



STANTON DREW PARISH

**Community Design Statement
2016**

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**Stanton Drew Parish
DESIGN STATEMENT**

CONTENTS

Section

1. Introduction:

- What is a Design Statement?
- Why a Design Statement for Stanton Drew?
- How has it been produced?
- How will it be used?
- What does it cover?

Appendix 1: Design Principles

Appendix 2: Planning Policy Context:

Appendix 3: Maps

Appendix 4: Wildlife Audit

Appendix 5: Useful links

2. History (and Heritage Assets)

3. Overall Character

4. Strategic Context and Policy

5. Landscape

- Character Description
- Design Principles

6. Character Areas

- Character Description
- Design Principles

7. Delivering High Quality Design

- Using the Design Statement
- Pre-Application Involvement

Foreword and Summary

The work to produce this Statement has been led by Stanton Drew Parish Council and Stanton Drew Parish Neighbourhood Plan Team.

The Parish has a strong sense of community despite the diverse nature of its built form. The Village Hall and St. Mary's Church accommodate various clubs and activities, such as the well-attended monthly Community Café held in the church, which strengthen and display the sense of community.

New development or landscape changes can affect the character of our Parish for better or worse and we see this Design Statement as a key way for us, as do our Councillors and Planning Officers at B&NES District Council, to ensure that any changes are for the better.

We will do all we can to help anybody wishing to build or extend their properties, and genuinely trying in their proposals to understand and respond to the key characteristics outlined in this Statement.

This is the consultation draft of the

Statement and we are inviting people to take a look and comment. We will making sure all residents and businesses in the Parish are made aware of the Statement and the ways in which they can see and comment on the document. A link to the document will also be sent to a wide range of relevant organisations, including neighbouring Parish Councils and B&NES Council. The dates of the consultation period will be available on the Neighbourhood Plan website www.stantondrewpnp.co.uk.

The Design Statement is about the views of the Parish and what we value about our place. We very hope that we will get some community feedback to help enrich the final version of the statement, together with input from the professionals we consult with.

Through a structured approach to mapping and description, this Design Statement records what is it about that Parish that is distinct to Stanton Drew – what it is that makes our Parish unique. This will provide a firm basis for managing change whilst conserving,

and hopefully even enhancing character.

The task for us (along with Councillors and planners), once this Design Statement is finalised, will be to ensure that it reaches all those proposing changes to our area, from smaller changes that we as home owners may make, to bigger changes that businesses or developers may propose, and that it does so early enough to help to shape appropriate proposals that will add to and enhance the character of Stanton Drew.

We hope you will take a look and this draft version and let us know your thoughts.

Stanton Drew Parish Council

1. Introduction

What is a Design Statement?

1.1 A Community Design Statement is a document produced by a community which describes the distinctive character of their parish or village. It identifies the landscape setting, the shape of the settlements and the nature of the buildings. It also draws together design guidance based on that distinctive local character and sense of place.

1.2 The Design Statement establishes the context in which to help manage how changes in terms of land use and development can work, ensuring that any such changes should reflect and ideally enhance the distinct community character. It does not focus on whether or where developments should happen; rather it is about shaping the layout and design of any future development.

Why produce a Design Statement for Stanton Drew?

1.3 This Design Statement identifies what it is that creates the unique 'sense of place' of Stanton Drew (in all its different parts) and analyses and

defines its character. When asked to describe why our place means so much to us, we often find it hard to explain. It could be about the sense of history, or tranquillity or about a local viewpoint. It is mostly about what makes our local area distinctive and unique, and about how our experience of the area makes us feel.

1.4 Through a structured approach to mapping and description, this Design Statement records what is it about that Parish that is distinct to Stanton Drew – what it is that makes our Parish unique. This will provide a firm basis for managing change whilst conserving, and ideally enhancing character.

1.5 Once finalised, this Design Statement will become a 'material consideration' and can be taken into account when considering a planning application within the Parish of Stanton Drew. The Design Statement supports Adopted Core Strategy Policy CP6 (Environmental Quality) and emerging Placemaking Plan policy D2 (Local Character and Distinctiveness), which refer to local design guidance providing additional detail. Furthermore, there is an option to

create a new policy within the Neighbourhood Plan which links directly to this Design Statement.

1.6 It will also form part of the evidence base for the emerging Neighbourhood Development Plan.

How has it been produced?

1.7 The process has been very much community-led. Advice and guidance has come from consultants Place Studio and help has also come from B&NES Council officers. The main stages were as follows.

- Character Surveys undertaken by members of the local community.
- Stanton Drew School workshops.
- A Workshop and open Drop-in on 5th March 2016.

1.8 In line with guidelines for formal consultation, this Draft Statement will be circulated to all in the parish and to statutory consultees for their comments.

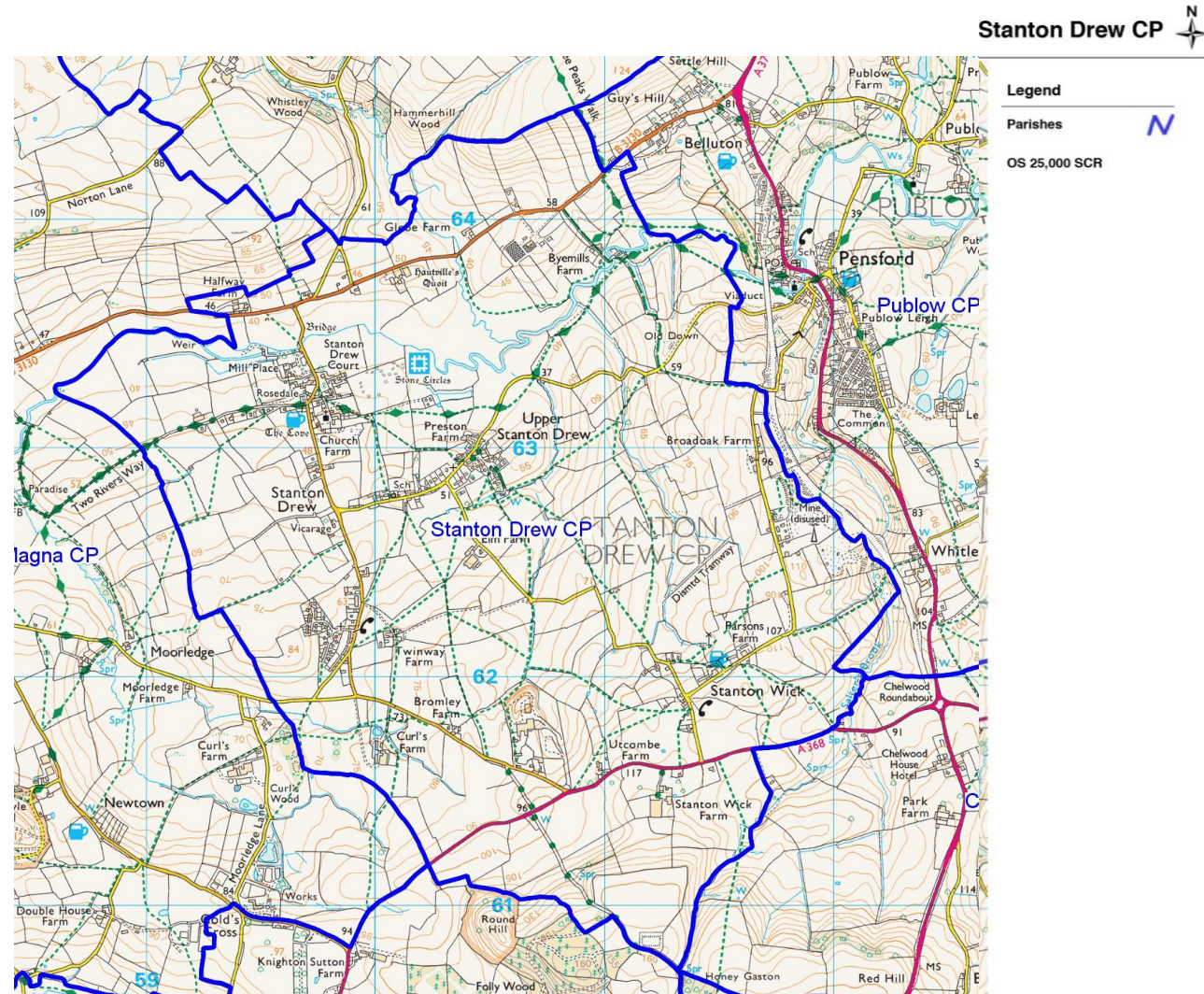
What does it cover?

