

Stanton Drew Neighbourhood Development Plan 2017 – 2036



**Referendum Version
2021**

Foreword

This Draft Neighbourhood Plan for the Parish of Stanton Drew represents an important and positive stage in Stanton Drew's history, whereby residents and those who have businesses in the Parish have grasped the numerous opportunities offered over the last 5 years to consult on development and other issues pertinent to the life of the Parish.

If 'Made' at referendum, the Plan gives the Parish Council and others strength to manage issues that concern us - the residents - how we wish the Parish to look, reflecting the importance of the Green Belt to us, and how we wish our Parish Council and the Bath & Northeast Somerset Local Authority to consider any planning applications coming forward in the Parish. This Plan will strengthen our hand, not diminish it, because it is the culmination of numerous and democratic public consultations.

The Plan should clearly demonstrate to those reading it, how strongly the Parish values how its built environment sits in its rural environment and how the Parish wishes to support appropriate employment activities.

A huge thank you to everyone who took the time and trouble to take part in the Pre-submission Draft Plan consultation during May 2018 and all the previous community consultations over the last 5 years.

The feedback from the Pre-submission Draft Plan consultations has directly informed this Draft Plan, which Stanton Drew Parish Council, the Stanton Drew Parish Neighbourhood Plan (SDPNP) Steering Group, and all the volunteers who have helped them, now take great pleasure in presenting to you.

The final Draft Plan represents the culmination of all the feedback and ideas that all consultees have contributed to the consultations and questionnaires presented to you over the past 5 years and the immense amount of hard work put into giving you, the consultees, opportunities to have your say by the volunteers from across our Parish and the wider community, in conjunction with guidance from Bath & North East Somerset (B&NES) officers.

This document should be read in conjunction with all neighbouring development plans of surrounding Parishes namely the Chew Valley Forum, Clutton, and Publow with Pensford Neighbourhood Development Plans, and associated Bath & North-East Somerset Unitary Authority Development Plans, namely, the B&NES Development Plan.

In addition to the above neighbourhood development plans, please also refer to the Pre-submission Draft Plan, the Options Document 2017, Sustainability Appraisal 2018, Stanton Drew Parish Community Design Statement 2016, Site Options Long List (SOLL) for Housing 2018, Stanton Drew Heritage document 2017, on the website www.stantondrewpnp.co.uk

B&NES has carried out a further 6-week consultation before the Draft Plan and comments from the B&NES consultation were submitted to an independent examiner. After further

review by the examiner, the Plan will go forward to a community referendum. The referendum will ask if the community wants B&NES to use the Neighbourhood Plan in the determination of planning applications in the Parish of Stanton Drew.

The Plan will be subject to review to ensure continued alignment with evolving B&NES and national planning policies.

Please note that due to the size of this document the resolution of some of the maps is of poorer quality than preferred, but you can find better quality resolution of the maps on the Neighbourhood Plan website.

Thank you for your attention and participation in helping Stanton Drew Parish move towards the 'making' of the Plan.

Signed Chair of Stanton Drew Parish Council
Date

Signed Chair of the SDPNP Steering Group
Date



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Introduction

- 1 The Designation of the Stanton Drew Neighbourhood Area was approved in accordance with section 61G of the Town and Country Planning Act 1990 as 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: Neighbourhood Plan Designated Area outlined in red.

- 2 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 and consultations.

- 3 Stanton Drew Parish is located approximately 9 miles south of Bristol, 10 miles west of Bath, and 2 miles east of Chew Magna on the southern side of the River Chew, in gently sloping and undulating countryside.

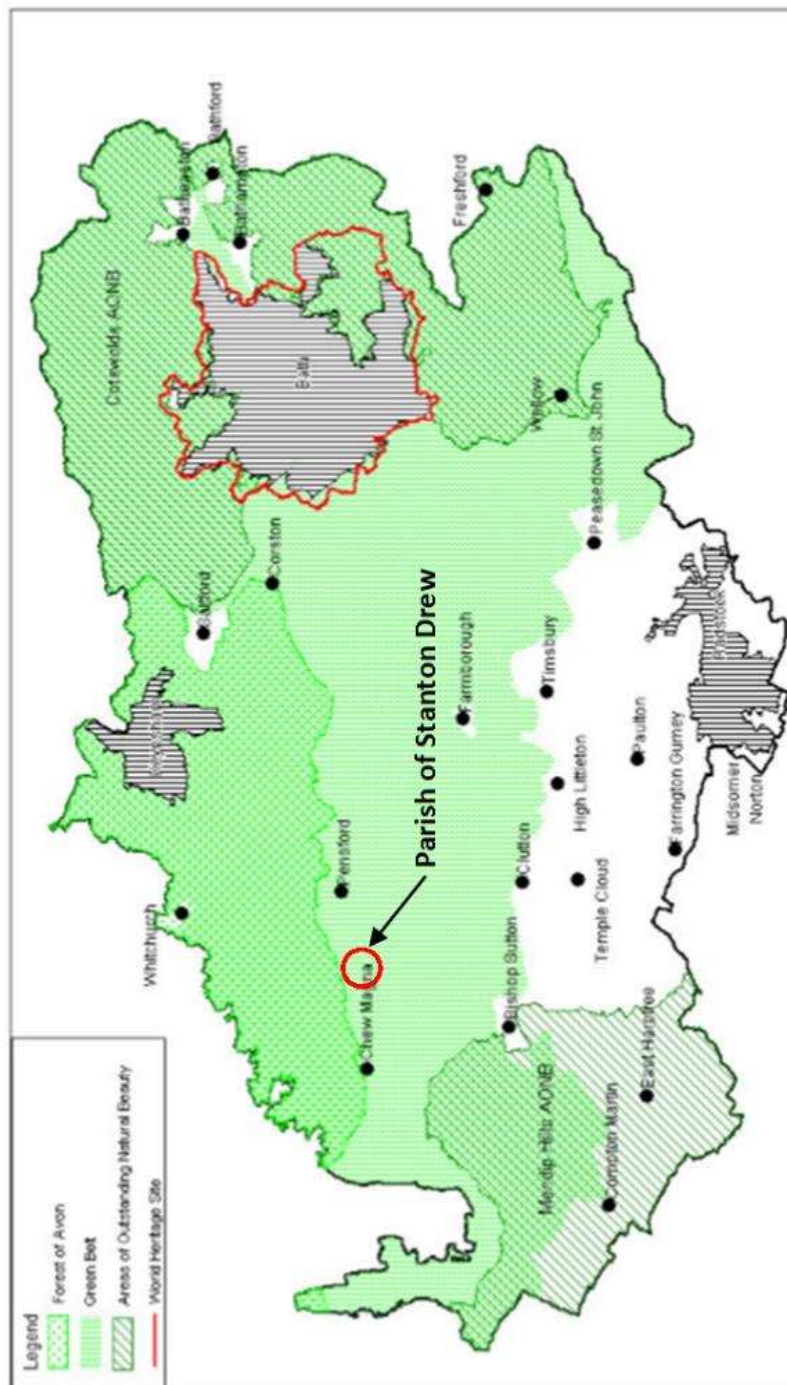


Figure 2: Statutory and other designations Rural Landscapes of Bath and North East Somerset LCA Supplementary Planning Document (2003).



Figure 3: Stanton Drew Parish, within the white box, in relation to surrounding Parishes.

- 4 The landscape of Stanton Drew Parish is predominantly rural agricultural (see Figure 2) set in the Green Belt, with ancient artefacts. In the recent past the Parish was heavily dependent on coal mining, the Pensford Colliery workings closed only in 1959.
- 5 The settlements within the Parish are dispersed as shown in Figure 4, with the main residential areas being:
 - Stanton Drew main village (blue shading,1), and including Sandy Lane (red shading, 6)
 - Upper Stanton Drew (red shading,2)
 - Tarnwell (yellow shading,3)
 - Stanton Wick (red shading,4)
 - Highfields (red and yellow shading,5)
- 6 There are also other smaller clusters of dwellings, e.g., Bromley Villas (red shading,7) and Byemills (yellow shading,8) as well as individual farms and barns. Within the Parish there are two pubs, a church, a village primary school and a village hall. The Stones, which are of great archaeological and historical value, being the third largest collection of prehistoric standing stones in England, are situated in several locations in the northern sector of the Parish within the Conservation Area, with a newly discovered woodhenge within the boundaries of Quoit Farm on the northern edge of the Parish.

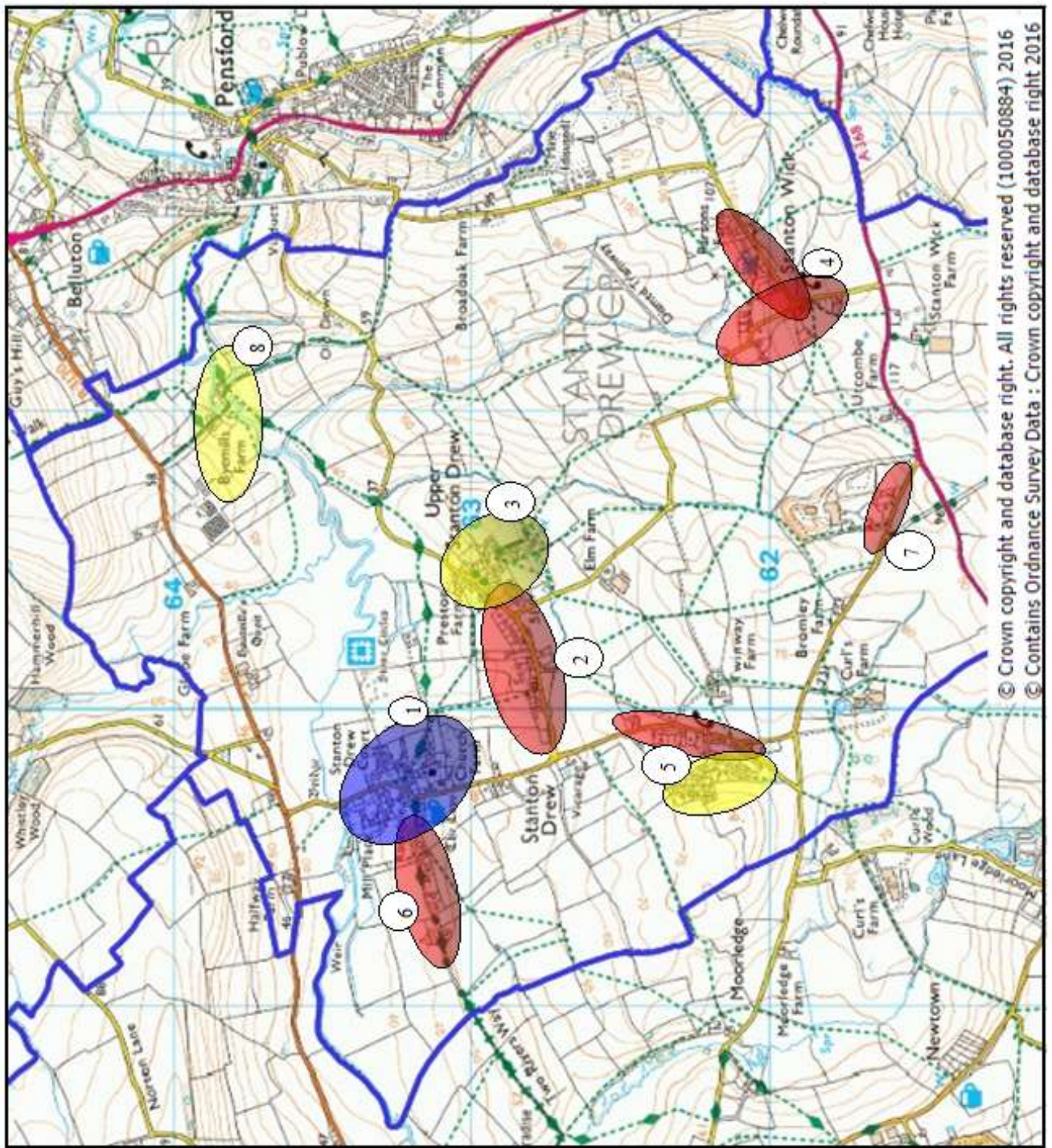


Figure 4: Settlement areas within the Parish of Stanton Drew. Blue line denotes the Parish boundary.

Part 1: History and Heritage of the Parish



Figure 5: The Cove. Courtesy of Felicity James.

History

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

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



Figure 6: View of Standing Stones with St. Mary's Church in the background. Courtesy of English Heritage <http://www.english-heritage.org.uk/visit/places/stanton-drew-circles-and-cove/> Accessed 24/05/2017.

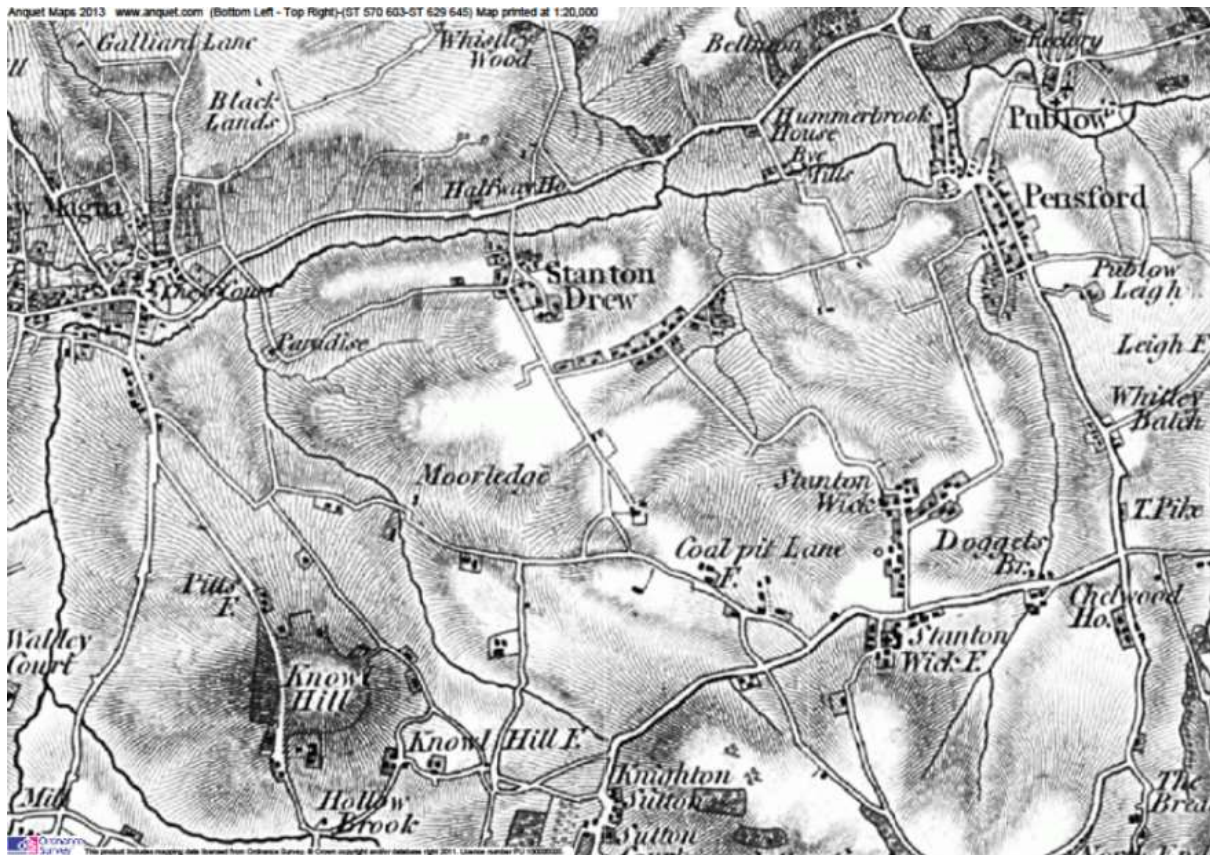


Figure 7: Stanton Drew prior to the 19th century Industrial Revolution.

- 8 The history of the Parish is predominately agricultural as represented through its dispersed settlements and frequent farmsteads. Another layer of history was added in the 19th and 20th centuries as the Parish saw industrial activity in the form of coal mining. There were two coal mines within the Parish, forming the northern section of the Somerset coalfields. The industrial heritage can be seen most clearly in the set of buildings of the Old Colliery between Stanton Wick and Pensford, alongside Wick Lane. Four old buildings remain, all in poor condition. There are also some remains of the original cable railway used to take coal and miners from the Bromley Pit across to Pensford.
- 9 Apart from within the old core of Stanton Drew, and some scattered buildings of design or historic value, the majority of buildings in the Parish present a great variety of types and styles, some from 100 or so years ago but most from the inter-war or post-war period.



Figure 8: The 13th century bridge over the Chew, near the main village.

- 10** The Parish is also rich in other historic features including the narrow, 13th-century limestone bridge, also a Scheduled Ancient Monuments (SAM) a Conservation Area, and over 20 Grade II* or Grade II Listed buildings and structures. (See Appendix 3 for listed buildings). At the northern entrance to the village, before the bridge over the River Chew, is a white, thatched, Grade II listed 18th-century house which became a toll house when turnpikes were in use (image below).



Figure 9: The Toll House.

Heritage

11 The landscape of Stanton Drew Parish is predominantly rural agricultural, with ancient artefacts. This landscape was modified dramatically during the 19th and 20th centuries due to industrialisation, first from glass manufacture and subsequently from coal mining, along with associated transport infrastructure.

Ancient and Medieval Heritage

12 Until recently the Stanton Drew Stone Circles and The Cove were thought to date from late Neolithic or the early Bronze Age, but the recent discovery of the long barrow now dates the site to 4000 - 3000 BC. It is a Scheduled Monument of national importance. Recent surveys have revealed that they were only part of a much more elaborate ritual site. There is also evidence of an associated earlier earth bank and timber enclosure sited by the River Chew, in a nearby field. The stones are clearly visible from the hills around. There is strong evidence to suggest that this visibility was apparent at the time and that landscape features themselves may have had special significance to prehistoric human groups. See Appendix 4.

13 Evidence of a Roman Road that traversed the Parish is under investigation. The road is thought to have been used to transport lead from the Mendips to Keynsham.

