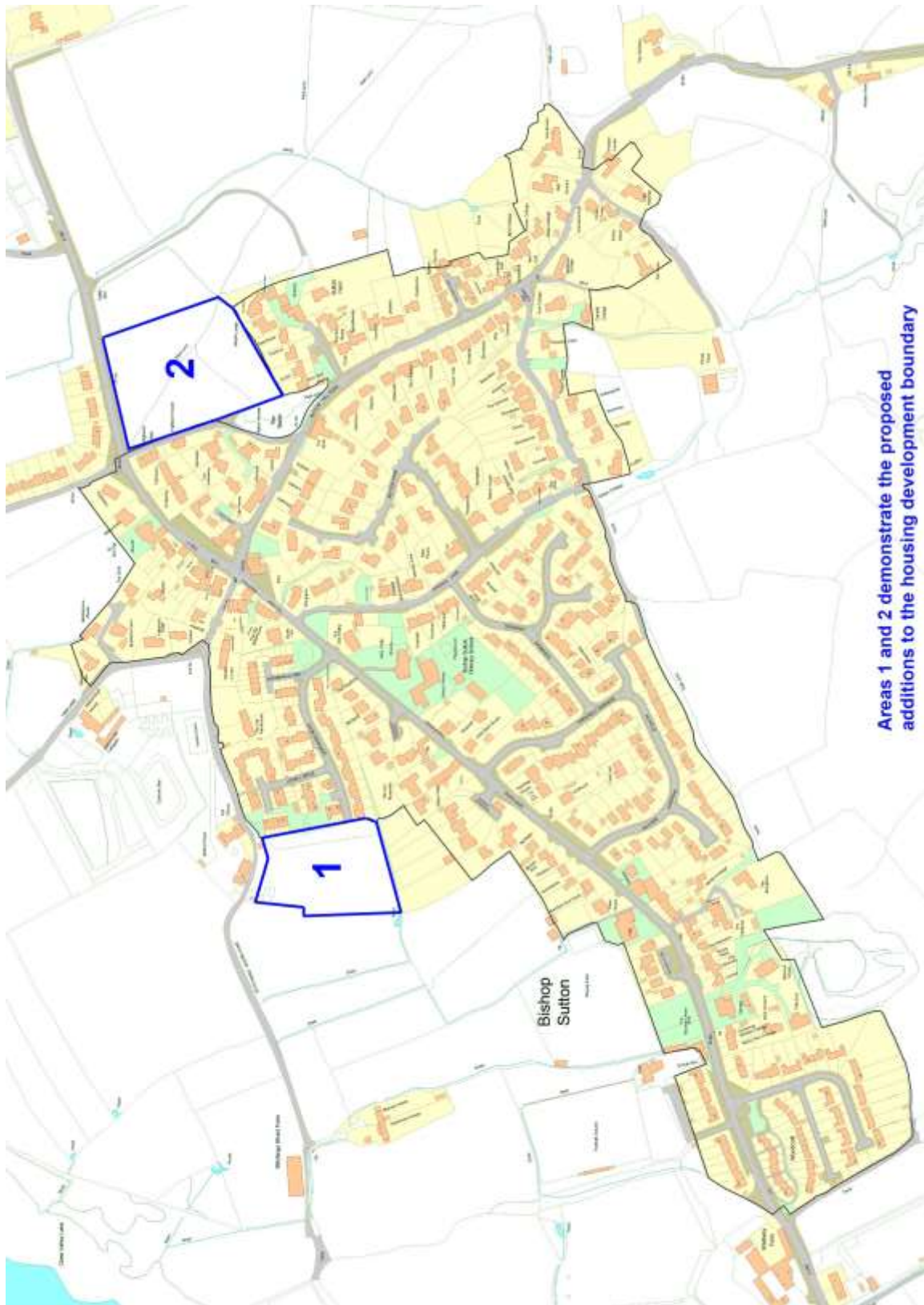
Step 5: (Autumn 2015)

Recommendations are put into the Draft Placemaking Plan for consultation, everyone in the district will be given the opportunity to make comments.

Yours sincerely,

Julie O'Rourke, Policy Planner

SSHP01 Revised Housing Development boundary



Appendix J

Existing Public Transport Links in the Plan Area

A leaflet was available at the time of publication showing the intermediate stops on the routes below,

[https://www.n-somerset.gov.uk/Transport/travel/bus_travel/Documents/Chew%20Valley%20timetable%20\(pdf\).pdf](https://www.n-somerset.gov.uk/Transport/travel/bus_travel/Documents/Chew%20Valley%20timetable%20(pdf).pdf)

Bus Timetables

Stowey Sutton Parish Council

To Bristol, Monday to Saturday

Bus service	672	67 (not Sat)	672	672
Time leaving Bishop Sutton	0715	0914	0951	1241
Time arriving at Bristol, Colston Avenue	0817	1015	1043	1333

From Bristol, Monday to Saturday

Bus service	67, stop Cd (not Sat)	672, stop Cp	672, stop Cp	672, stop Cp
Time leaving Bristol, Colston Avenue	1305	1425	1645	1810
Time arriving at Bishop Sutton	1406	1516	1736	1909

To & From Tesco & Midsomer Norton, 754 service, Mondays only

Time leaving Bishop Sutton	0915	Time leaving Midsomer Norton	1235
Time arriving at & leaving Tesco	1004	Time arriving at & leaving at Tesco	1240
Time arriving at Midsomer Norton	1012	Time arriving at Bishop Sutton	1332

To & From Weston-Super-Mare, 134 service, Tuesdays only

Time leaving Bishop Sutton	0912	Time leaving Weston-s-Mare, Regent Street	1300
Time Arriving at Weston-s-Mare, High Street	1039	Time Arriving at Bishop Sutton	1420

To & From Bath, 752¹ service, Wednesdays only

Time leaving Bishop Sutton, Woodcroft	0924	Time leaving Bath, Grand Parade	1345
Time arriving at Bath, Grand Parade	1015	Time arriving at Bishop Sutton	1431

To & From Congresbury & Nailsea, 128² service, Thursdays only

Time leaving Bishop Sutton, opposite shop	0915	Time leaving Nailsea, Link Road	1210
Time arriving at & leaving Congresbury	0949	Time arriving at & leaving Congresbury	1245
Time arriving at Nailsea	1015	Time arriving at Bishop Sutton	1315

To & From Keynsham, 640³ service, Fridays only

Time leaving Bishop Sutton, Red Lion	0925	Time leaving Keynsham, Ashton Way	1240
Time arriving at Keynsham, Ashton Way	1015	Time arriving at Bishop Sutton	1330

All busses pickup & drop-off from the bus stop outside the village shop, except for the 128² which is from the bus stop opposite, the 640³ which is from the Red Lion & the 752¹ which picks up from the Woodcroft stop on the opposite side of the road to the Sutton Spice restaurant at the end of the village. All busses also stop in Chew Magna 10-15 minutes after picking up at Bishop Sutton & pick up in Chew Magna 10-15 minutes before dropping off in Bishop Sutton; apart from the Tesco/Midsomer Norton service, which is 25 minutes before/after & the Nailsea service which misses it entirely. There are no busses on Sundays or any Bank Holidays.

This timetable is correct at the time of writing (October 2014), but we take no responsibility for its accuracy or any loss, damage or inconvenience caused by its use.

Appendix K

SSBE05 Evidence of Existing Low Broadband Speed

A quantitative survey's was conducted during September 2014, with volunteers asked to use the BT Wholesale Broadband checker at WWW.speedtest.btwholesale.com and email the results to the survey team.

The sample included both residential users with domestic broadband packages and business users with business packages, however the results were very similar regardless of contract type.

The results show the average download speed achieved was 2.57Mbps, with an average upload speed of just 0.36Mbps, these figures are below the current minimum standards recommended by video on demand and "catch-up TV" providers, as well as being inadequate for small business networks.

Average Download Speed

2.57

Average Upload Speed

0.36

Count	Date Sept 2014	Time	Download	Upload	Ping
1	1	09:06	2.44	0.36	44
2	2	08:15	2.54	0.34	36
3	3	07:47	2.49	0.37	42
4	4	08:18	2.48	0.37	39
5	5	08:47	2.46	0.27	63
6	6	08:38	2.45	0.37	34
7	7	08:57	2.45	0.35	39
8	8	08:03	2.44	0.38	32
9	9	08:43	2.46	0.34	42
10	10	08:04	2.34	0.3	76
11	11	07:05	2.48	0.38	44
12	12	07:40	2.48	0.36	33
13	13	11:31	2.46	0.37	62
14	14	19:55	2.40	0.37	43
15	15	18:51	2.45	0.38	34
16	15	13:40	1.76	0.68	38.75
17	16	08:40	2.46	0.36	37
18	17	18:40	2.86	0.28	44

19	18	08:57	2.92	0.35	41
20	19	08:10	2.74	0.36	36
21	20	07:45	2.79	0.33	44
22	20	12.44	2.14	0.32	54.5
23	20	12.43	2.14	0.32	54.5
24	20	12.34	2.09	0.36	48.88
25	22	09:24	2.71	0.37	42
26	22	19.30	2.12	0.36	68.38
27	23	08:30	2.74	0.28	39
28	23	22.4	2.54	0.34	48.88
29	24	08:01	2.20	0.31	77
30	24	15:52	2.76	0.35	57
31	25	08:41	2.71	0.37	42
32	26	08:28	2.74	0.31	37
33	27	07:30	2.32	0.34	64
34	28	18:12	2.81	0.23	38
35	28	22:55	4.29	0.55	34.75
36	28	22.50	3.93	0.25	41.38
37	29	08:07	2.72	0.37	44
38	29		2.29	0.37	93.63
39	30	07:49	2.75	0.38	42

100.35 13.85 1830.65

**Average
Download
Speed**

2.57
**Average Upload
Speed**

0.36
**Average
Ping**

46.94

Appendix L

SSHD05 Evidence Limited Capacity From Wessex Water

From: Gillian Sanders <Gillian.Sanders@wessexwater.co.uk>

Subject: WW Resp Housing Developments in Bishop Sutton

Date: 24 March 2014 09:45:39 GMT

To: Steve Turner <steve.turner@+++++++.co.uk>

Dear Steve,

Further to your email below please find attached an extract from our records showing the approximate location of the sewers serving the catchment of Bishops Sutton and Stowey. The gravity foul sewers are 150mm diameter at the periphery of the network increasing to 225mm diameter as more flows are intercepted through the catchment and finally to 300mm diameter prior to discharge to Bishop Sutton sewage pumping station. Flows from the pumping station are pumped forward to Chew Stoke sewage treatment works.