1.9 The Statement does not seek to

determine what type of development might or should happen where. That remains the responsibility of the members and planning officers of B&NES Council, although the Statement provides invaluable information to guide any site selection choices to ensure a positive contribution to local character.

1.10 The core of the Statement is a description and analysis of what we believe to be the important and locally distinctive features of Stanton Drew Parish as a whole and its various settlements.

1.11 A series of Design Principles have been produced as a result of the characterisation work. These can be found throughout the document.



Right: Parish Boundary Map

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2. History

2.1 Stanton Drew Parish is located approximately nine miles south of Bristol and two miles east of Chew Magna on the southern side of the River Chew.

2.2 The Parish includes the village of Stanton Drew and the smaller settlements of Stanton Wick, Upper Stanton Drew, Tarnwell and Highfields. The settlements are dispersed and set in an undulating environment of mainly grassland and arable farmland containing a variety of habitats.

2.3 The Parish, which was listed in the Domesday Book of 1086 as *Stantone*, meaning 'The stone enclosure with an oak tree' is most famous as the setting for the third largest collection of prehistoric standing stones in England. (The stone groups are listed as Scheduled Ancient Monuments of national importance.) The stones are clearly visible from the gently undulating hills around and contribute to the distinctiveness of the Parish and to the unique sense of place. The landscape features themselves may have had special

significance to these prehistoric human groups:

"The village of Stanton Drew preserves the third largest collection of standing stones in England...obscurity, and the lack of modern intrusions into their surroundings, have protected their solitude and character." English Heritage Website (accessed March 2016).

2.4 The history of the Parish is predominately agricultural as represented through its dispersed settlements and frequent farmsteads. Another layer of history was added in the 19th and 20th centuries as the Parish saw industrial activity in the form of coal mining. There were two coal mines within the Parish, forming the northern section of the Somerset coalfields. The industrial heritage can be seen most clearly in the set of buildings of the Old Colliery between Stanton Wick and Pensford alongside Wick Lane. Four old buildings remain, all in poor condition. There are also some remains of the original cable railway used to take coal – and miners – from the Bromley pit across to Pensford.

2.5 Apart from within the old core of Stanton Drew, and some scattered buildings of design or historic value, the majority of buildings in the parish present a great variety of types and styles, some from 100 or so years ago but most from the inter-war or post war period.

2.4 The Parish is rich in other historic features including the narrow 13th limestone bridge, also a Scheduled Ancient Monuments (SAM) a Conservation Area, and over 20 Grade II* or Grade II Listed buildings and structures. At the northern entrance to the village before the bridge over the River Chew is a white thatched, Grade II listed 18th-century house which became a toll house when turnpikes were in use (image below).



3. Overall Character

3.1 Local people highlighted a number of positive and negative features of the overall character of the Parish as follows:

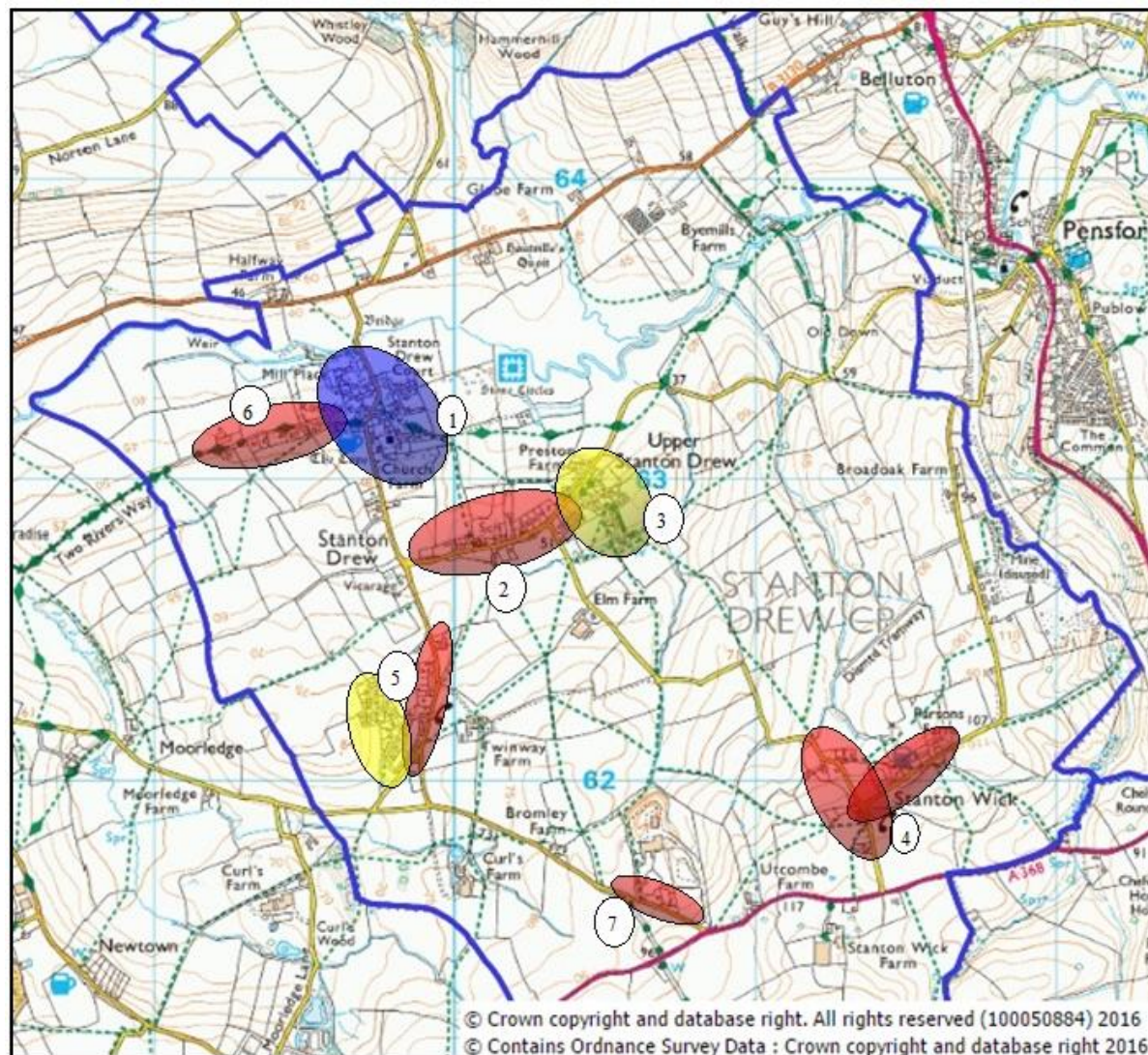
3.2 They also highlighted that Stanton Drew is a diverse Parish with a range of building styles and characteristics set within the rural landscape. In terms of settlements and buildings, the surveys identified three main built **Character Area Types**, with seven distinct settlements:

Character Area Types:

- A. Old Compact Core (blue on map)
- B. One sided linear (red on map)
- C. Clusters (yellow on map)

Distinct settlement areas:

- 1. Stanton Drew
- 2. Upper Stanton Drew
- 3. Tarnwell
- 4. Stanton Wick
- 5. Highfields / Bromley Road and The Crescent
- 6. Sandy Lane
- 7. Bromley Villas



Positive features and special qualities of the Parish:	Negative Features and detracting elements of the Parish:
<ul style="list-style-type: none"> • A sense of connection to history with numerous ancient structures and buildings within or visible from the Parish. • The quiet, tranquil and rural feel, surrounded by beautiful countryside. • Wide sweeping views. The strong sense of community with many clubs and activities. • Strong visual links to the landscape from settlements 	<ul style="list-style-type: none"> • Rural telegraph poles and wires, overhead power lines • Unnecessary road furniture / signage • A few locations where insufficient on plot parking forces residents to park on roads • A few relatively characterless buildings • A few relatively modern areas that don't reflect the general character of the Parish • No obvious centre

3.4 In terms of **landscape**, the Parish lies within the Chew Valley Landscape Character Area*. The overall character is described as tranquil and harmonious, unified by a gently sloping and undulating landform, with a general dip from south to north, landscape which can in places reveal expansive, sweeping views. (*As defined in Supplementary Planning Guidance - Rural Landscapes of Bath & North East Somerset: A Landscape Character Assessment 2003.)

3.5 The key specific buildings and features as noted by the community are:

1. The Toll House
2. The Stones

3. The medieval humped bridged, near Brook Cottage.
4. The Church of St Mary the Virgin.
5. 'Alice's Gate' (opposite Codrington Cottage in Stanton Drew).
6. The triangle with hens in the historic compact core of Stanton Drew.
7. The Parish Hall.
8. Yew Trees (by the school in Upper Stanton Drew).
9. Orange Tree Cottage (on the corner in Stanton Wick).
10. The Phone Box Library (also on the above corner).
11. The Well Stone (near Chalfont Lodge).
12. Remnants of the 20th century coal-mining industry including the cable railway.

3.6 The Parish has produced a Heritage Assets Report (2014) as part of the evidence base for the B&NES Council Placemaking Plan. The Heritage Assets Report covers the features above and others in more detail.

3.7 The Stanton Drew Conservation Area was designated on 31st January 1990. A Conservation Area is an area of special architectural and historic interest.

Below: 13th century bridge



3.8 The 1990 Planning (Listed Buildings and Conservation Areas) Act requires that special attention is paid to the protection and enhancement of a Conservation Area and places additional development control on new works, as well as seeking to minimise the loss of the existing built and natural environment.

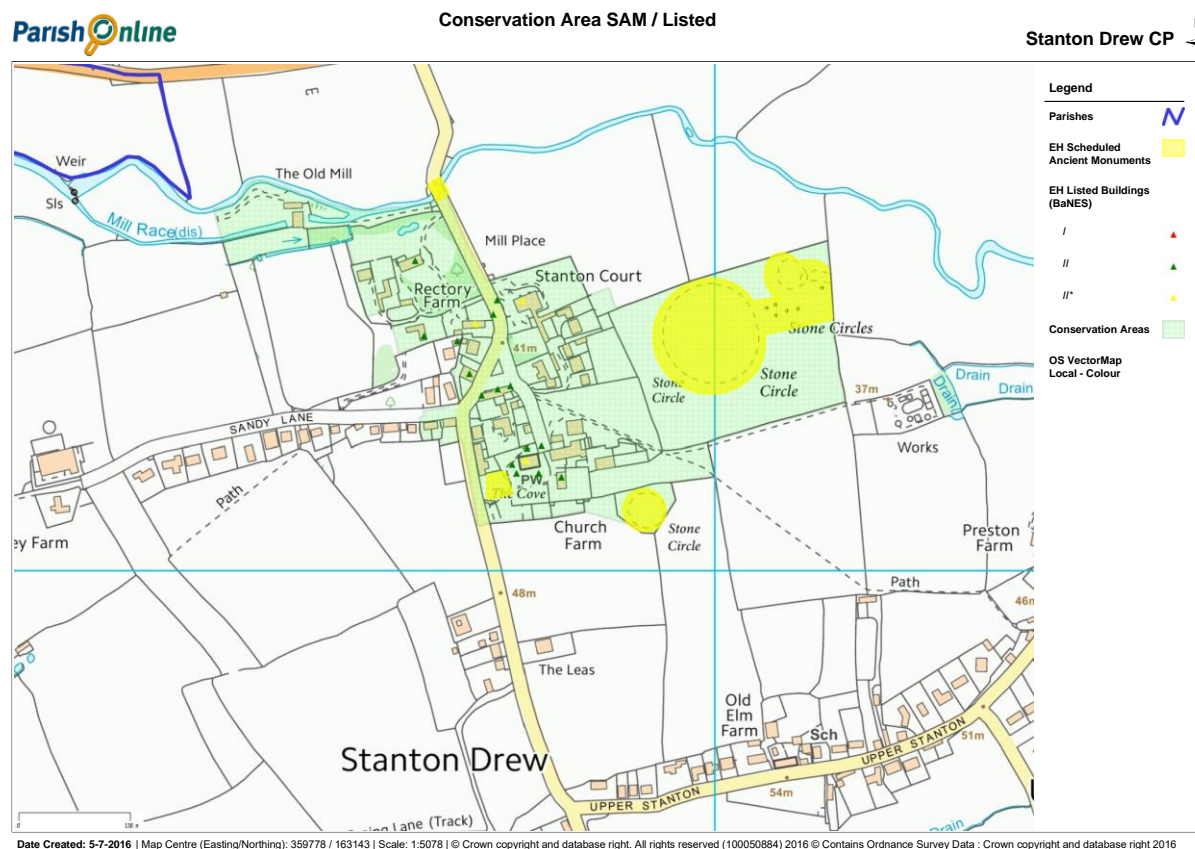
3.9 Guidance on living in a designated conservation area can be found on the B&NES Council website. The emphasis within Conservation Areas is on ensuring that local character is '*strengthened, not diminished, by change*'. Sensitive management of change is essential rather than no change at all, and applications for planning permission must still be determined on their planning merits.