List of the Parish Heritage Assets

14 Stanton Drew

1. The Standing Stones
2. Alice's Gate and Post Box
3. Druid's Arms
4. Village Hall
5. Bridge
6. St. Mary the Virgin Church

15 Upper Stanton Drew

7. The Old School House
8. Stanton Drew Primary School
9. Bridge, nr. Brook Cottage
10. Yew Trees

16 Stanton Wick

11. Cable Railway remnants
12. Old Colliery site
13. Orange Tree Cottage
14. Phone Box library
15. Well Stone near Chalfont Lodge
16. Winding House
17. Windmill

17 Byemills

18. Bridge with Flood Gate
19. Byemills Farmhouse (Listed)

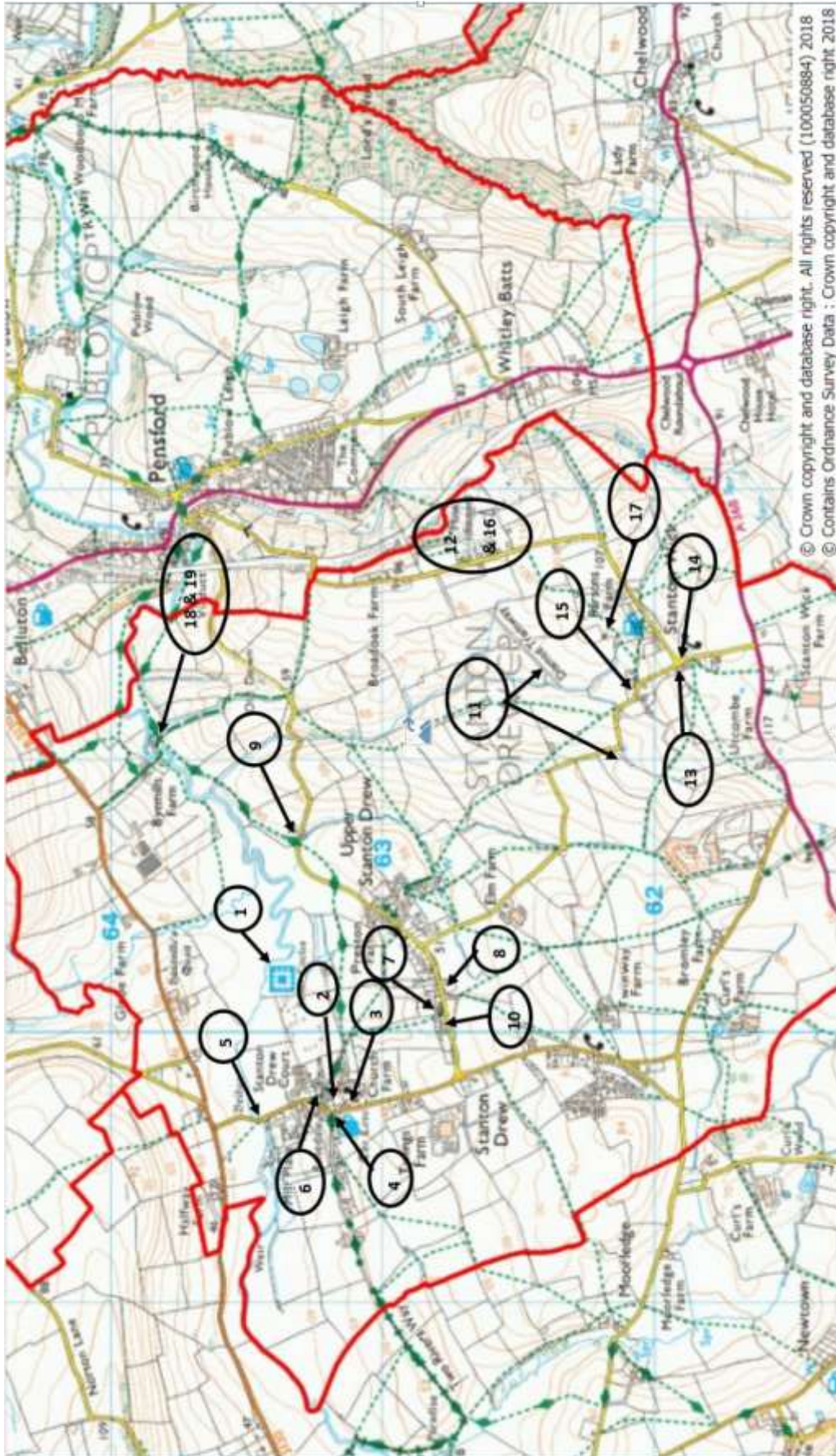


Figure 10: Map of Heritage Assets in the Parish of Stanton Drew. Red line denotes Parish boundary.

Landscape and Natural Environment

- 18 The landscape of the Parish is varied with much of the Parish being undulating or sloping; with a general dip from south to north. The Parish is interconnected by narrow, winding lanes and numerous footpaths but is poorly served by bridleways and, although a Sustrans route runs through the Parish, it is wholly on narrow lanes that are not conducive to cycling especially when the lanes can be filled by a large tractor or lorry, and there are no off-road cycle routes except for Sandy Lane, which is a track leading westward out of the Parish in the direction of Chew Magna.

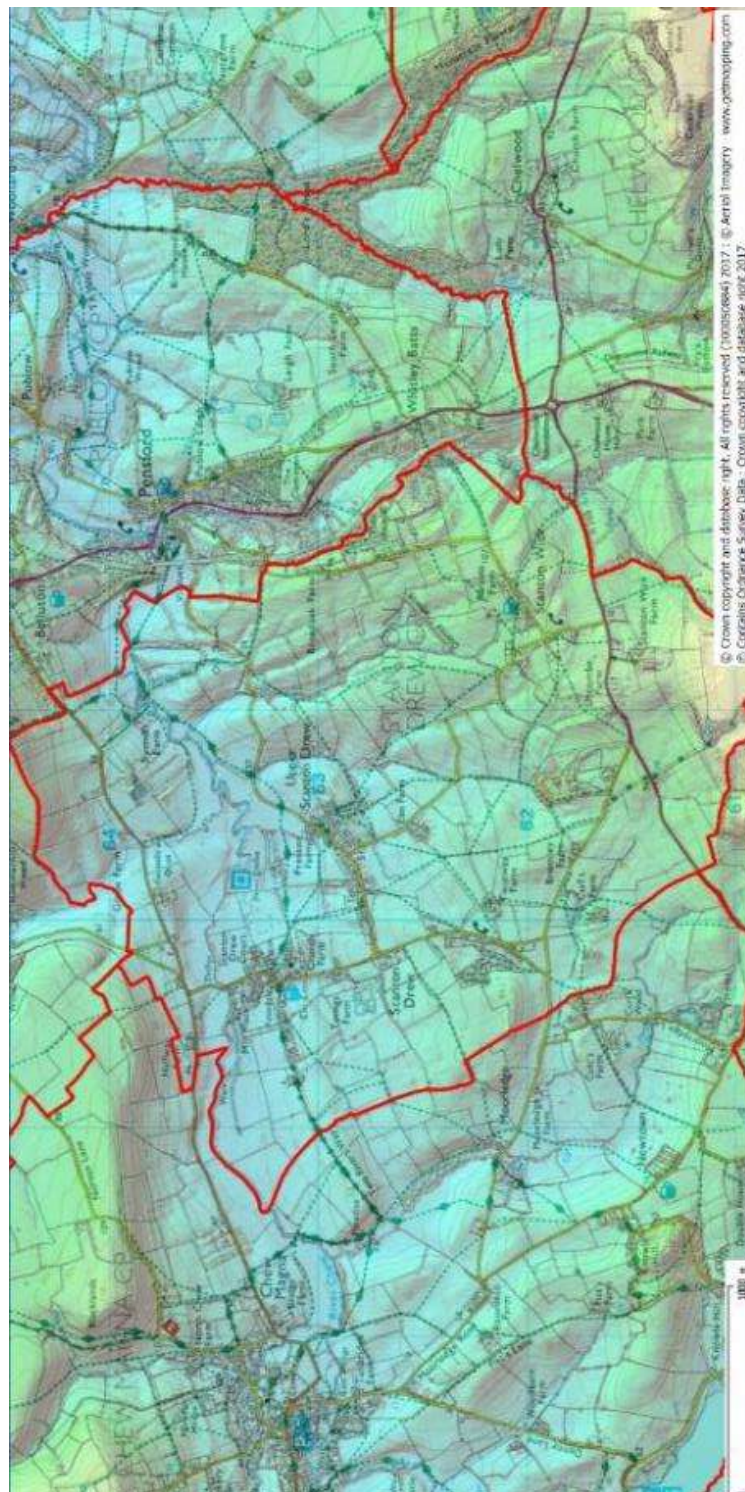


Figure 11: Terrain Profile of the Parish. Parish boundary shown in red.

- 19 The fields, some regular, some irregular in form, tend to be bounded by native hedgerows with trees, e.g., oak. The field boundaries changed significantly in character back in the 1970s due to the devastation wreaked by Dutch Elm disease.
- 20 The riparian corridor (River Chew corridor) includes many large native trees such as willows and alder; a few small copses are scattered throughout the Parish and some bound the Parish, e.g., Curl's Wood, but there are no large woodlands or forest plantations.

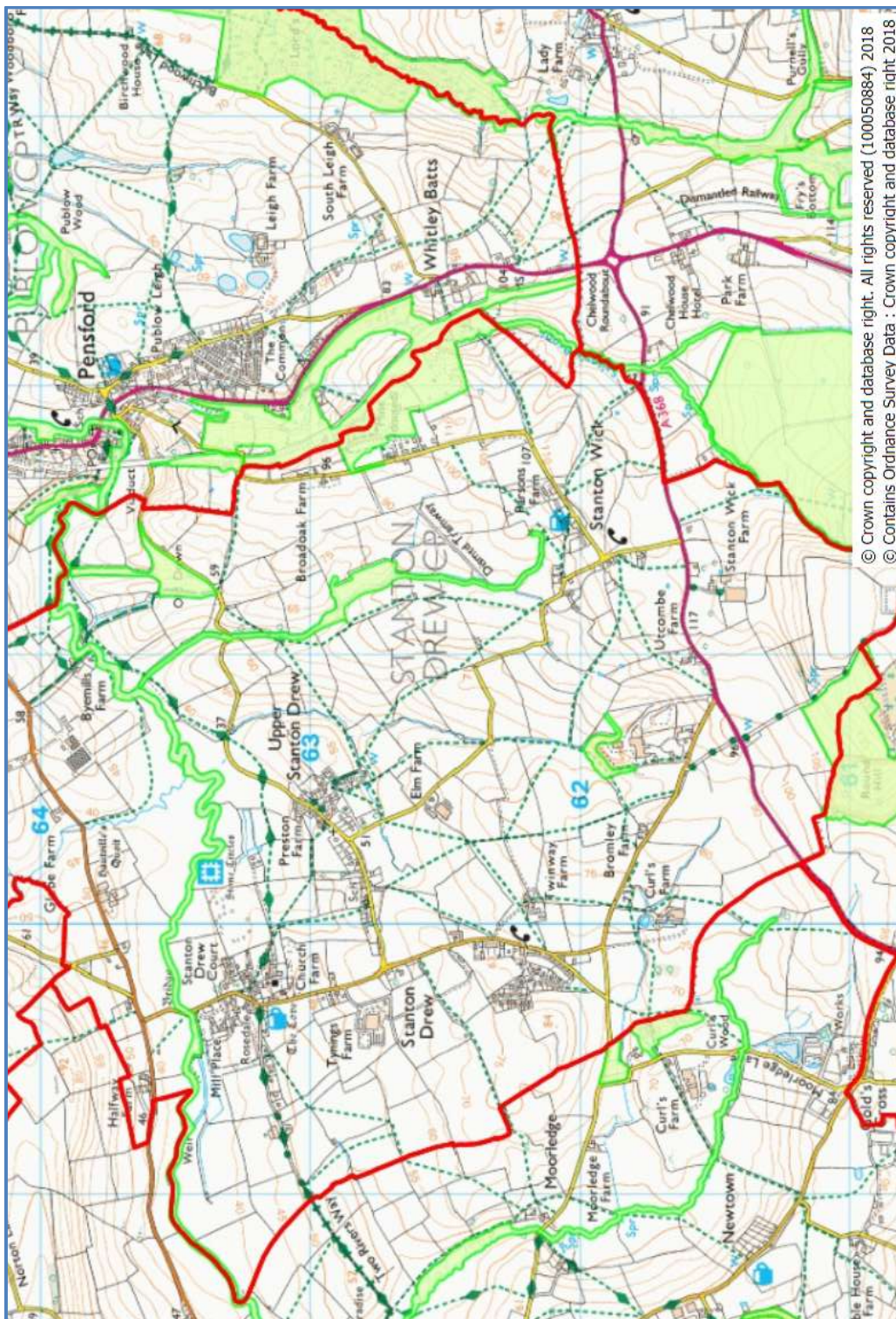


Figure 12: Green shading denotes BRERC Sites of Nature Conservation.



Figure 13: Zones 2 and 3 flooding categorisations shown in blue shading.

21 Despite the shortage of woodland, the Parish definitely has a ‘green’ feel which is enhanced by the fact that many areas of housing are on one side of the road only so that the outlook is often rural and the sense of being in the countryside is maintained even in the built areas. This, and the fact that in many areas the housing is linear, and only one house deep, enables open countryside views to be appreciated by many residents.



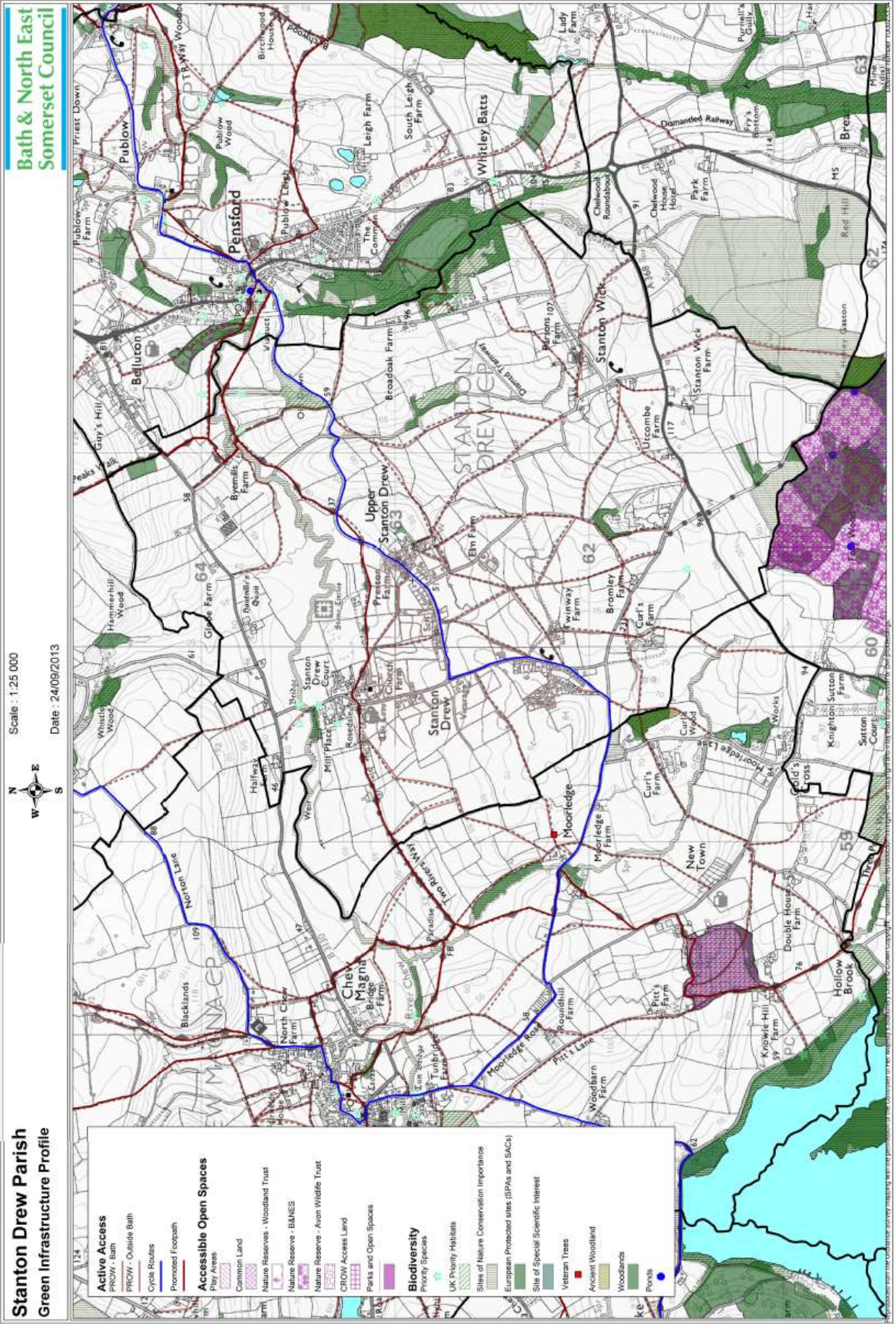


Figure 14: Green Infrastructure profile.



Key Views and Landmarks

22 The views are beautifully rural, often wide-sweeping and plentiful, all over the Parish. Some of the main recognisable views are:



Figure 15: View from Stanton Drew medieval bridge across the Standing Stones, and up to the Winding House. Courtesy of Martin Elsbury.



Figure 16: View from the cricket ground across the fields north east to Maes Knoll and north towards Dundry. Courtesy of Martin Elsbury.



Figure 17: View from Wick Lane east across Pensford to Beckford's Tower. Courtesy of Martin Elsbury.



Figure 18: View from just east of the A368 junction with Bromley Road across to the Mendip Hills. Courtesy of Martin Elsbury.

Population and Demographics

The Local Population – facts and characteristics (2011 Census data)

Population 787 comprising:

Composition of Parish population
379 males
408 females
757 white
415 very good health
241 good health

Age composition of the Parish population
39 0-4 yrs.
45 5-9 yrs.
67 10-15 yrs.
61 16-24 yrs.
164 25-44 yrs.
224 45-64 yrs.
100 65-74 yrs.
87 75 yrs. +

Employment and Travel:

184 full-time employed
87 part-time workers
97 self-employed
96 retired

50 working from home daily
7 use public transport to get to work
283 use private cars to get to work

23 When measured against national statistics, the Parish is not within deprived areas; the information available relates to the neighbourhood level statistics or 'Lower Layer Super Output Areas' (LSOAs). However, not all residents necessarily enjoy the same levels of prosperity, health, or access to housing and services.

Source: www.neighbourhood.statistics.gov.uk



Figure 19: Stanton Drew Women's Institute and guests celebrate the UK WI Centenary 2016. Courtesy of Ros Anstey.

Health

- 24** The Parish has no surgeries, necessitating travel to Chew Stoke, Cameley, Keynsham, or into the environs of Bath or Bristol.

Housing

- 25** As Stanton Drew Parish is washed over by the Green Belt, housing development has been limited to infilling or redevelopment within the housing development boundary (HDB), in accordance with the National Planning Policy Framework (NPPF) 2019.

Education and Employment

- 26** There is a primary school in the Parish but relatively limited medium or large-sized businesses offering employment opportunities other than Stanton Drew Primary School, Stanton Drew Pre-School, Blackmore & Langdon, Kelston Sparkes Ltd, H. Curtis & Sons Ltd, Druid's Arms, The Carpenters Arms, and Stanton Court Nursing Home. However, there are many small local businesses and enterprising self-employed residents, with approximately 50 working from home daily.
- 27** The nearest senior school is Chew Valley Secondary School located between Chew Magna and Chew Stoke.



Figure 20: Stanton Drew Primary School Gardening Club hosted at Stanton Court Nursing Home. Courtesy of Ros Anstey.

Key Neighbourhood Facilities

28 The Parish's key facilities include:

- Village Hall Lecture Hall and car park
- St. Mary the Virgin Parish Church
- Monthly Community Café at St. Mary the Virgin Parish Church
- Playing area in Highfields
- Cricket ground on the Bromley Road
- Druid's Arms, Stanton Drew
- The Carpenters Arms, Stanton Wick



Figure 21: Druid's Arms with St. Mary the Virgin Parish Church in the background. Courtesy of Felicity James.



Figure 22: Dairy cattle grazing, an important part of agriculture around Stanton Drew. Courtesy of Felicity James.