Wessex Water are aware of the developments described below either through pre planning enquiries, planning consultations or both. We will have advised the need for separate systems of drainage with surface water flows being directed to SuDs (i.e soakaways) or watercourse in accordance with NPPF guidance and foul sewerage only connected to the foul sewerage network.

We have advised that there is local current available capacity within the local sewerage network to accommodate predicted foul flow only from these developments.

Wessex Water has recently undertaken improvements at the downstream pumping station. Improvements incorporated an element for future growth known at the design stage of the project to ensure that the overflow from the pumping station was not predicted to operate more frequently as a result of known catchment growth.

The improvements will accommodate the recently approved planning applications; if the majority of the remaining sites achieve planning approval a review of the pumping station will be required with possible additional improvements.

Regards

Gillian Sanders

Planning Liaison

Phone: 01225 526303

Fax: 01225 528000

e-mail: gillian.sanders@wessexwater.co.uk

Web: www.wessexwater.co.uk

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 21 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 22 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 23 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 24 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 25 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 26 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 28 15/05/14 Morning public engagement session at the Methodist Hall, Bishop Sutton



Figure 27 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 29 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 30 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 31 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.

29th January 2015

B&NES Council commenced public consultation on the Stowey Sutton Neighbourhood Plan, which completed at 5pm on the 12th March 2015, no adverse responses were received.

April 2015

Following the publicity consultation on the Plan Proposal, B&NES Council submitted the Draft Neighbourhood Plan for Independent Examination (April 2015)

Janet L Cheesley was appointed to examine the Stowey Sutton Neighbourhood Development Plan Proposal (or Neighbourhood Plan). All comments received on the plan proposal consultation carried out between 29th January and 12th March 2015 were passed to Ms Cheesley for her consideration.

The Examiner has since considered the submitted representations and has now issued her report on the examination of the Stowey Sutton Neighbourhood Plan. In her report Ms Cheesley has recommended number of proposed modifications and that the plan should be put to a community referendum.

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

Things you consider the community needs	Things you consider the community should save

Neighbourhood Plan

Preliminary Survey
June 2012

<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 and 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
local 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

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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.stoweysuttonpc.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

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?

- Own home with no mortgage Own home with mortgage Rent from Private Landlord
- Rent from Council or Housing Association Shared ownership with Housing Association Tied accommodation – to job
- Live with parents or relatives Lodging with another household 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 RTP/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	nil	nil	___	___	___	___
By private vehicle for social purposes	___	___	___	___	___	___
By public transport	___	___	___	___	___	___
By commercial or agricultural vehicle	nil	nil	___	___	___	___

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

The image is a screenshot of a mobile phone displaying a Facebook post. At the top, the status bar shows 'O2-UK', signal strength, Wi-Fi, time '16:22', location, alarm, Bluetooth, and battery at '44%'. Below the status bar is a navigation bar with a back arrow and a search bar containing 'Bishop Sutton Mum's Page!'. The post itself is from Emma Robinson, dated 21 November 2013. The text of the post reads: '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'. Below the text is a link preview for 'Stowey Sutton Parish Council : Contact & Newsletter' with the URL 'stoweysuttonpc.org'. At the bottom of the post, it shows '2 Likes 2 Comments' and 'Seen by 68'. The interaction bar at the very bottom contains 'Like', 'Comment', and 'Share' buttons.

●○○○○ 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



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
Comment 08/11/14 Good evening! 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	SSCRP3 SSRTP2	Forceful language not thought appropriate

<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.</p> <p>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 me 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 BR29 5AR
04-11-14

Comment 04/11/14

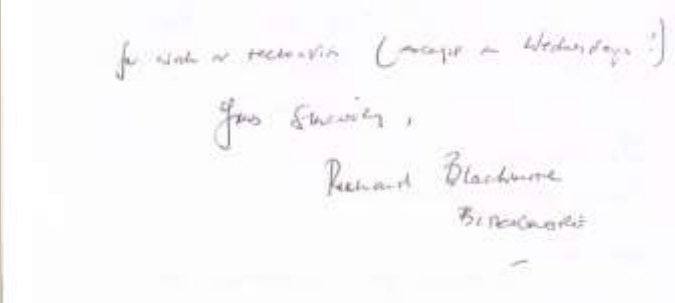
The Chairman
Stoney Sutton Parish Council

Dear Sir, I thought your 'neighbourhood plan'
was 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 A140 (B140 route) be
doubled in frequency - more frequent than the
current. A route from both to say Painsford
+ A140 Weston could cross the B140/^(cross) Weston route
serving many villages & more towns. You realize
it is virtually impossible to go to both 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>SSHP02</p> <p>SSHP05</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



Ian Jewson Planning
Ian Jewson Planning Ltd
1 Gos Ferry Road
Bristol
BS1 5JH
Tel: 0117 320 2020
Email: ian@ianjewsonplanning.co.uk

Our Ref: PLS/0
Date: 10th December 2014

Mr Keith Beton
Stowey Sutton Parish Council
3 Chapel Cottages
The Street
Bishop Sutton
BS29 5UX

Dear Mr Beton

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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Registered Office: Sandhurst, Purton, Somerset TA7 6BA

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 is fast 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 Cappare's Road and Oak Park which together total 76 houses¹.

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 2 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 Strichings Shord Lane (SHLAA Ref: B6 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 Strichings 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: dans@ianjewsonplanning.co.uk
Mobile: 07826 557 806

Ian Jewson Planning Ltd
Limited Company registered in England and Wales Registered Number: 07342118
Registered Office: Sandhurst, Purton, Somerset TA7 6BA

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>

Appendix N

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

Policy No.	Subject Area	Objective	B&NES Core Strategy Policy/Placemaking Plan/Saved Polices of the Local Plan (2007)	National Planning policy Framework (2012)
SSHP01	Housing Development Boundary Review	To review the existing Housing development boundary and ensure it incorporate two new developments outside the housing development boundary.	Policy RA1: Housing in rural areas	Delivering a wide choice of high quality homes
SSHP02	Development Scale	The Neighbourhood Plan will support infill housing and not support inappropriate development in the Green Belt or in the AONB.	Policy RA1: Housing in Rural Areas Saved Policy: HG.4 of the Local Plan (2007) Policy CP8: Green Belt Policy DW1: District Wide Spatial Strategy	Delivering a wide choice of high quality homes Conserving and enhancing the natural environment

			Policy CP10: Housing Mix	Conserving and enhancing the historic environment Protecting Green Belt Land
SSHP03	Development Character	The Neighbourhood Plan will support future housing development which will reflect the character, varied materials and varied build design as identified through the Character Assessment and should be limited to infill within the amended HDB.	Objective 2 of the Core Strategy: maintaining an outstanding built and natural environment by ensuring that new development responds appropriately to the locally distinctive context and meets high standards of design Objective 5 of the Core Strategy: ensuring that the new homes provided are of high quality design and reflect and cater for a range of incomes and types of household, including those in need of affordable housing Saved Policy D.2: General design & public realm considerations	Delivering a wide choice of high quality homes Requiring good design
SSHP04	Property Size	The Neighbourhood Plan strongly	Objective 5 of the Core Strategy: ensuring that the new	Delivering a wide choice of

		<p>supports infill development which proposes to build small (1 and 2 bedroom) low cost open market houses to meet the local need identified in the Housing Needs Survey.</p>	<p>homes provided are of high quality design and reflect and cater for a range of incomes and types of household, including those in need of affordable housing</p> <p>Policy DW1 District Wide</p> <p>Spatial Strategy</p> <p>Policy CP9: Affordable Housing</p> <p>Policy CP10: Housing Mix</p> <p>Policy CP13: Infrastructure Provision</p>	<p>high quality homes</p> <p>Requiring good design</p> <p>Core Planning Principle 17</p> <p>Delivering a wide choice of high quality homes</p>
SSHPO5	Sustainability Impact	<p>All planning applications must address the sustainability of each proposal and the impact on the whole community, in order to assess the mitigation necessary to balance the impact on the existing infrastructure & community.</p>	<p>Policy SD1: Presumption in favour of sustainable development</p> <p>Policy CP5: Flood Risk Management</p>	<p>Core Planning Principle 17</p> <p>Requiring good design</p>

SSHPO6	Environment & Lighting	To enhance conservation interests, including bats, to avoid light intrusion on dark skies		NPPF paragraph 125; Limiting the impact of light pollution on intrinsically dark landscapes and nature conservation.
SSBE01	Business Conservation & Preservation	The Neighbourhood Plan supports the continued usage of business or office units in preference to converting such properties to domestic housing wherever planning permission is required.	Core Strategy: 6e A Prosperous Economy Economic Strategy for Bath and North east Somerset 2010-2026	Paragraph 7 of the NPPF); i) an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

				<p>The Rural Economy (paragraph 28 of the NPPF)</p> <p>To promote a strong rural economy, the NPPF state that local and Neighbourhood Plans should:</p> <p>support the sustainable growth and expansion of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;</p> <p>promote the development & diversification of agricultural and other rural businesses;</p>
SSBE002	Business Type	The Neighbourhood Plan will encourage & support new retail, catering, small office &	Core Strategy: 6e A Prosperous Economy Economic Strategy for Bath and North east Somerset 2010-2026	Paragraph 7 of the NPPF); i) an economic role – contributing to building a

		<p>business units or the expansion of existing businesses, providing they can be shown to be viable, sustainable, benefit the local economy and the wellbeing of the parish.</p>	<p>strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;</p> <p>The Rural Economy (paragraph 28 of the NPPF)</p> <p>To promote a strong rural economy, the NPPF states that local a Neighbourhood Plans should:</p> <p>support the sustainable growth and expansion of business and enterprise in rural areas, both</p>
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				<p>through conversion of existing buildings and well-designed new buildings;</p> <p>promote the development and diversification of agricultural and other rural businesses;</p>
SSBE03	<p>Policy Employee Parking</p>	<p>The Neighbourhood Plan recognises the importance that new businesses provide adequate parking for both staff & customers.</p>	<p>Core Strategy: 6e A Prosperous Economy</p> <p>Economic Strategy for Bath and North east Somerset 2010-2026</p>	<p>Paragraph 7 of the NPPF;</p> <p>i) an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the</p>