3.10 Each of the Character Areas and the overall landscape was surveyed by local residents during the preparation of this document and the results discussed at a Parish workshop and drop-in. The year 5 and 6 pupils of Stanton Drew Primary School have also contributed to this work. The following sections set out the dominant and distinct characteristics of each of the

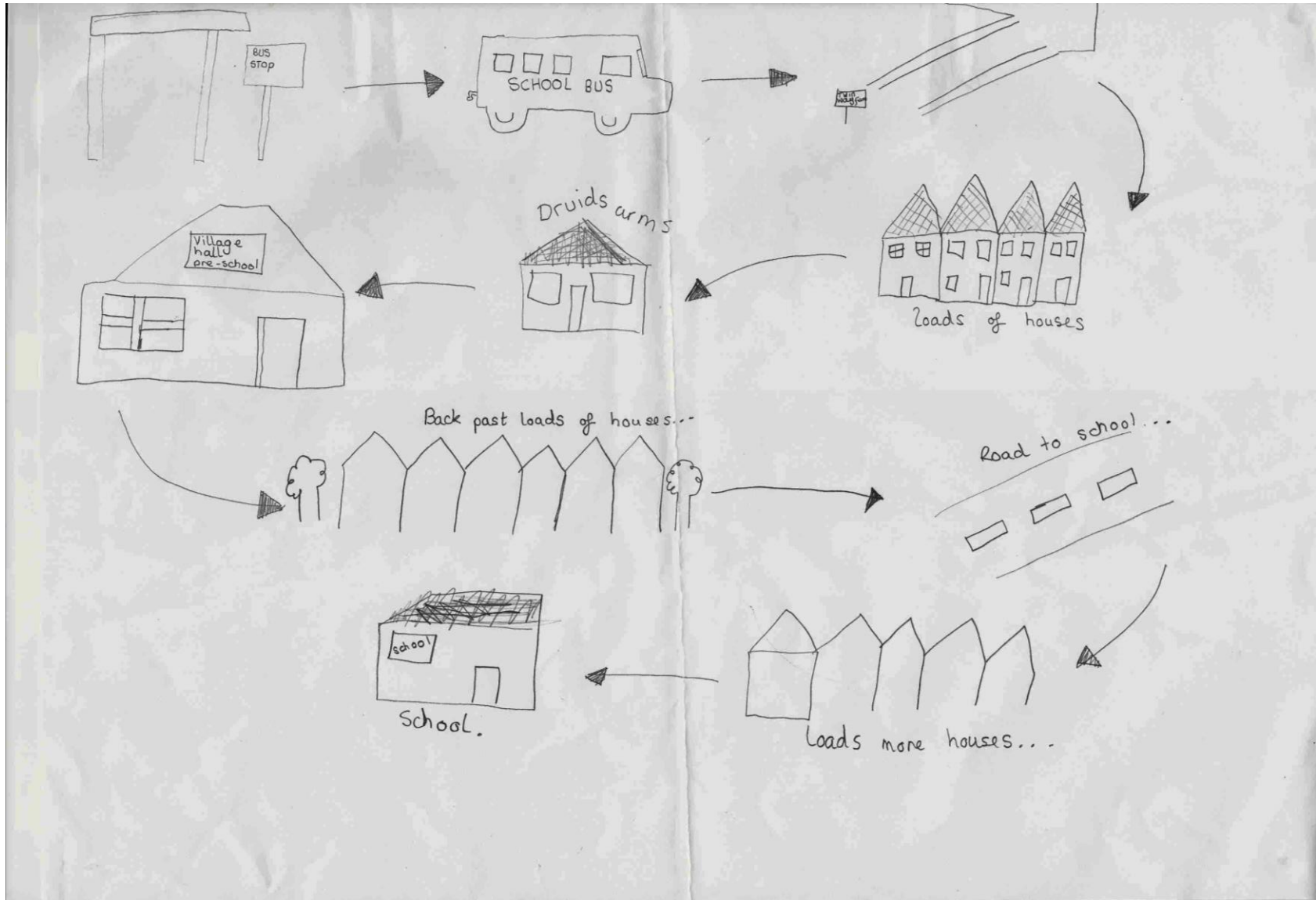
Character Areas and the Landscape so that new, and even small cumulative development of existing properties, can reflect and respect the qualities that make the Parish unique.



Below: Map of Conservation Area, also showing SAMs and Listed Buildings. Right: Details in the Conservation – 'Alice's gate'



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Year 5/6 pupils at Stanton Drew Primary School produced memory maps of their route to school. The maps illustrated features that contributed to the character in the eyes of the pupils. Details varied from historic buildings to small details such as trees and the chickens on the triangle.

4. Strategic Context and Policy

4.1 The Stanton Drew Design Statement has been prepared to be in compliance with the National Planning Policy Framework (NPPF) 2012 and to supplement the policies of the Adopted B&NES Core Strategy (July 2014) and the emerging Placemaking Plan. Our Design Statement conforms to national and local planning policies, which promote the importance of high quality design:

*“Developments should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.”
(NPPF Paragraph 58)*

4.2 The B&NES Core Strategy sets out policies, proposals and actions to meet the environmental, social and economic challenges facing the overall B&NES area over the next 20 years. It is the first part of a two part plan, the second part; the Placemaking Plan will set out detailed policies to deliver the strategic framework of the Core Strategy.

4.3 Both parts of the Local Plan (The Core Strategy and The Placemaking Plan) place importance on high quality design. The Core Strategy (Policy CP6) requires that development meet certain criteria including:

“...the promotion, protection, conservation and enhancement of the distinctive quality, character and diversity of B&NES’s environmental assets”; and “high quality and inclusive design which reinforces and contributes to its specific local context, creating attractive, inspiring and safe places.”

4.4 The Draft Placemaking Plan adds more detail, for example with policy D.2: Local Character & Distinctiveness:

“Development proposals will be supported where they contribute positively to and do not harm local character and distinctiveness.”

4.5 Further information on the policy context is provided in Appendix 2.

This Design Statement includes a number of ‘Design Principles’, the aim of which is to enable proposals that;

“...contribute positively to and do not harm local character and distinctiveness”

These reflect a summary of key points from different sections. See below for Design Principle SD1 and appendix 1 for a full list of Design Principles.

DESIGN PRINCIPLE SD1 - Compliance with the Development Plan

Development should be consistent with the National Planning Policy Framework (2012), the policies of the Bath and North East Somerset District Council Development Plan (Core Strategy 2014 / emerging Placemaking Plan), associated Supplementary Planning Documents and successor documents.



Looking towards Tarnwell from public footpath to the South

5. Landscape

5.1 The Parish is connected by winding lanes and numerous footpaths but is poorly served by bridleways. The lanes and footpaths follow the undulating contours. The landscape has a feeling of openness due to the gentle nature of its topography, but the regular enclosures of hedges and trees contribute to a sense enclosure and intimacy.

5.2 The medium and small fields are generally bounded by hedges. The hedges are typically trimmed and most contain trees, predominantly Oak. The character of the field boundaries changed significantly back in the 1970s due to the Dutch Elm disease. The small fields date back to the most evident period of enclosure of earlier open fields, which took place in the late medieval period. The boundaries preserve the outlines of the earlier strip field system, this can be seen clearly when looking north east across the Standing Stones towards Glebe Farm.

5.3 Though the general structure of the landscape appears to have changed little since the 1st Edition OS

map, the many apple and plum orchards around the settlements, as was typical throughout the area, have been cleared, and some of the small fields have been amalgamated.

5.4 Farm buildings are generally nestled into the valley sides taking advantage of minor depressions in the landscape. The dispersed settlements are small and in many parts the housing is linear, on one side of the road and afford glimpsed views through to the countryside. Although the settlements are physically close to each other (around 100 metres from Stanton Drew to Upper Stanton Drew) it is very difficult to see one from the other. This is because of the undulating nature of the landscape and also because of the often very tall hedgerows. These features even serve to keep Upper Stanton Drew visually separate from Tarnwell because of the considerable dip of the steeply banked Causeway (and despite the merging of houses).

5.5 The river corridor of the River Chew is an important habitat, designated as a SNCI (Site of Nature Conservation Interest). It includes many large native trees such as willows and alders and diverse wildlife and

ecology (see appendix 4 for a record taken during the field work surveys undertaken by residents). It is part of the district's Green Infrastructure (GI) network.

5.6 Key Characteristics:

1. Gently undulating landform with the River Chew running west to east.
2. Small, dispersed settlements and isolated farms.
3. The settlements and buildings generally 'nestle' in the undulating landscape with hedgerows and trees contributing to a lack of intervisibility between them.
4. Medium and small, mostly regular fields, frequently enclosed with native hedgerows with trees.
5. Agricultural land is generally grassland for cattle and sheep, a few areas of arable land noticeable with the larger fields.
6. Evidence of the industrial past in the landscape, principally with red brick buildings associated the mining activities and a section of the disused tramline.
7. A generally quiet and tranquil area.

