

Stanton Drew Neighbourhood Development Plan 2017 – 2036



Consultation statement

Version 2: 30th March 2020

1.0 Introduction

2.0 Consultation and Evidence Base

3.0 Examples of leaflets delivered door-to-door to Parish residences and business premises

4.0 Response Summary

5.0 Email for Regulation 14 Consultees.

Appendix A

Feedback comments from the Options Document consultation July & August 2017

Appendix B

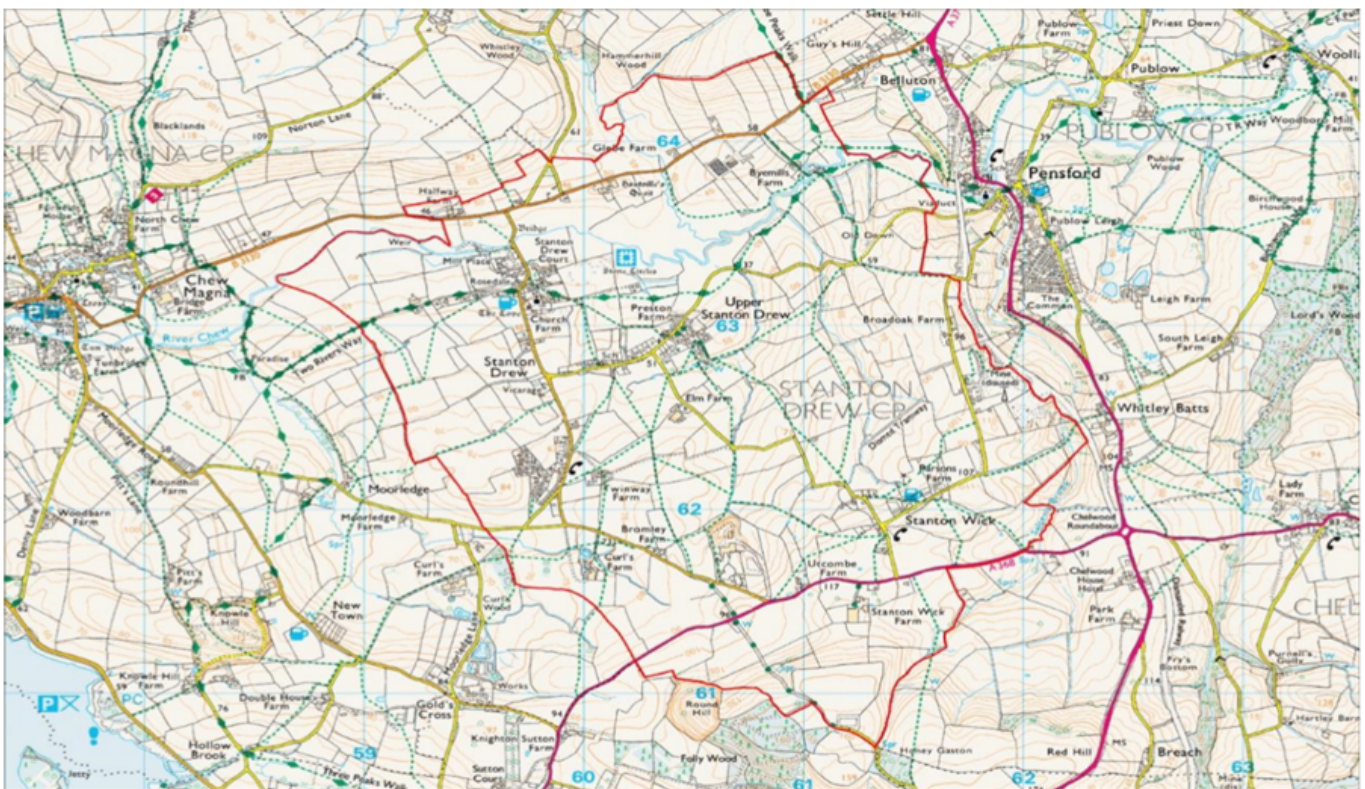
Presubmission Draft Regulation 14 Consultation Comments and Responses

1.0 Introduction

The purpose of this document

This document provides a record of the consultation process that took place regarding the Stanton Drew Parish Neighbourhood Plan area and the related Neighbourhood Planning body: Stanton Drew Parish Council. The main methods used to publicise the consultation process are also documented.

The Designation of the Stanton Drew Neighbourhood Area was approved in accordance with section 61G of the Town and Country Planning Act 1990as amended for the purposes of Neighbourhood Planning on 6th October 2013. http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-policy/NPP/stanton_drew_np_application_pack.pdf



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Figure 1:Stanton Drew Parish Neighbourhood Plan area designation outline in red.

The Localism Act 2011 introduced the right for parishes and communities in England to shape future local development by drawing up neighbourhood development plans. Over the past 5 years Stanton Drew Parish Council and the Stanton Drew Parish Neighbourhood Plan (SDPNP) Steering Group has engaged with the Parish and the wider community through a variety of questionnaires, consultations and representations at events.

2.0 Consultation and Evidence Base

Since the beginning of 2013 the Parish Council (PC) and NP Steering Group have invited parishioners to engage with the neighbourhood plan process either in person, online, or at public meetings. The Parish Council introduced informal recorded Parish surgeries for parishioners, timed on a bimonthly basis to fall in between scheduled formal Parish Council meetings to give parishioners direct access to Parish Council representatives. Monthly Community Cafes and other village events also offered opportunity for informal contact with Parish Councillors or Steering Group members.

The Options document was compiled using results from two Household questionnaires and research carried out by professional agencies together with public consultation input from multiple surgeries and Public sessions.

A Site Options Long List (SOLL) was a desk top exercise, conducted in line with similar desk top exercises, to evaluate the appropriateness, or otherwise of sites within the Parish for development. This list was analysed for suitability against national and local planning policy, which resulted in a large number of land parcels being declared not appropriate. It was initially intended to reference the remaining options in the Plan, however, due to significant parishioner dislike of the SOLL received during feedback on the Draft Plan, it was decided not allocate sites for development, but to retain the SOLL as part of the evidence base.

In addition, as a result of parishioner feedback it was also decided to modify the reference to how hedges could be trimmed.

Feed received on the Options Document is listed in file: -

171025 Feedback comments from the Options Document consultation July including online and e-mail comments.

Feedback received on the Draft Plan is listed in file: -

Responses to Copy of Stanton Drew NP final consultation (Responses) including hard copy and e-mails (Record numbers added, and names removed)

The overview of information contained in the 'Evidence Base' of the Stanton Drew Neighbourhood Plan (NP) process is listed below:

Steering Group meetings started in May 2013 and occurred approximately every month.

2013-Jan: Invitation to Public session on 9/10 Feb posted in Parish Magazine.

2013-Feb: Invitation to Public session on 9/10 Feb posted in Parish Magazine.

2013-Aug: Parish Council notes on NP published in Parish Magazine, and Chew Valley Gazette (CVG).

2013-Aug-14: Meeting with Bath & North East Somerset Unitary Authority (B&NES) representatives.

2013-Oct: Parish Council note re. NP Web site & E-Mail published in Parish Magazine.

2013-Oct: Advert re. application to B&NES to register Stanton Drew as a Neighbourhood Plan area and also request for Volunteers.

2013-Oct-1: B&NES approve designation of Stanton Drew as a NP area.

2013-Dec: Invitation to Public sessions on 11/12 Jan 2014 published in Parish Magazine, and NP and Parish Council websites.

2014-Jan: Invite to Public sessions on 11/12 Jan 2014 published in Parish Magazine, and websites.

2014-Jan-11: Walk-in session in Village Hall.

2014-Jan-12: Walk-in session in Village Hall.

- 2014-Jan-22: Presentation to Department of Communities & Local Government (DCLG) and B&NES representatives.
- 2014-Feb: Parish Council notes published in Parish Magazine, PC website and CVG.
- 2014-Apr: Parish Council notes published in Parish Magazine, CVG and PC website.
- 2014-Jun: Parish Council notes published in Parish Magazine, CVG and PC website.
- 2014-Jul: Parish Council meetings/surgeries - invite to discuss NP published in Parish Magazine, and PC website.
- 2014-Jul: Progress document distributed to all households in the Parish together with a request to get involved (Form enclosed) published on NP website.
- 2014-Aug: Parish Council notes published in Parish Magazine, CVG, and PC website.
- 2014-Sept: Invitation to attend Presentation and discussion meetings - 24/28 Sept 2014 - also words of encouragement published in Parish Magazine.
- 2014-Sept: Public presentations published on NP website.
- 2014-Oct: Notes within Parish Council minutes published in Parish Magazine, CVG, and PC website.
- 2014-Dec: Notes within Parish Council minutes published in Parish Magazine, CVG, and PC website.
- 2015-Jan Full page description/explanation published in Parish Magazine.
- 2015-Feb Notes within Parish Council minutes published in Parish Magazine, CVG, and PC website.
- 2015-Mar: Advertisements to supply your e-mail win dinner & keep in touch with NP, Advertisement re. delivery of NP questionnaire published in Parish Magazine, and websites.
- 2015-Apr: Notes within Parish Council minutes, advertisement re. filling in questionnaire, published in Parish Magazine. Parish Council minutes published in CVG, and PC website.
- 2015-Apr: Questionnaire Survey delivered to every house in the Parish.
- 2015-Jun-05: Meeting with B&NES representatives.
- 2015-Jun: Survey results from Ragdoll Research available online.
- 2015-Jul: Notes within Parish Council minutes published in Parish Magazine, CVG, and PC website.
- 2015-Jul-21: Meeting with B&NES to discuss concerns.
- 2015-Aug: Article on NP. 24, Notes within Parish Council minutes published in Parish Magazine, CVG, and PC website.
- 2015-Sep-09: Meeting with B&NES Rep.
- 2015-Oct-12: First public Plenary meeting.
- 2015-Oct: Article on NP. Notes within Parish Council minutes published in Parish Magazine, CVG, and PC website.
- 2015-Nov-11: Walk-in session.
- 2015-Nov-14: Walk-in session.
- 2015-Nov-22: Walk-in session.
- 2015-Dec: Notes within Parish Council minutes published in Parish Magazine, CVG, and PC website.