				<p>provision of infrastructure;</p> <p>The Rural Economy (paragraph 28 of the NPPF)</p> <p>To promote a strong rural economy, the NPPF state that local and Neighbourhood Plans should:</p> <p>support the sustainable growth and expansion of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;</p> <p>promote the development and diversification of agricultural and other rural businesses;</p>
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<p>SSBE04</p>	<p>Homeworking</p>	<p>Building alterations that support homeworking for residents will be supported in principle by this Neighbourhood Plan.</p>	<p>Core Strategy: 6e A Prosperous Economy</p> <p>Economic Strategy for Bath and North east Somerset 2010-2026</p>	<p>Paragraph 7 of the NPPF);</p> <p>i) an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;</p> <p>The Rural Economy (paragraph 28 of the NPPF)</p> <p>To promote a strong rural economy, the NPPF state that local an</p>
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				<p>Neighbourhood Plans should:</p> <p>support the sustainable growth and expansion of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;</p> <p>promote the development and diversification of agricultural and other rural businesses;</p>
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Appendix O

Stowey Sutton Parish Council Development Policies

Residential Development Policy

Stowey Sutton Parish Council

Residential Planning Policy

Text Adopted 04-06-2014

This Parish Council recognises the duty placed on the district authority by central government to provide a five year housing land supply and a significant number of additional dwellings in the B&NES area over the period to 2028. The Parish is defined by the district council as a 'rural allocation 1 parish' and as such is expected to provide for 'around 50' new houses within the emerging Core Strategy in the period to 2028, this number has already been exceeded. We believe that for the rural economy to remain sustainable and self-supporting, development should be organic, with each community growing by a smaller number of dwellings, these should be within the HDB, of an individual character in keeping with the character and build materials of the immediate area and in keeping with the findings of the Character Assessment. Dwellings need to be of mixed size including one and two bedroom dwellings as well as provision for single occupancy, rather than by the development of a small number of large urban extensions. (Ref 2014 Housing needs survey)

The exception to any such development within the HDB will be if it is deemed to compromise the green belt, AONB or other conservation area within the Parish (.Ref NPPF)

All proposed new dwellings need to address the sustainability impact and how any deficiency or risk identified will be addressed through financial contribution. This is specifically in respect of surface water/flood risk, mains utility supplies, sewage, telephone and broadband along with social provision in respect of schooling (including pre-school) and recreational provision.

Property owners should be allowed to make minor alterations to their home without undue interference, providing that there will be no significant impact on neighbouring properties. The alterations should be in keeping with the existing structure.

We believe that householders should be facilitated in making changes to their property to allow occupation by extended family units, so that grown up children can remain living in the village and elderly relatives can continue to be cared for with reduced reliance on social services intervention.

We should be mindful that the parish is a constantly developing landscape and many of the features that we now consider worth protecting were very controversial when first proposed. Our priority as a council must be to ensure that the community remains viable and able to support the services required such as shops, schools, public transport and a Post Office.

Policy Document Proposal
Residential Planning Policy

Prepared By K Betton
04 June 2014

Commercial Development Policy

Stowey Sutton Parish Council

Commercial Planning Policy

Text Adopted 04-06-2014

This Parish Council recognises the value that small scale commercial development can bring to the area; we believe that for the rural economy to be sustainable and self- supporting, development of suitable businesses should be encouraged.

Commercial development can take many forms, the provision of retail shops & services, the provision of accommodation and catering as well as small business units for administrative and sales functions, all of which will provide services to local residents as well as attracting tourist revenue.

Each application should be considered on its own merits, balancing the benefits of the potential employment opportunities and value of its services to the parish, against the nuisance value that its operation may cause to both its immediate neighbours and those on its highway supply route.

Where existing business buildings or units are for sale, priority should be given to support new business enterprises using the building in preference to conversion to housing. However this should comply with the NPPF in respect of green belt, AONB and other sensitive sites in the Parish.

Highway access and provision of parking is of paramount importance and consideration should be made for the lack of adequate public transport where possible drawing on local employees and reducing the use of road vehicles. Adequate provision should be made for both staff and customers at any new development.

We should be mindful that the parish is a constantly developing landscape and, our priority as a council must be to ensure that the community remains viable and able to support the services required such as shops, schools, public transport and a Post Office.

Appendix P

Stowey Sutton Neighbourhood Planning Evidence Base

Neighbourhood Planning

1. Department for Communities and Local Government (November 2012):
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/229749/Neighbourhood_planning.pdf
2. Town and Country Planning, England. The Town and Country Planning (Local Development) (England) Regulations 2004:
http://www.legislation.gov.uk/uksi/2004/2204/pdfs/uksi_20042204_en.pdf
3. Town and Country Planning, England. The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008:
http://www.legislation.gov.uk/uksi/2008/1371/pdfs/uksi_20081371_en.pdf
4. Locality Neighbourhood Plans Roadmap Guide (2012):
<http://mycommunityrights.org.uk/wp-content/uploads/2012/04/Neighbourhood-Planning-Roadmap1.pdf>
5. Local Government Association website
<http://www.pas.gov.uk/strategic-environmental-assessments/sustainability-appraisals>

Parish Overview

1. Parish Placemaking Plan Character Assessment (2014): <http://sspcnp.org/media/13-11-28--Final-Combined-Character-Assessment-5.pdf>
2. Office for national Statistics: Small Area Data 2011 Census Data (2011):
http://www.bathnes.gov.uk/sites/default/files/bnes_2011_census_selected_small_area_statistics_tool_130213.xls
3. Office for National Statistics. Census 2011:
<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadDatasetList.do?a=3&b=11129206&c=stowey-sutton+cp&d=16&g=6387711&i=1001x1003x1032&m=0&r=1&s=1412336424215&enc=1&domainId=61>

4. Office for National Statistics. Census 2001:
<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadDatasetList.do?a=3&b=11129206&c=stowey-sutton+cp&d=16&g=6387711&i=1001x1003x1032&m=0&r=1&s=1412336424215&enc=1&domainId=16>
5. Parish Maps including: <http://sspcnp.org/media/draft-np/SSPCNP-15-Appendix-H.pdf>
 - Green Belt
 - Nature Conservation
 - Sites of special Scientific Interest
 - Area of Outstanding Natural Beauty
 - Footpaths
 - Ancient woodlands and wet woods
 - Community Facilities
 - Revised Environment Agency flood Map for Stowey Sutton
6. Environment Agency Flood Maps: <http://apps.environment-agency.gov.uk/wiyby/default.aspx>
7. ACRE: Action with Communities in Rural England: http://www.rural-evidence.org.uk/reports/?rcc=&s=stowey-sutton&cb_2=1&cb_3=1&cb_8=1&cb_4=1&cb_7=1&cb_5=1&cb_9=1&cb_10=1&cb_11=1&view=table#

Housing and Development

1. National Planning Policy Framework (March 2012):
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
2. Bath and North East Somerset Core Strategy (2011-2029):
http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Core-Strategy/cs_adopted_core_strategy_pre-publication_version.pdf

3. Bath and North East Somerset Local Plan 2007:
http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Local-Plan/local_plan_141108_web_version.pdf
4. Parish Placemaking Plan Character Assessment (2014): <http://sspcnp.org/media/13-11-28--Final-Combined-Character-Assessment-5.pdf>
5. Bath and North East Somerset Strategic Land Availability Assessment. Report of Findings (November 2013):
http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Evidence-Base/SHLAA/shlaa_nov_2013_-_1e_rural_villages_assessments.pdf
6. Bath and North East Somerset Strategic land Availability Assessment Village Maps:
http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Evidence-Base/SHLAA/shlaa_nov_2013_-_1e_rural_villages_plans.pdf
7. Bath and North East Somerset Strategic Housing Market Assessment Update 2013. Addendum 1a to the Draft SHMA: Future Projections:
http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Evidence-Base/Housing/banes_shma_-_addendum_1a_july_2013.pdf
8. B&NES Housing and Wellbeing Strategy : 2010 – 2015:
<http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Evidence-Base/Housing/HousingandWellbeingStrategy2010-2015.pdf>
9. Bath and North East Somerset Core Strategy Topic Paper 4 Flood Risk Management (May 2011): <http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Evidence-Base/Topic-Papers/TopicPaper4FloodRisk.pdf>

10. Wessex Water Capacity in Stowey Sutton (2014): [http://sspcnp.org/media/draft-
np/SSPCNP-19-Appendix-L.pdf](http://sspcnp.org/media/draft-
np/SSPCNP-19-Appendix-L.pdf)
11. National Practice Guidance (2014): <http://planningguidance.planningportal.gov.uk/>
12. DEFRA (2013) [https://www.gov.uk/government/policies/protecting-biodiversity-and-
ecosystems-at-home-and-abroad](https://www.gov.uk/government/policies/protecting-biodiversity-and-
ecosystems-at-home-and-abroad)
13. Mendips Hills Area of Outstanding Natural Beauty Management Plan (2010-2014):
<http://www.mendiphillsaonb.org.uk/>
14. Bat Conservation Trust (2014):
[http://www.bats.org.uk/pages/artificial light and wildlife symposium determining soluti
ons for practitioners.html](http://www.bats.org.uk/pages/artificial_light_and_wildlife_symposium_determining_soluti
ons_for_practitioners.html)
15. Infrastructure Assessment (2014): [http://sspcnp.org/media/draft-np/SSPCNP-09-
Appendix-B.pdf](http://sspcnp.org/media/draft-np/SSPCNP-09-
Appendix-B.pdf)
16. Wessex Water Capacity (2014): [http://sspcnp.org/media/draft-np/SSPCNP-19-Appendix-
L.pdf](http://sspcnp.org/media/draft-np/SSPCNP-19-Appendix-
L.pdf)
17. Paysons Croft planning appeal decision.
[http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-
793172.pdf?extension=.pdf&id=793172&location=VOLUME3&contentType=application/
pdf&pageCount=1&appid=1001](http://idox.bathnes.gov.uk/WAM/doc/Appeal%20Decision-
793172.pdf?extension=.pdf&id=793172&location=VOLUME3&contentType=application/
pdf&pageCount=1&appid=1001)
18. Land to rear of Sutton Road appeal decision.
[http://www.pcs.planningportal.gov.uk/pcsportal/ViewCase.asp?caseid=2220582&coid=2
138148](http://www.pcs.planningportal.gov.uk/pcsportal/ViewCase.asp?caseid=2220582&coid=2
138148)
19. Local Government Association website sustainability appraisal:
<http://www.pas.gov.uk/strategic-environmental-assessments/sustainability-appraisals>