8. Some sunken, narrow and winding lanes, sometimes bounded in places by high, (occasionally very high) banks.
9. Some areas of woodland, although the hedgerows and the river tributaries provide a 'green' feel.
10. Criss-crossed with well used footpaths (but few bridleways).
11. The River Chew corridor, together with its tributaries and drainage routes provide important habitat for flora and fauna.

**DESIGN PRINCIPLE SD2 –
Landscape Character**

The dispersed settlement pattern of the parish with small settlements and farmsteads linked by a network of footpaths, and narrow lanes (some sunken) should be retained. The visibility of any new development should be considered and the undulating nature of the landscape harnessed to inform the siting and form, contributing positively to the local landscape character.



Above: 1 – Looking north east across the standing stones | 2 – Very high banks bounding the sunken lane in Upper Stanton Drew | 3 – Settlements 'nestled' into landscape | 4 – Gently sloping landform.

Landscape and Landmark Views

“The views are beautifully rural, often wide sweeping and plentiful all over the Parish”

5.7 The undulating nature of the landscape gives rise to extensive views. There are a number of landmarks in the area to view, including Maes Knoll (or Maes Tump), an Iron Age hill fort.

5.8 Whilst the majority of the Parish enjoys beautiful views over the fields, including to Dundry Hills and the Mendips, four views in particular have been recorded as being significant (three of which are identified in the Neighbourhood Plan Working Group Protected Views Document January 2016). These views contribute to the character and distinctiveness of the Parish. They are publically accessible and have distinct elements such as landmarks or local landform.



DESIGN PRINCIPLE SD3 - Landmark Views

The landscape setting of the Parish and its surrounding countryside are an essential part of Stanton Drew's character and important views need to be retained. Four key views in the Parish have been identified (see appendix 3 for view location maps):

- 1. View from the cricket ground looking north towards Dundry and north-east towards Maes Knoll.***
- 2. View from Stanton Drew medieval bridge across the Standing Stones to the Winding House.***
- 3. View from Wick Lane East across Pensford to Beckford Tower.***
- 4. View from A368 just east of the junction with Bromley Road looking towards the Mendips.***



4. View from A368 just east of the junction with Bromley Road looking towards the Mendips.

6. CHARACTER AREAS

Old Compact Core: Stanton Drew



6.1 Entering the village over the bridge from the north, the clear pattern is of large medieval or Georgian houses on both sides of the road, in all cases either well-shielded or hard to see because of the stone walls and considerable vegetation. The road then swings right past a triangular, well-trodden green (with its own population of hens) with the view ending with the Victorian village hall.

6.2 Though not easily visible, there are many substantial houses almost hidden behind the street frontage, accessed via gates on the road or short, narrow, private driveways. This is particularly the case with the more recent cul-de-sac of Stanton Drew, although the houses here have more open fronts. Given the evolving historic nature of development here, the plot sizes vary enormously.

6.3 As the road continues south out of the village (past the Druid's Arms), development becomes apparently one-sided, although there are, once again, houses hidden behind, as well as the very significant church. There are some more houses on the lane to the East up to the church and the other distinctive feature here is the large farm complex.

6.4 This core, plus the sites of the stones, forms the Stanton Drew Conservation Area, which also contains all the Listed Buildings.

6.5 Key Characteristics:

1. Large medieval or Georgian houses on both sides of the road often very large, plots; a few are in short terraces.
2. Most properties are two storey.
3. Some – notably Stanton Court – are (a high) 3 storeys.
4. Several of the buildings are Grade II* or Grade II Listed.
5. The green triangle with hens.
6. The medieval hump-backed bridge, near Brook Cottage, that marks a gateway into this area is a Scheduled Ancient Monument.
7. Exception to this pattern is in the cul-de-sac named Stone Court where there are several post-1945 houses and bungalows.
8. Several properties are extremely well-hidden with stone walls and considerable vegetation.
9. Most properties are built of stone, sometimes rendered.
10. Chimneys (mostly brick, so later or replaced) are a key feature.

11. There is a strong sense of containment that begins at the bridge, with stone walls and large buildings and with only glimpsed views out to the surrounding countryside.

Conservation Area

6.6 POLICY HE1: Historic Environment Safeguarding Heritage Assets in the Draft Placemaking Plan (Pre-Submission Version December 2015) states the following:

“Within the scope of Core Strategy Policies B4 and CP6, development that has an impact upon a heritage asset, whether designated or non-designated, will be expected to enhance or better reveal its significance and setting.”

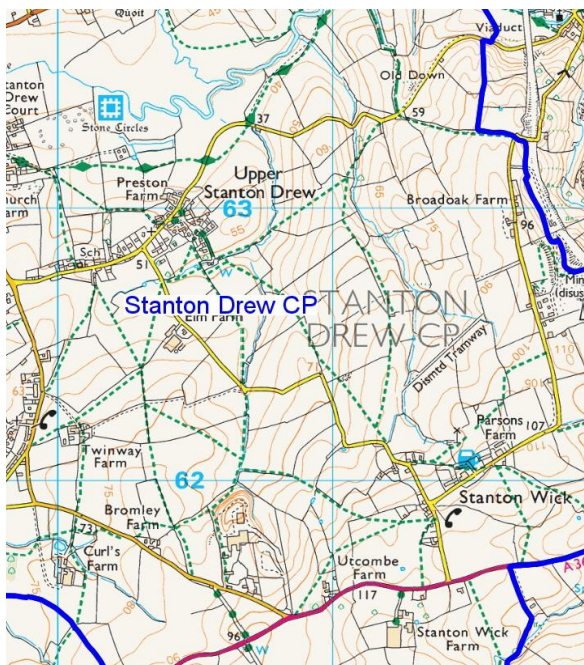
DESIGN PRINCIPLE SD4 - Conservation Area

All development proposals in or affecting the setting of the Conservation Area should preserve or enhance the character and appearance of the Area. Applications should demonstrate how an appraisal of the Conservation Area has informed the design.



Above: 1 - The 'green triangle' with chicken coop | 2 - Brick Chimney | 3 - Three Storey Georgian house | 4 - The large Stone Circle | 5 - St Mary's Church

One-sided Linear: Upper Stanton Drew, Stanton Wick, Sandy Lane, Highfield Road and Bromley Villas



6.7 Though all of these settlements contain some older houses, more recent developments have almost all followed the original – and highly distinctive – pattern by being on one side of the road only, opposite quite strong, high hedgerows and banks. The minor exception is in Upper Stanton Drew where, just east of the school, there are a few both older and more recent houses on both sides.

6.8 The small historic core of Upper Stanton Drew focuses on the area near the school and it then extends both east and west with mostly post Second World War individual houses on separate plots.

6.9 By contrast with the main part of Stanton Drew, there are no ‘grand’ properties in any of these areas. There are a number of more modest family houses probably dating from Victorian times but most are from the inter-war or post-1945 periods. Almost all the houses in Sandy Lane are from the same post-1945 period. Stanton Wick is slightly different but still firmly one-sided. Here the small historic core is mainly at the junction with Wick Lane although there is also a detached cluster of older properties along the lane, including the Carpenter’s Arms.

Otherwise the pattern is again of individual post-1945 houses each on its own plot.