- 2016-Jan: Invitation to Plenary meeting published in Parish Magazine and websites.
- 2016-Jan: Workshop with Stanton Drew WI.
- 2016-Jan-11: Second Plenary Meeting.
- 2016-Jan-15: Meeting with B&NES Rep.
- 2016-Feb: Invitation to Parish Design Statement meeting on 5th March with words of encouragement published in Parish Magazine and websites.
- 2016-Feb-23: Meeting with B&NES Rep.
- 2016-Mar: Advertisement for Design Statement workshop on 5th Mar 2016 published in Parish Magazine and websites.
- 2016-Mar-05: Design Statement meeting held for parishioners facilitated by Place Studios.
- 2016-Mar-22: Meeting with B&NES representative.
- 2016-Apr: Stanton Drew Parish Council - Notes - The Neighbourhood Plan – Update published in Parish Magazine, CVG, and PC website.
- 2016-May: Invitation to Plenary meeting on 17th May published in Parish Magazine and websites.
- 2016-May-17: Third Plenary Meeting.
- 2016-Jul: Stanton Drew Parish Council - Notes - The Neighbourhood Plan – Update published in Parish Magazine, CVG, and PC website.
- 2016-Jul-12: Meeting with B&NES Representative.
- 2016-Aug: Stanton Drew Parish Council - Notes - The Neighbourhood Plan – Update published in Parish Magazine, CVG, and PC website.
- 2016-Oct: Invitation to Plenary Meeting on 16th November 2016. Brief update as part of Parish Council notes published in Parish Magazine and websites.
- 2016-Nov: Reminder of Plenary Meeting on 16th Nov and invitation to attend published in Parish Magazine and websites.
- 2016-Nov-16: Fourth Plenary meeting including presentation by Worcester Research.
- 2016-Dec: Stanton Drew Parish Council - Notes - The Neighbourhood Plan - Update published in Parish Magazine, CVG, and PC website.
- 2017-Feb-16: Steering Group meeting with B&NES representative.
- 2017-Feb: Stanton Drew Parish Council - Notes - The Neighbourhood Plan - Update published in Parish Magazine, CVG, and PC website.
- 2017-Mar: Second questionnaire/survey [Worcester Research] delivered to every house in the Parish.
- 2017-Apr: Stanton Drew Parish Council - Notes - The Neighbourhood Plan - Update published in Parish Magazine, CVG, and PC website.
- 2017 – Jun: Stanton Drew Parish Council - Notes - The Neighbourhood Plan - Updated published in Parish Magazine, CVG, and PC website.
- 2017 – July 15 to end August: Options Document consultation. Feedback and responses are in Appendix A.
- 2017 – July Stanton Drew Flower Show.

2017 – Aug: Stanton Drew Parish Council - Notes - The Neighbourhood Plan - Updated published in Parish Magazine, CVG, and PC website.

2017 Sept-Oct Re-consultation of Policy Options for Policy P&D1. Feedback and responses are in Appendix A.

2017 – Nov Stanton Drew Parish Council - Notes.

2018 – Jan Stanton Drew Parish Council - Notes.

2018 – March 5th to April 16th Regulation 14 (Pre-submission Draft Plan) Consultation.

Details were on the NP website, www.stantondrewpnp.co.uk during the consultation, email was sent to consultees (See 5.0).

The Plan and supporting documents were available to view on the website for the duration of the consultation.

The Plan was also available to view at: St Marys Church, The Carpenter s Arms, The Druids Arms and by appointment at the homes of John Swift or Karen Cross.

Two manned Village Hall walk in session held on 21st and 25th March 2018, where the plan and supporting documents were available to view.

2018 – May Steering Group meeting collated responses to Regulation 14 consultation for relevant Working Groups to consider responses and amend Plan as appropriate. Summaries of comments and responses can be found in Appendix B.

2018 – July Stanton Drew Flower Show. The Plan and supporting documents were available to view.

3.0 Examples of leaflets delivered door-to-door to Parish residences and business premises


Stanton Drew Parish Neighbourhood Plan

PRESENTATION & DISCUSSION MEETINGS

Stanton Drew Village

Wed 24th Sept 7.30pm
&
Sun 28th Sept 11am

www.stantondrewpnp.co.uk



NEIGHBOURHOOD PLAN QUESTIONNAIRES WILL BE DELIVERED TO EACH HOUSEHOLD IN EARLY MARCH 2015

EACH member of your household over the age of 18 can fill in & return a copy either by post or online.

HAVE YOUR SAY—USE IT OR LOSE IT!

www.stantondrewpnp.co.uk




Stanton Drew Neighbourhood Plan Steering Group Plenary

Meeting Weds.16th.Nov 2016
7.30pm at the Village Hall.

AGENDA

- 1.Welcome and update of Progress
- Apologies for Absence
- Minutes of last Meeting
- Matters arising
- Items not on Agenda but permitted by Chair
- Reports from Working Groups : a.) Planning & Development
- b.) Facilities & Services
- c.) Transport & Movement
- d.) Environment & Landscape
7. Questionnaire
8. Presentation by Marc Bayliss – Worcester Research, on the Household & Business Survey
9. A. O. B.
10. Date of next Meeting



What makes Stanton Drew, Stanton Drew and not Chew Magna?

Through the production of a Parish Design Statement we can help shape any future development to be locally distinctive to our Parish.

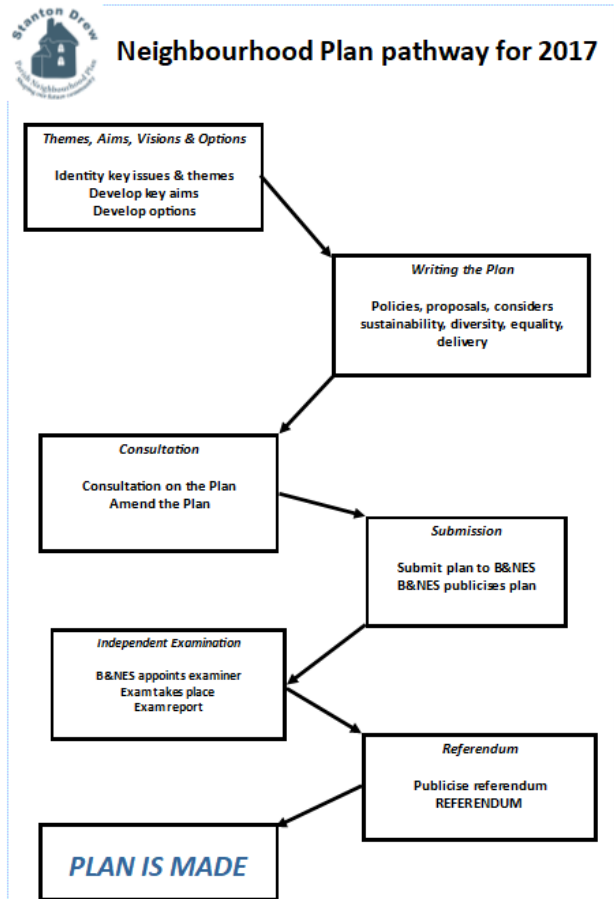
If good quality design is something that interests you then come along on **Saturday 5th March** when there will be two ways to contribute:

If you are really keen to contribute directly join us for a **workshop from 11am until 1pm.**

If you just want to see what came out of the morning's workshop, **drop-in** to have your say anytime between **2 – 3.30pm.**

Both sessions will be held at the **Village Hall.**

Please book your place for the morning session via John Harvey 331410 or clerk@stantondrewpc.co.uk



Poster for monthly Community Café.



Time to have your say again !

We invite you to come to *any* one of the *three* full public Policy Options Document consultations at the Village Hall on

- Wednesday 12th July 7-9pm
- Saturday 15th July 2-4.30pm [Flower Show]
- Sunday 16th 8.30am—12.30pm [Big Breakfast]

OR if you prefer to comment online from the beginning of July at www.stantondrewpnp.co.uk

OR

you can view hardcopies of the Options Document BY APPOINTMENT at any of the parish councillors' / Clerk's houses [phone numbers are in the Parish magazine] or at The Druid's, The Carpenter's Arms or the Church.

Help shape our future by having your say.



Welcome to this

Regulation 14 Pre-submission Draft Plan consultation.

Please sign in.

The Pre-submission Draft is a culmination of all the consultations with the Parish and other consultees held over the past 4 years.

We ask you to read the Pre-submission Draft Plan and make any comments on a Comments form & post it in the Comments box.

After this consultation ends on 16th April 2018 [5pm] all the comments will be reviewed and any modifications made to the Draft Plan. This will then be submitted to the Planning Inspector to decide if the Plan is deemed *sound*. If the Inspector deems the Plan sound you will be able to vote for or against our Neighbourhood Plan at a referendum likely to be held later this year.

Once again thank you for having your say to help shape our Parish.



Figure 2: Options Document consultation at Stanton Drew Flower Show, July 2017, aided by the Community Choir.

4.0 Response Summary

Public attendance at Stanton Drew Neighbourhood Plan events				
Date	Event	Where	Attendees	Notes / Links
03/10/2013	Parish Surgery	Village Hall	0	
12/01/2014	Open Day	Village Hall	32	
06/02/2014	Parish Surgery	Village Hall	0	
03/04/2014	Parish Surgery	Village Hall	2	
12/07/2014	Flower Show	Village Hall	70	Display of Progress document
31/07/2014	Parish Surgery	Village Hall	8	
14/09/2014	Presentation	Village Hall		
24/09/2014	Presentation	Village Hall	See youtube video	https://www.youtube.com/watch?v=PPhLopH7-nc
28/09/2014	Presentation	Village Hall	See youtube video	https://www.youtube.com/watch?v=OS14823Nm24
02/10/2014	Parish Surgery	Village Hall	1	
04/12/2014	Parish Surgery	Village Hall	0	
05/02/2015	Parish Surgery	Village Hall	2	
02/04/2015	Parish Surgery	Village Hall	1	
04/06/2015	Parish Surgery	Village Hall	1	
06/08/2015	Parish Surgery	Village Hall	0	
01/10/2015	Parish Surgery	Village Hall	0	
12/10/2015	Plenary meeting	St Marys church	36	
11/11/2015	Drop in	Village Hall	34	
14/11/2015	Drop in	Village Hall	83	
22/11/2015	Drop in	Village Hall	24	
11/01/2016	Plenary meeting	St Marys Church	25	
05/03/2016	Walk in session	Village Hall	25	
17/05/2016	Plenary meeting	St Marys church	7	
05/06/2016	Parish Surgery	Village Hall	1	
16/11/2016	Plenary meeting	Village Hall	16	Presentation by Marc Baylis on Housing/Business needs survey
Stanton Drew Neighbourhood Plan survey resonance numbers				
Feb-Apr 2015	Phase 1 Survey		234	
Feb-Mar 2016	Phase 2 Survey		98	
May-June 2016	Housing and Business needs survey		22(H), 115(B)	
July-Oct 2017	Options Doc Survey		41	Details in Appendix A

Regulation 14 Consultation Responses (See Appendix B)				
March 5 th to April 16 th	Reg 14 Consultation	Email and Hard Copy	32	Full details in Appendix B
March 5 th to April 16 th	Reg 14 Consultation	Officer Responses	Planning Policy, Ecology, Environment, Landscape and Affordable Housing	Full details in Appendix B

5.0 Email for Regulation 14 Consultees.

Emails were also sent to all previous respondents plus:

Adjoining LPA/Parish Councils

- North Somerset: planning.policy@n-somerset.gov.uk
- Bristol: blp@bristol.gov.uk
- Mendip: planningpolicy@mendip.gov.uk
- Wiltshire: neighbourhood.planning@wiltshire.gov.uk

Neighbouring Parish Councils:

- Norton Malreward malrewardparish@hotmail.com
- Publow with Pensford braggs1@tiscali.co.uk
- Chelwood chelwood.parish.council@gmail.com
- Clutton clerk@clutton.org.uk
- Stowey Sutton clerk@stoweysuttonpc.org
- Chew Magna chewmagnaparishclerk@gmail.com