Roads, Transport and Movement

Road Network

- 29** The A368, the B3130, and Bromley Road are the main routes through the Parish. They link much of the Parish and surrounding Parishes to the cities of Bath and Bristol. The Parish includes many medieval, partially sunken lanes and hedges that are judged of historic significance.
- 30** The main routes are typically busy with commuting traffic between 7:30-9:00am and 4:00-6:00pm with pinch points in the centre of Stanton Drew and Upper Stanton Drew at school drop-off and collection times. At other times of the day tranquillity is restored and the roads are predominantly used by farm vehicles, the movement of livestock, and by residents for work and recreational purposes.
- 31** In addition to Bromley Road, there are several other minor roads, including Stanton Wick Lane, Moorledge Lane and Wick Lane, which are often used during peak commuting periods by residents of surrounding Parishes, or Bristol International Airport traffic looking to bypass traffic around Chew Magna, or commuting to Bristol.



Figure 23: Roads and lanes in and around the Parish. Blue line denotes Parish boundary.

Public Transport

- 32** Current bus services are limited both in terms of journeys and the times of services making commuting to Bath and other potential employment places; impractical if not impossible. There is a limited bus service into Bristol making commuting to Bristol possible, if slow.

Cycling

- 33** The Parish does not have any designated car-free cycle ways, however, Sandy Lane is relatively car free.

Walking

- 34** There is an extensive network of public footpaths (Public Rights of Way) across the Parish, including the Two Rivers Way, the Community Forest Path and part of the Three Peaks Walk. The footpaths are well used by locals and tourists. There are few pavements in the Parish.



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Figure 24: Public Rights of Way shown in purple.



Part 2: The Vision



- 35** Stanton Drew Parish Council decided to develop a Neighbourhood Plan, which will provide a legal basis for residents to determine the future for our local environment and community during the next 17 years: where we want to develop and where we don't, our facilities, infrastructure, services and how we encourage and support our farmers, growers, and local businesses, to create a stronger, more resilient community for our long-term future.
- 36** Consistent with the views of parishioners, our aim is to ensure a sustainable community that retains the existing rural feel and community spirit, whilst allowing for a degree of expansion for both business and housing needs. We wish to protect the environment and associated views across the Valley and provide adequate and safe means of movement in and around the Parish.
- 37** Through consultation with the Parish of Stanton Drew over the past 5 years our Neighbourhood Plan is based on the following criteria:
- We want to **protect and enhance** our natural, built and historic environment within the Green Belt, Conservation Area and wider Parish. At the same time, we want to live in a vibrant community, which provides for and supports people of all ages and needs
 - We want to improve education, health, social and cultural well-being for all, and ensure facilities and services are in place to meet local needs
 - We want to **drive and support** sustainable development which delivers homes, businesses, and infrastructure without damaging our environment, and helping our community to flourish as it meets present and future demands
 - We believe that the community would like to create a safe, shared environment on the roads for pedestrians, traffic and cyclists with good and sustainable public transport links

Neighbourhood Plan Scope and Main Objectives

- 38** The Localism Act 2011 introduced Neighbourhood Planning into the hierarchy of spatial planning in England, giving communities the right to shape their future development at a local level. In October 2013, Stanton Drew Parish Council was successful with its application to become a Neighbourhood Planning area.
- 39** The Stanton Drew Neighbourhood Plan reflects community-wide comments, observations and concerns about its future, bringing them together with census information, strategic and statistical evidence into a 'living promise' that mirrors the community's overwhelming desire to preserve what is best about the Parish of Stanton Drew today - its open rural environment and landscape, its small-village ambience, its history, and its sense of place and timelessness - while ensuring that it has a plan for the future to pursue the continuing health, happiness and well-being of all its residents.
- 40** The Plan has been produced by a Neighbourhood Planning Steering Group including Parish Council members and community volunteers. The Neighbourhood Plan includes policies for deciding where development should take place and the type and quality of that development, together with policies influencing social and community growth.

41 Four key areas were explored in the preparation of the Plan:

- Planning and Development
- Environment and Landscape
- Facilities and Services
- Transport and Movement

Consultation and Evidence Base

42 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 bi-monthly basis 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.

43 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 and 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 and 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-5: 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-9: 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 5 Mar, 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 5 Mar 2016, published in Parish Magazine and websites, facilitated by Place Studios.
- 2016- Mar: Place Studios facilitate workshop sessions with the children and teachers at the primary school.
- 2016-Mar-5: Design Statement meeting held for parishioners.
- 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 17 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 16 November 2016. Brief update as part of Parish Council notes published in Parish Magazine and websites.
- 2016-Nov: Reminder of Plenary Meeting on 16 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 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 - Update published in Parish Magazine, CVG, and PC website.
- 2017-July 15:to 31 August Options Document consultation.
- 2017-July: Stanton Drew Flower Show.
- 2017-Aug: Stanton Drew Parish Council - Notes - The Neighbourhood Plan - Update published in Parish Magazine, CVG, and PC website.
- 2017-Sept-Oct:Re-consultation of Policy Options for Policy P&D1.
- 2017-Nov: Stanton Drew Parish Council - Notes.

- 2018-Jan: Stanton Drew Parish Council - Notes.
- 2018-May: Pre-submission Draft Plan consultations.
- 2018-July: Stanton Drew Flower Show.



Figure 25: Options Document consultation at Stanton Drew Flower Show, July 2017, aided by the Community Choir.

The Key Issues

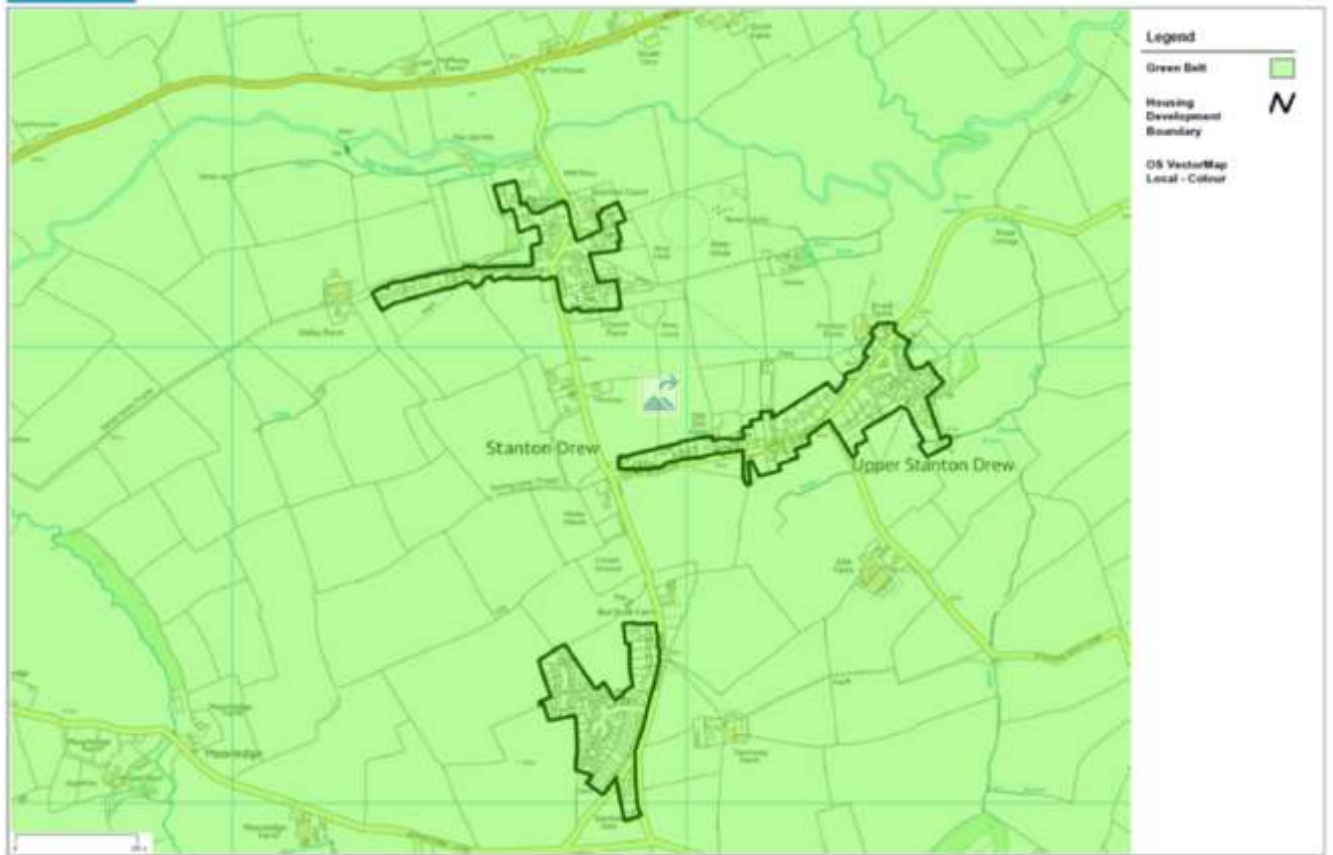
44 Using the evidence from responses from consultations there are a number of sustainability issues and challenges facing the Parish. While the Plan area offers a high-quality environment for those who live, work and visit the area, the Neighbourhood Plan will need to manage and seek to resolve a series of issues over its lifetime to achieve sensitive development that meets environmental, social and economic needs of the Parish. The absence of a Neighbourhood Plan (and consequently a lack of vision and strategy for land use in the Parish), will result in fewer opportunities to address the issues and challenges facing the Parish in a co-ordinated way.

Housing

45 Stanton Drew is classified as a ‘village washed over by the Green Belt’ and has very limited facilities other than the school, pub, and some public transport.

46 Furthermore, within the main village of Stanton Drew there is a Conservation Area that protects the buildings and landscape of historical note. The Parish has three areas that are within a Housing Development Boundary (HDB), the main village, Upper Stanton Drew, and Highfields.

47 In accordance with National Planning Policy and B&NES Local Plan (Core Strategy 2014 and Placemaking Plan 2017) 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.



Date Created: 1-3-2017 | Map Centre (Easting/Northing): 359745 / 182814 | Scale: 1:10000 | © Crown copyright and database right. All rights reserved (100023334) 2017

Figure 26: Green Belt (shaded green) and Housing Development Boundary areas in the Parish of Stanton Drew.

Important spatial planning policies relevant to the Parish include:

National Planning Policy Framework (NPPF) February 2019

- 48** The NPPF sets out a presumption in favour of sustainable development, so that it is clear that development deemed 'sustainable' can be approved without delay. Local and Neighbourhood Plans policies guide how this presumption will be applied at a local level, in line with 12 core planning principles. Of particular relevance to the Parish are direct references to rural economies and communities, and also the continued importance placed on the protection of the Green Belt.
- 49** The Government attaches great importance to Green Belts. The fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open: the essential characteristics of Green Belts are their openness and their permanence. The Green Belt serves 5 purposes to:
- Check the unrestricted sprawl of large built-up areas
 - Prevent neighbouring towns merging into one another
 - Assist in safeguarding the countryside from encroachment
 - Preserve the setting and special character of historic towns
 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land
- 50** The NPPF(2019) states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:
- Buildings for agriculture and forestry
 - Provision of appropriate facilities for outdoor sport, outdoor recreation, and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it
 - The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building
 - The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces
 - 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 Local Plan (consisting of the Core Strategy 2014 and Placemaking Plan 2017)

51 The Adopted B&NES Local Plan is made up of the Core Strategy (2014) and Placemaking Plan (2017). The B&NES Local Plan sets out the policy framework for the location and level of new housing and other development and is the key development plan document for the next 20 years. The B&NES Local Plan contains policies applicable to Stanton Drew. For example, Stanton Drew Parish has been identified as a village ‘washed over’ by the Green Belt.

52 Part Two of the B&NES Adopted Placemaking Plan Volume 1 (2017) states:

Para. 64: ‘Although the construction of new buildings is regarded as inappropriate development in Green Belt, limited infilling in villages is an exception to this policy. For settlements washed over by the Green Belt, Policy GB2 will apply as set out in the Green Belt Development Management Policies section. Any proposals outside the HDBs would be considered inappropriate development in the Green Belt and Core Strategy Policy CP8 would apply (p. 35).

Development in villages within the Green Belt (p.128)

Para 301: There are a number of settlements in the District that are washed over by the Green Belt. These are: Chew Magna, Chew Stoke, Claverton, Combe Hay, Corston, Englishcombe, Freshford, Hinton Charterhouse, Kelston, Marksbury, Monkton Combe, Newton St. Loe, Pensford, Priston, Shoscombe, South Stoke, Stanton Drew (including Upper Stanton Drew and Highfields), Tunley, Upper Swainswick, and Wellow.

Para 302: The NPPF confirms that although the construction of new buildings is regarded as inappropriate development in Green Belt, limited infilling in villages is considered an exception to this policy. 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

Para 303: There is no longer any specific reference to the need to define ‘infill boundaries’ or distinction made between residential and other developments in this context. Nevertheless, Housing Development Boundaries continue to be defined for those washed over Green Belt villages in which infilling for housing development would be acceptable and to help avoid dispute over whether particular sites are covered by infill policies and provide certainty as to where residential development would be acceptable in Green Belt settlements.’

Policy GB2 Development in Green Belt villages

53 ‘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’ (pp 128).

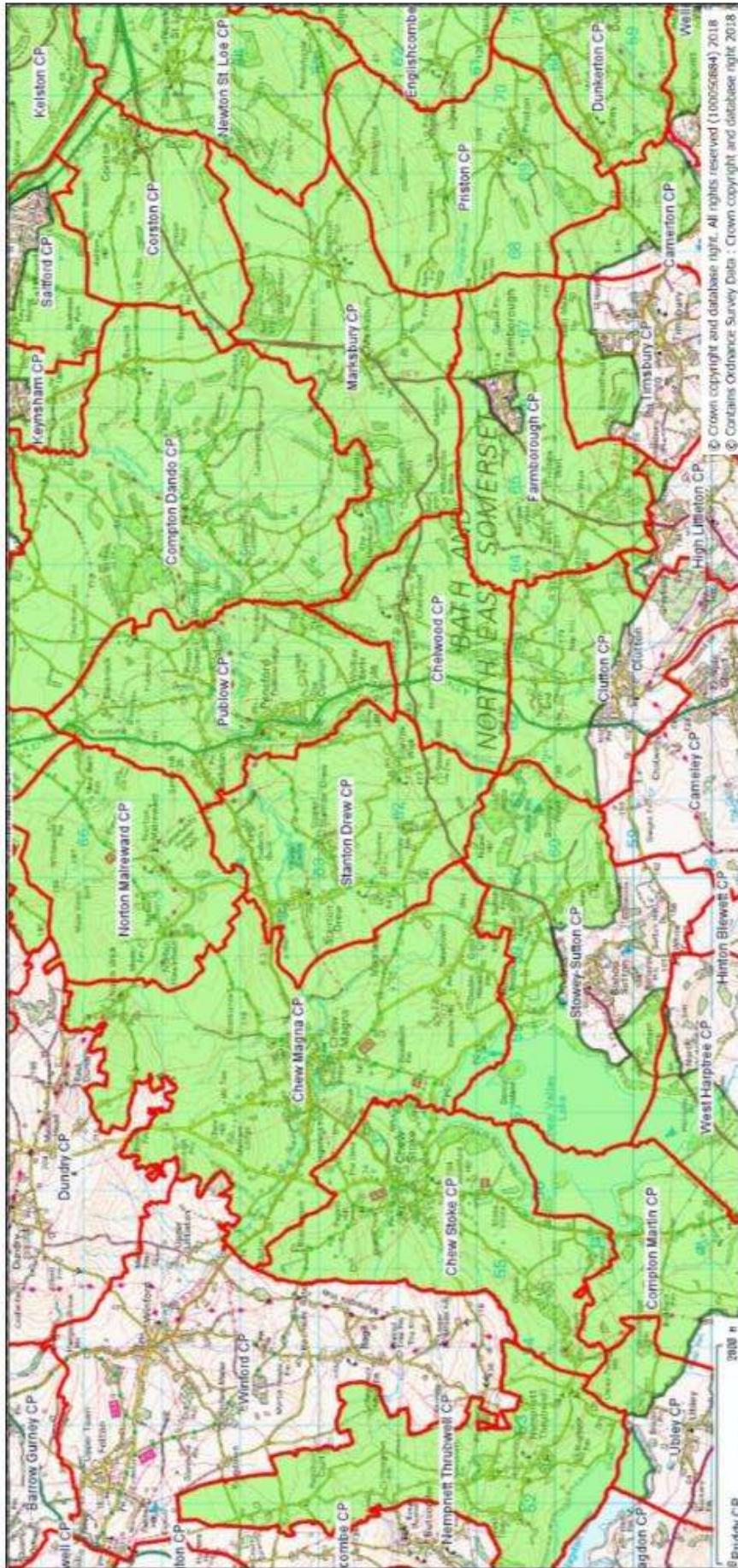


Figure 27: Green Belt land in B&NES. Courtesy of Parish Online.

Part 3: Issues and Policies



Planning and Development

Housing

- 54** From the results of the 2016 independently commissioned study by Worcester Research Household Survey, it was found that to meet the needs of local people within the Neighbourhood Plan, any new houses should meet the following conditions:
- Primarily 2- or 3-bedroom homes
 - Primarily for small families, young people and elderly people
 - Should include a proportion of affordable properties, perhaps shared ownership with a housing association, whilst the majority should be available to buy on the open market
- 55** From the July-August 2017 Options Document consultation 68% of consultees voted for policy option P&D1c, in the re-consultation of P&D1 in Sept-Oct 61% of consultees voted for policy option P&D1c, therefore P&D1c is the Parish's chosen policy to be included in the Draft Plan as follows:

Housing Policy P&D1 - Housing Mix

The Issue

- 56** We have identified that there is a high proportion of older people in the village. Many of these live in larger, older properties which they can find hard to maintain. They want to stay in the area and would be happy to move to more appropriate accommodation but there is very little suitable housing in the village. Many residents would like any such accommodation to be close to the centre so that they are within reach of public transport to shops, the pub, or other facilities and services.
- 57** Feedback from consultations and from the Stanton Drew NP Housing Survey 2016 indicates that any development *'must meet local needs'* for small families, young people and elderly people who wish to downsize their property and that residents desire 2-and 3-bedroom properties on small scale sites in preference to larger 4-, and 5-plus bedroom accommodation. Scope for building within the Parish is limited due to the Green Belt and Bath & North East Somerset Local Plan for rural areas (consisting of Core Strategy 2014 and Placemaking 2017).
- 58** B&NES Adopted Core Strategy Policy CP10 is very clear indicating that the mix of new housing should provide choice in tenure and housing type, having regard to the existing mix of dwellings in the locality, the character and accessibility of the location.

Policy P&D1 is included to ensure that any development proposals coming forward in the Parish provide an appropriate mix of dwellings to help support the local community.

Policy P&D1 - Housing Mix

Proposals for 'infill' development, as defined by B&NES Development Plan, will be supported, within the housing development boundaries, provided:

- The proposal is consistent with maintaining the openness of the Green Belt as defined in the NPPF
- The quantum of dwellings and their site coverage will not be an over-development of the plot in relation to the characteristics of neighbouring plots in respect of built form, massing and building line
- The development conserves Key Views identified in Design Policy SD3
- The development protects the residential amenity of neighbours
- The development is well integrated with the existing village
- The development will incorporate the principles of sustainable urban drainage, where appropriate

Comment/Justification for Policy P&D1

59 Census data identified that over 24% of the Parish population are aged over 65 years, the UK national figure being 23%, whilst 11% of the Parish population is over 75, this compares with a national figure of 8%. Feedback from public consultation indicated that many older residents expected to need this sort of housing in the medium term and would like to stay in the local area. Provision of this sort of housing would also have the potential benefit of freeing up some 3- and 4-bedroom houses for families.