6.10 There are few or no shielding walls between the road and the houses in either Sandy Lane or Stanton Wick. Some properties, usually the older ones (and the school) are on or close to the street but the newer ones are mostly well set back with large front gardens and what almost appears to be a set building line.

6.11 In addition to views out along the open side of the roads, there are a number of contained but important views out to the countryside between houses.

6.12 Key Characteristics:

1. Highly distinctive pattern by being on one side of the road only in most of these areas.
2. All the houses are either two storeys or one storey.
3. Two non-residential buildings: the School in Upper Stanton Drew and the Carpenter’s Arms in Stanton Wick (though this is also residential).
4. Some family houses probably dating from Victorian.

5. Most are from the inter-war or post-1945 periods.
6. Almost all are detached.
7. The more recent detached houses are almost all well set back from the road
8. The styles and materials are extremely varied but do reflect the period when built.
9. Walls may be of brick, stone, artificial stone or render (most commonly painted white).
10. Roofing materials are a mix including concrete; some older buildings now have concrete tiles, clay tiles and some slate.
11. In addition to views out along the open side of the roads, there are a number of contained but important views out to the countryside between houses, (these should be retained).
12. Bromley Road (with Highfields to the rear) fronts out onto agricultural land and the properties are generally individual in style and built over a long period of time.
13. Bromley is a very small linear settlement, which includes historically miners' cottages and now renovated mine buildings.



Above: 1 – View towards Upper Stanton Drew from Bromley Road | 2 – Raised pavement in Upper Stanton Drew | 3 – The Carpenters Arms in Stanton Wick | 4 – Housing along Bromley Road | 5 – Bromley Villas

Clusters: Tarnwell and Highfields



6.13 There are some houses in both Tarnwell (in the older centre) and in Highfields (along The Crescent) that might have been included in the section above in terms of style and materials, as could those in The Orchard. There are in fact two genuine older terraces, one of four houses, the other of three, in Tarnwell. However, the prevailing character is set, for both areas, by the post-1945 housing developments.

6.14 Around 100 years ago, Tarnwell had a core of older buildings at the end of The Causeway around several small roads going off in different directions. That core still exists but there are now several groups of post 1945 houses, especially to the South. The wide spaces of the roadways and parking areas, and the garages associated with these create a very different and almost suburban character dominated by the car and its effects. Though, perhaps more a part of Upper Stanton Drew, the fairly recent Orchard development is distinctly suburban, even if some of its houses, plots, front garden walls etc. are similar to others in the main part of Upper Stanton Drew.

6.15 Highfields started later; development of a roadside strip (one-sided) only appears on the map from 1946/8. That strip has been added to since 1948 for a considerable length along The Crescent but, as in other areas, plots are large, buildings are set back and in this case there are often fairly high hedges limiting views to the houses. The road front strip was added to quite recently with the estate behind, along The Drive and Highfields. The estate in particular is very suburban in layout with only a few glimpses out to the surrounding countryside and once again dominated by provision for the car. Although low density, the area as a whole forms almost the largest settlement area in the parish.

6.16 Key Characteristics

Tarnwell:

1. Small historic 'core' and the end of the causeway.
2. Wide spaces of parking areas and roadways within the cluster.
3. Garages associated with the roadways and parking, create an almost suburban character.

1 or 2 storey 'chalet' style houses, semi-detached form

4. and a grouped layout of the houses themselves
5. Some of these houses are well tucked away.
6. There are two older; stone built, terraces, one of four houses, the other of three.
7. Two small developments either side of the road named Old Tarnwell.
8. Connected to Upper Stanton Drew by mainly post war linear development i.e. between junction and school



Highfields:

1. Cul-de-sac layouts behind the frontage strip of houses along The Crescent.
2. The houses are mostly two storeys with a few bungalows interspersed.
3. Materials for the houses are almost always brick or rendered brick and stone, concrete tiles are used for the roofs and chimneys are common and quite noticeable.
4. Garage blocks.
5. The estate is very sub-urban (not rural) in layout with only a few



Above: 1 – View into Tarnwell | 2 – Photovoltaic panels | 3 – Tarnwell nestled in the landscape | 4 – Public footpath leading out of Tarnwell | 5 – Looking out into landscape from Tarnwell

glimpses out to the surrounding countryside.

6. Although low density, the area, together with Bromley Road, as

a whole forms almost the largest settlement area in the parish.

DESIGN PRINCIPLE SD5 – Character Areas

- **SD5.1 – Development should be appropriate to the character area and respect nearby colours, textures, materials, scale, ridge heights, plot location and boundary details. The design process should start with a thorough site appraisal so that the design is appropriate, sensitive to its location and respects its context.**
- **DS5.2 – Safeguard the unique character identified for each settlement. Study the form and pattern of surrounding buildings. Development should take account of the existing streetscape and layout. This should not prevent new forms begin explored.**
- **SD5.3 – New buildings and extensions should incorporate high standards of energy efficiency and include, where possible, renewable energy generation in ways that respect local character.**
- **SD5.4 – High quality contemporary architecture incorporating imaginative and original design that adds to the unique character of the area is encouraged.**
- **SD5.4 – The traditional form of roads and associated footways is preferred, with road markings and signage kept to a minimum.**



Above: 1 – View into Highfields | 2 – Typical housing in Highfields | 3 – Semi-detached typical housing types in Highfield | 4 – Highfields in its landscape setting

7. DELIVERING HIGH QUALITY DESIGN

Using the Design Statement

7.1 This Design Statement will gain most value if used by potential applicants for planning permission at the earliest possible stage in developing their designs. This is the point at which all the aspects of local distinctiveness can best be used to shape appropriate designs.

7.2 Whether or not the Design Statement is used during the evolution of designs, it will be used by the B&NES Council Development Management officers in assessing each application. As suggested in 1.5, the content of this Statement will form a material consideration in assessing applications.

7.3 The most effective way for applicants to use this Design Statement is outlined in the following paragraphs.

Pre application community involvement

7.4 The National Policy Framework (paragraph 66) states the following: "Applicants will be expected to work

closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably."

7.5 B&NES Council actively encourages applicants to engage the community in pre-application consultation. The Neighbourhood Planning Protocol (Adopted September 2012, Updated September 2014) sets out how the Council expects this to be undertaken. Key points from the Protocol are reproduced below:

"Pre-application consultation should allow those affected or concerned by a proposal to discuss their concerns before any key decisions have been made. It should also help resolve or identify areas of concern earlier in the process and avoid unnecessary objections at a later stage.

To ensure that a developer undertakes pre-application community involvement that is suitable for the size and type of development proposed,

guidelines for the level of community involvement that will be encouraged have been produced (see page 10 of the Protocol).

Details of any pre-application public consultation undertaken by developers should be outlined alongside the planning application in the form of a consultation statement. The pre-application consultation will be organised, managed and funded by the potential developer.

It must be noted that the Council cannot refuse a planning application because pre-application consultation has not taken place. However, failure to carry out suitable consultation activities could result in objections being made which lead to the delay or refusal of the planning application."

7.7 The Parish Council itself undertakes to:

- Provide any potential applicant with a single point of contact. In the first instance this is the Parish Clerk:
clerk@stantondrewpc.co.uk

- provide advice to supplement the Council guidance on the approach to community involvement so that it is appropriate to the type, scale and location of the proposed development;
- agree who needs to be consulted and provide help in contacting them;
- make available support; such as access to the Village Hall (usual hire fees will apply);
- provide any further background information to this Design Statement relevant to a particular site; and
- verify the applicant's report, if the process has been reported to their satisfaction.

We expect that the potential applicant will:

- lead and fund the consultation (making clear that the consultation is developer led);
- show how they have made use of this Design Statement; and
- engage in pre-application consultation as set out by B&NES Council in the Neighbourhood Planning Protocol.