Business and Employment


1. National Planning Policy Framework (March 2012):
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
2. Bath and North East Somerset Core Strategy (2011-2029):
http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Core-Strategy/cs_adopted_core_strategy_pre-publication_version.pdf
3. Bath and North East Somerset Local Plan 2007:
http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Local-Plan/local_plan_141108_web_version.pdf
4. Economic Strategy for Bath and North east Somerset 2010-2026 (2010):
http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Business/EconomicEnterpriseandBusinessDevelopment/economic_strategy1.pdf
5. Economic Strategy for Bath and North east Somerset 2010-2026 (2010):
http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Business/EconomicEnterpriseandBusinessDevelopment/economic_strategy1.pdf

Transport and Communications

1. Traveline: <http://traveline.info/>
2. Chew Valley Public Transport (February 2014):
http://www.bathnes.gov.uk/sites/default/files/siteimages/Parking-and-Travel/Publictransport/chew_valley_bus_leaflet.pdf

Community and Recreation

1. National Planning Policy Framework (March 2012):
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
2. Bath and North East Somerset Core Strategy (2011-2029):
http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Core-Strategy/cs_adopted_core_strategy_pre-publication_version.pdf

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3. Bath and North East Somerset Local Plan 2007:
http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Local-Plan/local_plan_141108_web_version.pdf
 4. Parish Placemaking Plan Character Assessment (2014): <http://sspcnp.org/media/13-11-28--Final-Combined-Character-Assessment-5.pdf>

Appendix Q

Community and Recreation Policies Background

National Planning Policy Framework Context

Paragraph 28 of the NPPF promotes the retention and development of local services and community facilities in villages, such as local shops, meeting places, public house, places of worship etc. whilst paragraph 69 of the NPPF encourages social interaction within communities.

Proposed Community and Recreation Action Policies

SSCR01 Recreational Facilities

Promote greater use of the recreation ground and play areas within Parish, improving facilities to meet the needs of users of all age groups, including access to toilet facilities at the recreation ground when the village hall is closed. To be promoted using funding from CIL and grants where available.

Reason:

The Recreation Ground needs to encourage social interaction in accordance with Paragraph 69 of the NPPF. Several community groups have identified inadequacies in the current recreational facilities in the parish, causing many residents to travel to other facilities outside the village. A group of residents supported through the Parish Council is already working towards improvements to some of the play facilities for younger children, whilst another group have identified the problem with the lack of toilet facilities when the village hall is not available.

SSCR02 Allotments

Where the individual garden size of any development of five or more houses is smaller than the footprint of the actual building, excluding any hard surfaced parking, the Neighbourhood Plan will require specific contributions for the provision of allotments for community use. To be promoted from CIL and grants where available.

Reason:

To encourage recreational activities and provide a healthy & sustainable food supply, together with developing a better understanding of the food chain in younger residents.

Responses from the General survey

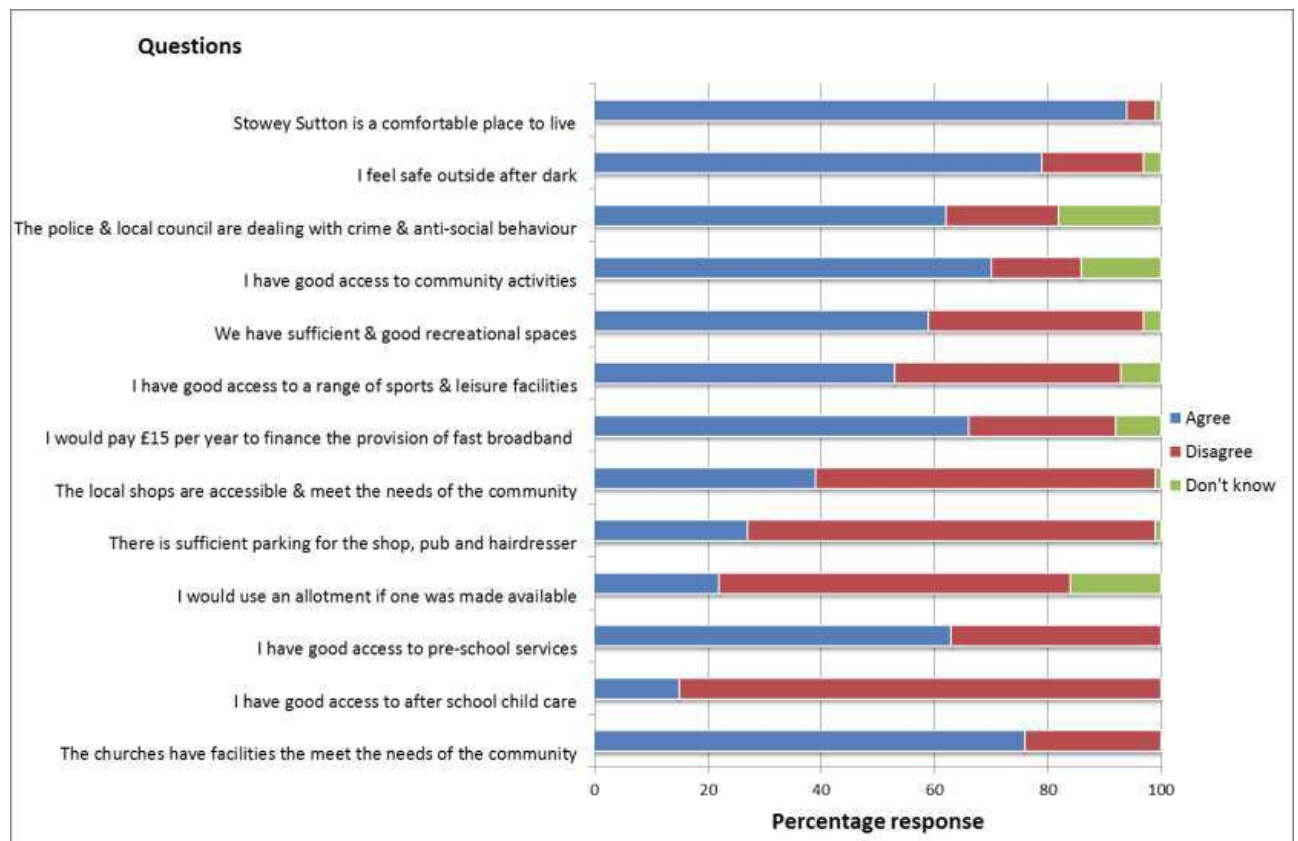


Figure 32 Community facilities response from general survey

In brief 94% of respondents consider Stowey Sutton is a comfortable place to live with 79% feeling safe outside after dark; 62% consider the police and local council are dealing with crime and anti-social behaviour successfully.

70% of respondents stated they have good access to community activities, 59% considered they have sufficient and good recreational spaces and 53% felt they have good access to a range of sports and community facilities.

21% of respondents stated they would use an allotment if one was available which may not show strong support for this initiative. However, the vast majority of properties built in the parish before 1990 have sufficient garden space for growing fruit and vegetables whereas recent and current developments have much smaller gardens and it is likely that a significant number of residents in these properties would make use of an allotment.

Other survey questions in respect of pre and after school child care and church facilities generated much higher "Don't know" responses of between 33-54% therefore in interpreting responses to these questions only those who expressed an opinion have been included.

63% of respondents expressing an opinion considered there was good provision of pre-school services. There is currently no registered provision of group after school child care in the

village. There are 4 registered child minders in the parish, 3 of which are registered to look after primary school age children.

76% of respondents who expressed an opinion agreed that the churches have facilities that meet the needs of the community.

Specific improvements identified for the parish

Respondents were given the opportunity to identify specific improvements in the context of the future growth of the community. The following is a summary of responses:

Recreation

The majority of comments identified the need for improvements to existing play areas, although more recreation space & leisure facilities are also mentioned. Many respondents requested facilities for older children & teenagers, a new skate park was mentioned specifically by two respondents.

Schools

Both the pre-school & primary school in the village were deemed 'outstanding' at their last inspections and respondents were supportive of continuing improvement. Increasing the build provision and total pupil numbers at the primary school is to happen and is funded in full by B&NES Council, this is referred to in more detail within the sustainability appendix

A representative of the organisations listed below was interviewed to inform this part of the Neighbourhood Plan.

Bishop Sutton AFC	Stowey Sutton Brownies
Sutton Theatre Club	Stowey Sutton WI
Bishop Sutton Badminton Club	Bishop Sutton Village Hall
Bishop Sutton Cricket Club	Community Police Officer
Bishop Sutton and Stowey Anglican Church	B&NES Mobile Youth Team
Bishop Sutton Methodist Church	Bishop Sutton Tennis Club
Bishop Sutton Mums and Toddlers Group	Bishop Sutton pre-school

Figure 33 Map of Community assets & facilities



Community Assets

Community Facilities

- | | | | |
|----------------------------|--------------------|-----------------------------|------------------------|
| ① Wick Green | ⑤ Burledge Common | ⑨ Methodist Church | ① Sutton Spice |
| ② Football Ground | ⑥ Primary School | ⑩ The Batch Common | ② Red Lion PH |
| ③ Recreation Ground | ⑦ Holy Trinity CoE | ⑪ St Nicholas & St Mary CoE | ③ Post office & Stores |
| ④ Village Hall & Play Area | ⑧ Play Area | | |

The Village Hall provides space for a wide range of meetings in conformance with paragraphs 28 and 69 of the NPPF. The main hall can accommodate up to 180, the lounge 20 and the upstairs Taylor room 50 people. There is also a well equipped kitchen, toilets and changing rooms for sports activities. Regular bookings include the Theatre Society, Bishop Sutton Mother and Toddler Group, Brownies, Badminton, Slimmer's World, Baby Clinic, Bridge, Yoga and Line Dance. The Hall is also used for occasional blood donor sessions and elections as well as private functions. The building is generally not let out on a Sunday to enable cleaning and maintenance to take place. It is anticipated that there will be sufficient capacity in the building to accommodate more people in the parish with new housing developments;

During the summer months, the Hall can get quite hot because of the south facing façade and a balanced mechanical ventilation system could be used to extract warm air from the roof of the building and replace with cooler air from the northern aspect of the building. There is potential for the installation of solar PV panels on the south facing roof.