60 The NPPF February 2019 paragraph 145 states;

'145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

a) buildings for agriculture and forestry;

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and(footnote43)

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings),

which would:

– not have a greater impact on the openness of the Green Belt than the existing development; or

– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting

- 61** B&NES PMP states ‘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’.
- 62** D7 states that it is possible for Neighbourhood Plans to identify a locally specific definition of infill, with reference to local characteristics.
- 63** ‘Infill’ is defined 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 will generally be surrounded on at least three sides by developed sites or roads’, B&NES Adopted Core Strategy 2014.
- 64** Policy is in line with B&NES New Local Plan 2016-2036 Core Strategy Policy/Placemaking Plan (2014): Policy D7:Infill and Back land Development, Policy CP9: Affordable Housing, Policy CP10: Housing Mix, GB2: Development in Green Belt Villages, Policy CP8: Green Belt, Policy RA4: Rural Exception Sites, B&NES SA Objective 2: Meet identified needs for sufficient, high-quality and affordable housing, B&NES SA Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime, NPPF (2019) para 30.

Housing Policy P&D2 - Affordable Housing

- 65** In accordance with the Chew Valley Neighbourhood Plan, this policy will enable new build Affordable Homes to be offered to a broader number of applicants in the Stanton Drew and neighbouring Parishes before being offered to the wider B&NES area.
- 66** At present, most Affordable Homes in B&NES are allocated through Homesearch. Currently the allocation of local Affordable Housing with a rural connection criterion starts with applicants who have a local connection with the Parish where the property is located. It then takes account of applicants from adjoining Parishes and then opens to the whole B&NES area. Under this system some applicants struggle to find accommodation because their Parish, or Parishes they border, have a very limited supply of affordable properties.

From the Options Document consultation 53.6% of consultees voted for policy option P&D2a therefore the policy will be included in the Draft Plan, as follows:

POLICY P&D2 – Affordable Allocation

In order to satisfy local needs, allocations for any new Affordable Housing built within the Stanton Drew Neighbourhood Plan area should be available in perpetuity to meet the needs of people with local connections in accordance with current B&NES housing allocation policy.

Priority will be given to applicants who:

- Live in the Parish and have done so for at least a year
- Work in the Parish in permanent paid employment
- Have relatives living in the Parish for at least a year
- Have lived in the Parish for at least 3 out of 5 years

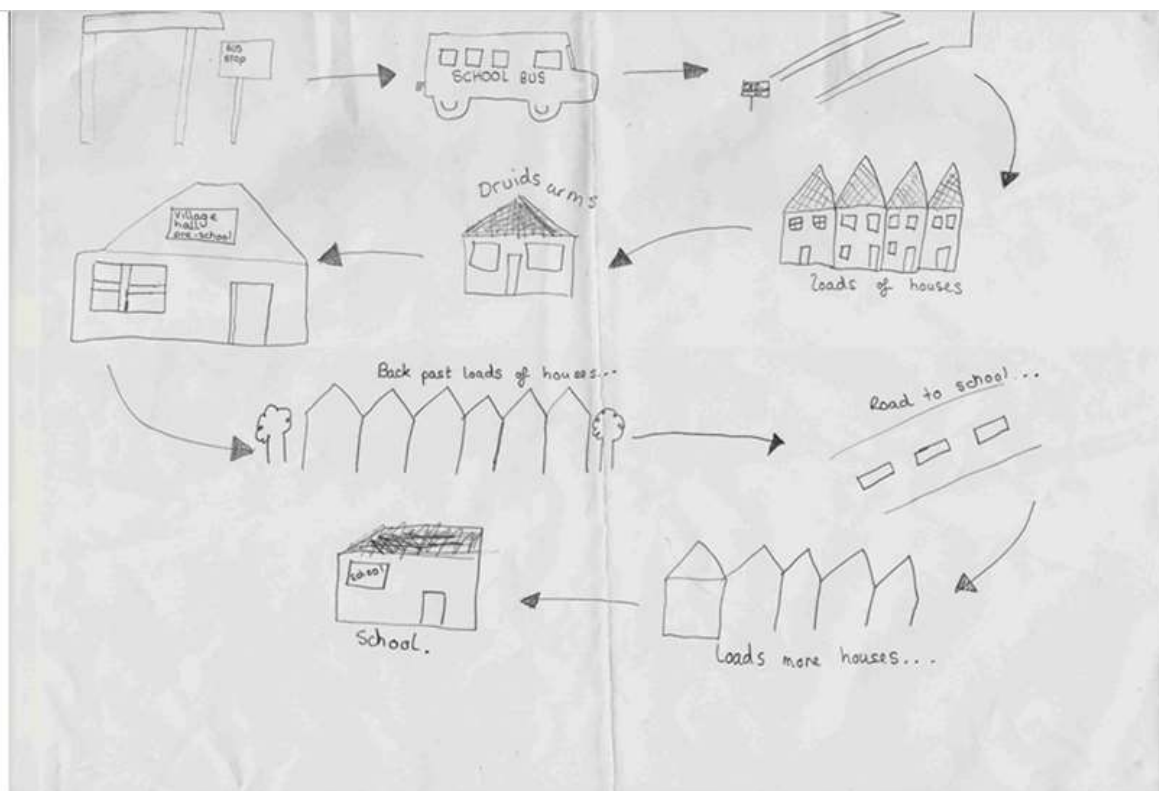
Policy is in line with B&NES New Local Plan Core Strategy (2014) Policy/Placemaking Plan (2017) Policy CP9: Policy CP10 Housing Mix, RA4: Rural Exception sites, NPPF paras 14, 145, 146, and comments from Regulation 14 public consultation.

Design Principle Policies

67 During early spring 2016, Place Studio Consultants conducted building and village design consultations, the results of which informed the Community Design Statement and Design Policies for the Parish. The consultation process included:

- Character Surveys undertaken by members of the local community
- Stanton Drew School Workshops
- A Workshop Morning and an open Community Drop-in Afternoon on 5th March 2016

68 In line with guidelines for formal consultation, the Draft Statement was circulated to all in the Parish and to statutory consultees for their comments. The Community Design Statement can be viewed in the 'Associated Documents' folder on the NP website.



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

Figure 28: Memory maps from Stanton Drew Primary School children.

DESIGN POLICY SD2 - Landscape Context and Character

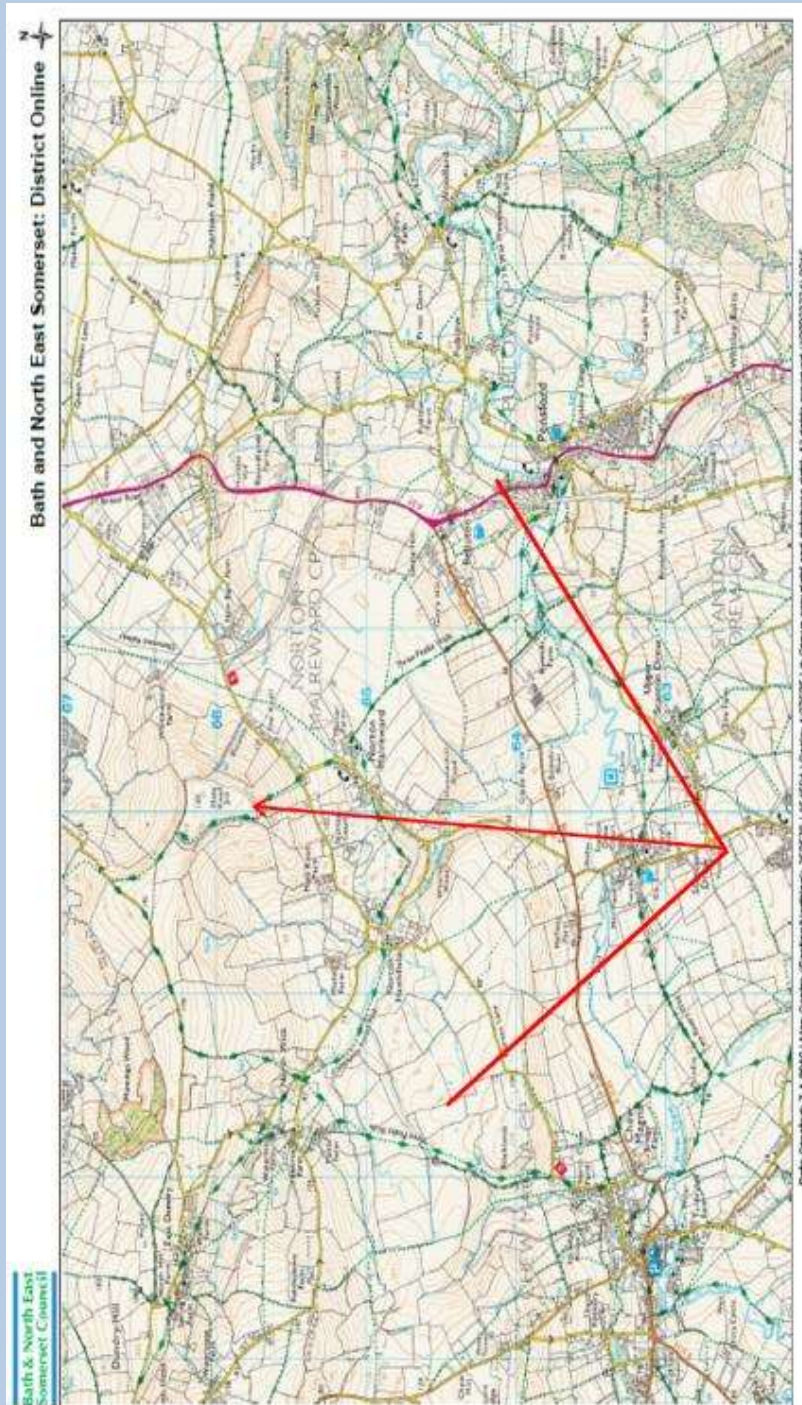
SD2 Development proposals must respect the dispersed, cluster settlement pattern of the Parish, with small settlements and farmsteads linked by a network of footpaths and narrow lanes (some sunken).

Development proposals must respect undulating nature of the landscape.

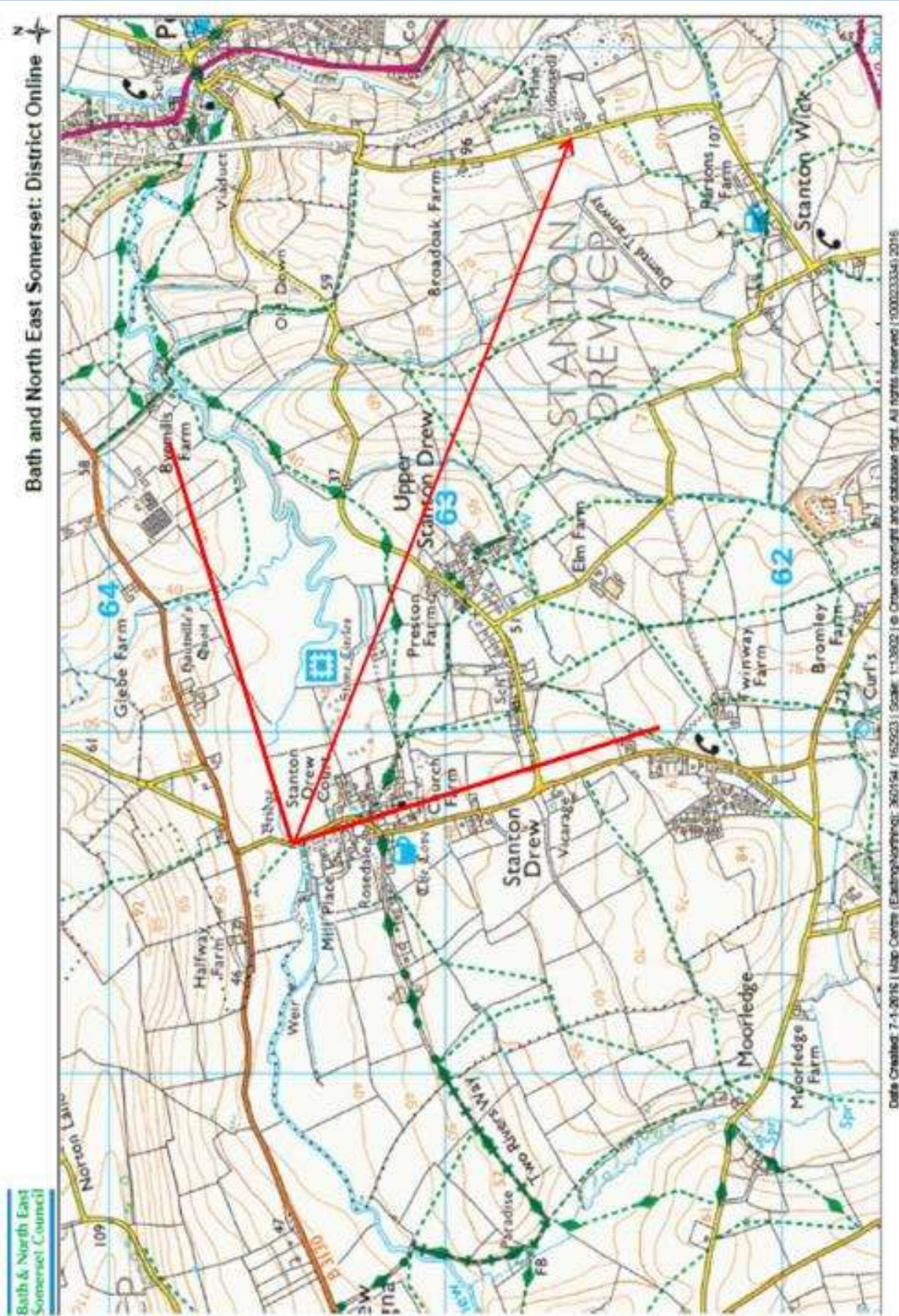
DESIGN POLICY SD3 - Key Views

SD3 The following views are identified as Key Views. Development proposals within the Parish should not adversely affect the Key Views by changing landscape context and character including the openness of the Green Belt. Four key views in the Parish have been identified (see Protected Views Document 3 for view location maps, available at www.stantondrewpnp.co.uk)

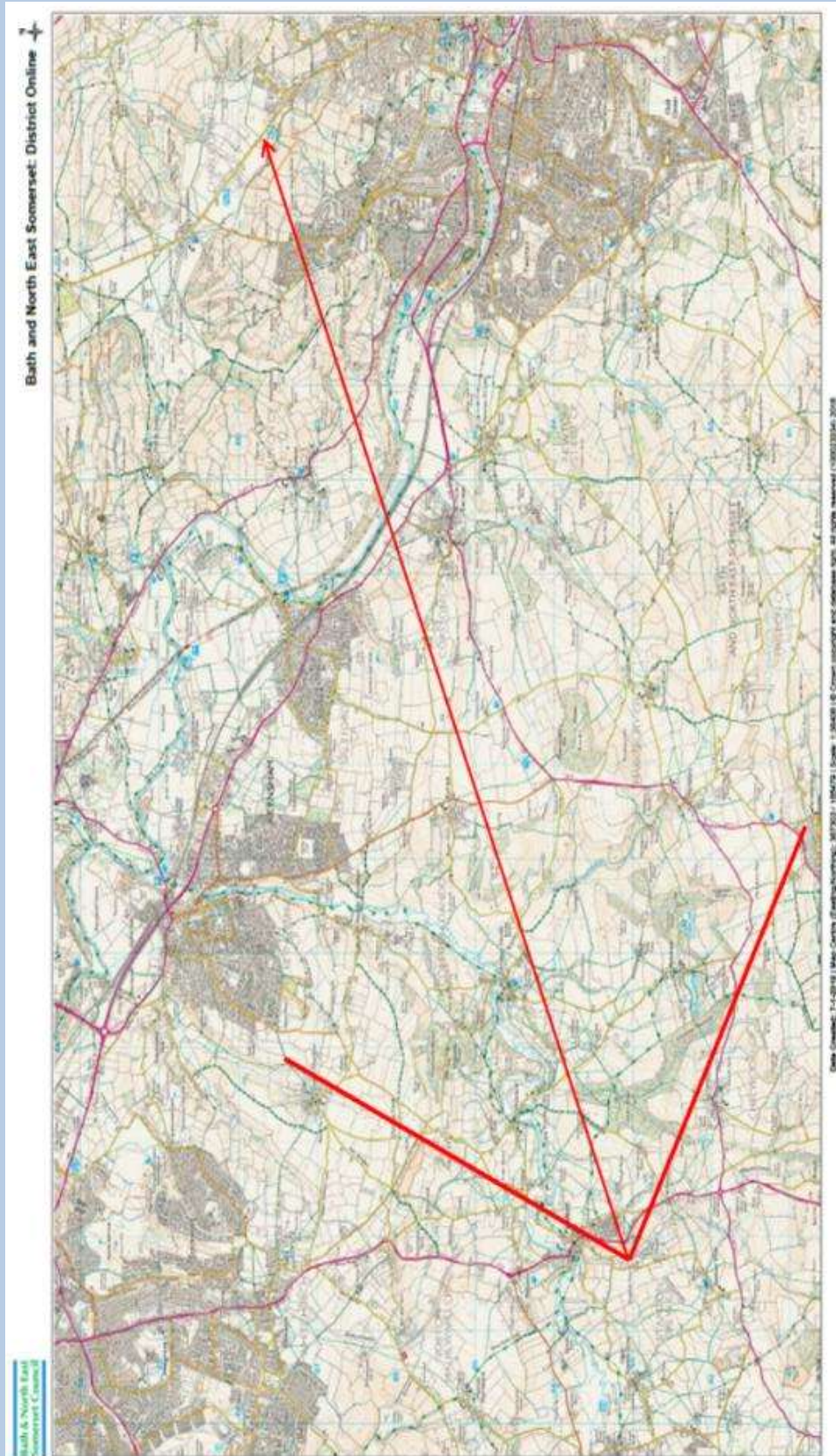
1. View from the cricket ground looking north towards Dundry and north-east towards Maes Knoll.