7.7 It is important to note that any use of these guidelines is entirely without prejudice to the eventual judgement of the Parish Council (as a statutory consultee) on the merits of any resulting application.



Above: Local Landmark 'the roundhouse' as drawn by year 5/6 pupil at Stanton Drew Primary School.

DESIGN PRINCIPLE SD6 - Use of the Stanton Drew Design Statement

All applications for development in Stanton Drew Parish should include a statement demonstrating how they have taken into account the Design Principles of the Statement and engaged with the Parish Council and the agreed local community. Stanton Drew Parish Council will undertake to positively engage with any applicants and also to engage with neighbouring Parishes if appropriate.

APPENDIX 1 – Design Principles

DESIGN PRINCIPLE SD1 - Compliance with the Development Plan

Development should be consistent with the National Planning Policy Framework (2012), the policies of the Bath and North East Somerset District Council Development Plan (Core Strategy 2014 / emerging Placemaking Plan), associated Supplementary Planning Documents and successor documents.

DESIGN PRINCIPLE SD2 – Landscape Character

The dispersed settlement pattern of the parish with small settlements and farmsteads linked by a network of footpaths, and narrow lanes (some sunken and bounded by banks) should be retained. The visibility of any new development should be considered and the undulating nature of the landscape harnessed to inform the siting and form, contributing positively to the local landscape character.

DESIGN PRINCIPLE SD3 - Landmark Views

The landscape setting of the Parish and its surrounding countryside are an essential part of Stanton Drew's character and important views need

to be retained. Four key views in the Parish have been identified

DESIGN PRINCIPLE SD4 - Conservation Area

All development proposals in or affecting the setting of the Conservation Area should preserve or enhance the character and appearance of the Area. Applications should demonstrate how an appraisal of the Conservation Area has informed the design.

DESIGN PRINCIPLE SD5 – Character Areas

SD5.1 – Development should be appropriate to the character area and respect nearby colours, textures, materials, scale, ridge heights, plot location and boundary details. The design process should start with a thorough site appraisal so that the design is appropriate, sensitive to its location and respects its context.

SD5.2 – Safeguard the unique character identified for each settlement. Study the form and pattern of surrounding buildings. Development should take account of the existing streetscape and layout. This should not prevent new forms begin explored.

SD5.3 – New buildings and extensions should incorporate high standards of energy efficiency and include, where possible, renewable energy generation in ways that respect local character.

SD5.4 – High quality contemporary architecture incorporating imaginative and original design that adds to the unique character of the area is encouraged.

SD5.4 – The traditional form of roads and associated footways is preferred, with road markings and signage kept to a minimum.

DESIGN PRINCIPLE SD6 - Use of the Stanton Drew Design Statement

All applications for development in Stanton Drew Parish should include a statement demonstrating how they have taken into account the Design Principles of the Statement and engaged with the Parish Council and the agreed local community. Stanton Drew Parish Council will undertake to positively engage with any applicants and also to engage with neighbouring Parishes if appropriate.

APPENDIX 2

Planning Policy Context

The Stanton Drew Community Design Statement has been prepared to be in compliance with the National Planning Policy Framework (NPPF) 2012 and to supplement the policies of the B&NES District Local Plan. Details of more specific area designations, listed buildings and so forth have already been covered in main part of this document.

National Policy

In its National Planning Policy Framework (NPPF) the Government attaches great importance to the design of the built environment, recognising that good design is a key aspect of sustainable development being indivisible from good planning and should contribute positively to making places better for people. In particular, the NPPF makes clear the importance of response to 'local character' in the design of new development (or the refurbishment of existing buildings or places):

"Developments should respond to

local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation."
(Paragraph 58)

It also stresses that design policies should avoid unnecessary prescription to detail but concentrate on guiding the overall scale, density, height, landscape, layout, materials and access of any new development in relation to neighbouring buildings and the local area.

The NPPF seeks to empower local people to shape their surroundings as part of a process to secure high quality design. Under the main heading of "Requiring Good Design", the NPPF states the following:

"Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably."(Paragraph 66)

Local Policy: Core Strategy (Adopted July 2014)

Key policies from the Core Strategy include:

The District- wide spatial strategy (**Policy DW1**) which aims to promote sustainable development across the district through criteria outlined, including:

- *"development in rural areas is located at settlements with a good range of local facilities and with good access to public transport*
- *requiring development to be designed in a way that is resilient to the impacts of climate change*
- *Protecting, conserving and enhancing the District's nationally and locally important cultural and heritage assets*
- *protecting the district's biodiversity resource including sites, habitats"*

The Core Strategy outlines a vision for rural areas within which Stanton Drew lies: "The District's rich and diverse

countryside will be maintained. Locally identified needs will be met whilst maintaining the individual character of villages...”

Policy CP6 Environmental Quality requires that any development meet certain criteria:

“1 High Quality Design: The distinctive quality, character and diversity of Bath and North East Somerset’s environmental assets will be promoted, protected, conserved or enhanced through:

a. high quality and inclusive design which reinforces and contributes to its specific local context, creating attractive, inspiring and safe places.

b. ensuring that all major housing schemes meet CABE’s Building for Life (BfL) good standard, as a minimum.

2 Historic Environment: The cultural and historic environment will be preserved or enhanced, and sites, buildings, areas and features of recognised national and local importance and their settings will be protected.

3 Landscape: The distinctive character

and quality of Bath and North East Somerset’s landscapes will be conserved or enhanced.

4 Nature Conservation: The quality, extent & robustness of protected sites and valued habitats will be enhanced, and networks of valued habitat will be restored or created.”

Policy CP7: Green infrastructure

Part of the districts strategic Green Infrastructure network flows through the Parish along the river corridor of the River Chew.

“The integrity, multi-functionality, quality and connectivity of the strategic Green Infrastructure (GI) network will be maintained, protected and enhanced. Opportunities will be taken to connect with, improve and extend the network.”

Local Policy: Draft Placemaking Plan (Pre-Submission Version December 2015)

Stanton Drew Parish is washed over by the Green Belt and in line with national policy the Core Strategy limits developments within the area: “In accordance with the NPPF proposals

for development in the Green Belt will not be acceptable unless very special circumstances for development can be demonstrated”.

Stanton Drew is one of a number of parishes with settlements defined by a Housing Development Boundary “within which infilling for housing development would be acceptable”.

Key policies from the emerging Placemaking Plan include:

POLICY GB1: Visual Amenities of The Green Belt

“Development within or conspicuous from the Green Belt should not prejudice but seek to enhance the visual amenities of the Green Belt by reason of its siting, design or materials used for its construction.”

POLICY GB2: Development In Green Belt Villages

“Development in villages in the Green Belt will not be permitted unless it is limited to infilling and in the case of residential development the proposal is within the defined Housing Development Boundary.”

Policy D.2 sets out the policy on local character and distinctiveness, designs should respond to an analysis of the place in a positive way. Evidence of locally specific analysis which underpins the design rationale will be sought to demonstrate that this policy has been met. Existing local character appraisals, site briefs, and other evidence should be taken into account when establishing the local character and distinctiveness.

POLICY D.2: Local Character & Distinctiveness

“Development proposals will be supported where they contribute positively to and do not harm local character and distinctiveness.”

POLICY D.5: Building Design relates specifically to building-scale design and materials.

POLICY D.7: Infill and Backland Development

Infill development is defined as the filling of a small gap in an otherwise built-up frontage, usually consisting of frontage plots only.