The car park around the Village Hall is owned by the Parish Council and is at times a focal point for young people to assemble. This has led to sporadic complaints in respect of anti-social behaviour.

Playground to the rear of the Village Hall

A group of local residents circulated a questionnaire to young families in Bishop Sutton, all respondents supported the need for improved play provision/equipment at the village hall playground. Currently, families with children choose to travel to neighbouring villages to use better equipped and more child centred equipment.

The group of parents, with support from the Parish Council, are exploring designs and funding options to improve the play area.

With a growing population it is important that there is safe and good play provision within walking distance of the majority of families. This will add to a sense of community, improve social cohesion and offer a focal point within the village for children and young people.

The need for toilets to be available during times that the village hall is closed has been identified as a need.

Mobile Youth Team

The Mobile youth team visit Bishop Sutton on a Wednesday evening from 7 pm until 9pm with a bus in the car park behind the village hall. The target age range is 13 to 19 but the 11 to 25 age group with additional needs is also being worked with. Over the past 12 months, 52 individual young people have accessed the Mobile youth service in Bishop Sutton.

A second evening has recently commenced with funding via the Parish Council.

The youth workers plan and deliver programmes to meet the needs of the young people as presented to the service. Such programmes include healthy eating, food and nutrition, sexual health, drugs and alcohol education, internet safety. Young people's safety in relation to many issues is also a priority area of delivery. Sports, crafts and planned discussions are also on offer to all young people along with trips and residential experiences.

The youth service has qualified workers who will target individual young people who are experiencing transient difficulties in life and offer them an individual support programme which can include a range of other professionals.

The Mobile youth team also offers accreditation routes for young people including the Award Scheme Development and Accreditation Network (ASDAN) awards, Skill me Up awards and specialist accreditation in First Aid, Food Hygiene and the British Red Cross.

Organisations using the Village Hall

Badminton

The morning Badminton Club in Bishop Sutton Village Hall is currently at full capacity and would not be able to expand due to it being a single court. The evening club currently has some vacancies for new members. With the housing developments within the parish more local people are could be drawn into the club. If in the future the club wanted more court space, it would be possible for the club to move to the Chew Valley Leisure Centre. At the present the Club's preference is to remain at the village hall with a single court.

Bishop Sutton Mums & Toddler Group

The Village Hall meets the needs of the group for a large hall with ample parking. The group is well attended and well equipped through parents' subscriptions. Parent helpers assist in setting up the toddler session and supervise on an ad hoc basis.

The already approved housing development in the parish is viewed positively as it is likely to increase attendance and hopefully, the number of parents prepared to help run the group.

Brownies

Although there is a Brownie Pack in the Parish there is a need for volunteers to support the group to ensure it continues. Neither Rainbows nor Guides are available in the Parish, the lack of volunteer helpers being cited as a reason for this.

There is only one Rainbows group in the Chew Valley (Chew Magna), which is oversubscribed with a very long waiting list. This is also the case for Beavers and Cubs, neither of which have a presence in the Parish.

Theatre society

The Theatre Society are happy with the current facilities; they are well supported with 50+ members and anticipate numbers increasing with the approved housing developments within the parish. Their one concern is the size of the village Hall not being sufficient for productions, with their shows selling out very quickly (but it's a problem they're delighted to have!).

Places of worship

The Church of St Nicholas and St Mary at Stowey, Holy Trinity Parish Church in Bishop Sutton and the Methodist Church in Bishop Sutton all provide community facilities for the parish in conformance with paragraphs 28 and 69 of the NPPF. Congregations have dwindled over recent years and it is increasingly difficult to find the money for the upkeep of these facilities. There is a need for catering and toilet facilities at both churches in Bishop Sutton and Stowey and neither church has car parking facilities.

Church of St Nicholas and St Mary, Stowey

The chancel of the Church dates back to 1235 although it is likely that the site was used for worship before this date. The nave was added in the 14th Century and the tower in the 15th Century. The building was listed as a grade II listed building in 1960, has been well maintained but has ongoing maintenance needs. The graveyard has limited space which will cater for the needs of the residents of Stowey but is not available to residents of Bishop Sutton.

Holy Trinity Parish Church, Bishop Sutton

Holy Trinity Parish Church dates from 1848 and is a Grade II listed building; there is a need for toilet and catering facilities within the building. There is no provision for car parking and the graveyard has been closed to burials with the exception of ashes in a small area. The lack of a graveyard in Bishop Sutton has led to distress at times of bereavement as the nearest available graveyard is at East Harptree.

The Methodist Church, Bishop Sutton

The Methodist Chapel which was built in 1778 has become the Church Hall with the new chapel built in 1914. There is a car park with approximately 20 places, good catering facilities, disabled access and toilets that were modernised circa 2000 providing a warm community-based resource centre for the village.

There are many activities taking place within the Methodist Church premises, including Bishop Sutton Pre-school, Women's Institute, Keep Fit / Pilates, coffee mornings, luncheon club, Parish Council meetings and Chill Out Zone (youth club).

Organisations using the Methodist Church

WI

The WI are satisfied with the facilities at the Church and do not foresee any problems accommodating increased numbers of residents moving to the Village.

Pre-School

Bishop Sutton Pre-School has been based in the schoolroom of Bishop Sutton Methodist Church since it began in 1969. The Pre-School runs during term times during some mornings and early afternoon in the Methodist Hall for children from the age of 2 years. On Thursday mornings, children are taken outdoors to enjoy the "Forest Club". The Pre-School and Forest Club have been awarded outstanding status by Ofsted and the Children's Society has awarded the Children's and Young People's Rights Charter 'Gold Award'.

The Pre-School is currently at capacity and would require more space or more sessions or a restriction to Parish children only, to accommodate any increase in numbers of young children in the parish with current and future housing development

Chill Out Zone (Youth Club)

The Chill Out Zone is open to 14-19 year olds on a number of Monday evenings providing music, games and refreshments. The youth have commented collectively in relation to the Neighbourhood Plan during meetings on the 14th April in the Methodist Church with 16 young persons in attendance and at the Youth Bus at the Village Hall on Wednesday 23rd April with 20 young persons in attendance:

- young girls would like street lighting along the main road as they feel vulnerable at night walking in the dark;
- they often feel they have no place to play as they are told to "clear off" the cricket pitch,
- more bins would be appreciated around the Village Hall for rubbish,
- more shops are wanted to give better choice / competition; and
- they would like more facilities available during the week such as the youth bus on an additional evening and wonder whether the Parish Council could assist with this cost (circa £8k pa) and the Methodist Church open on additional evenings.
- the transport supplied to the skate board park at Midsomer Norton needs to be able to take BMX Bikes and publicity for the transport needs to be improved;
- an outdoor shelter was suggested with lighting at night time; one wall of the shelter could be used for kicking balls against to reduce disturbance from noise around the Village Hall
- they would be happy for households to pay an extra £15 pa to increase broadband speeds to 500mb/s
- the skateboarding area at the Village hall is not suitable because the area is not big enough; however, other potential locations within the Village could be explored.

Police

The main priority for the Police is dealing with complaints of noise and anti- social behaviour caused by young people, particularly behind the Village Hall. This problem may increase with additional housing and families. It is possible that young people from neighbouring villages are travelling to Bishop Sutton to meet up as anti-social behaviour is a rare problem elsewhere in the Chew Valley. It is considered that young peoples' needs are currently not being met adequately. The recent second session for the youth bus is an attempt to meet ongoing needs of young people.

Bishop Sutton A.F.C.

Bishop Sutton A.F.C. were officially established in 1977, although it is actually a reformed version of a club that dated from the early 1900s. The club is located at Lakeview, Wick Road, Bishop Sutton, BS39 5XN; facilities include club house with bar, catering facilities, changing rooms, toilets and disabled access, car park for 100 spaces, the Hunt stand with 105 seats and flood lighting.

The club runs 3 teams, the first team draws players mostly from outside the village but the reserve and under 14 teams do include youths who live in the Parish. An area to the side of the pitch is provided with 5-a-side nets for supervised youth groups to practice and play football.

Bishop Sutton Cricket Club

The cricket club was founded in 1960 and uses the recreation ground as a cricket pitch along with the village hall for car parking and changing facilities. The club cuts the grass on the recreation ground throughout the year; maintenance of the hedges and ditches surrounding the ground is by the parish council. The club currently has some 20 registered players, the majority of which live outside the Parish but may have previously lived locally. The club has indicated an aspiration to re- develop a youth team which would once again channel young players from the parish into the senior team.

Tennis

The Club is situated off the A368 on the eastern boundary of Bishop Sutton on a site of approximately ½ acre. There are 2 grass courts, 3 hard courts and 2 training courts with floodlights to enable use through the winter months. The Club House has changing and showering facilities and the car park will hold approximately 30 vehicles. The Club is used by many children, young people and adults from the Chew Valley as well as the parish of Stowey Sutton; it currently has vacancies for new members.

The Community Farm

The community farm is located on a 9 hectare site off Denny Lane approximately 2km from Bishop Sutton and in the Parish of Chew Magna. The Farm is a Community Benefit Society with 500 members who have invested in the farm through Community Shares contributing to the resilience of our food security, the local economy, and to the development of a self-sustaining, low- carbon food and farming system. Vegetables and fruit are grown organically and are sold both wholesale and through a vegetable box scheme with members enjoying a 10% discount. Local parishioners from surrounding parishes including Stowey Sutton, who volunteer to work on the farm, are offered training in horticulture; educational programmes and training is also provided to local schools who are encouraged to grow their own vegetables.