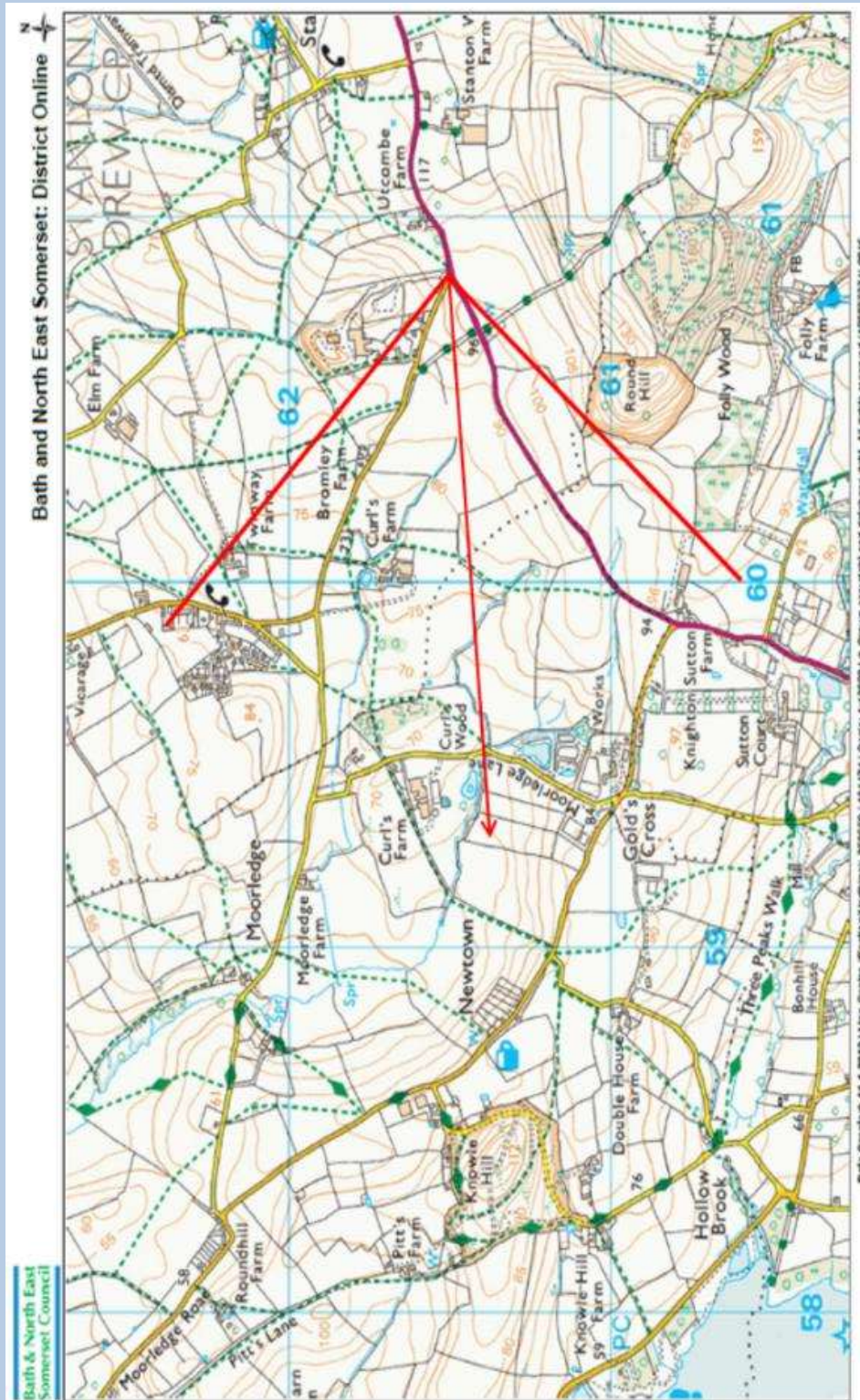
2. View from Stanton Drew medieval bridge across the Standing Stones to The Winding House.



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

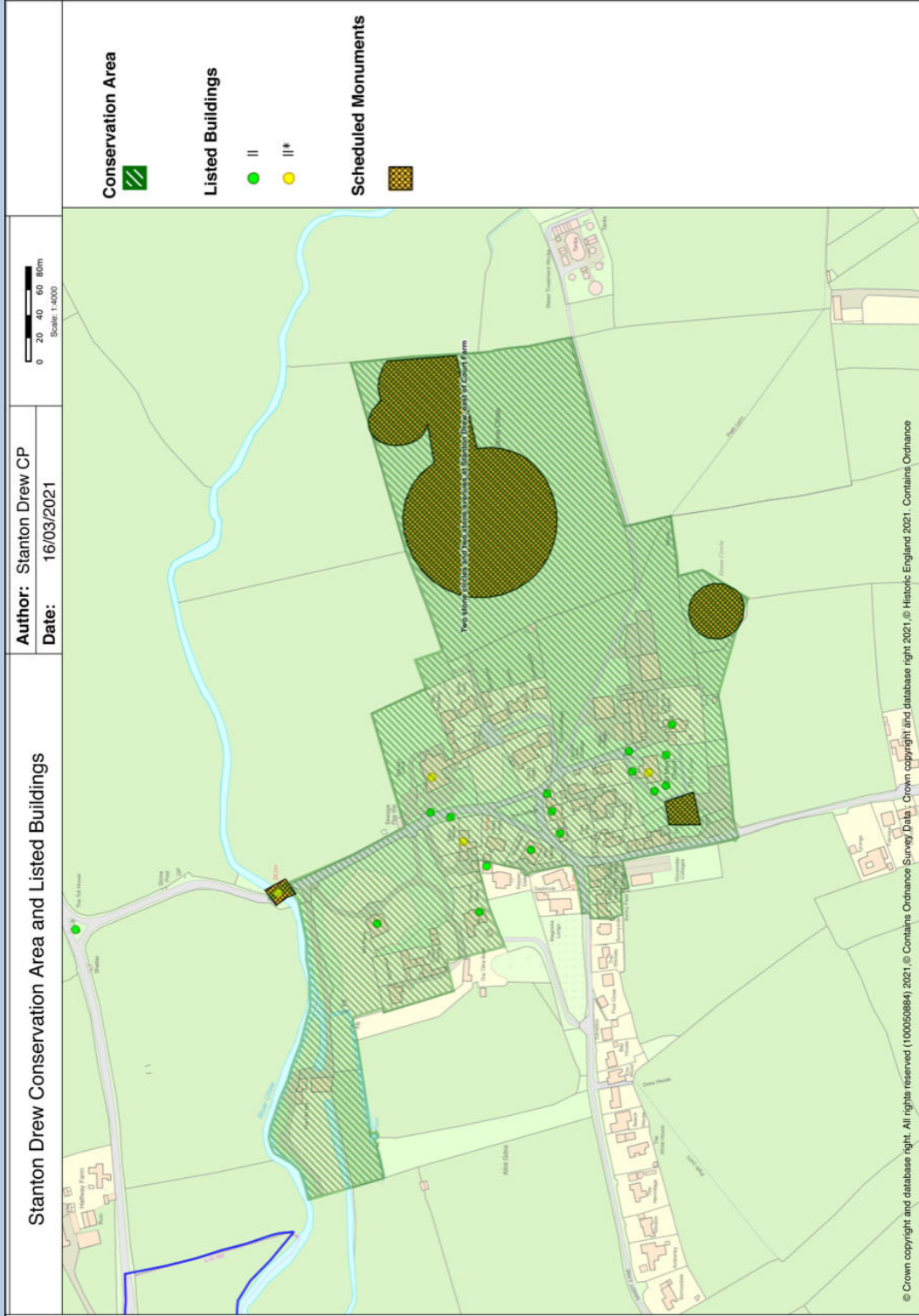


4. View from the A368 just east of the junction with Bromley Road looking towards the Mendips.



DESIGN POLICY SD4 – Stanton Drew Conservation Area and Listed Buildings

SD4a Any development proposals in or affecting the setting of the Conservation Area must preserve or enhance those elements which contribute to the special character and appearance of the Conservation Area. Applications should demonstrate how an appraisal of the Conservation Area has informed the design.



DESIGN POLICY SD5 - Character Areas (see Appendix 6)

At the pre-application stage, all applicants for development are encouraged to engage with the Parish Council and the local community. Stanton Drew Parish Council will undertake to positively engage with any applicants and to engage with neighbouring Parishes as appropriate.

Any development proposals should be appropriate to the character area, as outlined in the Parish Character Assessment in Appendix 6, and respect nearby colours, textures, materials, scale, ridge heights, plot location and boundary details.

Any development proposals for non-residential new buildings and extensions will be supported if they incorporate high standards of energy efficiency and include, where possible, renewable energy generation in ways that respect local character and so long as the development proposals meet other associated requirements of the Neighbourhood Plan.

High-quality traditional and contemporary architectural styles, incorporating imaginative and original design that adds to the unique character of the area is encouraged.

Policy SD5 has been modified at the examiner's suggestion so that energy efficiency standards only apply to non-residential properties. NPPG indicates it is not appropriate to refer to any additional local technical standards or requirements relating to the construction or performance of new dwellings in neighbourhood plans. PPG (paragraph:)001 Reference ID: 56-001-20150327)







Business Planning and Development

69 Key findings from the independently commissioned 2016 Worcester Business Survey were that in order to meet the needs of the business community within the Neighbourhood Plan, the Parish Council should consider the following:

- Review the current broadband speed in the Parish to determine if this can be enhanced
- Consider ways to improve the mobile phone reception in the Parish
- Use the local Neighbourhood Plan positively to encourage the establishment of further small businesses, a shop in the Parish, workshops and tourism

Business Policies - Retention of Small Businesses

70 From consultation with the Parish and feedback from the Stanton Drew Neighbourhood Plan Business Survey, retention and promotion of sustainable small businesses within the Parish is desired by parishioners.

- At present there are more than 70 small businesses and homeworkers in the Parish and the Parish Council wishes to encourage retention of these businesses
- Broadband speed is a particular concern to businesses and parishioners; the Parish Council will support any planning application that will provide infrastructure to enable futureproof, superfast fibre to premises

From the Options Document consultation 81% of consultees voted for policy option BP1a, therefore the following policy will be included in the Draft Plan:

Policy BP1 - Business

BP1 The conversion of existing buildings and small-scale development, the expansion of existing business and horticultural or agricultural premises across the Parish, especially those that deliver local employment opportunities will be supported. Proposals should be consistent with national Green Belt policy.

Business Policy - Internet Connectivity

- 71 From the Options Document consultation 44% of consultees voted for policy option BP3a, (41% voted for policy option BP3b), therefore the following policy will be included in the Draft Plan.

Policy BP3 - Internet Connectivity

BP3 Residential and business development proposals will be supported where they make provision to connect the Internet, to enable connection to the latest industry standard and should be supported by a 'Connectivity Statement' to be provided with relevant planning application.

Rationale: Document R: *'Physical Infrastructure for high-speed electronic communications networks (2016)* is a document under building regulations that 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 30Mbps to be installed. It is not a planning document for development or use of land.

Environment and Landscape

- 72 The results of the recent questionnaire showed that over 80% of respondents agreed with all the Environment and Landscape policies proposed in the 2017 questionnaire. From this we believe that the community highly values the rural environment and thus the natural environment needs to be at the heart of decision making within the Parish. It is therefore our intention that the upcoming Draft Plan includes all the Environment and Landscape policies that were put forward in the recent questionnaire.

73 Green Corridors and Biodiversity

93% of respondents agreed with the suggested policy:

Policy EL2 – Green Corridors and Biodiversity

EL2 Development proposals will be supported if the proposal promotes and protects the network of green spaces, corridors, and biodiversity, or adequately mitigates or compensates for any loss of biodiversity, and if the application also accords with other policies in the Neighbourhood Plan.

Policy in line with Section 40 Natural Environment and Rural Communities Act 2006.

74 Tree, Hedge and Green Verge Conservation and Enhancement

93% of respondents agreed with the suggested policy:

Policy EL3 - Trees, Hedge and Green Verge Conservation and Enhancement

EL3 Development proposals should protect trees and hedges on or adjoining a development, unless it is demonstrated that an adverse impact on the trees and hedges is unavoidable to allow for appropriate development and that adequate compensatory provision is made.

Development proposals that include the planting of trees, small copses or orchards, will be supported providing the application is in accordance with other policies in the Neighbourhood Plan.

Policy in line with B&NES Placemaking Plan.

75 Aquatic Biodiversity

95% of respondents agreed with the suggested policy:

Policy EL4 - Aquatic Biodiversity

EL4 The Neighbourhood Plan will promote the conservation and enhancement of ponds and watercourses especially where they contain scheduled or rare species or support a rich assemblage of plants, invertebrates or amphibia.

Any development must mitigate against increasing flood risk.

Policy in line with B&NES Placemaking Plan.

76 Dark Skies See Appendix 7

88% of respondents agreed with the suggested policy:

Policy EL5 - Dark Skies

EL5 Development proposals must take into account any lighting needs associated with the development during operational hours and these shall be the minimum required to perform the relevant lighting task and animal welfare requirements. Lighting shall be specifically designed to minimise the 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 where possible.

Policy in line with Policy D8 of B&NES Placemaking Plan, NPPF(2019); para 180.

77 Heritage Assets

The Heritage Assets Report 2017 is available to view on the Stanton Drew Parish Neighbourhood Plan website on the Associated Documentation page.

78 The **Protected Views** document is available to view on the SDPNP website under 'Our Evolving Plan', where you can read it in 'Associated Documentation', see: www.stantondrewpnp.co.uk/wp-content/uploads/2016/12/161013-Protected-Views-Document

Alternative Policies put forward by Residents.

79 In the 2017 Questionnaire the Environment and Landscape Section provided boxes in which respondents could suggest an alternative policy if they did not agree with the suggested policy. As agreement with all the Environment and Landscape suggested policies was above 80% very few alternative policies were put forward for consideration; generally, the boxes were used to make comment rather than to suggest a specific alternative policy.

Part 4: Community Aspirations



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80 Although the Aspirations chosen by the Parish **do not, and cannot act as policy, and therefore do not hold any legal weight** as they stand, they do provide guidance for Stanton Drew Parish Council and other interested parties on what issues are important to the community for the future. Thus, when any funding may be made available to the Parish Council, it has an evidence base from which to begin further consultations and evidence evaluation. Aspirations **cannot** become policy without the Parish Council undertaking further public consultation with the Parish.

Environment and Landscape Aspirations

81 Residents feel the Local Environment is naturally one of the most important features of the Parish. Therefore, the use of stone walling, hedge laying, and coppicing should be encouraged. In recent years there has been a national growing recognition of the vital links between the natural environment around us and human health and well-being. The UK Government's Natural Environment White Paper (2011) explicitly acknowledged that 'human well-being is intimately connected with our natural environment'.

Village Green Space

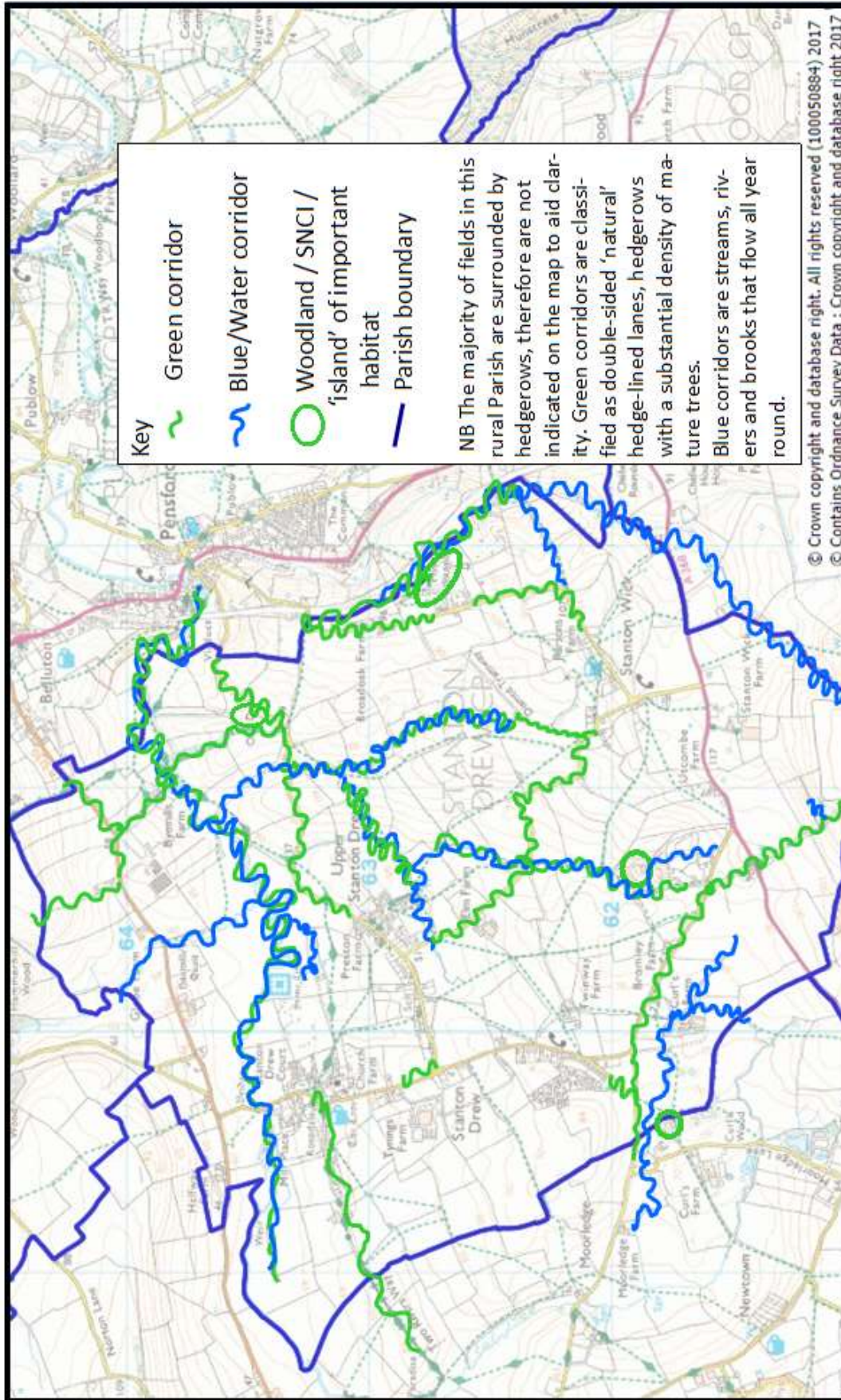
82 As 49% of Residents strongly wanted a village green in the Parish, this should be considered.

83 Such a space could make a positive contribution to the lives of parishioners whether young, old, or somewhere in between, as a place of many opportunities, including to sit and relax, meet people, or, be used as an outside classroom.

84 A village green space can enhance the sense of place and make a positive contribution to the biodiversity of the local environment. However, as the land on which to create this space would have to be offered to the Parish it is difficult to encompass this within a policy therefore we suggest a village green space is an aspiration for the Parish.

Green Corridors

85 We are lucky to have numerous miles of hedge within the Parish, the vast majority of which are managed by farmers. The management of other hedges within the Parish, including those around other businesses, pony paddocks, on smallholdings, within private gardens, etc., are also important and these hedges, in addition to farm hedges, can aid biodiversity and contribute to the green corridors.



Map of Green & Blue corridor habitats in the Parish of Stanton Drew.

Figure 29: Map of Green and Blue corridors in the Parish.