POLICY HE1: Historic Environment

This policy seeks to Safeguard Heritage

Assets which are defined as:
Conservation areas, Scheduled Ancient Monuments, listed buildings and non-designated heritage assets.

POLICY HE1: Historic Environment Safeguarding Heritage Assets

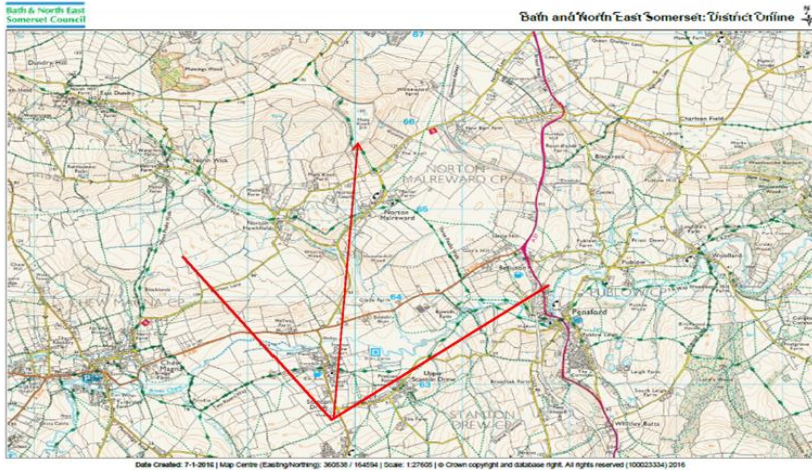
“Within the scope of Core Strategy Policies B4 and CP6, development that has an impact upon a heritage asset, whether designated or non-designated, will be expected to enhance or better reveal its significance and setting.”

Local Policy: Stanton Drew DRAFT Neighbourhood Development Plan (emerging)

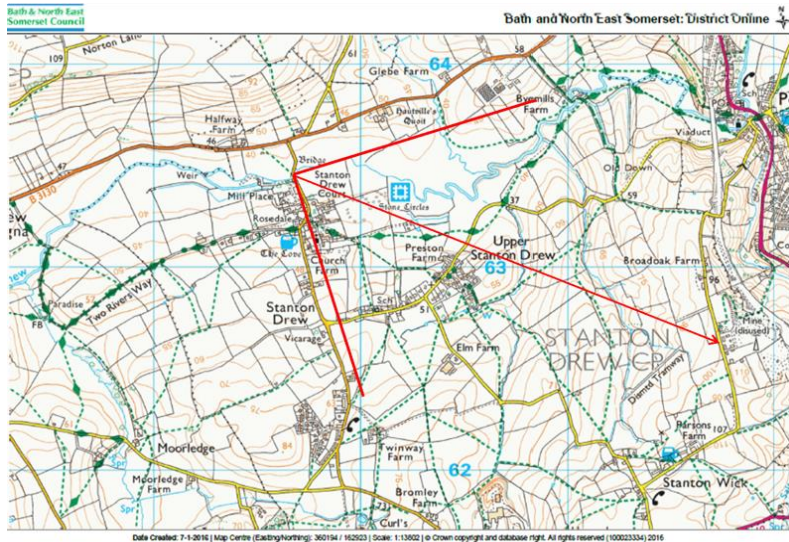
The Parish are preparing a Neighbourhood Development Plan. The aim is for the draft Plan to be ready for formal consultation summer / autumn 2016. Once the plan has passed all the required stages; (consultation / examination / referendum), it will be formally 'made' as part of the B&NES Council Statutory Development Plan and planning decisions within the Parish will be taken in accordance with it.

APPENDIX 3 VIEW LOCATION MAPS

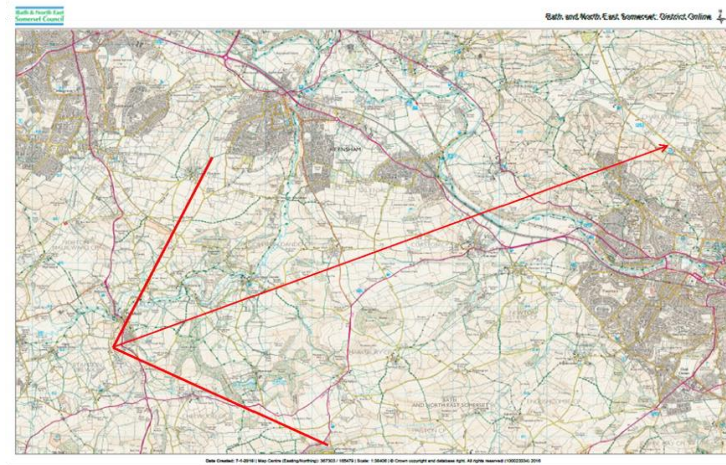
View 1. From Cricket ground North towards Dundry and North East towards Maes Knoll



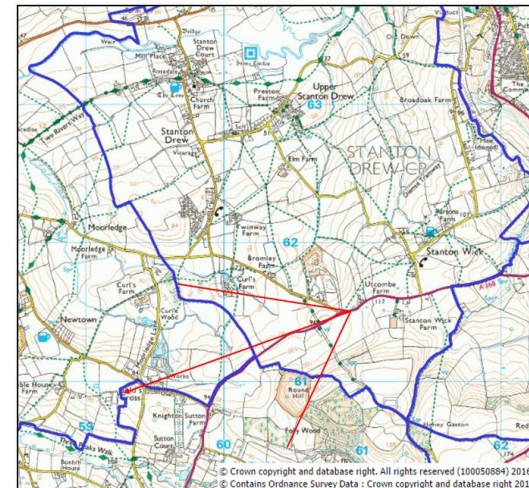
View 2. From Stanton Drew medieval bridge across the standing stones to the Winding House.



View 3. From Wick Lane east across Pensford to Beckford Tower.



View 4. From A368 just east of the junction with Bromley road looking towards the Mendips



APPENDIX 4 WILDLIFE AUDIT

Wildlife and ecology noted by residents who undertook Character Assessment surveys during the preparation of this document:

Mammals:

- badger
- bats (various)
- deer
- fox
- otter
- hedgehog
- mice
- moles
- rabbit
- shrews
- weasel
- voles

Birds:

- blackbird
- blackcap
- buzzard
- chaffinch
- collard dove
- crow
- dunnock
- goldfinch
- greater spotted woodpecker
- green woodpecker
- jackdaw
- jay
- kestrel
- merlin
- owls: barn, little, tawny
- pied wagtail
- robin
- rook
- sparrow
- sparrow hawk
- starling
- thrush
- tits: blue, great, coal. long-tailed
- wood pigeon
- wren

Other ecology and wildlife:

- amphibians e.g. toads
- fungi (various)
- insects (numerous e.g. butterflies, damselflies, dragonflies)
- slow worms and grass snakes
- wildflowers (numerous e.g. primroses, orchids, wild strawberry)
- violets
- teasels

APPENDIX 5 USEFUL LINKS

National Planning Policy Framework:
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

B&NES Council Planning web pages:
<http://www.bathnes.gov.uk/services/planning-and-building-control/planning>

B&NES Council Planning Policy Core Strategy web pages:
<http://www.bathnes.gov.uk/services/planning-and-building-control/planning-policy/core-strategy-examination>

B&NES Neighbourhood Planning Protocol
http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/NPP/npp_my_neighbourhood_adopted_2014.pdf

Stanton Drew Neighbourhood Plan (the Protected Views Document is part of the evidence base for the Plan):
http://www.stantondrewpnp.co.uk/category/neighbourhood_plan/

English Heritage:
www.english-heritage.org.uk

Natural England:
<http://www.naturalengland.org.uk/>