Appendix R

Regulation 16 Consultation Responses (Final B&NES consultation)

Stowey Sutton Regulation 16 Neighbourhood Planning Consultation Responses

Date	Consultee	Comment format	Comment
2 nd February 2015	Highways Agency	Email	<p>Good morning</p> <p>Thank you for giving the Highways Agency the opportunity to comment on this stage of the Stowey Sutton Neighbourhood Plan. We have reviewed the information on the BANES website and have no comments to make.</p> <p>Regards</p> <p>Jacqui</p> <p>Jacqui Ashman, Asset Manager</p>
10 th March 2015	English Heritage	Email	<p>Thank you for your consultation on the Stowey Sutton Neighbourhood Plan.</p> <p>Having considered the Plan's contents I can confirm that there are no significant issues or concerns it raises upon which we would wish to comment. We are therefore happy to leave an assessment of the broad conformity of the Plan with national and local policy to your authority, utilising the expertise and local knowledge of its own historic environment team as appropriate.</p> <p>In terms of a broad consideration of the Plan we would like to make the following summary points:</p> <ul style="list-style-type: none"> • Extend our congratulations to the local community on the preparation of its Plan; • Welcome the recognition given to the special qualities of the area's historic and built environment and the wish to protect and enhance these;

			<ul style="list-style-type: none"> • Applaud the use of assessment methodology to best understand the distinctive character of the area and use this to positively inform proposals for change; • Promote the need for extensions to the Housing Development Boundary to take account of the impact these might have on the significance of heritage assets in the determination of their suitability in principle; • Encourage the community to ask itself whether it would consider creating a Local List of Heritage Assets for the area to complement its existing designated assets. Further information on this matter can be found on our website http://www.english-heritage.org.uk/professional/advice/hpg/heritage-assets/localists/. <p>Kind regards</p> <p>David Stuart</p>
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Appendix S

Examiners Report on the Stowey Sutton Neighbourhood Plan



Stowey Sutton Neighbourhood Plan

Report by Independent Examiner

Janet L Cheesley BA (Hons) DipTP MRTPI

CHEC Planning Ltd

May 2015

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Summary and Conclusion

1. The Stowey Sutton Neighbourhood Plan has a clear community vision, together with clear objectives, strategy and means of delivery.
2. I have found that the Plan has sought to provide for sustainable growth by supporting infill housing within the Housing Development Boundary. I am satisfied that the housing strategy in the Plan will contribute towards the achievement of sustainable development by the provision of sustainable growth. In addition, I have found that the business and employment policies have regard to the national policy commitment to securing economic growth.
3. I have recommended modifications to the Plan. In particular, I have recommended modifications to ensure that the Plan has incorporated all the recommendations in the Habitats Regulations Assessment (HRA).
4. I have recommended modification to Action Policy SSCR02 as I cannot see justification for the policy approach to requiring contributions towards the provision of allotments for community use where the individual garden size of any development of five or more houses is smaller than the footprint of the actual building.
5. Many of my recommendations to modify the Plan are to clarify the policy intention, to ensure that the Plan provides a practical framework for decision making, having regard to this requirement in the National Planning Policy Framework.
6. My recommendations ensure that the Plan meets the Basic Conditions. Subject to my recommendations being accepted, I consider that the Stowey Sutton Neighbourhood Plan will provide a strong practical framework against which decisions on development can be made.

Introduction

7. I was appointed as an independent Examiner for the Stowey Sutton Neighbourhood Plan in April 2015.
8. On 13 December 2013 Bath and North East Somerset Council (B&NES) approved that the Stowey Sutton Neighbourhood Area be designated in accordance with the Neighbourhood Planning (General) Regulations 2012. The Area covers the whole of the parish of Stowey Sutton.
9. The qualifying body is Stowey Sutton Parish Council. The Plan has been prepared by residents and members of the Stowey Sutton Parish Council working as part of a Neighbourhood Planning Steering Group. The Plan covers the period 2015 to 2029.

Legislative Background

10. As an independent Examiner, I am required to determine, under Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990, whether:
 - the policies in the Plan relate to the development and use of land for a designated Neighbourhood Area in line with the requirements of Section 38A of the Planning and Compulsory Purchase Act (PCPA) 2004;
 - the Plan meets the requirements of Section 38B of the 2004 PCPA where the plan must specify the period to which it has effect, must not include provision about development that is excluded development, and must not relate to more than one Neighbourhood Area; and
 - that the Plan has been prepared for an area that has been designated under the Localism Act 2011 and has been developed and submitted for examination by a qualifying body.
11. Subject to the modifications I have recommended in this report, I am content that these requirements have been satisfied.
12. I am obliged to determine whether the plan complies with the Basic Conditions. These are that the Plan is required to:
 - have regard to national policies and advice contained in guidance issued by the Secretary of State;
 - contribute to the achievement of sustainable development;
 - be in general conformity with the strategic policies contained in the Development Plan for the area; and
 - not breach, and is otherwise compatible with, EU obligations and human rights requirements.
13. B&NES Council prepared a Strategic Environmental Assessment (SEA) Screening determination for the Stowey Sutton Neighbourhood Plan in September 2014 under the European directive 2001/42/EC. This Report concluded that the Plan *'is unlikely to have significant environmental effects and accordingly does not require a Strategic Environmental Assessment.'* As part of the consultation process, English Heritage confirmed that a SEA was not required.
14. Natural England has confirmed that *'providing the recommendations in the Habitats Regulations Assessment (HRA) screening are followed, the conclusion that no SEA or AA is needed appears reasonable.'*
15. B&NES Council carried out a draft HRA screening of the Plan under the Conservation of Habitats and Species Regulations (2010) to assess the likely significant effect on European Sites.

16. The two European Sites in the vicinity are the Chew Valley Lake Special Protection Area (SPA) and the North Somerset and Mendips Bat Special Area of Conservation (SAC).
17. The HRA made the following recommendations:
 - the SSNP should include clear reference to the conservation status and designation of Chew Valley Lake SPA and North Somerset and Mendips Bat SAC, and their proximity and relevance to the Plan;*
 - the SSNP should include a commitment to protect and enhance the special interests and key features of these European sites (suggested wording: "development likely to have a significant effect on a European site either alone or in combination with other plans or projects, and which cannot be adequately mitigated, would not be in accordance with the development plan.");*
 - the SSNP should include clarification that any provision for cycling and walking access around the entire lake will only be supported and promoted by the SSNP where the route has been designed in partnership with Natural and England and Bristol Water and where it adopts a sensitive route that will avoid any detrimental impacts of the special interests of the SAC [the Council has confirmed to me that this should be a reference to the SPA as it is not a SAC]; and*
 - the SSNP should include a lighting policy to protect bat flight and foraging corridors.'*
18. To satisfy the first recommendation in the HRA, it is necessary to include clear reference to the conservation status and designation of Chew Valley Lake SPA and North Somerset and Mendips Bat SAC, and their proximity and relevance to the Plan. I do not consider that this recommendation has been fully complied with in the Plan. To ensure compliance, I recommend that such a reference is included in the background section of the Plan and includes maps of both the SPA and the SAC.
19. The second recommendation of the HRA is partially covered under Policy SSHP06 and Action Policy SSRT05. To be fully compliant with the second recommendation of the HRA I recommend the inclusion of a commitment to protect and enhance the special interests and key features of the European sites. I suggest the wording in the second HRA recommendation is used and included in the Plan as either a policy or a statement in the text.
20. Whilst it is not for me to re-write the Plan, it may be appropriate to include these references within the existing 'Landscape and Environment' background section.
21. I have made detailed comments under Action Policies SSRT03 and SSRT05 with regard to the third HRA recommendation. In summary, I have recommended modification to Action Policy SSRT05 to specifically include the wording of the third HRA recommendation.

22. I have made detailed comments under Policy SSHP06 with regard to the fourth HRA recommendation. I consider that the fourth recommendation is met in the Lighting Policy SSHP06 with regard to the North Somerset and Mendips Bat SAC.
23. In the light of my comments and subject to my recommended modifications in this regard, I am satisfied that the Plan as modified meets the requirements of the HRA to avoid or mitigate against disturbance to Annex 1 bird species for which the Chew Valley Lake SPA is designated and to avoid or mitigate against the Plan adversely impacting on the bat foraging and flightline features of the SAC.
24. **Recommendation: to meet the Basic Conditions I recommend modification to the Plan by the inclusion of clear reference to the conservation status and designation of Chew Valley Lake SPA and North Somerset and Mendips Bat SAC, and their proximity and relevance to the Plan together with maps of both areas; and the inclusion of a commitment to protect and enhance the special interests and key features of these European sites. I suggest the wording is that of the second recommendation in the HRA which is as follows: "development likely to have a significant effect on a European site either alone or in combination with other plans or projects, and which cannot be adequately mitigated, would not be in accordance with the development plan."**
25. A neighbourhood plan must be compatible with European Union obligations, as incorporated into UK law, in order to be legally compliant. I am satisfied that the Plan, subject to modifications outlined above, is compatible with EU obligations and does not breach the European Convention on Human Rights obligations.

Policy Background

26. *The National Planning Policy Framework 2012 (NPPF)* sets out the Government's planning policies for England and how these are expected to be applied. The *Planning Practice Guidance* provides Government guidance on planning policy.
27. Stowey Sutton Parish is within the local authority area of Bath and North East Somerset Council. The development plan for the Stowey Sutton Neighbourhood Plan Area comprises the saved policies in the B&NES Local Plan 2007 and the B&NES Core Strategy Part 1 of the Local Plan (adopted July 2014). Stowey Sutton is identified as a Policy RA1 village expected to accommodate approximately 50 dwellings over the period 2011 to 2029. Stowey Sutton has exceeded this figure. Strategic policies in the B&NES development plan include policies regarding the Green Belt, the Mendip Hills Area of Outstanding Natural Beauty and strategic housing policies.