Other

- Homes Community Agency mail@homesandcommunities.co.uk
- Natural England Amanda.Grundy@naturalengland.org.uk
- Environment Agency dave.crowson@environment-agency.gov.uk or enquiries@environment-agency.gov.uk
- Historic England David.Stuart@HistoricEngland.org.uk
- Highways Agency Jacqui.Ashman@highways.gsi.gov.uk
- BT ivan.murphy@bt.com
- Wessex Water dave.ogborne@wessexwater.co.uk
- Avon Wildlife Trust beckypullinger@avonwildlifetrust.org.uk mail@avonwildlifetrust.org.uk
- Diocese of Bath and Wells: reception@bathwells.anglican.org
- B&NES PCT Paul_Scott@BATHNES.GOV.UK
- Coal Authority: planningconsultation@coal.gov.uk
- Mendip Hills AONB Board: mendiphills@somerset.gov.uk

Councillors

- Cllr Karen Warrington (Clutton) Karen_Warrington@bathnes.gov.uk
- Cllr Paul May (Publow and Whitchurch) Paul_May@bathnes.gov.uk
- Cllr Sally Davis (Farmbough) Sally_Davis@bathnes.gov.uk

- Cllr Les Kew (High Littleton) les_kew@bathnes.gov.uk
- Cllr Tim Warren (Mendip) tim_warren@bathnes.gov.uk
- Cllr Vic Pritchard (Chew Valley South) vic_pritchard@bathnes.gov.uk
- Cllr Liz Richardson (Chew Valley North) liz_richardson@bathnes.gov.uk

Sample Email:

George Blanchard

From: John Harvey <johnaharvey40@gmail.com>
Sent: 06 March 2018 09:17
To: Neighbourhood Planning
Subject: Notification of Regulation14.

We would like to formally invite you to comment on the Pre-Submission Draft of the Stanton Drew Neighbourhood Plan.

This Regulation 14 Consultation runs from 5th March until 16th April 2018 and the Pre-Submission Draft Plan can be viewed online via the following link www.stantondrewpnp.co.uk. There is also a paper copy on view in St. Mary's Church, Stanton Drew, The Carpenter's Arms, The Druid's Arms, or by appointment at the homes of John Swift 01761 490162, John Harvey 01275 333410 or Karen Cross 01275 333265, together with a comments sheet. Open days will also be held on:

1. *Wednesday 21st March 2018 [7-9pm] at the Village Hall*
2. *Sunday 25th March 2018 [2-4pm] at the Village Hall*

Please send your comments to me or complete the comments sheet and return to The Clerk, Stanton House, The Drive, Stanton Drew, BS39 4DQ.

All comments will need to be submitted by 5pm, 16th April. All comments and names will be made public and all contact details will be sent to the independent examiner.

John Harvey

Clerk to Stanton Drew Parish Council

References

https://www.ourneighbourhoodplanning.org.uk/storage/resources/documents/How_to_write_a_consultation_statement.pdf

Appendix A

Feedback comments from the Options Document consultation July & August 2017

Please Note:-

Comments in Black are taken from the hard copy survey submissions and comments in **Blue** are taken from the online survey submissions. Comments in **red** are from e-mails received. E-mail comments are also reproduced in full at the end of this document.

Policy area	Consultation comment	Steering Group comment
P&D1	But please not 'in-fill' – it has produced ribbon development.	The National Planning Policy Framework [NPPF] has driven this type of development, reflected in B&NES New Local Plan. The SDNP must be in general conformity to all national & B&NES planning policy.
P&D1	It is important that the SDNP does not promote specific sites	The SDNP does not promote any sites. The SOLL [Site Options Long List] is part of the evidence base that reflects national & local planning policy.
P&D1	I basically agree with Policy P&D1a but several years ago I submit a plan for 5 homes on a small piece of land opposite my property. 3x3 bedrooms & 2x2 bedrooms, this has been sent again recently.	Any landowner is at liberty to make planning application to the competent authority i.e. B&NES. The SDNP does not promote or prevent landowners from making applications.
P&D1	B and c are not mutually exclusive and could be combined.	Thank you, the comment is noted and is incorporated as part of the evidence base.
P&D1	P&D1f: "Stanton Drew Parish Council will not support any proposal from any party or source that seeks to increase or extend the existing housing development boundary. Further SDPC will oppose any proposed or suggested development within the green belt". Our view is that our suggested policy statement P&D1f as stated above should be adopted which effectively makes the majority of the ensuing questions in the feedback form redundant or immaterial.	Thank you, any policy must be written in the positive. Stanton Drew PC will support any development that is in line with the NPPF.
P&D2	Any Affordable Housing must remain Affordable Housing in perpetuity & not	Thank you, the comment is noted and is incorporated

	allowed to be bought or sold at reduced market value & then be sold on again at full market value as this means it is no longer “Affordable”. The “Right to Buy” scheme makes a mockery of this.	as part of the evidence base.
P&D2	I agree with Policy Option P&D2A. 2 members of my family have now moved miles away, as its not possible to pay the huge deposit required on high house prices here. You need a car, as bus services are a bit vague, with no shops, and no papers, the village could die.	Thank you, the comment is noted and is incorporated as part of the evidence base.
P&D2	It is very important that affordable housing remains affordable and is not sold off as reduced market value resulting in profits for a few. The ‘Right to Buy’ makes this very difficult to enforce.	Thank you, the comment is noted and is incorporated as part of the evidence base.
P&D2	If affordable [i.e. modest sized] housing was primarily available to those with connection to the parish, we personally would not have been able to move here 30 years ago. We cherish the village because we have not grown up to take it for granted and I do not believe that people new to the village who move into the Big Houses necessarily contribute more.	Thank you, the comment is noted and is incorporated as part of the evidence base.
P&D1 to P&D2e	See E-Mail 2 at the end of this document	
SD2	I prefer design Policy SD2A But would add the fact you buy your property but you don’t own the view, house owners never have, but only seems to apply to people who have large houses, they can build all around far too close to each other, when others can’t.	The policy option relates to NPPF Policy. No property owner ‘owns’ their view.
SD3	This list is not exclusive and others may be identified [please add to policy]	The list is not exclusive however the views listed were selected based on nationally accepted criteria as seen in the SDNP Protected Views Document.
SD3	Please protect the ‘Devon Banks’ and the ancient trees at the ‘Upper Stanton’ junction. So beautiful. The central village - that keeps it rural- is the space between	Thank you, the comment is noted and is incorporated as part of the evidence base.

	the settlements.	
SD3	Protection of views is too subjective. What view is so important to appear on a limited list. I am sure that there are many views around the Parish that are equally as important as that at the junction of the A368 and Bromley Road!!!	The views listed were selected based on nationally accepted criteria as seen in the SDNP Protected Views Document.
SD3	My option is Policy SD3a. the land I'd planned to build on would not be affected by this plan.	
SD3	Regarding the Landmark Views as listed in SD3a, our view is that the whole of the parish enjoys outstanding views and therefore all views should be protected.	The views listed were selected based on nationally accepted criteria as seen in the SDNP Protected Views Document.
SD4c	Stanton Drew PC will not support development proposals in the Conservation Area.	Thank you, any policy must be written in the positive. Stanton Drew PC will support any development that is in line with the NPPF Section 12.
SD5.2	- sympathetic and small scale - 'Amazing Spaces' not 'Grand Design' - serviced plots for finishing by self-builders by way of creating special, affordable small scale.	Thank you. Design is site specific and reflected in NPPF Section 7. The Community Design Statement was produced from consultation with the Parish to promote high quality design that will sit well in the parish context.
SD5.3c	It would encourage applications to look super energy-efficient in order to get past planning	Thank you, the comment is noted and is incorporated as part of the evidence base.
SD5.4	Policy Option SD5.4A. If homes are to be affordable, any architecture should be based on the type of homes being erected. Prices should be scheduled accordingly to materials.	Thank you, the comment is noted and is incorporated as part of the evidence base.
SD5.4	Design to be in sync with & sympathetic to neighbouring properties & respect their privacy.	Thank you, the comment is noted and is incorporated as part of the evidence base.

SD5.4	The majority of contemporary housing development is either weird, bleak or Barratt boring and blocky. We are short of shining examples. Perhaps a design competition? [As was involved as the Garden City principles].	Thank you, the comment is noted and is incorporated as part of the evidence base.
SD5.4	I would have a concern that 5.4a could contradict 5.1a and 5.2a. Maybe wording could be added to 5.4a say "so long as 5.1 a and 5.2a are adhered to."	Thank you, the comment is noted and is incorporated as part of the evidence base.
SD5.5	I support 5.5a but safety should override the "minimum signage" clause.	Thank you, the comment is noted and is incorporated as part of the evidence base.
SD6	Policy Option SD6.A This included statement was never mentioned on the twice I've submit for development planning.	No Policy is in 'operation' at this point. The Policy option chosen by the majority of consultees will go forward into the SDNP for voting upon at the referendum in 2018.
BP1	Policy OptionBP1a. Why not a shop in the local Pub, people could at least visit it, with a car & not have to park in the field.	Good suggestion. This is being investigated as an option.
BP1	It would be nice if it was mandated that the developments which occur do not cause excessive light pollution. Also use of brownfield sites should be preferred over greenfield for building developments.	The Steering group agree that dark skies are important and excessive use of lighting should be prohibited. The Environment and Landscape Dark Skies Policy reflects this.
BP1	Conversion of existing buildings only. No new business developments necessary in the parish.	Thank you, the comment is noted and is incorporated as part of the evidence base.
BP1a to BP3d	See E-Mail 2 at the end of this document	
BP2	I support faster broadband however not if it means development of greenbelt land to do so.	Thank you, the comment is noted and is incorporated as part of the evidence

		base.
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Transport and Movement Aspirations

Aspiration	Consultation comment	Steering Group comment
BS	Bus shelter needed opposite Druids Arms	Interesting suggestion, the Steering Group agree.
FP	Too many notices are an eyesore	Agreed.
CMC	But for safe route apply restrictions to motor vehicles & motor cycles	Agreed.
JS	Please also consider reducing speed on B3130 to make 'bendy' part between Stanton Drew & Chew Magna safer.	Agreed.
JS	Important issue for safety. But think this should not be included in Neighbourhood Plan which should be strategic in thinking. This problem should be addressed ASAP rather than put in Plan!	Stanton Drew PC has been addressing issues of safety with the Highways Authority and continues to do so. We wish to reflect community concerns on road safety in Aspirations.