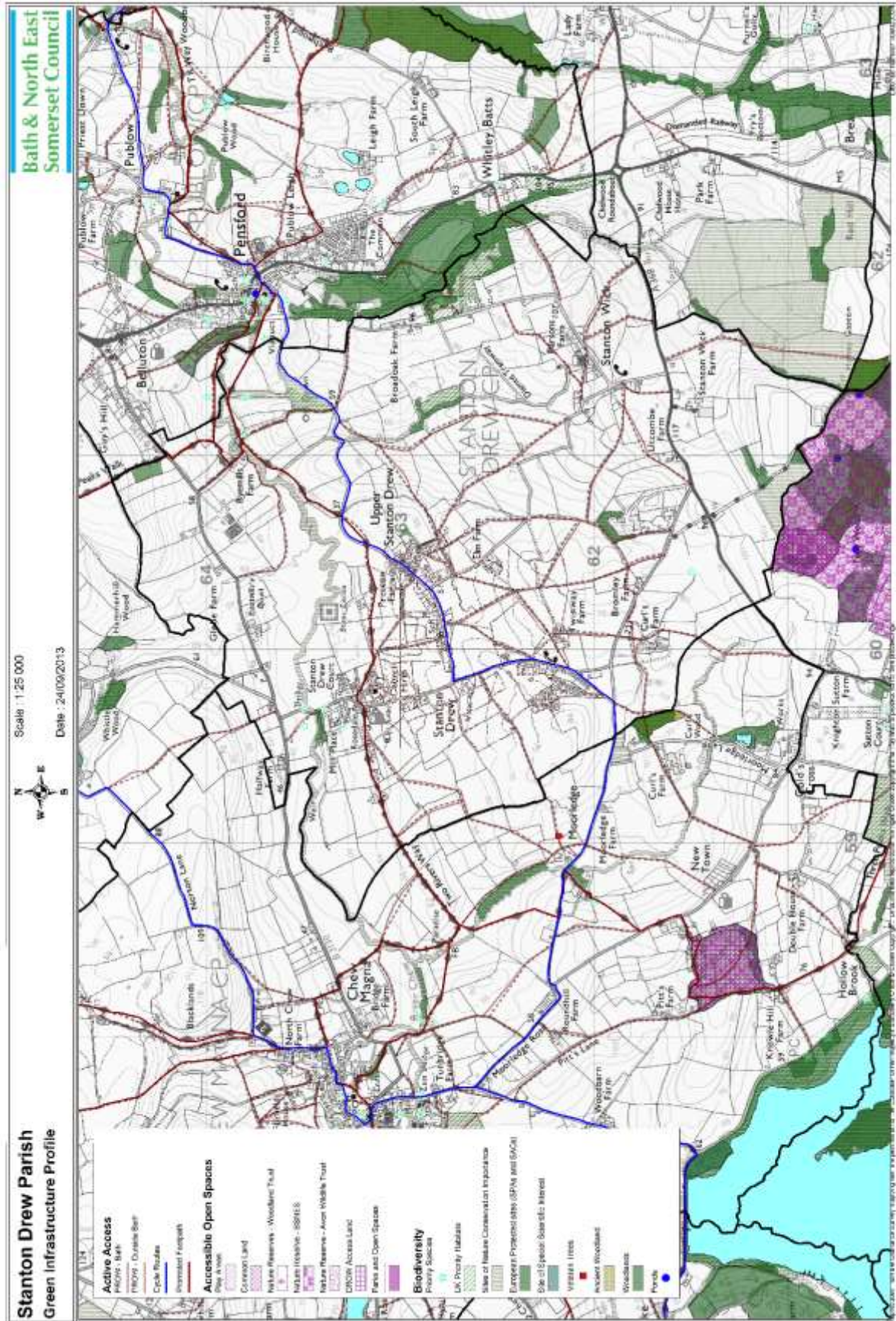


Figure 30: Stanton Drew Green Infrastructure.

Dark Skies (see Appendix 7)

86 In addition to Policy EL5 and in line with the Revised NPPF (2019), the Neighbourhood Plan aspires to encourage businesses and residents to reduce existing levels of light pollution. If businesses and residents would like to assist in reducing light pollution we suggest adopting some or all of the following simple measures:

- Use light fittings designed to minimise light emitted above the horizontal
- Position lighting carefully and direct it downwards wherever possible to illuminate its target
- If up lighting is the only option, use shields or baffles to reduce light spill
- Use passive infra-red detectors for domestic security lighting
- Use only the necessary amount of lighting and use timers or lights that are sensor activated, but ensure the sensors are not going to be regularly tripped by passing traffic or animals
- Set timers to light only for the shortest time periods necessary to complete a specific function, e.g., to light front doors only when entering or exiting a building
- Switch off unnecessary lighting, e.g., decorative lighting, late at night and in the early morning when very few people will see it

Heritage Assets

87 Although the Aspirations chosen by the Parish do not act as policy and therefore do not hold any legal weight as they stand, they do provide important guidance for Stanton Drew Parish Council and other interested parties on what is important to the community for the future. Thus, when any funding may be made available the Parish Council has an evidence base from which to begin work and further consultations.

88 The Heritage Asset Report 2017 identifies non-designated heritage assets, and states that the local community requests that B&NES Council consider identifying the buildings as non-designated heritage assets on a local list once the Supplementary Planning Document (SPD) is adopted.

Facilities and Services

89 Although the Aspirations chosen by the Parish do not act as policy and therefore do not hold any legal weight as they stand, they do provide important guidance for Stanton Drew Parish Council and other interested parties on what is important to the community for the future. Thus, when any funding may be made available the Parish Council has an evidence base from which to begin work and further consultations.

90 FA1 – The Village Hall

From Options Document consultations 2017 consultees responded as shown:

1. The hall should be more widely used - 32%
2. The hall should be larger to expand its uses - 22%
3. There should be improved provision for a stage and changing area for school/amateur and local productions - 24.5%
4. There should be separate preschool/nursery facilities - 22%

91 FA2 - A Village Hub

There was wide support that the land adjacent to the hall and opposite the Druid's Arms should be used for a village hub - 82%.

14 % prefer that there be no further investigation into this aspiration.

4% were not sure whether further investigation should be undertaken.

92 FA3 - Shop/Café in the Parish

87% supported having a shop in the Parish.

8% did not support this aspiration.

FA4 – Sports and Recreation Facilities in the Parish

93 FA4.1 - Outdoor Recreation

There was wide support (97%), for the promotion and enhancement of outdoor recreational activities and youth specific amenities in the Parish.

94 FA4.2 - The Church

89% supported the aspiration for using the Church in different ways for community events and activities.

95 FA4.3 - Bicycle Sheds and better parking in the main village area

78% supported the aspiration for provision of bicycle sheds and better parking in the main village area.

96 FA5 - Parish Primary School

Our school has been rated Outstanding by Ofsted and is felt to be an important part of the community.

100% of respondents supported for the aspiration for the retention of the school within the Parish and enhancement of outside space.

97 Renewable Energy

88% of respondents agreed with the suggested aspiration:

Renewable Aspiration (formerly Policy EL7)

The Neighbourhood Plan will support renewal energy projects if appropriate and they are in accordance with the National Planning Policy Framework, B&NES Local Plan and other Neighbourhood Plan policies.

On the advice of B&NES Planning Department, Renewable Energy has been transferred as a Planning and Development Aspiration.

Aspirations for Transport and Movement

98 Although the Aspirations chosen by the Parish do not act as policy and therefore do not hold any legal weight as they stand, they do provide important guidance for Stanton Drew Parish Council and other interested parties on what is important to the community for the future. Thus, when any funding may be made available the Parish Council has an evidence base from which to begin work and further consultations.

Bus Services

99 87% of consultees voted for Aspiration Policy BS1 so the following Aspiration will be included in Part 2 of the Draft Plan.

Aspiration BS1 Link up with another 'Chew Valley' circular route that may exist.

Footpaths and other Public Rights of Way

Public Rights of Way (PRoW)

100 36.6% of consultees voted for Aspiration option FP3 (a mixture of both FP1 and FP2), with 34% voting for FP1. Since FP3 represents a mixture of both FP1 - *'Provide a number of route maps/information boards at strategic junctions and/or entrances'* and FP2 - *'Provide small 'You are here' maps along the footpaths'*.

Aspiration FP1 Provide a mix of a small number of route maps/information boards at strategic junctions and/or entrances with 'You are here' maps along footpaths (Public Rights of Way) as appropriate. Examples shown below.



Roads and Safe Walking (including PROW footpaths)

101 This was a multiple-choice aspiration. The percentage of votes for each of the items is indicated below.

102 Safety for pedestrians on the lanes and roads.

Aspiration RS1 Pursue Public consultation on all respondents' suggestions with a view to consider the following three items:

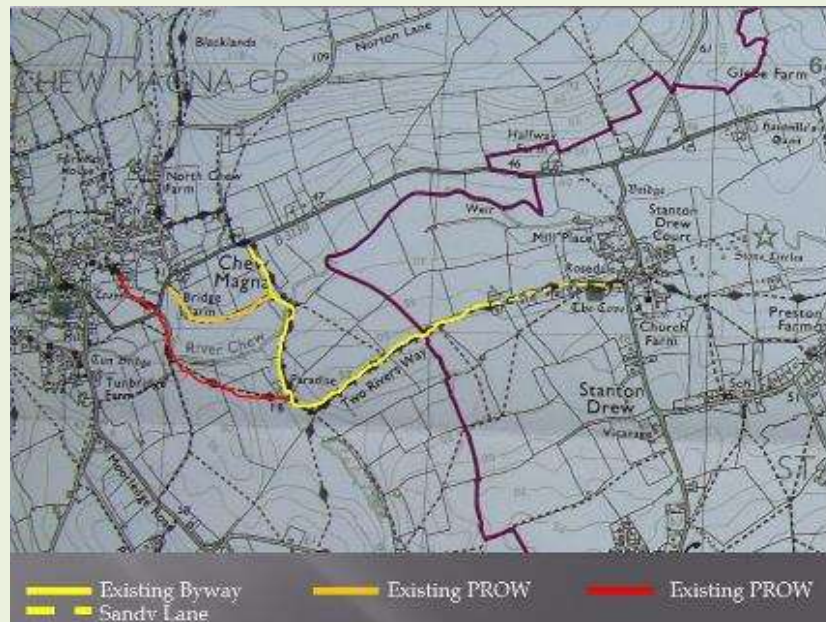
1. Reducing the speed limit along Bromley Road (37%)
2. Road surface change (27%)
3. Virtual footpaths (25%)

It may be considered necessary to implement one, two, all three, or none of them.

Chew Magna Cycleway

Of the three aspiration options CMC2 received the majority vote of 50%.

Aspiration CMC2 Pursue surface improvement as far as the B3130 junction of the existing Byway Open To All Traffic (BOAT) along Sandy Lane. Investigate the possibility of enhancing an existing footpath from the Byway of Sandy Lane into Chew Magna prior to the Byway/B3130 road junction.



Parking

50% of respondents considered that P1 was the important aspiration therefore it goes forward into Part 2 of the Draft Plan.

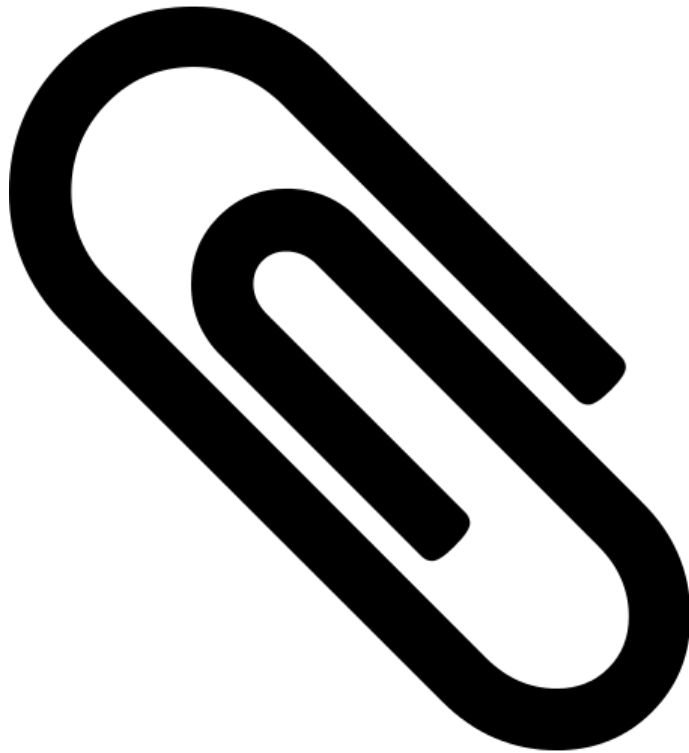
Aspiration P1 Engage with local land owners with a view to providing a limited amount of public parking relatively close to the church, pubs, and Stones, etc.

Junction Safety

87% of respondents considered JS1 was the important aspiration therefore it has been included in the Draft Plan.

Aspiration JS1 Safety at the Stanton Wick junction onto the A368 and the junction of Bromley Road with the B3130 should be considered.

Appendices, References and Glossary



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Appendix 1: National Policy

National Policy

In its NPPF(2019) the Government attaches great importance to the design of the built environment, recognising that good design is a key aspect of sustainable development being indivisible from good planning, and should contribute positively to making places better for people. In particular, the NPPF makes clear the importance of response to ‘local character’ in the design of new development (or the refurbishment of existing buildings or places):

‘Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used),’; para 130.

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

The NPPF seeks to empower local people to shape their surroundings as part of a process to secure high-quality design. Under the main heading of ‘Achieving well-designed Places’, the NPPF states the following:

‘Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot,’; para 128.

Local Policy: Core Strategy (Adopted July 2014)

Key policies from the Core Strategy include:

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

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

The Core Strategy outlines a vision for rural areas within which Stanton Drew lies, ‘The District's rich and diverse countryside will be maintained. Locally identified needs will be met whilst maintaining the individual character of villages.’

Policy CP6 Environmental Quality

This policy requires that any development meet certain criteria:

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

- a. High-quality and inclusive design which reinforces and contributes to its specific local context, creating attractive, inspiring and safe places.
- b. Ensuring that all major housing schemes meet CABE’s Building for Life (BfL) good standard, as a minimum.

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

3 Landscape: The distinctive character and quality of Bath and North-East Somerset’s landscapes will be conserved or enhanced.

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

Policy CP7: Green Infrastructure

Part of the District's Strategic Green Infrastructure network flows through the Parish along the corridor of the River Chew.

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

Local Policy: Placemaking Plan (Adopted 2017)

Stanton Drew Parish is washed over by the Green Belt and in line with national policy the Core Strategy limits developments within the area, 'In accordance with the NPPF proposals for development in the Green Belt will not be acceptable unless very special circumstances for development can be demonstrated'.

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

Key policies from the Placemaking Plan include:

Policy GB 1: Visual Amenities of the Green Belt

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

Policy GB 2: Development in Green Belt Villages

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

Policy GB 3: Extensions and Alterations to Buildings in the Green Belt

'Proposals to extend a building in the Green Belt will only be permitted provided they would not represent a disproportionate addition over and above the size of the original building'

Policy D 2: Local Character and Distinctiveness

Development proposals will be supported where they contribute positively to and do not harm local character and distinctiveness. In considering whether development proposals meet this requirement they will be assessed against the following criteria:

a The development has positively responded to the site context, in particular the local character, including uses, landmarks, layout, streets and spaces, siting, spacing, set-back, building lines, roofscapes, materials, building forms and features

b The development scheme improves areas of poor design

c The design responds appropriately to urban morphology, including consideration of historic grain – routes, block and plot patterns; mix of uses, building heights, massing and scale and local vernacular

- d** The design enhances and responds to natural features, including landscape, green infrastructure, skylines, topography and landform and views
- e** The development contributes towards the local social context in a positive way, providing safe, functional and attractive streets and spaces
- f** The development should, where appropriate, respect locally characteristic architectural styles, patterns, rhythms and themes which reflect local proportions
- g** The development reflects materials, colours, textures, landscape and boundary treatments that are appropriate to the area Residential density must be compatible with character and higher net densities will be encouraged in accessible locations with good local facilities, to make efficient use of land.

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

Policy D 7: Infill and Back land Development

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

Policy HE 1: Historic Environment

This policy seeks to safeguard Heritage Assets which are defined as Conservation Areas, Scheduled Ancient Monuments, listed buildings, and non-designated heritage assets.

Policy HE 1: Historic Environment Safeguarding Heritage Assets

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

Appendix 2: Native Hedges

Residents should aspire to obtain hedge plants from a reputable nursery, preferably a local one, and the plants should be of British provenance. The plants should be healthy, and have been carefully lifted, stored, and transplanted as they are relatively fragile living organisms. Most native hedges are planted with what is termed 'bare root stock'. Plants should be ordered and purchased using their scientific names to ensure native plants are supplied, not cultivated varieties.

Native hedges should be planted in double-staggered rows, rows planted 300-400mm apart, giving a total of 5-7 plants per linear metre. Preferably, at least 5 different species should be planted per hedge. Planting in small single species groups of 5-7 plants helps to reduce competition between plant species. Some species such as holly, and larger growing trees, can be planted individually; so too can honeysuckle, as this is a climber and a group of several would result in a gap of woody stock.

The location of a hedge and existing vegetation within the immediate area should inform species choice, e.g., in damp areas near rivers or ditches, species such as dog wood, guelder rose, and pussy willow may be appropriate, but in drier areas hazel will be more suitable.

Suitable species list for planting as mixed native hedging within the Parish:

LATIN NAME	COMMON NAME
<i>Acer campestre</i>	Field maple
<i>Corylus avellana</i>	Hazel
<i>Crataegus monogyna</i>	Hawthorn
<i>Ilex aquifolium</i>	Holly
<i>Ligustrum vulgare</i>	Privet
<i>Lonicera periclymenum</i>	Honeysuckle
<i>Malus sylvestris</i>	Crab apple
<i>Rosa canina</i>	Dog rose
<i>Salix caprea</i>	Goat willow
<i>Viburnum lantana</i>	Wayfaring tree
<i>Viburnum opulus</i>	Guelder rose

Suitable species for planting to grow on as standard trees within hedgerows:

LATIN NAME	COMMON NAME
<i>Acer campestre</i>	Field maple
<i>Quercus robur</i>	Oak

Appendix 3: Listed Buildings

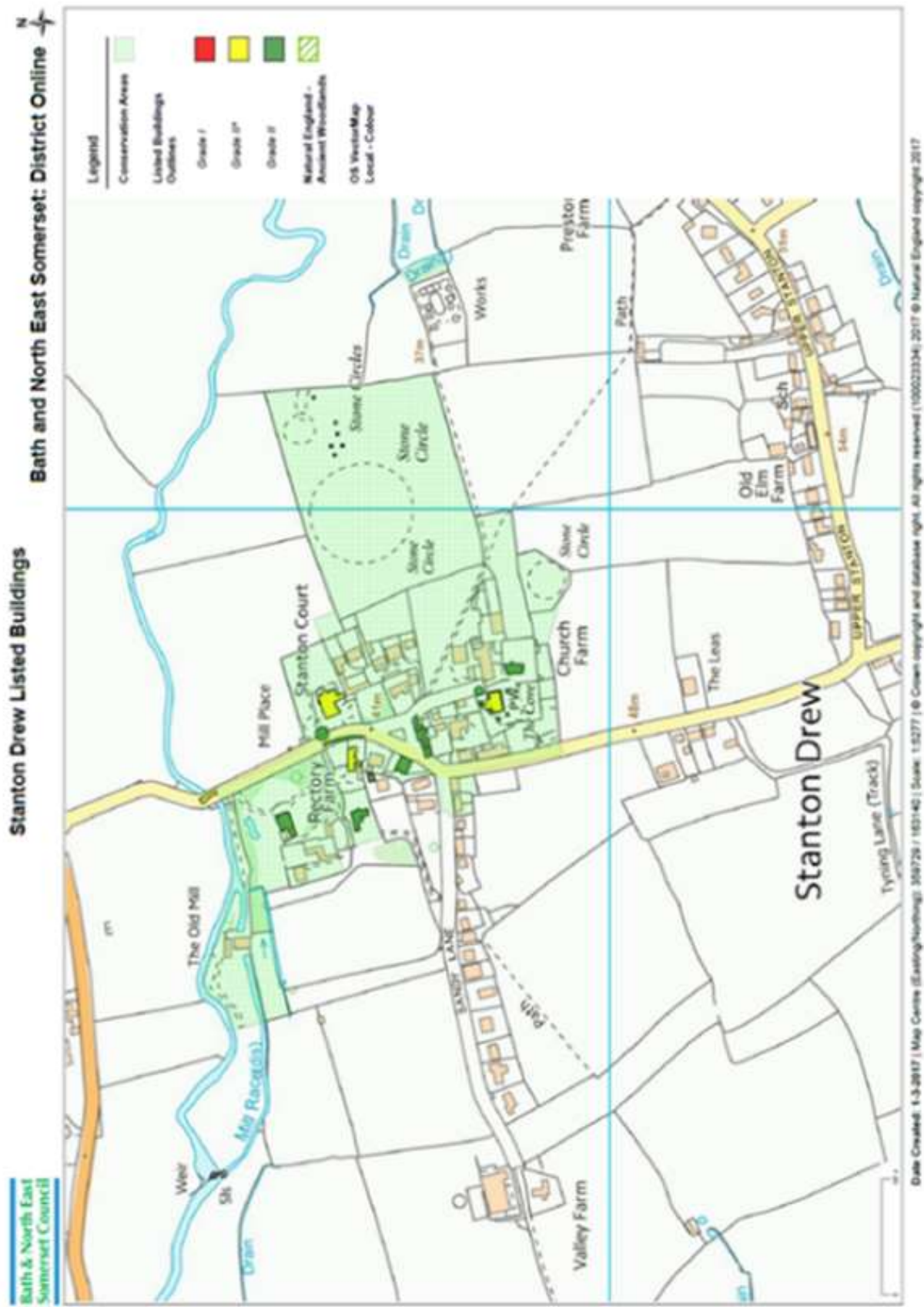


Figure 31: Listed Buildings in Stanton Drew Parish.