The Neighbourhood Plan Preparation

28. I am required under The Localism Act 2011 to check the consultation process that has led to the production of the plan. The requirements are set out in Regulation 14 in The Neighbourhood Planning (General) Regulations 2012.
29. The initial consultation process in 2012 included a survey of residents to identify areas of interest and concerns. A further survey was undertaken in 2014.
30. In February 2014 drop-in events were held for local businesses and employers and local landowners. The progress of the Plan was explained in leaflets and the Parish Council's monthly electronic newsletter. A housing needs survey was undertaken in February 2014.
31. The survey responses were considered in the development of the initial draft Plan. Further drop-in sessions were held in May 2014, prior to the production of a second draft Plan. The Consultation period on this pre-submission draft of the Plan ran from 3 November 2014 to 15 December 2014. The Plan was distributed to every household and two public engagement events were held at different times of the day to target different groups of people.
32. I am satisfied that the pre-submission consultation and publicity has met the requirements of Regulation 14 in The Neighbourhood Planning (General) Regulations 2012. The consultation and publicity went well beyond the requirements and it is clear that the qualifying body went to considerable lengths to ensure that local residents were able to engage in the production of the Plan. I congratulate them on their efforts, particularly the care they took to hold events at different times of the day and I am very impressed by the dedication of Steering Group Members who went to extraordinary lengths to make themselves available to visit people in their own homes.
33. B&NES Council publicised the submission Plan for comment during the publicity period between 29 January 2015 and 12 March 2015 in line with Regulation 16 in The Neighbourhood Planning (General) Regulations 2012. Two responses were received in support of the Plan.
34. Whilst I have not made reference to all the responses in my report, I have taken into consideration all responses made at both the Regulation 14 and Regulation 16 consultation stages. I am satisfied that the Plan can be assessed without the need for a public hearing.

The Stowey Sutton Neighbourhood Plan

Background To The Neighbourhood Plan

35. The Plan area covers the whole Parish of Stowey Sutton. The background section includes a history of the area, the consultation process, plan preparation and the Neighbourhood Plan Vision. This vision is for '*Stowey Sutton to continue to thrive as vibrant and distinctive village's, to continue to respect and reflect the views of its community, to evolve and expand whilst retaining their unique and distinctive character, and to provide an outstanding quality of life for current and future generations of residents.*' As such, this section provides a clear community vision, together with clear objectives, strategy and delivery.
36. The Plan identifies a number of aspirations, which are non-land use and development policy matters. These are identified as Action Policies in the relevant topic sections in the Plan. The Plan makes clear that these Action Policies are not intended to be delivered through the planning system. It is not usually necessary for me to determine whether non-planning policies meet the Basic Conditions. Therefore, it has not been necessary for me to comment on most of these Action Policies.
37. It is necessary for Neighbourhood Plans to provide '*a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency*' as stated in the core planning principles in paragraph 17 in the NPPF. I do refer to clarity with regard to a number of recommendations to modifications to the Plan. Where I do so, I have in mind the need to provide a practical framework in accordance with the core principles in the NPPF, thus ensuring that the Plan has regard to national policy in this respect.
38. The Plan does not include a map of the Neighbourhood Plan Area within the main body of the Plan. In the interest of clarity, I recommend the inclusion of such a plan.
39. **Recommendation: in the interest of clarity, to meet the Basic Conditions, I recommend the inclusion of a map identifying the Neighbourhood Plan Area.**

Housing and Development

Housing and Development Policy SSHP01 Housing Boundary

Housing and Development Policy SSHP02 Development Scale

Housing and Development Policy SSHP03 Development Character

40. B&NES Council's Core Strategy identifies a strategy for the rural areas to enable housing development of around 50 dwellings at each of the villages that meets the criteria in Policy RA1.
41. Policy SSHP01 in the Neighbourhood Plan extends the existing Housing Development Boundary (HDB) to incorporate two approved housing developments totalling 76 dwellings. This scale of development is significantly above the requirement of around 50 dwellings in Core Strategy Policy RA1.
42. An objection to the pre-consultation draft of the Stowey Sutton Neighbourhood Plan by Planning Consultants IJP, has questioned whether the Neighbourhood Plan can review the HDB.
43. As part of the justification for Policy RA1, the Core Strategy states at paragraph 5.21 that: *'the allocation of sites will be considered in more detail through the Placemaking Plan in conjunction with Parish Councils as the locally elected representatives of their communities. The Housing Development Boundaries shown on the Policies Map (saved from the existing Local Plan) will be reviewed as part of the Placemaking Plan to incorporate the sites identified and /or enable new sites to come forward. Sites identified in adopted Neighbourhood Plans that adjoin the housing development boundary of villages meeting the criteria of Policy RA1 will also be appropriate and these may come forward for inclusion as a part of the Placemaking Plan or subsequent to it.'*
44. In relation to the Placemaking Plan, I note that in the Report on the Examination into the Core Strategy, it was recognised that as 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.'*
45. The Parish has exceeded its housing requirement as set out in the Core Strategy and has redrawn the HDB to incorporate the new housing development areas. The Plan has to be in *general* conformity with the strategic policies (my emphasis on 'general'). Although the justification for Core Strategy Policy RA1 specifies that HDBs will be reviewed as part of the Placemaking Plan, rather than in a preceding Neighbourhood Plan, under these particular circumstances, I consider the redefinition of the HDB in Policy SSHP01 to be in general conformity with strategic Policy RA1 in the Core Strategy.
46. The Plan proposes infill development within the HDB. The Parish Character Assessment at Appendix E provides a comprehensive assessment of distinct areas. As such, it provides a very useful guide to the scale and design of new development.
47. Consultants IJP have requested the inclusion of land at Stitchings Shord Lane for housing development and have stated that there should have been an assessment of suitable sites for development outside the HDB.

48. Any assessment of land availability in the production of Neighbourhood Plans needs to be proportionate. My role is restricted to determining whether the Plan meets the Basic Conditions. There are no adopted strategic policies upon which to base a more significant growth strategy.
49. National policy emphasises that development means growth. The Neighbourhood Plan has sought to provide for sustainable growth by supporting infill housing within the HDB. I am satisfied that the housing strategy in the Plan will contribute towards the achievement of sustainable development by the provision of sustainable growth.
50. In support of Policy SSHP02, reference is made to an appeal decision regarding a development proposal in the AONB. A planning appeal decision is determined on its individual merits. As such, in the interest of clarity, I do not consider it appropriate to refer to this appeal decision to justify the policy approach in Policy SSHP02.
51. Whilst there is a map in Appendix I identifying the revised HDB, in the interest of clarity, a map showing the revised HDB should be included in the main text of the Plan.
52. For the above reasons, and subject to the two recommended modifications below, I conclude that Policies SSHP01, SSHP02 and SSHP03 meet the Basic Conditions.
53. **Recommendations: in the interest of clarity, to meet the Basic Conditions, I recommend the deletion of reference to an appeal decision at the end of the supporting reasoning for Policy SSHP02 and I recommend the inclusion of a map in the Plan to identify the revised Housing Development Boundary.**

Housing and Development Policy SSHP04 Property Size

54. This policy supports infill development which proposes to build one and two bedroom low cost open market houses. The accompanying Housing Survey Results (March-April 2014) concludes that of the 26 homes which stated they need to move in the next five years '2 bedroom houses were the most commonly required (23%) followed by 5 and 4 bedrooms (15% each). A further 11% required 3 bedroom houses. Bungalows were required by 31% of households. 20% of households required either 2 or 3 bedroom homes, with a further 7% requiring 1 bedroom households. Flats were required by 15% of households. An equal proportion of households required 1 or 2 bedroom flats.'
55. The recent planning permissions on two sites at Stitches Shord Lane and Oak Court, The Batch will provide 76 dwellings in a mix of dwelling types and sizes. I have received confirmation that both of the developments are under construction.

56. The NPPF seeks to deliver a wide choice of high quality homes. Paragraph 50 states that '*local planning authorities should plan for a mix of housing based on current and future demographic trends, market trend and the needs of different groups in the community.*'
57. I am satisfied that there may be a current identified housing need for one and two bedroom properties as identified in Policy SSHP04. However, the Plan has an end date of 2029 and housing needs may alter over the plan period. To have regard to national policy in the NPPF, I recommend modification to the Policy to include reference to support for other types and sizes of dwellings on infill sites, if they reflect identified housing needs.
58. **Recommendation: to meet the Basic Conditions I recommend modification to Policy SSHP04 to read as follows:**
- In accordance with the 2014 housing needs survey the Neighbourhood Plan supports infill development which proposes to build small (1 and 2 bedroom) low cost open market houses. Other types and sizes of dwellings on infill sites will be supported if they reflect identified housing needs.**

Housing and Development Policy SSHP05 Sustainability Impact

59. Planning Policies are clearly defined in the Plan inside a highlighted border. I have taken this policy to include all the criteria requirements in the paragraphs before the reasoned explanation. For clarity, to provide a practical framework for decision making, the criteria requirements listed for Policy SSHP05 should be included within the highlighted box.
60. One of the requirements is for contributions, which may be through Section 106 Agreements. Planning Policy Guidance has been revised (on 28 November 2014) with regard to infrastructure contributions through planning obligations. By way of explanation, the following is an extract from the Planning Practice Guidance (Paragraph: 012 Reference ID: 23b-012-20141128):
- 'There are specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development.*
- Contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm.*
- In designated rural areas, local planning authorities may choose to apply a lower threshold of 5-units or less. No affordable housing or tariff-style contributions should then be sought from these developments. In addition, in a rural area where the lower 5-unit or less threshold is applied, affordable housing and tariff style contributions should be sought from developments of between 6 and 10-units in the form of cash payments which are commuted*

until after completion of units within the development. This applies to rural areas described under section 157(1) of the Housing Act 1985, which includes National Parks and Areas of Outstanding Natural Beauty.

Affordable housing and tariff-style contributions should not be sought from any development consisting only of the construction of a residential annex or extension to an existing home.'