Facilities and Amenities Aspirations

Aspiration	Consultee comments	Steering Group comment
FA1	<i>Do you support these aspirations?</i>	These aspirations come from consultation with the parish.
FA1	I'm not sure the hall should be larger or that there should be separate pre-school facilities.	
FA1.1	<i>Do you support these aspirations?</i> Difficult to support as not owned by village. In part.	The village hall/Lecture Hall is held in trust for the parish.
FA2	<i>A Village Hub</i>	
FA2	This is privately owned land so the owner`s views need to be explored. The aspirations are supported.	Thank you, the comment is noted and is incorporated as part of the evidence base.
FA2	Additional building would need to comply with planning rules for washed over green belt which I don't believe it does.	Thank you, the comment is noted and is incorporated as part of the evidence base.
FA2	Perhaps owners should be consulted.	Thank you, the comment is noted and is incorporated as part of the evidence base.
	FA1 and FA2 are the same thing if aspiration of FA1 are realised they need land from FA2 and will become the hub.	Thank you, the comment is noted and is incorporated as part of the evidence base.
	A hub sounds a bit vague. It suggests, to me, all the things we do in the village hall already.	Thank you, the comment is noted and is incorporated as part of the evidence base.
	Yes, but with the support of the Local Authority.	Thank you, the comment is noted and is incorporated as part of the evidence base.
FA3	<i>Shop/Café in the Parish</i>	
FA3	I don't believe a shop or cafe is viable in such a small village and do not believe a cafe would necessarily be in keeping with the character of the village.	Thank you, the comment is noted and is incorporated as part of the evidence base.
FA3	A shop is probably unsustainable.	Thank you, the comment is noted and is incorporated as

		part of the evidence base.
	Yes, but unlikely to be used unless open early & late.	Thank you, the comment is noted and is incorporated as part of the evidence base.
	Yes, but I would prefer to use the druids Arms rather than paddle in mud at the farm.	Thank you, the comment is noted and is incorporated as part of the evidence base.
	I suspect that it would not be economically viable unless linked to pub or new farm cafe	Thank you, the comment is noted and is incorporated as part of the evidence base.
	Rumour has it that the new owner of SD garage has plans to sell fuel maybe a shop could be incorporated alongside.	Thank you, the comment is noted and is incorporated as part of the evidence base.
	Combine a shop & café at the Hub & have it part staffed by local volunteers	Thank you, the comment is noted and is incorporated as part of the evidence base.
	I do not think there would be enough support.	Thank you, the comment is noted and is incorporated as part of the evidence base.
FA4.1	Not everyone is sporty. How about a village workshop – like the provision given by the ‘sheds’ organisations ref: UK Men’s Sheds Association	Thank you, the comment is noted and is incorporated as part of the evidence base.
	I’m too old to help now, but for the younger groups of teenagers I think the parents in a lot of cases should be much more involved & responsible both for & with them as we used to with our children.	Thank you, the comment is noted and is incorporated as part of the evidence base.
	Having clubs based in the village would help for example, Chew Valley Football for juniors play in Pensford but could be attracted elsewhere.	Thank you, the comment is noted and is incorporated as part of the evidence base.
	Yes, but not youth specific	Thank you, the comment is noted and is incorporated as part of the evidence base.
	Best site for football and cricket is current site.	Thank you, the comment is noted and is incorporated as part of the evidence base.
	The sports field/area should be located opposite ‘The Druids’ as part of a village hub.	Thank you, the comment is noted and is incorporated as part of the evidence base.
	Convert the existing park to a	Thank you, the comment is

	skate park, use cricket field for swings etc, small play area opposite Druids!	noted and is incorporated as part of the evidence base.
	No, I do not think that the area is big enough for cricket.	Thank you, the comment is noted and is incorporated as part of the evidence base.
FA4.2	Yes, if respectful of its primary purpose	Thank you, the comment is noted and is incorporated as part of the evidence base.
	No, we have a village hall for community events.	Thank you, the comment is noted and is incorporated as part of the evidence base.
	Not sure, I think the church needs to remain a church and events etc held in a new facility or in village hall!	Thank you, the comment is noted and is incorporated as part of the evidence base.
	Parking is a problem.	Thank you, the comment is noted and is incorporated as part of the evidence base.
	Increase the facilities available near the village hall	Thank you, the comment is noted and is incorporated as part of the evidence base.
	Leave the church for religious purposes. Put energy into improving usage of the village hall	Thank you, the comment is noted and is incorporated as part of the evidence base.
FA4.3	<i>Bicycle sheds and better Parking</i>	Thank you, the comment is noted and is incorporated as part of the evidence base.
FA4.3	<i>Better parking ok, not so sure about bike sheds.</i>	Thank you, the comment is noted and is incorporated as part of the evidence base.
FA4.3	At the village hub	Thank you, the comment is noted and is incorporated as part of the evidence base.
	Stands would suffice	Thank you, the comment is noted and is incorporated as part of the evidence base.
	Not bicycle shed, yes to better parking	Thank you, the comment is noted and is incorporated as part of the evidence base.
	Parking is an issue. Hall parking could be expanded and made available.	Thank you, the comment is noted and is incorporated as part of the evidence base.

	Better parking yes but not sure where. I don't think bicycle 'sheds' particularly necessary but would agree to stands for security.	Thank you, the comment is noted and is incorporated as part of the evidence base.
	Should be enough parking with plans for area opposite Druids Arms.	Thank you, the comment is noted and is incorporated as part of the evidence base.
	Use land opposite Druids	Thank you, the comment is noted and is incorporated as part of the evidence base.
FA5	Long term a new school would be a positive for the village. The location needs to have good access but also near the centre of the village.	Thank you, the comment is noted and is incorporated as part of the evidence base.
	We only have our church & village hall, one pub, no shop & a school, a bit of a bus service that it seems to be run by several companies, no timetables	Thank you, the comment is noted and is incorporated as part of the evidence base.
	Size should be more than 100 pupils current area used by football/cricket could be enhanced and closest to pupils.	Thank you, the comment is noted and is incorporated as part of the evidence base.
	The school is adequate for our children. The cricket field should be used for all PE!	Thank you, the comment is noted and is incorporated as part of the evidence base.
	Investigate, but a different site would be better.	Thank you, the comment is noted and is incorporated as part of the evidence base.

Additional comments

Consultee Comment	Steering Group Comment
In addition, would also like to respond on the 2 greenbelt 'Emerging Policy Approaches' on page 35 of the document: Would support both GB1 and GB2 and would not support alternative options.	GB1 & GB2 are B&NES Core Strategy Policies with which the SDNHP must be in general conformity. So all planning applications will be considered against these and any relevant local & national policies by the competent authority. Thank you, the comment is noted and is incorporated as part of the evidence base.

<p>Thank you very much to all involved in this time-consuming exercise. We appreciate the opportunity to have our say on the future of our village. Well done</p>	<p>Thank you!</p> <p>It's nice to be appreciated and a testament to all the volunteers' time and efforts. We thank you and everyone who has taken the opportunity to have your say on the future of the parish.</p>
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Additional comments received via E-mail prior to the closure date (Reproduced as received), comments shown in red have also been reproduced above in the relevant section.

<p><u>E-Mail 1</u></p>	
<p><u>To the Stanton Drew Parish Council and Neighbourhood Planning Committee</u></p> <p>The following is our response to the Options Document Feedback Form 2017:</p> <p>The Options documents states quite correctly that “the whole of the Parish of Stanton Drew is washed over Green Belt” and is afforded the greatest level of protection as an RA3 classified parish.</p> <p>Further, the results of the previous questionnaire made it quite clear that most parishioners wish to continue with that level of protection.</p> <p>Indeed, our local District Councillor was elected on a mandate which included continued protection of the green belt.</p> <p>We are therefore surprised that the options document appears to be biased towards housing development.</p> <p>Our response to P&D1 is:</p> <p>P&D1f: “Stanton Drew Parish Council will not support any proposal from any party or source that seeks to increase or extend the existing housing development boundary. Further SDPC will oppose any proposed or suggested development within the green belt”.</p> <p>Further, our interpretation of the last Household & Business Survey & Report is that there is no proven need for housing development.</p> <p>Many of the subsequent questions in the options document effectively assume that there will be housing development beyond very limited infill within the existing HDB.</p> <p>Our view is that our suggested policy statement P&D1f as stated above should be adopted which effectively makes the majority of the ensuing</p>	<p>Thank you, the comment is noted and is incorporated as part of the evidence base.</p> <p>A full response by the Parish Council has been included in the evidence base.</p>

questions in the feedback form redundant or immaterial.

Regarding the Landmark Views as listed in SD3a, our view is that the whole of the parish enjoys outstanding views and therefore all views should be protected.

We have responded as above because we found the Feedback Form itself to be convoluted.

E-Mail 2

Response to Options Document 2017

I am a member of the community of Stanton Drew and I have major concerns with the Options Document that has been distributed as part of the Neighbourhood Plan (NP) process.

I have listed my concerns below and request that these concerns be addressed by the Parish Council and the Neighbourhood Plan team. I have cced these concerns to BANES to ensure that they are aware of them and to add transparency to the process.

My concerns relate to these areas of the Options document :

VISION – not clear and no choice

The NP Team Vision for Stanton Drew :

- The vision outlined is :
 - A vision to increase property development from current levels.
 - This is being carried out by proposing that there are housing issues in the parish that need to be addressed by removing protection from land to build new houses,
 - And by using unnecessary processes such as creating

Thank you, the comment is noted and is incorporated as part of the evidence base.

A full response by the Parish Council has been included in the evidence base.

inappropriately large site options lists (over 30 sites for a RA3 parish)

- The site options list supposedly supported by a housing needs survey (done retrospectively by over 2 years) that has many flaws

- These actions enable the removal of protection from currently protected land to create rural exception sites for housing development in the parish.

- I believe this is a vision that is not supported by the community and therefore should not be the vision for the Neighbourhood Plan.

- This vision is actually a risk to the protection of the parish that we currently have because large site lists and a vision that includes removal of current protection of land sends the wrong message that we as a community want developers to start considering Stanton Drew for development.

The existing BANES vision for Stanton Drew :

- This vision has not been sufficiently explained, and therefore the benefits of a "leave things as they are" option is not understood by the community. The following important facts have never been shared with the community. "Washed over greenbelt RA3 classification" means the highest level of protection which includes :

- No housing targets

being imposed on us by BANES

○ No Placemaking Plan being imposed on us by BANES

○ No Neighbourhood Plan being imposed on us by BANES

○ No Housing needs surveys being imposed on us by BANES

○ No Site Options lists being imposed on us by BANES

○ No rural exception sites are currently allowed due to no proof of a housing need in the parish

○ "Unsustainable for development" is a good classification as it offers maximum protection from developers

We need to give the community the option of a clearly explained BANES "maintain protection" vision or a clearly explained NP "remove protection" vision.

KEY ISSUES – do not exist in the parish

I disagree that the key issues relating to planning and development options (**Options P&D1 to P&D2e, and BP1a to BP3d**) are present in the parish. I have analysed the 2016 Worcester Household Survey. I have attached a document with the analysis to the email (as well as the Worcester Survey Report and the Pensford report for comparison of analysis which I believe supports my conclusions). My conclusions from the analysis are :

The conclusions are that the "Household

and Business Survey 2016" survey and report are not robust and do not demonstrate a local need for housing.