Appendix 4: Heritage Sites

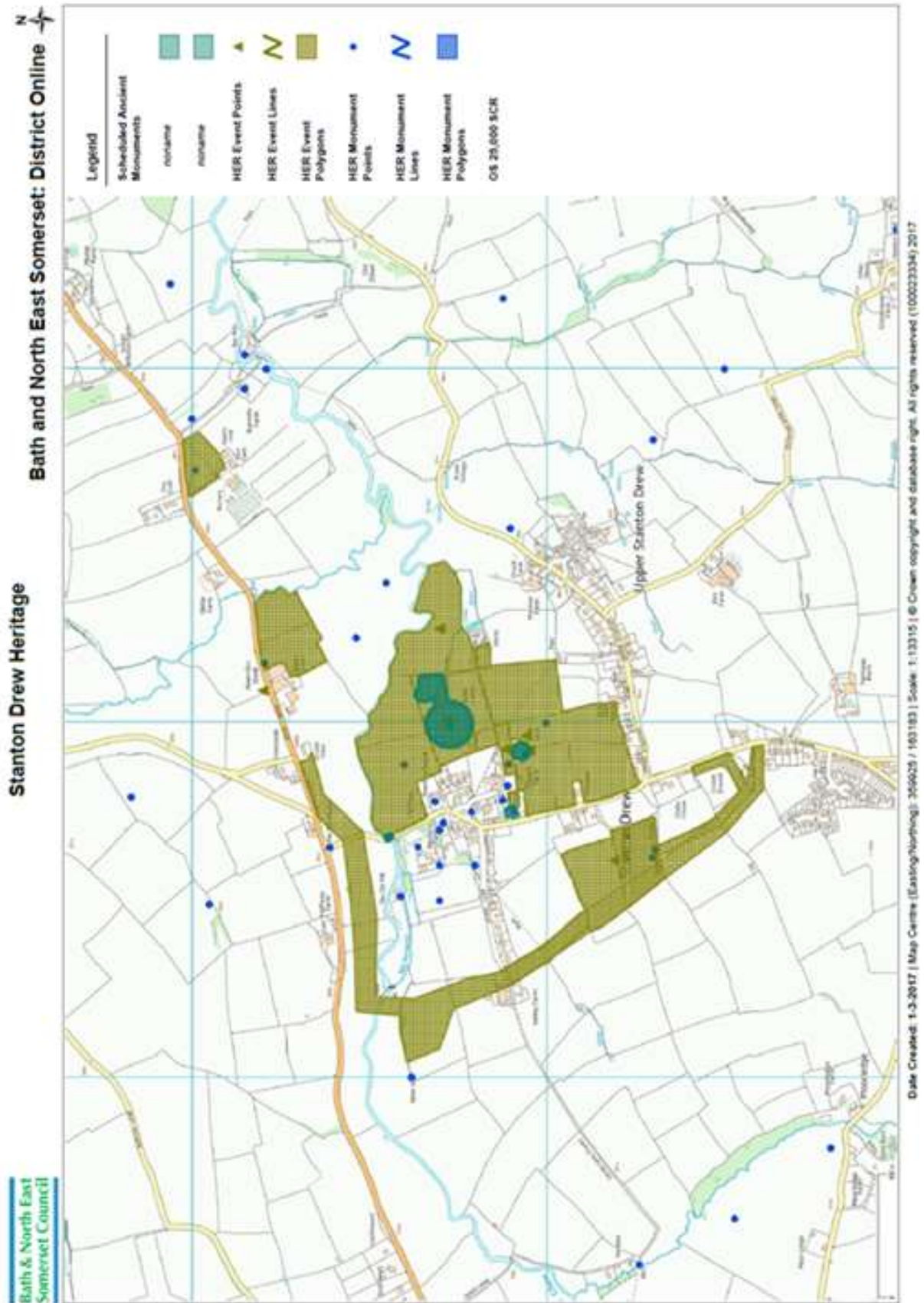


Figure 32: Heritage Sites in Stanton Drew Parish.

Appendix 5: Historical Planning Development in Stanton Drew

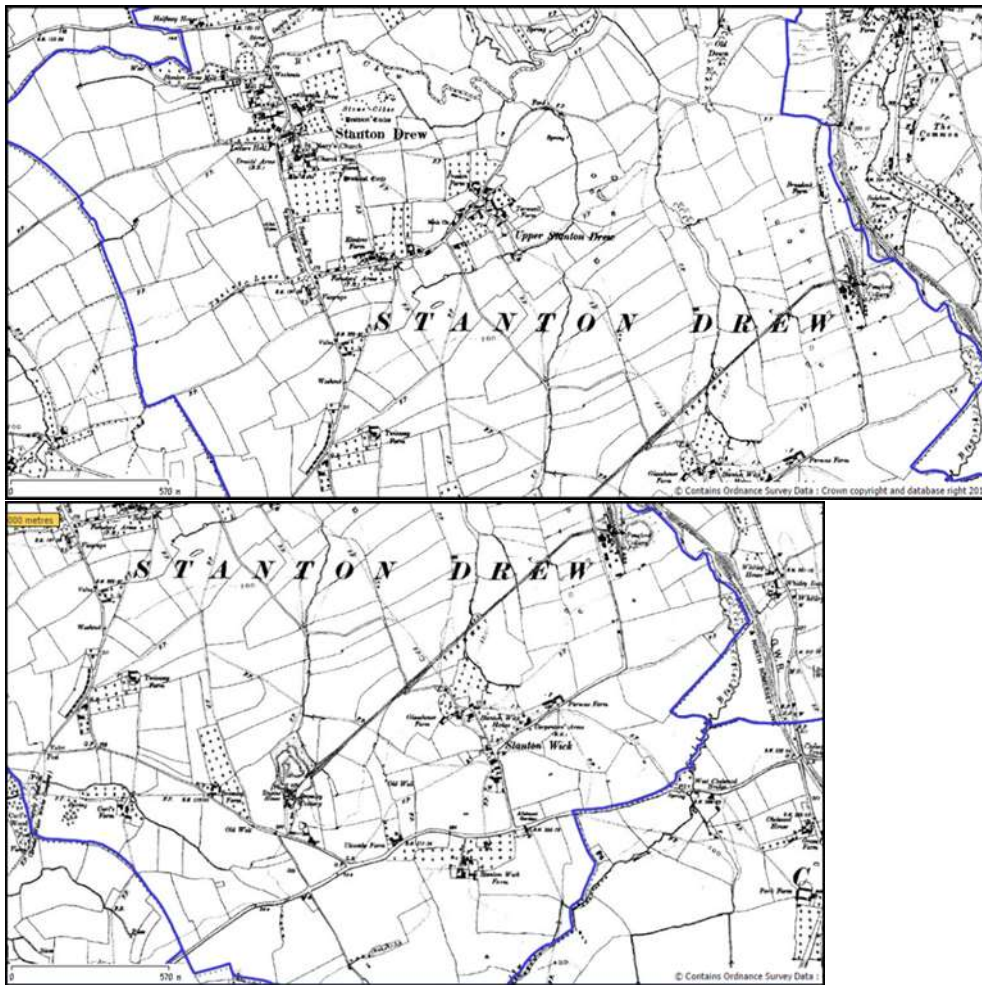


Figure 33: Housing development 1922-1933.



Figure 34: Housing Development in main village, Upper Stanton Drew, and Tarnwell in 1960s.

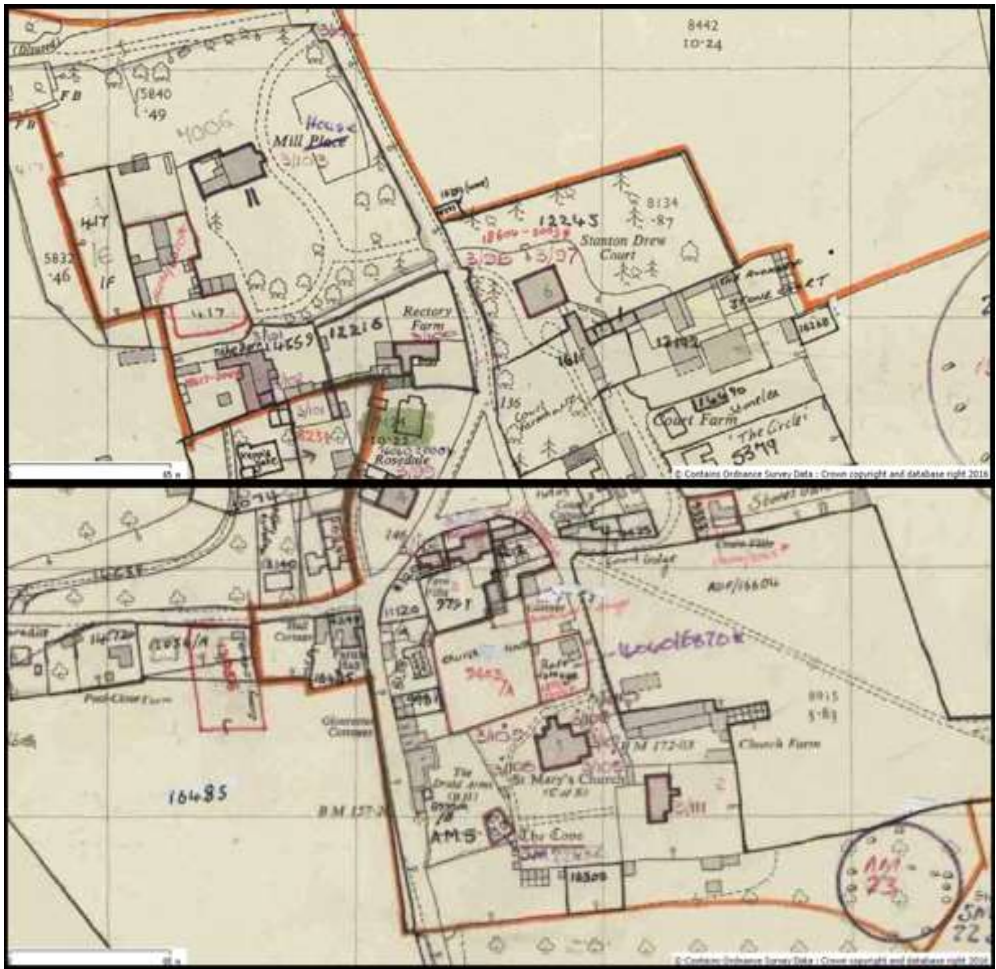


Figure 35: Housing Development detail in the main village in 1960s.

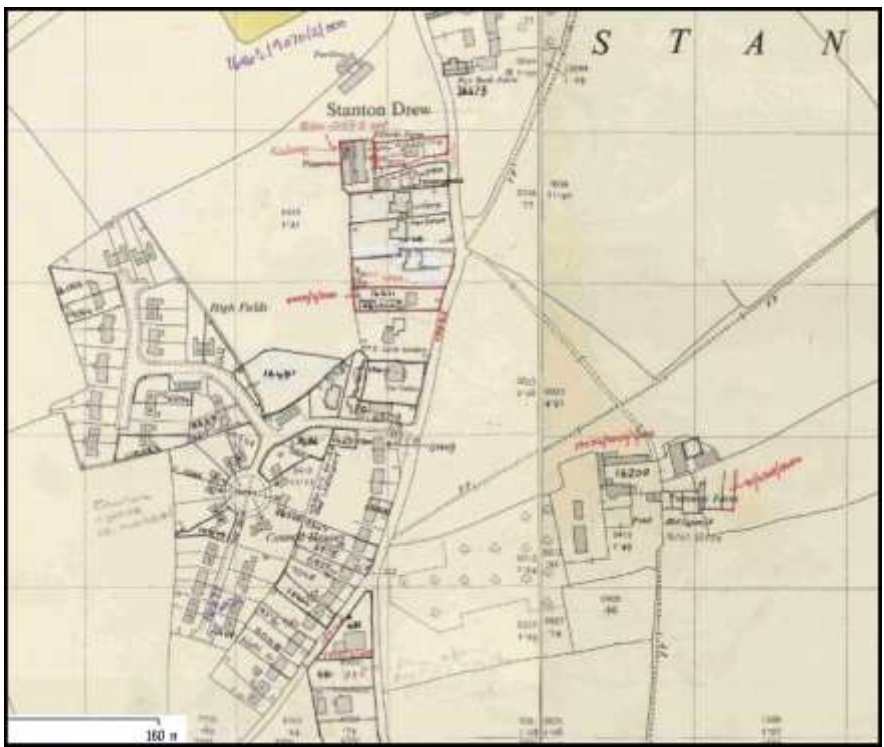


Figure 36: Housing Development in The Crescent, Highfields, and The Drive areas in 1960s.

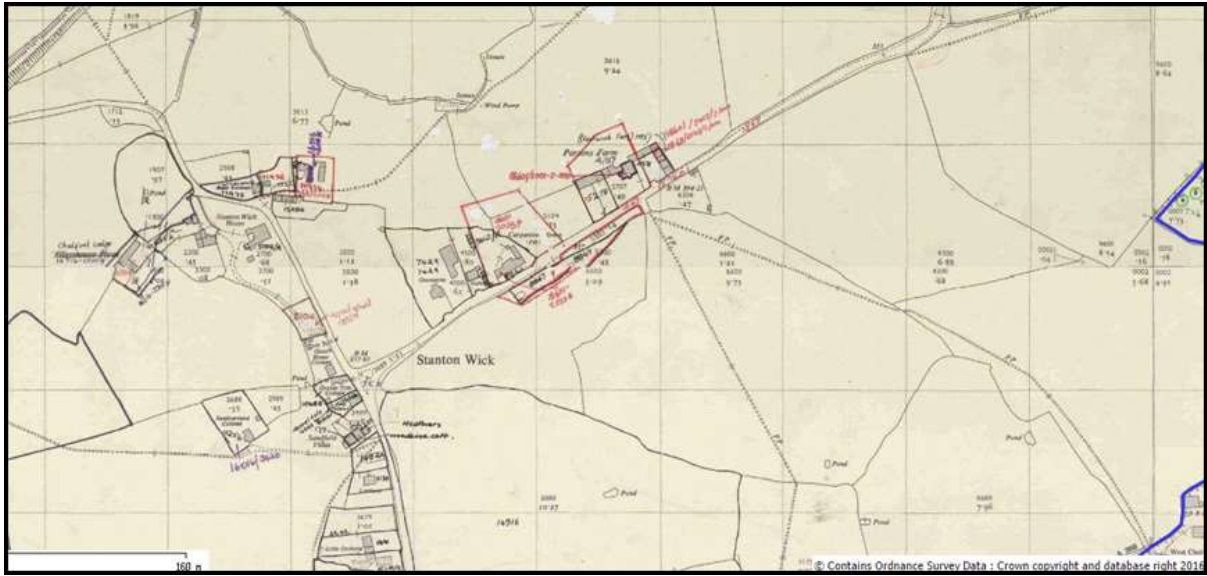


Figure 37: Housing Development in Stanton Wick in 1960s.