61. B&NES Council has confirmed that the order setting out the designated rural areas in the South West including for the Parish of Stowey Sutton is in the Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the South West) Order 1997 (SI.621) following Section 17 of the Housing Act 1996, not the Housing Act 1985. At the time of my examination, B&NES Council was seeking clarification on this matter. As there are no housing allocations in the plan, or specific policies concerning the amount of developer contributions, this is not a reason to hold up the examination of the Plan.
62. Due to the small scale nature of likely development, contributions via Section 106 agreements may not be forthcoming. Nevertheless, to have regard to the Planning Practice Guidance thresholds, I recommend Policy SSHP05 is modified to include reference to contributions via a Section 106 Agreement 'where possible'.
63. I note that B&NES Council's Community Infrastructure Levy (CIL) charging schedule came into effect on 6 April 2015. The Planning Practice Guidance states that '*CIL is intended to focus on the provision of new infrastructure and should not be used to remedy pre-existing deficiencies in infrastructure provision unless those deficiencies will be made more severe by new development.*'
64. The first, second and third paragraphs in the reason for Policy SSHP05 refer to deficiencies arising from the recent developments. To have regard to national guidance, I recommend the deletion of these paragraphs.
65. **Recommendations: in the interest of clarity, to meet the Basic Conditions, I recommend modification to Policy SSHP05 and the accompanying reason as follows:**
include the requirements listed for Policy SSHP05 within the highlighted 'policy box';
insert 'where possible' after 'via a Section 106 Agreement' in Policy SSHP05; and
delete the first, second and third paragraphs in the reason for Policy SSHP05.

Housing and Development Policy SSHP06 Lighting

66. The fourth recommendation in the HRA is to include a lighting policy to protect potential bat flights and foraging corridors. Policy SSHP06 seeks to ensure that any lighting scheme does not impact negatively near woodland edges or near hedgerows used by bats for foraging. I consider this policy satisfies the HRA requirement in this respect.
67. The second recommendation in the HRA is that the Plan should include 'a commitment to protect and enhance the special interests and key features of the European site of the North Somerset and Mendips Bats SAC. The supporting reason for Policy SSHP06 recognises this commitment. I consider this commitment satisfies the HRA requirement in this respect to some extent and I refer to my comments regarding the HRA in the Legislative Background Section above.

Business and Employment

Business and Employment Policy SSBE01 Business Conservation and Preservation

68. This Policy seeks to maintain local employment opportunities. This policy is in accordance with national policy with regard to seeking to build a strong responsive and competitive economy. As such, this policy meets the Basic Conditions.

Business and Employment Policy SSBE002 Business Type

69. This policy seeks to encourage the provision of new and expanding businesses. In this respect, this policy has regard to the national policy commitment to securing economic growth. However, it is difficult to see how the requirement for such proposals 'to meet the needs of existing and future local businesses would work in practice.' This requirement restricts healthy competition and there is no robust evaluation mechanism in the Plan. This detailed requirement does not provide a practical framework for decision making and thus does not have regard to the NPPF in this respect.
70. **Recommendation: to meet the Basic Conditions, I recommend modification to Policy SSBE002 by the deletion of 'such development should meet the needs of existing and future local businesses.'**

Business and Employment Policy SSBE03 Employee Parking

71. The NPPF promotes sustainable transport, recognising 'that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.'
72. The Plan recognises that private cars are needed to access commercial development, due to the lack of rural public transport. Policy SSBE03 seeks

to ensure that adequate parking is provided for new businesses. I consider this approach has regard to national policies for sustainable transport and securing economic growth. As such, it meets the Basic Conditions.

73. Reference is made on pages 29 and 30 to PPG13. This is former national guidance in *Planning Policy Guidance Note 13: Transport*, which has been superseded by the NPPF. For clarity, these references should be deleted.
74. **Recommendation: in the interest of clarity, to meet the Basic Conditions, I recommend the deletion of references to PPG13 from pages 29 and 30.**

Business and Employment Policy SSBE04 Homeworking

75. This Policy recognises the importance of home working. Whilst home working does not usually require planning permission, this policy specifically refers to *'building alterations that support home working.'* Where planning permission is required for development that enables home working, I am satisfied that this policy has regard to the NPPF with respect to supporting a prosperous rural economy.

Transport and Communications

76. This section of the Plan contains Action Policies to improve the availability of public transport and supports the provision of additional parking spaces to improve access to retail facilities, the provision of safe crossing facilities, improvements to existing footpaths, provision of more extensive footpaths and the provision of safe and accessible walking and cycling facilities for leisure purposes.
77. Action Policies SSRT03 and SSRT05 include reference to a safe cycle and footpath route that provides improved access to Chew Valley Lake. Policy SSRT05 recognises that such improved access should avoid any detrimental impacts on the special nature of the designated SPA. Whilst these are Action Policies, it is appropriate for me to make comment as they have a direct impact on the HRA.
78. The third recommendation in the HRA is that *'the SSNP should include clarification that any provision for cycling and walking access around the entire lake will only be supported and promoted by the SSNP where the route has been designed in partnership with Natural England and Bristol Water and where it adopts a sensitive route that will avoid any detrimental impacts of the special interests of the SAC.'*
79. I have sought clarification from B&NES Council, which has confirmed that this third recommendation should refer to the SPA, as Chew Valley Lake it is not a SAC. Therefore, in the interest of precision, this reference needs to be corrected in Action Policy SSRT05. In addition, to ensure that the recommendations of the HRA are met, I recommend modification to Action

Policy SSRT05 in accordance with the third recommendation in the HRA. This will ensure that the Basic Conditions are met in this respect.

80. **Recommendation: modification to Action Policy SSRT05 to read as follows:**

The Neighbourhood Plan supports provision of safe and accessible walking and cycling facilities for leisure purposes. For example the leisure opportunities already available at Chew Valley Lake need to be optimised by the provision of a safe cycle and footpath route that provides improved access to the lake. Any provision for cycling and walking access around the entire lake will only be supported and promoted where the route has been designed in partnership with Natural England and Bristol Water and where it adopts a sensitive route that will avoid any detrimental impacts of the special interests of the designated Special Protection Area. Reference Policy SSRT03.

Community and Recreation

81. This section includes an Action Policy for promoting greater use of the recreation ground and Action Policy SSCR02 regarding the provision of allotments.
82. The Basic Conditions Statement states that the Action Policies '*are not intended to be delivered through the planning system but through other funding streams.*'
83. Action Policy SSCR02 requires specific contributions towards the provision of allotments for community use '*where the individual garden size of any development of five or more houses is smaller than the footprint of the actual building, excluding any hard surfaced parking.*'
84. In a plan where housing development is limited to infill within the amended HDB, I see little opportunity for there to be such developments. Even so, as it is written, this is a 'Planning Policy', rather than an 'Action Policy', as it relates to specific contributions required from the development of land. I have made reference to developer contributions under Policy SSHP05.
85. The background document in Appendix Q states that only 21% of respondents to the General Survey said they would use an allotment. Action Policy SSHP05 appears to be based on the premise in Appendix Q that as recent and current developments have much smaller gardens it is likely that a significant number of residents in these properties would make use of an allotment. I do not consider there to be robust and justifiable evidence to support this assertion.
86. Although it is stated in the Plan on page 40 that there is '*significant demand for allotments within the parish*', I have no robust evidence base to justify the requirement of this policy. Therefore, I recommend modification to the

paragraph at the end of page 39 and top of page 40 to state that there 'may be' demand for allotments within the parish.

87. The Planning Practice Guidance states that the relevant tests for seeking developer contributions are that the contributions are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind.
88. The reason stated in the Plan for Action Policy SSCR02 is '*to encourage recreational activities and provide a healthy and sustainable food supply, together with developing a better understanding of the food chain in younger residents.*' Whilst this is a laudable aim, in my opinion, to require such contributions from an arbitrary size of development does not meet the relevant tests for seeking developer contributions as set out in the Planning Practice Guidance.
89. To retain an Action Policy in the Plan regarding the provision of allotments, I recommend the deletion of reference to contributions from developments of five or more houses and recommend modification to Action Policy SSCR02 to state that allotments will be supported where there is an identified need.
90. **Recommendations: to meet the Basic Conditions, I recommend:**
modification to the paragraph at the end of page 39/top of page 40 to read as follows:
More recent housing development in the parish has small gardens with insufficient space for growing fruit and vegetables such that there may be demand for allotments within the parish.
modification to Action Policy SSCR02 to read as follows:
The Neighbourhood Plan will support the provision of allotments for community use where there is an identified need. To be promoted using funding from CIL and grants where available.

Appendices

91. The Plan includes a number of appendices which provide a detailed evidence base in background supporting documents. This has provided a useful and easily accessible source of background information.
92. Appendix O is Stowey Sutton Parish Council's development policies regarding residential planning policy and commercial planning policy. The relationship between these policies and those in the Plan is not explained. Whilst these policies in Appendix O are in an appendix to the Plan, I have not examined these policies and do not consider them to be part of the planning policies in the Neighbourhood Plan.

Referendum and the Stowey Sutton Neighbourhood Plan Area

93. I am required to make one of the following recommendations:
- the Plan should proceed to Referendum, on the basis that it meets all legal requirements; or
 - the Plan as modified by my recommendations should proceed to Referendum; or
 - the Plan does not proceed to Referendum, on the basis that it does not meet the relevant legal requirements.
94. **I am pleased to recommend that the Stowey Sutton Neighbourhood Plan as modified by my recommendations should proceed to Referendum.**
95. I am required to consider whether or not the Referendum Area should extend beyond the Stowey Sutton Neighbourhood Plan Area. I see no reason to alter or extend the Neighbourhood Plan Area for the purpose of holding a referendum.

Janet Cheesley

Date 13 May 2015

Appendix 1 Background Documents

The background documents include

The National Planning Policy Framework (The Framework) (2012)
The Planning and Compulsory Purchase Act 2004
The Localism Act (2011)
The Neighbourhood Planning Regulations (2012)
The Planning Practice Guidance (2014)
Saved policies in the B&NES Local Plan 2007
B&NES Core Strategy Part 1 of the Local Plan (adopted July 2014)
Regulation 14 Representations
Regulation 16 Representations
Supporting Documentation:
Consultation Statement
Basic Conditions Statement
Stowey Sutton Habitats Regulations Assessment Screening Determination
Stowey Sutton Strategic Environmental Assessment Screening
Determination
Appendices to the Stowey Sutton Neighbourhood Plan
Comments made by B&NES on the Draft Neighbourhood Plan
Housing Survey Results March-April 2014

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