Therefore:

- The survey and report should not be included in the Neighbourhood Development Plan.*
- The survey and report should not be used as evidence for Rural Exception Sites (RA4 BANES Core Strategy).*
- The survey and report should not be used as evidence to substantiate any documentation relating to sites in the Neighbourhood Development Plan, either directly in the plan or indirectly supporting the plan.*
- The survey and report should not be used as evidence to substantiate any extension to the housing development boundary (HDB).*
- The survey and report should not be used as evidence to substantiate options in the NP options document that are based on the assumption of a development need.*

3. PHRASING - WHOLESALE RULES FOR PLANNING

I am very concerned that the option document uses the following phrases many times :

"Stanton Drew Parish Council will support any development that"

"Stanton Drew Parish Council will support any planning application that"

It is completely inappropriate for the Neighbourhood Plan of a washed over greenbelt RA3 parish to create wholesale rules of support for development and planning applications! I believe the

<p>inappropriate wording of these options invalidate the options that they relate to.</p> <p>In summary, important sections of the options document are deeply flawed. The community are being given no real choice of vision or direction relating to planning and development, and the evidence being used to support the planning and development options within the document is not robust and therefore invalidates those options. As a concerned member of the community I ask that these concerns be addressed and that the community be given clear choices, appropriately worded to protect the community, and based on robust evidence on the real needs of the community.</p>	

Feedback comments from September/October Re-Consultation of Policy Option P&D1.

Consultee comment	Steering Group Comment
<p>Starter homes and smaller homes for elderly 'downsizing' sorely needed. Village does not need any more mansions!</p>	<p>Thank you, the comment is noted and is incorporated as part of the evidence base.</p>
<p>I don't believe that any development should take place, as in the past we have been told housing is for parishioners <u>only</u> and then people who are not originally from this village have been allowed occupancy.</p>	<p>Thank you, the comment is noted and is incorporated as part of the evidence base.</p>
<p>Prefer smaller/affordable home within this policy.</p>	<p>Thank you, the comment is noted and is incorporated as part of the evidence base.</p>
<p>No rural site exceptions needed and no extra development is required above that allowed in the current green belt policy. We fail to understand why there is not an option which does not prevent development as I am unclear where the housing need argument comes from. We moved here because it was small village!!</p>	<p>Thank you, the comment is noted and is incorporated as part of the evidence base.</p>
<p><u>Thank you for the opportunity to comment</u></p>	<p>Thank you, the comment is noted and is</p>

on the Housing Policy Oct 2017 ref:- NHP housing survey 2016 – Any development must meet local need for small families – young people – elderly people. Many of the high proportion of older people would downsize if suitable housing was available near services.

1. P&D1c – has some necessary safeguards except that ‘in-fill’ has so far produced ribbon development, losing the ‘open views’.
2. How do we possibly define ‘Local Need’?

There has been a significant number of new houses built in the village in recent years, much of them quite bulky and expensive. If further development is allowed of modest sized houses, but only for sale or rent to individual local needs, then we close the village to new people except already wealthy who are possibly less likely to be in the process of building a business, or having free time to contribute towards village life.

There is a risk that current housing stock will become even more unaffordable, with increasing demand to buy into the village given the bonus that there would be a house for the needs of the children, like buying into a good school catchment area. One local need is people who run good schools not just those want to use them. We could lean to becoming a more divided society, a stockbroker belt of dormitory houses; rented cottages for those in less well remunerated occupations.

Are we dis-incentivising young people who, having grown up in the village, are wanting to follow a natural desire to explore the wider world for a while but would have to give up a return ticket, being no longer ‘local need’, and prevented from returning with their education, experience and

incorporated as part of the evidence base.

understanding because housing policy has only provided for the purely parochial? It would be more difficult for people with a genuine appreciation of the village, to move here to contribute towards it's life and work.

3. If home ownership is to be seen as a good thing i.e. stable and settling for the individual and society, then perhaps we could set standards for any new build, extensions and self-build.

Every new development should add to the quality of life – of the residents and the neighbours and the village community – sustainable, beautiful living spaces as the Ebenezer Howard principles inspired, a maximum to which buildings could be extended with houses and gardens in proportion.

If there was insistence on better design with smaller houses on larger plots, people could then, in time, add the kind of extension they required or appreciate the garden – or grow vegetables.

At least we would have adaptable housing that met people's changing needs, rather than what we think we want right now, and we could engage more creative variety than is seen in the usual tedious new build.

4. If older people do not want to downsize to a shoebox of a house and are not ready for a care home, downsizing could, for some, be more appealing with shared space. Perhaps a big old house could be turned into a multiple occupancy – each resident has their own space and has the benefit of mutual support – a type of student living for elders with communal sociable

space...just imagine how fabulous a shared library / garden / music room could be.	
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THANK YOU TO ALL CONSULTEES FOR TAKING THE TIME TO RESPOND.

Apendix B

Presubmission Draft Regulation 14 Consultation Comments and Responses

This file contains all coments received on the Stanton Drew NHP Draft Plan. It comprises Parishioner comments received via Web forms, Hard copy forms and e-mail and also BANES comments received via the BANES supporting Officer

Record Number	Comment	Summary/Action required	NHP Steering Group response
1	Lots of work gone into this Great stuff	Support	NHP Steering Group response Thank you for response
2	Excellent work.	Support	Thank you for our response
3	Why are so many of the maps at the wrong orientation? e.g. Page 62 where the map should be rotated by 90 degrees. Pretty much al the maps as far as I can see need to be rotated.	Maps	Orientation has been adjusted to provide ease of use online & in the hard copy document
4	I have already written to the committee in detail, but to summarise my areas of concern: EL5 Light Pollution - We are in agreement that unnecessary light pollution should be prevented but have requested that the document is reworded to allow for the minimum essential light needed to satisfy animal welfare standards in any new/future developments Points 80, 81, 82 and Annex A - We consider that the document is over prescriptive when referring to the method of hedge trimming to be used in the village, the timing of hedge trimming, the shaping of the villages hedges and the suggestion that alternate sides of a hedge are trimmed each year. The principles behind the recommendations are not the issue, but the practicalities are such that these aspirations are not going to be achievable at farm level. Farmers undertaking hedge trimming are already tightly controlled by government legislation. Thank-you to the committee for all their hard work in getting this comprehensive document to this stage.	Light pollution / Hedge Trimming	Thank you for your response, The Policy wording for EL5 has been ammended to reflect your comments in line with the Revised NPPF . Comments concerning Aspirations have also been noted and ammended for clarity. Aspirations hedging are not policy, but purely aspirational and will not and cannot be legally binding but will remain aspirational should residents wish to make choices offered in 'Aspirations'.
5	I am writing to object to ALL the policies regarding development. We do not have the facilities in our village to sustain additional residents, and on this basis I reject all policies that would result in any houses being built in our village.	Object - additional housing / lack of facilities	Thank you for your comments, which have been noted.The Neighbourhood Plan seeks to establish policies that reflect the Parish's wishes and gives clear guidance to the Parish Council and Bath & North East Planning department when determining any future planning applications.
6	I am very unhappy that the Stanton Drew Neighbourhood Plan claims residents want (1) extra housing to be built in the village (2) removal of current protection of land to make this possible and (3) a large list of 32 (currently protected) sites to put forward as possible locations for development. I believe the evidence shows there is no requirement for building more than the current levels in the parish allowed by current regulations, residents want MORE protection and not LESS protection, a list of 32 sites for possible development is completely inappropriate for the parish. I disagree with these policies (covered by Policy Numbers P&D1 and P&D2 in the plan) and I will be voting against the plan if they remain part of it.	Object - additional housing / lack of evidence / SOLL	Thank you for your comments. The Neighbourhood Plan does not diminish, or will it remove ANY protection of the Green Belt policies from development proposals. The NP policies must be in line with national and local government policies. The Site Options Long List[SOLL] is part of the evidence base that demonstrates to the Planning Inspectorate that the Parish has properly considered any potential sites for development. The SOLL demonstrates that under present planning law and regulations, Green Belt policy does not allow any of the sites to come forward for development unless the site is within the Housing Deveelopment Boundary and in line with B&NES' Infill policy.
7	P&D1 and 2 It clearly says in the banes GB2 that development in the green belt will not be permitted, unless it is limited infilling within the HDB. So why are we trying to change this? We do not have a need for social housing. We are living in a tiny bit of green belt only 16% in the country, let's not reduce this anymore. There are plenty of places within banes that can be developed, so let's not change our village by saying there is a need for social housing. We do have rather a lot already. I say stick with what banes have said and leave the village as green belt. I don't believe enough people with in the village actually filled in the questionnaire to give a good representation of what the village needs. The village needs to be left as it is and to protect the small amount of green belt we have. By saying that we have a need for social housing opens the precious green belt within our village up for development and I don't want that. Nor I am sure do plenty of other residents. I don't want affordable housing built in our village. Build it somewhere else, not on our green belt.	Object - Infilling / Social Housing	Thank you for your comments. The Neighbourhood Plan does not diminish, or will it remove ANY protection of the Green Belt policies from development proposals. The NP policies must be in line with national and local government policies. The Site Options Long List[SOLL] is part of the evidence base that demonstrates to the Planning Inspectorate that the Parish has properly considered any potential sites for development. The SOLL demonstrates that under present planning law and regulations, Green Belt policy does not allow any of the sites to come forward for development unless the site is within the Housing Deveelopment Boundary and in line with B&NES' Infill policy.
8	Thank you to all the members of the NP team - you have worked incredibly hard to bring this NP forward . Congratulations. It is a shame that not all members of the community have their community at heart and have sought , by any means, to derail your efforts. I concur with all the policies proposed. The research reveals that the village does feel its suffocation with no housing for elderly to move to, no housing for young families to buy and lack of community supporting facilities. As it currently stands, probably too small a community to support the aspirations expressed. It is a shame that a minority of residents, with personally selfish agendas, managed to stifle creative thinking which could have enabled the NP to be more radically brave and future proof Stanton Drew. Possibly exploring a review of the now extremely restrictive HDB. Since the introduction of GB in the 50s- Stanton Drew had has steadily developed over the decades (as is evidenced by the different housing styles), which has allowed a natural "growth" in the village to its benefit. Those who have stood in your way live in some of these new additions. As it stands, the HDB will no longer deliver any new housing(all the infill oportunities have been built), and whilst appropriate policies have been brought forward, I cannot see where any new housing could be accommodated. Around the country there are example of similar villages to Stanton Drew where residents have been fully onside to explore how to rejuvenate their villages with community effort in finding land for new housing which in turn can help deliver community enriching facilities. My personal vision would be to see a reimaged , much larger village hall and school hub with village parking which could become a truly useful and modern village facility. And I can see from your research that if a scheme were brought forward there is a positive will in the village to consider such a proposal. I would also like to see some creative solutions for satisfying the clearly identified housing need. An extremely well researched plan, even down to the aspirations. There is clearly much that can be implemented to improve village life, and many will be onside with some of the options proposed. I feel sure that you will have excellent support from the residents.	Support	Thank you for your considerations and support.
9	P&D1 - Having read the Worcester Survey I find it really hard to come to the same conclusions that the PNP has about the need to have a SOLL and rural exception sites. Further, having read the "Housing and Business Survey Analysis" document on the SD PNP site, it makes a compelling argument as to why the Worcester survey should be discounted, I also have not seen a rebuttal of the "Housing and Business Survey Analysis" conclusions by the PNP? Even if you ignore the ambiguities in the survey, the percentages of the overall village that are being used to conclude there is a need for SOLL and Rural Exception Sites is tiny. Surely the PNP should reflect the wishes of the majority of the village and it should take a overwhelming majority of the whole village to bring about a change to our planing status, not a small % of the small % of the people who did reply to the survey. If people felt there was a need for change then more people would have replied to the survey suggesting a need for more housing, surely the apathy suggests people want to maintain the status quo? As far as I am aware, none of the neighbouring NP's have included Rural Extension Sites and SOLL's and they have far better infrastructure to sustain such growth, so why on earth are we trying to open our village up for development? In conclusion I completely reject that there is any proven need for additional housing in SD and I reject any policies that would involve creating any Rural Exemption Sites in SD or any expansion of the Housing Development Boundary.	Object - evidence / soll	Thank you for your comments. The Neighbourhood Plan does not seek to, nor will it remove ANY protection of the Green Belt policies from development. The NHP policies must be in line with national and local government policies. The Site Options Long List[SOLL] is part of the evidence base that demonstrates to the Planning Inspectorate that the Parish has properly considered any potential sites for development but under present planning law and regulations Green Belt policy does not allow any of the sites to come forward for development unless the site is within the Housing Deveelopment Boundary and inline with B&NES'Infill policy.