Appendix 6: Parish Character Assessment

Settlement Findings

	STANTON DREW PARISH SETTLEMENT FINDINGS	SANDY LANE	UPPER STANTON	TARNWELL	HIGHFIELDS	BROMLEY VILLAS	STANTON WICK
	LOWER STANTON						
1 PATTERN							
A TOPOGRAPHY	flat surrounded by hills	linear valley	mixed linear valley and undulating	mixed flat / hilly	hilly, linear	undulating to hilly	plateau or hilly
B LAYOUT	plots short to long front and back gardens some bids close road some bids set back no obvious centre	regular on 1 side only front and back gardens mostly set well back no obvious centre only bids 1 side of road	buildings set well back front and back gardens mostly set well back wide plots much is bids 1 side of road	buildings set well back short and long plots back gardens no obvious centre irregular, winding	regular, wide plots	linear small front gardens buildings close to road	irregular, various ages
C SPACES	well used spaces events occur	Village Hall well used 1 side of lane countryside lane/bridleway leisure	lots as bids only 1 side of road some of upper stanton linear road 1 house deep	gaps between buildings well used hard space impromptu meetings	gaps between buildings green spaces	gaps between buildings green spaces only bids 1 side of road	open views to fields only bids 1 side of road footpaths well used
D GREEN FEATURES	trees, bushes, hedges green backcloth intense greenery areas	trees, bushes, hedges green backcloth intense greenery areas	trees, bushes, hedges green backcloth intense greenery areas	trees, bushes, hedges green backcloth intense greenery areas	green backcloth	trees, bushes, hedges green backcloth	trees, bushes, hedges green backcloth
E ECOLOGY	inhabited by wildlife many mammals, birds numerous wildflowers various fungi some amphibians invertebrates, fish mosses, lichens	inhabited by wildlife many mammals, birds numerous wildflowers and countryside plants Yew Trees: important native trees, gd features	inhabited by wildlife many mammals, birds numerous wildflowers invertebrates, amphib. Yew Trees: important native trees, gd features	inhabited by wildlife many mammals, birds numerous wildflowers various fungi some amphibians	inhabited by wildlife	inhabited by wildlife many mammals, birds e.g. bats, sparrowhawk deer, mice, bats some amphibians; toads native hedges	lots of birds, mammals in, and passing through e.g., hedgehogs, fox, deer, mice, bats some amphibians; toads native hedges
F MOVEMENT ROUTES	grass verges on plot and street parking 1 pavement, 1 kerb cul de sac narrow roads no street lights	grass verges on plot parking little on street lighting straight narrow road no pavement no street lights	mostly on plot parking lane style road 1 cul de sac modern few pavements no street lights	grass verges on plot & on street car parking cul de sac, narrow road few pavements no street lights	grass verges on plot parking on street parking cul de sac, narrow road	grass verges on plot parking straight road no streetlights some overspill parking by village green	grass verges on plot parking no streetlights some overspill parking by village green
G LANDMARKS	Church, Toll House, The Stones (3 areas) Druid's Arms Pub Village Hall	No	Folly Hill Church Village School	Causeway, Black Cow Old Chapel			old phone box now used as local library
H VIEWS OUT	Maes Knoll Winding House Chew Magna Church	views of valley from far gates and breaks in hedgerows	glimpses through tall hedges	lots, e.g., Folly Farm Winding House SD Church, Toll House Maes Knoll	from playground and The Drive	Folly Farm, The Mendips West part of Dundry ridge	often views out as only buildings 1 side of road, e.g., To Stanton Drew, Upper Stanton, Dundry
I VIEWS IN	Maes Knoll Stanton Wick Belluton	not many but little views from footpath in fields from allotments	Maes Knoll Folly Farm local footpaths	From Dundry Maes Knoll Folly Farm Winding House Pensford Travellers Rest	No	From A368, Folly Farm local footpaths	from Dundry
							0

Settlement Findings and Summary

SETTLEMENT FINDINGS	LOWER STANTON	SANDY LANE	UPPER STANTON	TARNWELL	HIGHFIELDS	BROMLEY VILLAS	STANTON WICK
2 BUILDINGS AND DETAILS							
A BUILDING SHAPE	majority detached few semi or short terr varied styles evolved	majority detached varied styles: evolved varied shapes wide frontages	majority detached varied styles: evolved over time wide frontages	terr, semi and detached varied styles evolved	terr, semi and detached common shapes	short 1902 terrace	detached, varied styles as evolved over time
BUILDING HEIGHTS	few 1 and 3 story mainly 2 story	bungalows and 2 storey	mainly 2 storey some bungalows	few 1 storey, 1 3 storey mainly 2 storey	2 storey	2 storeys	mainly 2 storey
B ROOFS	mixed mostly pitched	mix of pitches	mix of pitches	mixed, pitched, flat or few lean tos	pitched	pitched, steep	pitched
C BUILDING MATERIALS	nothing common drives tarmac, gravel stone wall enclosure some hedges, fences	brick, stone, render, wood drives tarmac tiled roofs stone wall enclosure some hedges, fences	mostly stone or render drives tarmac, gravel stone wall enclosure tiled roofs, solar panels	stone, render, brick drives tarmac, gravel stone wall enclosure paving stones	stone, render, brick drives tarmac, concrete stone wall enclosure red roof tiles	mostly stone 2 red brick stone wall enclosure red roof tiles	stone or rendered drives tarmac, gravel stone wall enclosure
D DETAILS	chimneys many listed bids many 100-200 years old few modern buildings predominantly stone	good mix of individual house types interest of Village Hall windows and door	chimneys porches some dormer windows gates to driveways	Victorian chimneys railings, wagon wheel porches	chimneys letterboxes window shapes	chimneys letterbox stone mullions	curved stone wall and letterbox, chimneys phone box library glassworks site and glass

SETTLEMENT FINDINGS	LOWER STANTON	SANDY LANE	UPPER STANTON	TARNWELL	HIGHFIELDS	BROMLEY VILLAS	STANTON WICK
3A SUMMARY: POSITIVE	age, variety, stone nothing garish, subtle limited exterior lighting quite traditional historical value no streetlights	quiet, rural lane pleasant outlook tranquil attractive mix of well looked after properties	age, variety, stone as has evolved slowly not urbanised, e.g. few pavements, no lighting	peaceful, tranquil hear church bells natural views, rural array of wildlife historical value community feel established residents some for generations no streetlights		not overcrowded open views, rural	quiet, rural area variety of buildings not overdeveloped not urbanised e.e. No pavements, street lights
3B SUMMARY: NEGATIVE	couple modern bungalows, these jar	to much road furniture at end of lane	telegraph poles and wires more modern road is unnecessarily wide and has pavements Orchard: all houses are similar style, boring	overhead power lines 1960s design of 1 - 10 Tarnwell housing flight path traffic noise from A37 parking problems	no on site parking in Highfields	2 relatively character- less brick properties lighting at Kelston Sparkes adverts on boards	telegraph poles and wires

Landscape Findings

	STANTON DREW PARISH LANDSCAPE FINDINGS									
	LOWER STANTON	SANDY LANE	UPPER STANTON	TARNWELL	HIGHFIELDS	BROMLEY VILLAS	STANTON WICK			
PATTERN										
A LANDFORM	gently undulating plateau	valley side/floor gentle slope to river	gently undulating	undulating, plateau	gently undulating	gently undulating rising steeply to south	undulating, plateau			
B LANDCOVER	open farmland, trees	open farmland, hedges	open farmland, trees	open farmland, trees fruit farm, floodplain	open farmland, trees	farmland and hedgerows wood at Bromley batch	open farmland, trees			
C LANDUSE	arable and grazing	grassland grazing allotments	arable & grazing	arable and grazing fruit farm, orchards residential, business	arable and grazing	arable and grazing mainly agricultural industrial Kelston Sparkes	arable and grazing			
D FIELD BOUNDARIES	intermittent, mixed hedgerow, trees, river, fences, stone walls	tall hedges with few trees	hedges, some trees native species	hedgerow stone walls, earth bank	hedgerow	hedgerows	hedges, some trees			
E FIELD SIZE AND PATTERN	varies small - large irregular	medium sized fields regular shaped	varies small - large irregular	varies small - large irregular-regular	medium, angular	large forp cereals and grazing	varies small - large			
F ROUTEWAYS	few roads, tracks winding, narrow	straight narrow road becomes bridleway	few roads, mostly narrow, 1 wide but blend with rest of SD	mostly narrow and winding	few roads, narrow	few roads	few roads, lane			
G BUILDINGS AND STRUCTURE	groups of dwellings isolated farms, barns, post and wires	farm sheds small barns telegraph poles in lane bids set back from river	isolated farms, barns, hamlet posts and wires	groups of dwellings isolated farms, barns, posts and wires	groups of dwellings isolated farms, barns, posts and wires	stone miners terrace 1 rendered house stone barns modern warehouse type	isolated farms, barns, wires, transformer			
H WATER DRAINAGE	river	river in valley bottom	road gullies	stream, river, ponds	road gullies	stream along SNCI	stream, wet ditches			
I ENCLOSURE AND SCALE	some enclosed mostly open small development large fields exposed and intimate	open and rolling tress by river	village, small landscape: open, large	village, small landscape: vast open yet planted	village, small landscape: vast open yet planted	open, large	open yet planted			

Views and Landmarks

2	VIEWS AND LANDMARKS	LOWER STANTON	SANDY LANE	UPPER STANTON	TARNWELL	HIGHFIELDS	BROMLEY VILLAS	STANTON WICK
A	VIEWS	variety from glimpsed short to long sweeping to landmarks, e.g., stones Winding House	of river valley with rounded hills beyond seen through gates and breaks in hedges	glimpsed between blds or over hedges channeled down road	glimpsed: Publow Pensford, Clutton	look to Pensford Pit	sweeping long views	to Dundry, Iulsgate rural areas, farming
B	LANDMARKS	variety of landmarks e.g., historical blds stones, bridge,	SD village hall	SD school Fingerpost signs	within: causway, Black Cow, Old Chapple Visible from: Stones, Winding House, Church toll house, Maes Knoll Dundry, Folly bFarm		Old colliery batch Folly Farm Knoll Tall hedgerows Old quarry area Millenium Stone	Orange Tree Cottage Carpenters Arms pub Millenium Stone history: glass pieces

Landscape Summary

	LANDSCAPE SUMMARY	LOWER STANTON	SANDY LANE	UPPER STANTON	TARNWELL	HIGHFIELDS	BROMLEY VILLAS	STANTON WICK
A	SCENIC QUALITY	balance harmonius green with stone blds rural smells cars, planes	very tranquil bird song country smells, sounds rural, wildflowers	tranquil, relaxing bird song, quiet evolved over time green, rural	tranquil, relaxing, bird song, comfortable		tranquil, relaxing, comfortable	tranquil, relaxing but stimulating, creative
B	ACTIVITIES	farming, walking dogs walking, cycling, photo gardens, horse riding B&Bs, pub, businesses	farming, walking cycling, horse riding lots leisure activities, e.g., dirt bikes	farming, walking dogs walking, cycling, photo gardens, horse riding school, businesses	farming, walking dogs walking, cycling, photo gardens	farming, walking dogs walking	farming, walking dogs walking, cycling	small businesses, walk garden, artists, photos
C	POSITIVE FEATURES	rural greenery surrounded by nature isolated from bustle	tranquil, rural country views	rural greenery grown slowly often houses only 1 side of road so rural no hustle or bustle historic blds school	natural views, rural array of wildlife	housing estate some good views	small hamlet local heritage and & stone buildings	peaceful, beautiful wonderful views wildlife community support
D	NEGATIVE FEATURES	overhead power lines aircraft and traffic noise occasional modern house and occasional parking in road: Stanton Court	None	overhead power lines and telegraph poles	overhead power lines poor design of 1-10 Tarnwell housing aircraft and traffic noise		road used as rat run reversing alarms of machinery at Kelston Sparke traffic noise from A37 and A368 from A37 depending on wind direction	overhead power lines heavy vehicles, traffic noise from A37 and A368

Appendix 7: Dark Skies

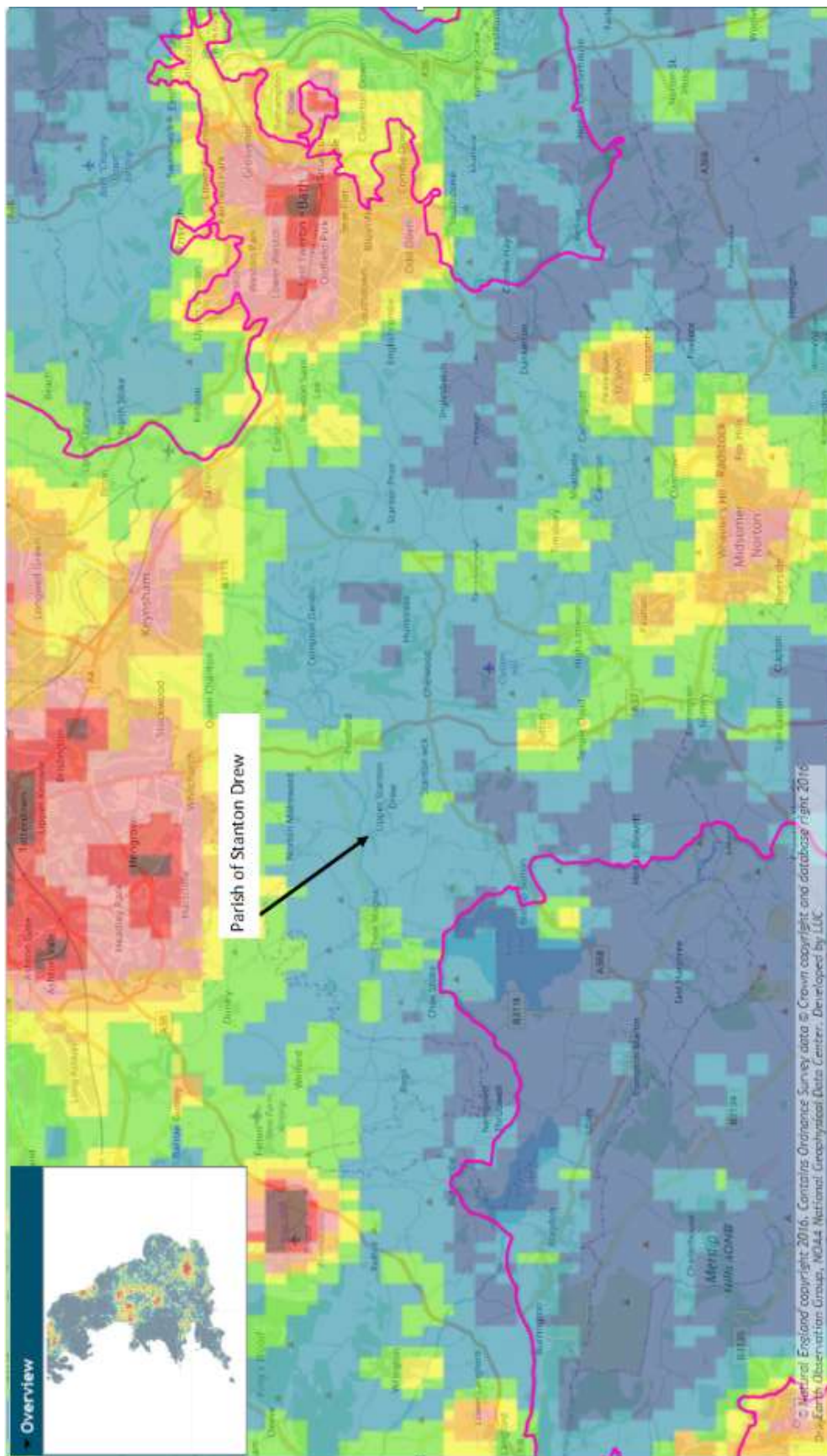


Figure 38: Dark skies in and around the Parish of Stanton Drew. Pink line denotes Mendip Hills AONB to the west and Cotswold AONB to the northeast. Courtesy of CPRE.

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Glossary

(Definitions in accordance with B&NES Core Strategy 2014)

Affordable Housing (AH) Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Biodiversity Biodiversity includes all species of plants and animals, their genetic variation and the ecosystems of which they are a part.

Brownfield land or site **Brownfield land/site** or previously developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. The definition includes defence buildings, but excludes:

- Land that is or has been occupied by agricultural or forestry buildings
- Land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures
- Land in built-up areas such as private residential gardens, parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, has not been previously developed
- Land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings). There is no presumption that land that is previously developed is necessarily suitable for housing development nor that the whole of the curtilage should be developed

Previously-developed land may occur in both built-up and rural settings. In the sequential approach this is preferable to Greenfield land.

Code for Sustainable Homes (CSH) The Code for Sustainable Homes (CSH) aims to achieve a step-change in environmental performance of new UK homes. The code is targeted at architects, homes designers and builders of new homes. It covers water use, waste generation, and the use of low-polluting materials and processes.

Conservation Area An area of special architectural and/or historical interest, the character or appearance of which it is desirable to preserve or enhance.

Core Strategy The long-term spatial vision and strategy for the area, including the key strategic policies and proposals to deliver that vision.

Demographic The study of the characteristics of human populations, such as size, growth, density, distribution, and vital statistics.

Development Plan Document (DPD) Spatial planning documents that are subject to independent examination, and together with the relevant Regional Spatial Strategy, will form the development plan for a local authority area for the purposes of the Act. They can include a Core Strategy, Site Specific Allocations of land, and Area Action Plans (where needed) and other Development Plan Documents. They will all be shown geographically on an adopted Policies Map. Each authority must set out the programme for preparing its Development Plan Documents in the Local Development Scheme.

Flood Plains Flood plains are generally flat-lying areas adjacent to a watercourse, tidal lengths of a river or the sea where water flows in times of flood or would flow but for the presence of flood defences where they exist.

Green Belt Areas of land where development is particularly tightly controlled. The purposes of Green Belt are to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

Green Infrastructure The network of protected sites, nature reserves, green spaces and greenway linkages. The linkages include river corridors, waterways and flood plains, migration routes, and features of the landscape which are important as wildlife corridors. Green

infrastructure should provide for multi-functional uses, i.e., wildlife, recreational and cultural experience, as well as delivering ecological services such as flood protection and microclimate control. It should also operate at all scales from urban centres through to open countryside.

Heritage Asset A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing).

Historic Environment The historic environment is all designated and non-designated features of historic, architectural, archaeological or artistic interest. This includes World Heritage Sites, listed buildings, conservation areas, historic parks and gardens, and scheduled monuments. It also includes their settings; the wider urban and rural landscape and the potential for unrecorded archaeology.

In-filling 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 will generally be surrounded on at least three sides by developed sites, or roads.

Infrastructure A collective term for services such as roads, electricity, sewerage, water, children's services, health facilities, and recycling and refuse arrangements.

Local Development Framework (LDF) The name for the portfolio of Local Development Documents that provides the framework for delivering the spatial strategy of the area. It consists of the Development Plan documents, a Statement of Community Involvement, the Local Development Scheme, and the Annual Monitoring Report.

Local Development Document (LDD) Collective term for Development Plan Documents, Supplementary Planning Documents, and the Statement of Community Involvement.

Low Carbon Economy A concept that refers to an economy which has a minimal output of Greenhouse Gas emissions into the biosphere, but specifically refers to the greenhouse gas carbon dioxide.

Mitigation Measures are put in place to reduce or minimise the impact of a proposed action.

Mixed Use Developments Developments that include a mixture of more than one of the following: housing, employment, leisure, shopping and community facilities.

National Planning Policy Framework (NPPF) A document which set out the Government's planning policies for England and how they are expected to be applied.

Previously Developed Land See brownfield land or site.

Priority Species Priority species are those which are rare, threatened, or declining in distribution and/or number.

Regeneration The process of upgrading an area through social, economic and infrastructure investment and improvement.

Renewable Energy Energy generated from the sun, the wind, hydro power and plant material (biomass).

Rural Exception Site Sites solely for the development of affordable housing on land within or adjoining existing small rural communities, which would not otherwise be released for general market housing.

Scheduled Ancient Monument A nationally important archaeological site or historic building, given protection against unauthorised change, as defined in the Ancient Monuments and Archaeological Areas Act 1979.

Settlement Collective term for towns, villages and hamlets.

Site Allocations Allocation of sites for specific or mixed uses or development to be contained in Development Plan Documents. Policies will identify any specific requirements for individual proposals.

Social Rented Housing Housing which is available to rent at below market levels. Lower rents are possible because the Government subsidises local authorities and registered social landlords in order to meet local affordable housing needs.

Sustainable Communities 'Sustainable communities meet the diverse needs of existing and future residents, their children and other users, contribute to a high quality of life and provide opportunity and choice. They achieve this in ways that make effective use of natural resources, enhance the environment, promote social cohesion and inclusion and strengthen economic prosperity'. (Source: The Egan Review, ODPM, 2004).

Sustainable Construction Sustainable construction is the name given to building in an energy efficient way. The incorporation of many new technologies and energy saving techniques into a building can dramatically reduce the CO2 emissions and carbon foot print of a building. Initiatives include grey water recycling systems, solar panels, home recycling, wind turbines, and ground water heating systems.

Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA) A systematic and iterative appraisal process, incorporating the requirements of the Strategic Environmental Assessment Directive. The purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a Local Development document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable development.

Sustainable Urban Drainage Systems (SUDS) Sustainable Urban Drainage Systems (SUDS) are concerned primarily with the drainage of rainwater from developed or urban areas, often involving rainwater re-use.

Urban Design The art of making places. It involves the design of buildings, groups of buildings, frameworks, and processes, which facilitate successful development.

Valued Habitats Valued habitats are defined as habitats of principle importance (defined by Section 74(2) of the Countryside and Rights of Way Act 2000), ancient woodland (woodland that has been in continuous existence since at least 1600 AD (DEFRA, 2005) and aged or veteran trees (a tree that is of interest biologically, culturally or aesthetically because of its age, size or condition [Veteran Tree Initiative, 2000]).

World Heritage Site A cultural or natural site of outstanding value inscribed on the UNESCO (United National Educational, Scientific and Cultural Organisation) List. The City of Bath was inscribed on the List in 1987.