10	<p>Thank you for compiling the Neighbourhood plan "pre-submission draft" for Stanton Drew. My comments are as follows:-</p> <ol style="list-style-type: none"> 1. I think it is important that a declaration is made in the document which describes any conflicts of interest any of the team members have. The document doesn't list the members of the individual teams (current and historical) or any land interests (say) which in my view needs to be included in the document. 2. A strong theme throughout the document is that the results are "evidence based". For this survey to be deemed as a representative view of the parish, the number of people and demographics of the people who have completed the survey should be included. I provide examples below: Whenever a percentage has been mentioned within the document the raw numbers should also be included. For example, "From the Options Document consultation 53.6 % of consultees voted for policy P&D2a...", (page 42) Pretending that 125 people responded to this question, the text should be written as "From the Options Document consultation, 67 out of 125 (53.6 %) of consultees voted for policy P&D2a..." If the number of respondees is low for any question then caution is strongly advised when interpreting results to adopt a policy. This is especially important whenever there was a close result between two policies. Taking an extreme example if the 125 respondees were all aged over 65 then this would be a very biased result from which you cannot form a policy. Therefore a summary of the demographics of the respondees is required in the document to provide the necessary assurances to the reader that the results are representative of community of Stanton Drew Parish. Example demographic information includes age band, home owners, land owners, family, village. Wasn't this information collected when the survey was completed? 3. The document discusses infilling and areas which could be considered fit for housing development without describing where these are. Could a map be included in a future version of the document which indicates the locations precisely? 4. The importance of hedges has been described in the document but I think that the stone built walls also deserve a mention as they make the village distinctive and add character to it. 5. Could you please describe the remaining steps which need to be taken before the NHP is adopted and more details about the vote on the revised and final document? 	<p>Team details / evidence / HDB + infilling / character / next steps</p>	<p>Thank you for your comments which have been noted. Please be assured that the whole process has been monitored Bath & North east Somerset Council officers. All members of the Steering Group submitted Declarations of Interest to the Clerk of the Parish Council for scrutiny. The next stage, Regulation 16, requires B&NES to scrutinise the amended pre-submission draft Plan before the Plan is sent for examination by the Planning Inspectorate. This is a rigorous process whereby the Planning Inspector will request any modifications. Once modifications have been made, and if the NHP is found to be satisfactory by the Inspectorate, B&NES will arrange for the referendum to take place.</p>
11	<p>It isn't possible to view the Site options list from http://www.stantondrewpnp.co.uk and we only came across it after finding the link on a facebook post and after we had submitted our initial comments. The SOL document must be fully referenced in the development plan. It isn't clear to me how the SOL document is linked to the development plan. Please could you explain? The neighbourhood plan discusses "infill" whereas the SOL identifies fields which have been identified and considered for potential housing. These are two opposing views leading to confusion. Although I would support "infill" development I would be against many developments in the SOL as they would significantly affect the character of the village.</p>	<p>Supports infilling - Status of SOLL needs explaining</p>	<p>Thank you for your response. The SOLL can be found in 'Associated Documents' page of the website. We will check to ensure that the link is working.</p>
12	<p>Re Stanton Drew Neighbourhood Development Plan, Presubmission Draft Plan version.</p> <p>I think the team that have given so much time and energy to produce this document for our community ought to be thanked and commended on providing a very comprehensive draft plan. Below I have just 9 comments regarding the Presubmission Draft Plan.</p> <p>Para 18 There is also a Dr at Keynsham, which is just as easy to travel to as Chew Stoke.</p> <p>Para 20 It appears that quite a significant % of the population that are in work work from home daily. Think we ought to also be stating where the nearest senior schools are?</p> <p>Para 21 Neighbourhood watch and the community cafe are not facilities, one is an organisation, the other takes place in the church(which is a facility) If they were we could add WI, rotary, etc..... However, is the phonebox/library and triangle in Stanton Wick a facility?</p> <p>Para 27 Plus it is worth adding that in the majority of the Parish there are no pavements.</p> <p>Design Policy SD5.4 I do not think the policy is correct without having one that also embraces traditional design. It implies the preferred style for the whole parish is modern. I would like SD5.4 removed and SD5.2 modified so that the final sentence says... "This should not prevent high quality contemporary architecture incorporating imaginative and original design that adds to the unique character being explored."</p>	<p>Info to add / comments on design principles</p>	<p>Thank you for your comments. Whilst the paragraph numbers will not be the same in the final draft you will see that the Plan has been amended to concur with your comments.</p>
13	<p>Design Policy SD5.5 The policy states... "Development proposals must promote the retention of the traditional form of roads and associated footways, with road markings and signage kept to a minimum." I think this is an excellent idea, however is it a land use policy? If not please can we keep it by moving it to aspirations!</p> <p>Design Policy SD6 - Use of the Stanton Drew Design Statement Again, I think this is an excellent idea, however is it a land use policy? If not please can we keep it by moving it to aspirations!</p> <p>Business Retention BP1 I think the policy is too broad, in stating... "The conversion of existing buildings and..." What buildings is the policy talking about conversion for and what can they be converted to? Some preamble could qualify this. The preamble may want to consider existing permitted conversions and the need for a business case to support conversion.</p> <p>Policy CIL1 Community Infrastructure Levy This is not a land use policy thus ought to be in aspirations.</p>	<p>Land use policies</p>	<p>Thank you for your comments. The wording options have been taken into account.</p>

<p>Firstly, my sincere thanks to all members of the team, this is a very comprehensive and well researched document. I realize the huge commitment you have all made and the amount of work put in, to this most important document that will shape the future of our community.</p> <p>I am sorry that some members of the community have actively sought to delay and frustrate your efforts to produce a comprehensive plan and I applaud your patience and tenacity in keeping a steady forward course.</p> <p>I hope all residents realise the amount of work and depth of study and consultation that is required to produce such a comprehensive document.</p> <p>I support all the policies proposed.</p> <p>This process has encouraged thought about the future and taken us all from the comfort position of "we like the village the way it is". We all know that "the way it is" is only a relatively short period of time and both residents, our local environment, our aspirations, needs and the way we live, moves forward. Communities are never static, they must evolve and, in our case, grow however modestly. If we want to keep and indeed improve our community facilities and consequently our community activities, we need to ensure that we have room for families to grow, room to retire and room to accommodate a broad section of income groups. This means more accommodation, to provide particularly for retirement and lower cost, more compact housing.</p> <p>I had hoped to see real opportunities for new housing. I realise the restraints of the Housing Development Boundary and washed over Green Belt, both of which are as a result of wider policies enacted many years ago, but I believe that a progressive community should, if necessary, challenge these restrictions in small specific areas. In essence the opportunity exists to produce a community master-plan and whilst I absolutely applaud the depth and thought of this draft NP, I think that we would have been even better served with the identification of specific areas for modest and limited housing development.</p> <p>Having said this, I know that such creative thinking has been stifled by a few residents who have put their personal circumstances and aspirations before those of the community.</p> <p>I have real doubt that without challenging the Housing Development Boundary, the community will find the sites to provide any new housing and therefore will not adequately deal with the needs of maintaining a vibrant community. Consequently, we will not meet the valid aspirations for new community facilities.</p> <p>Our community clearly wants to retain our school, provide sport and recreation facilities and enrich the village. In my opinion. This is only possible if we are bold and embrace the future by modestly expanding our capacity for lower cost housing to allow families to remain in the village through generations and ensure a balance of age and income. This would not be pioneering, there are several examples where communities have pushed the boundaries and found the land to provide new housing and new facilities.</p> <p>You have my support and my thanks for this document. I am in admiration of the hard work and the time that the team have given. The Community is indebted to you.</p>	<p>Support</p>	
<p>15 P&D2: I remain concerned that the evidence base for a potential increase in affordable housing as an exception to the restriction on development in the green belt is insubstantial. I do not, therefore, accept that Policy P&D2 should be in the Plan at all. It follows that options relating to this policy are unnecessary.</p>	<p>Object -P&D2 / evidence</p>	<p>Thank you for your response</p>
<p>16 Policies : P&D1 and P&D2 : The Stanton Drew Neighbourhood Plan claims residents want (1) extra housing to be built in the village (2) removal of current protection of land to make this possible and (3) a large list of 32 (currently protected) sites to put forward as possible locations for development. I believe these claims do not represent what the residents want and I ask that BANES protect the residents by rejecting this plan in its current form. If the plan keeps these policies I believe this will lead to the plan being rejected by the community.</p>	<p>Object -P&D2 / evidence</p>	
<p>17 Policies : P&D1 and P&D2 : I am very concerned with the lack of information about how rural exception sites (backed by an unfounded claim of a need for affordable housing) can be used to remove protection from green-belt land. Rural exception sites currently are NOT allowed in Stanton Drew as there is no claim for a need for affordable housing in Stanton Drew. With the NP in place, rural exception sites WILL be allowed due to the claim that affordable housing is needed in SD. So, the NP is removing protection of land, and the land effected is the 32 sites listed in the SOLL document. I believe the community are not aware of this policy due to the lack of information about this in the plan, and once they are made aware of it before the vote I think the plan will be rejected by the community.</p>	<p>Object -P&D2 / evidence / Rural Exception sites</p>	<p>The Neighbourhood Plan consultations over the last 5 years have offered a comprehensive chance to the whole Parish to consult and express their wishes. The Parish has not had this opportunity previously. The evidence base which informs the Plan, comes from the the parishioners' consultation responses. The Plan if deemed 'sound' and when made will help to strengthen and not diminish the Parish's position in having its say on any development proposals.</p>
<p>18 Policies : P&D1 and P&D2 : I am a concerned member of the Stanton Drew Parish, and also an expert statistical analyst with many years of experience at analyzing data. I read the Housing Survey Report from Worcester, and analysed the results, and came to the following conclusions :</p> <ol style="list-style-type: none"> 1. The survey and report should not be included in the Neighbourhood Development Plan. 2. The survey and report should not be used as evidence for Rural Exception Sites (RA4 BaNES Core Strategy). 3. The survey and report should not be used as evidence to substantiate any documentation relating to sites in the Neighbourhood Development Plan, either directly in the plan or indirectly supporting the plan. 4. The survey and report should not be used as evidence to substantiate any extension to the housing development boundary (HDB). <p>Please see the document in the link below for my full analysis.</p> <p>http://www.stantondrewpnp.co.uk/wp-content/uploads/2015/02/Stanton-Drew-Housing-and-Business-Survey-Analysis-Simon-Waller-Aug2017.pdf</p>	<p>Object -P&D1 and P&D2 - evidence</p>	<p>Thank you for your response your comment have been noted. The document you submit will be presented to the Planning Inspectorate as part of the evidence base..</p>
<p>19 Policies : P&D1 and P&D2 : I am a concerned member of the Stanton Drew Parish, and also an expert statistical analyst with many years of experience at analyzing data. This analysis is evidence based on real-world housing transactions and historical housing developments that there is no demand for affordable housing from residents within the parish, and even if there was there is a steady supply of affordable properties available from current stock in the village, and therefore no more affordable housing is needed in the parish.</p> <p>This evidence of no local need shows that the claims in the Neighbourhood Plan of a local need that can't be satisfied with current housing stock simply cannot be justified. Therefore I conclude that :</p> <ul style="list-style-type: none"> · there is no requirement for new affordable housing to be built in the parish · there is no requirement for rural exception sites in the parish · and there is no basis to put forward a Site Options Long List as part of the Neighbourhood Plan. <p>Please see the document in the link below for my full analysis :</p> <p>https://wallerdelve.com/wp-content/uploads/2018/04/No_Housing_Need_Evidence.pdf</p>	<p>Object -P&D1 and P&D2 - evidence</p>	<p>Thank you for your comments. They are duly noted. Your submitted documention will be submitted to the Planning Inspectorate as part of the evidence base.</p>
<p>20 Community Aspirations. Why on earth is it necessary to tell farmers and landowners how to manage their hedges? Who is going to pay for the expense of laying them every few years ?</p>	<p>Hedge aspiration</p>	<p>No farmer or landowner is being 'told' what to do. The Aspiration should neither be interpreted as policy, nor as mandatory. In public consultation, with the whole of the Parish in 2016 & 2017, those who chose to respond, favoured 'aspiring' to encourage biodiversity and protection of the natural environment. Laying of hedges is seen nationally as contributing to this. This</p>
<p>21 P&D1: I agree with this policy. Bullet 7: You may wish to consider whether additional development of dwellings enhances "facilities" .</p>		<p>Thank you for your comment.</p>
<p>22 Planning & development Housing Policy P&D1 and Housing Policy P&D2 We would like to make the following observations:</p> <ol style="list-style-type: none"> 1. We appreciate that the NP committee have done a considerable amount of work over the last 3 years or so for which they must be thanked. 2. We note the plan acknowledges that the local community is overwhelmingly in favour of Stanton Drew Parish continuing to enjoy its status as a parish protected by being washed over greenbelt. 3. We note further that the plan states that there should be no development outside the existing housing development boundary. 4. With reference to an analysis of the recent questionnaires we can see no evidence to support any view contrary to the principles established in points 2 & 3 above, even for rural exception sites. Therefore, there is no need to consider rural exception sites. 5. We are therefore surprised to see that the plan as submitted includes a site assessment analysis for over 30 sites, all outside the Housing Development Boundary. Our understanding is that points 2 & 3 above are inviolate principles and unequivocal statements, so why is the any need to include site assessments? Their very existence within the plan contradicts the principles that the plan itself accepts and are therefore not required. We therefore recommend that the site assessments be removed. 6. We are concerned at the risk of a 'Trojan horse' whereby a plan is approved that effectively allows future housing development within the protected green belt without that possibility being obvious to residents. 7. We are sure that the NP committee mean what they say when the plan assures continued unambiguous support for the green belt and no extension of the existing housing development boundary for any reason. However, the plan as submitted may have consequences which were never intended and therefore we believe the site assessments should be removed. 8. We are concerned that the plan as submitted will give us less protection than we already enjoy. 	<p>Object - SOLL / HDB</p>	<p>Thank you for your comments. The Neighbourhood Plan once 'made' will help protect the Parish from any 'Trojan Horse' because having a robust plan is based on evidence, which will have legal weight to diminish the effects of 'political' mood swings until national and local government policies are democratically ratified.</p>

23	<p>Firstly, I would like to thank the members of the SDNHP team, past and present, for their efforts and dogged determination to complete the plan and to take it through to referendum. It's not easy for unpaid volunteers to complete this work in their spare time, especially when there has at times been hostile and unpleasant opposition from some members of the community.</p> <p>P&D1: Previous comment submitted P&D2: I agree with this policy, but the "finally" is for the wider BaNES area. Does this preclude allocations for applicants outside BaNES? SD1: I agree with this policy, but is it strictly necessary as these are the policies already used by BaNES in determining planning applications? SD2: I agree with this policy, its very important that any new development, however small, doesn't dominate the landscape. SD3: I agree with this policy. SD4: I agree with this policy. SD5.1: I agree with this policy. SD5.2: I agree with this policy, although it may benefit from modest rewording to improve the clarity:</p> <p>Development proposals will be supported if they safeguard (or "protect" the unique character identified for each settlement and complement the form and pattern of surrounding buildings. Any development proposal should take account of the existing streetscape and layout. This should not prevent new forms begin explored.</p> <p>SD5.3: I agree with this policy SD5.4: I agree with this policy, although it may be useful to clarify that this does not preclude or de-prioritise more traditional or vernacular forms. This could be included in SD5.2. SD5.5: I agree with this policy. Could the wording be expanded to encourage new developments to contribute to improved footways, both in isolation and linking existing footways? SD6: I agree with this policy. BP1: I agree with this policy. Could it be changed to include the words "appropriate and sensitive" before "conversion". BP2: I agree with this policy although there is some overlap with BP1. BP3: I agree with this policy. The system currently being installed by Truespeed satisfies this requirement in full as does the system being planned by Gigaclear for other areas of BaNES.</p>	Support - suggested wording	Thank you for your response, your comments have been noted.
24	<p>It may be worth including a statement which encourages the use of buried cabling rather than the erection of new poles, or at least "sensitive" placement (although suppliers with Telecommunications Code Powers are not subject to the usual planning constraints).</p> <p>CIL1: I agree with this policy. EL1: I agree with this policy. EL2: I agree with this policy. EL3: I agree with this policy. EL4: I agree with this policy. EL5: I agree with this policy. There are several areas of the parish, both commercial and residential, where this is significant lighting which could be reduced and better-shaded, during operational hours and turned-off when not required. EL6: I agree with this policy. EL7: There is no EL7- its moved to Renewable Aspiration (p66) and it might be worth adding a note to that effect! EL8: I agree with this policy.</p> <p>ASPIRATIONS 79: I agree with the aspiration to enhance existing green corridors and wildlife-friendly hedging and management. Can this be modified to include SNCIs? 80: I fully agree with this aspiration for existing lighting (lighting for new developments is covered in a Policy). Renewable Aspiration: I agree with this policy. BS1: I agree with this policy. A circular bus service, or one which links up with a circular service would be very useful. It would be great to have links to the A37 bus services, to the airport and the Metrobus. FP1: I agree with this policy. Is it possible to change the wording to footpaths, bridleways and other Public Rights of Way.</p>	Support - suggested wording	Thank you for your comments.
25	<p>I feel that it's important to encourage use of ProWs both by locals and by visitors (which creates additional usage of the rural bus services and brings in trade for local pubs and other businesses).</p> <p>I would also support the development of a 'Stanton Drew circular walk' around Stanton Drew and Stanton Wick, linking the paths between Heritage Assets.</p> <p>An aside, the footpath team paid for by the Parish Council does an excellent job keeping footpaths clear of obstructions and in a better state than some other areas of BaNES and Mendip.</p> <p>RS1: I agree with this policy. I would like to restate my comment from earlier consultation that the speed limits on Bromley Road are poorly thought out, with 60 mph through Bromley (which needs to be 40 or 30), reducing to just 20 mph from Stanton Gate.</p> <p>CMC2: I agree with this policy. P1: I agree with this policy. JS1: I agree with this policy.</p>	Support	
26	<p>Stanton Drew Pre-submission Draft Plan 2018 (V55: 180227) A huge thank you to all those involved in writing this phenomenally detailed and well researched plan which I am happy to endorse.</p>	Support	
27	<p>Design Policy SD2 landscape character</p> <p>Any future development should be concentrated on the centre of the village in and around the Druids, The Village Hall, the Paddock and the Church. This will enable the further development of a strong sense of community. It will allow old and young easy access to the existing amenities, bus stops, parking, nursery, mobile library, nursing home, tea rooms, the Community Cafe, the ancient stones, bed and breakfast establishments, garage, the many and varied activities held regularly in the village hall, the River Chew et cetera. It is also within easy walking distance of the local school.</p> <p>There should be no development sprawl which would diminish the current character, nature & environment of the village. The plan itself promulgates the need to preserve the current character of the village, its environment and the greenbelt. Allowing 'dispersed settlement' development - sprawl - contradicts the tenets espoused in the plan itself. We recommended that the plan should state unequivocally that any development should concentrate in the centre of the village as stated above provided that the greenbelt and existing HDB is maintained.</p> <p>Design Policy SD3 - Landmark Views</p>	Development suggestion	Thank you for your response your comment have been noted.
28	<p>The whole of Stanton Drew enjoys picturesque views which are enjoyed by the residents and visitors alike.</p> <p>To select any view as being 'landmark' or 'historical' is based on a subjective assessment and no one 'view' should be 'preserved' over another. We recommend that reference to any 'landmark views' should be withdrawn.</p>	Landmark views	Thank you for your response your comment have been noted. The Protected views survey was carried out in accordance with establish Landscape assessment procedures as advised by B&NES officers.
29	<p>Our comments are with regards to Policy Numbers P&D1 and P&D2. We have an issue with the claims residents want extra housing to be built in the village. The option of no further development was never offered in any survey we have seen. Everyone we know is against this and they do not want the village becoming another suburb of Bristol. We also dispute the need for more affordable housing, there was not much interest in the houses built on the old church site in Highfield's. We question if the affordable housing argument is just away to get around current protection of land.</p>	Object P&D1 + 2	Thank you for your comments. The Neighbourhood Plan does not diminish, or will it remove ANY protection of the Green Belt policies from development proposals. The NHP policies must be in line with national and local government policies.

E-Mails

Dear Committee Members.

As you are aware I am unable to attend the meeting on Tuesday evening but would appreciate the following points to be given some consideration.

In my earlier email to the committee I raised a number of concerns about the hedgerow aspirations and of particular concern were the practical implications of how we manage to maintain the fences that are an integral part of hedgerow management if we were to trim the hedges in an A shaped fashion as suggested. My other serious concern was that this aspiration would sit in the NHP document to be promoted at some future stage without due democratic process.

I am disappointed that I have received no response from the committee on these points.

I have since read an email reply from George Blanchard which states that "having all these aspirations in one place may help focus communities efforts on realising these aims", which only exacerbates my concerns.

In the next paragraph he states there is no requirement to include aspirations within the NHP and in his examples of aspirations there is no mention of hedgerow aspirations at all.

Furthermore having spoken to one of Chew Magna's Parish Councillors he confirmed there were no such aspirations placed within the Chew Valley NHP which covered 7 villages within the area.

I realize that this particular aspiration cannot be imposed on local landowners without government backing but my concern is that it could become a platform for anti-farmer rhetoric, some of which we have witnessed in the dialogue between Clare Tibbs and Karen Cross.

I note from the minutes of the post consultation committee meeting and I quote "Aspirations are preferred by voting members of the public", could you please explain the foundation of this statement? During this recent debate concerning this aspiration I have never sought to make things in any way personal but I was particularly incensed on reading a comment contained in an email between Karen Cross and George Blanchard and I quote "did George make any comment /advice regarding the few people about the E +L hedge trimming", those FEW people represent the concerns of the entire farming community within the village who incidentally have taken care of the landscape for generations, and as I pen these notes and glance out of the window I see hundreds of trees within the hedgerows and a varied view of miles of hedges complimented with the wild bird life making an enjoyable environment. Admittedly it's not such a pretty picture in December/or January but what else is to be expected in the depths of winter.

Furthermore our comments regarding these aspirations were of a constructive nature, unlike many of the 'positive' comments in which once the back slapping froth had been taken out, left very little substance, with the possible exception of Clarke Osbourne's comments re planning policy which were somewhat critical, but that of course is another story as mentioned at the latest P.C. meeting.

I apologize for this becoming something of an epistle but I, along with the entire farming community and a number of others with farming interests have serious concerns about this topic and would like those concerns to be addressed.

Hard Copy (Transcribed)

Thank you and well done for all your hard work.

Page 12- 13, is the Church not part of Parish Heritage.

Meet the criteria of Heritage Asset page 93 ?.

Glad to see SD5.1 on page 50 would avoid over high houses as opposite Chew Croft Upper Stanton. Also unusual variation of roof as in Bromley Road. (Next to Greenacre).

Glad to see 96 (Parking) P1 (Page 69), without Parking, full use of facilities is limited.

Document looks sane.

Would be nice to have a move more towards dark skies - It would be great to get the telescope out again as well as have less of an orange glow all hours of the night. Bristol's light enough as is.

It was a shame that there was such little support to increasing safety of Bromley road (Such as reduced speed limits), as a fair few people seem to drive like nutters along it (and with all these turns it gets a little hairy cycling home from work sometimes).

BANES Comments

Bath and North East Somerset Council comments on the Stanton Drew Pre-submission Neighbourhood Plan

P&D1

Suggest discussing the aims of this policy and what it is trying to achieve. Background evidence/text to the policy seems to support growth, however the policy as worded seems to be less permissive than national and B&NES Policy in relation to infill:

"3 or fewer" / "Impact on openness of the greenbelt..." / "preserves open views"

The NPPF states (para 89): "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:...

- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development"

B&NES PMP: "Policy GB2 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."

The Core Strategy defines 'infilling' in relation to housing as the filling of small gaps within existing development e.g. the building of one or two houses on a small vacant plot in an otherwise extensively built up frontage, the plot generally being surrounded on at least three sides by developed sites or roads. (Policy D7)

D7 states that it is possible for Neighbourhood Plans to identify a locally specific definition of infill, with reference to local characteristics. This was done for Freshford NDP

http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/NPP/Freshford_and_Limpley_Stoke_NDP.pdf

What is meant by enhances village facilities?

P&D2

It appears Stanton Drew propose a 4 tier approach to affordable housing allocations.

The CVNP members were give the OK to undertake a three tier approach to affordable allocations due to their group structure across 7 parishes.

Given Stanton Drew are not members of the CVNP we suggest that their allocations process remains in line with the standard B&NES Homesearch Policy requirements.

Suggest using wording from the Pensford NP:

Thank you for your comments. As you know, all your concerns have been considered, and also with B&NES. Whilst your comments will be included in submission to the examiner, they were submitted outside of the Options Document consultation. The comments also do not relate to 'Policy' but to 'Aspirations', which are not material conditions in land use policy decision making. No Aspiration has legal weight nor is an Aspiration obligatory but purely reflects the responses from public consultations held with parishioners over the last 5 years on relevant topics.

Thank you for your comments.

Thank you for your comment. On a positive note, the Revised National Planning Policy Framework 2018 [NPPF] strengthens the need to protect dark skies. This revision has been reflected in the Neighbourhood Plan to ensure the Plan is in conformity with Government policy. In terms of traffic speed, this is not a land use policy. The Plan deals with land use policy in the main however, traffic aspirations gathered from the community will act as a guide to the Parish Council in decision making.

Source of comment

BANES comments listed here are those contained within the document supplied by the BANES representative to the Stanton Drew Neighbourhood Planning steering group and discussed with the representative at the steering group meeting of 1st May 2018 where it was agreed the the comments would be taken on Board and the Draft Plan amended accordingly.

Planning Policy

Affordable Housing
Gary Ward

"Affordable Housing should be available in perpetuity to meet the needs of people with strong local connections in accordance with current B&NES housing allocation policy."
Here is the Homeseach policy
http://www.bathnes.gov.uk/sites/default/files/siteimages/Housing/Strategyandperformance/homeseach_allocation_sch_eme_2016_v2_for_publication.pdf
Both rural connections and rural 'exception site' connections criteria are on pages 40 & 41.

SD1

Policy appears to be from the Design Principles statement – Suggest that it can be removed as it does not add to existing planning policy in the Neighbourhood Area

Planning Policy

SD2

Would it be better to use the word 'clustered' rather than 'dispersed' which may be interpreted as individual or small groups of housing scattered around the parish. A well located dwelling associated with one of the clusters would be more in keeping than a dwelling located away from other development

Landscape Officer

SD3

I am in favour of protecting views and of the 4 selected 2 seems to be the one most deserving of a protected policy. I am surprised none have been taken from the extensive PROW network across the parish. These are places where people are out enjoying the views.

Landscape Officer

SD4

PMP HE1: "preserve or enhance those elements which contribute to the special character or appearance of the conservation area"

Planning Policy

DESIGN POLICY SD5 – Character Areas [see appendix 6]

Hedges are an important aspect of the character and perhaps deserve a mention or does this come in somewhere else?

Landscape Officer /
Planning Policy

Suggest combining into a single policy, along with SD6. Eg:

Design Policy SD5.2

"Applications for development should have regard to the design principles, outlined in the Design Principles Statement (summarised below). 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 to engage with neighbouring Parishes if appropriate.

SD5.1
SD5.2
SD5.3
SD5.4
SD5.5"

SD6

Landscape Officer

See comment above

What is meant by agreed local community?

BP1

National planning policy requires that planning policies 'support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings'.

Planning Policy

Suggest adding wording similar to PMP RE1 – "proposals should be consistent with national Green Belt policy"

BP2

Planning Policy

As above – "proposals should be consistent with national Green Belt policy"

Please clarify "Small scale conversions or extensions to buildings e.g. for home workers, must demonstrate that they are required for business use" – in some cases this may be permitted development and therefore not require planning permission.

BP3

Planning Policy

No specific comments – PMP policy for Broadband is LCR7B. The need to have a broadband policy in Local Plans has been reduced by it now being a requirement in building regulations.

Document R introduces a new requirement for in-building physical infrastructure which enables copper or fibre-optic cables or wireless devices capable of delivering broadband speeds greater than 30 Mbps to be installed. The requirement applies in England to new buildings and to existing buildings that are subject to major renovation works and applies both to dwellings and to buildings other than dwellings. Approved Document R takes effect on 1 January 2017 for use in England. It does not apply to work subject to a building

notice, full plans application or initial notice submitted before 1 January 2017.

See https://www.planningportal.co.uk/info/200128/building_control/124/part_r_-_electronic_communications

CL1	Planning Policy
No comments	
Policy EL1	Landscape Officer
Good	
EL2	Ecology/GI
Awaiting comments	
EL3	Ecology/GI
Awaiting comments	
EL4	Ecology/GI
Awaiting comments	
EL5	Planning Policy
No specific comments. The NPPF makes it clear that planning policies should limit the impact of light pollution from artificial light: 'By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.'	
The NPPG includes further guidance on the factors that are relevant in considering the implications of light pollution, including ecological impact	
This is referenced in policy D8 of the Placemaking Plan	
EL6	Planning Policy
No comments	
EL8	Planning Policy
See comments under SD3	

Comments from BANES ecologist/environment team

P25 No 22 walks – on tourism routes [Chew Valley 3 Peaks Trail](#)

Cant see any policy on recreational networks , improving cycle and walking links for health and well being, tourism. links to Chew Valley lake for recreation and safe cycle routes other than Chew Magna route.

P29 We want to **drive and support** sustainable development which delivers homes, businesses and infrastructure that protects and enhances our environment and helping our community to flourish as it meets present and future demands.

Policy EL2

Development proposals will be supported if the proposal **protects and enhances** the network of green spaces and corridors, and biodiversity and if the application also accords with other policies in the Neighbourhood Plan.

Comment Fig 30 p63 includes the GI map but they have not made direct reference to it or GI – multiple benefits. Not sure if this policy should be split into GI and biodiversity & ecological networks?

GI includes recreational/cultural benefits and services that it provides eg flood prevention, pollination, sense of place that they do not seem to cover in a policy or in aspirations

Policy EL3

Development proposals should satisfactorily protect trees and hedges on or adjoining a development, and if development includes the planting of **trees**, small copses or orchards, providing the application is in accordance with other policies in the Neighbourhood Plan. **It will be supported?**

Policy EL4

The Neighbourhood Plan will promote **as part of the green infrastructure network**, the conservation and enhancement of ponds and water courses, especially where they contain scheduled or rare species or support a rich assemblage of plants, invertebrates or amphibians.

Any development likely to have an adverse effect on any water course either alone or in combination with other plans or projects, would not be in accordance with the Neighbourhood Plan.

Policy EL5

Development proposals must **minimise impact of lighting** it should be specifically designed to minimise the **impact of lighting** and risk of light spillage beyond the development site boundary and into the wider countryside. In addition, dark corridors for bats and light sensitive species should be incorporated into all development within the Plan Area.

Sentence doesn't read right

What about housing – what is operational hours?

When seen from view points or from distance i.e lit windows eg roof lights that may not be spillage

BANES Ecologist/Environmental team comments were received after the BANES comments listed above and were considered ex committee by members of the Steering Group and incorporated as appropriate. The SDPNP Steering Group wish to expand the work on Protected Views in line with the Landscape Officer's comments within the life of the next Parish Council.