



B&NES Local Plan Engagement, Stage B

WORKSHOP RURAL AREAS

14 & 26 September 2023

**Final Report
16 November 2023**



Design West
16 Narrow Quay
Bristol | BS1 4QA
designwest.org.uk

Registered Charity No: 290575

Registered in England as Bristol Centre for
the Advancement of Architecture
a Charitable Incorporated Organisation.

VAT No. 664 3455 24

CONTENTS

INTRODUCTION p.3

ONE REVIEW OF LOCAL PLAN RESONSES p. 4-9

TWO REVIEW OF FACILTIES AND MAPPING PLACE NETWORKS p. 10-11

THREE QUESTIONS ON ROLE AND CHARACTER OF GROWTH p. 12 -14

AGENDA & ATTENDEES p. 15

INTRODUCTION

Two follow up workshops were held for community representatives and key stakeholders in Rural Areas at Keynsham Civic Centre on September 14th and 26th. The workshops were an opportunity to explore in more depth the emerging priorities for the Local Plan. They were attended by 29 people altogether.

They were introduced by a short presentation on the process of developing the Local Plan and a summary of what we heard from participants in the January workshop. This was organised around six themes developed from the West of England Placemaking Charter that set out the range of concerns of the Local Plan at a strategic, place and building scale. A summary of parallel engagement with Seldom Heard groups was also given.

The workshops took place in three parts:

- **ONE** - Exploring what community representatives and key stakeholders thought about proposed Local Plan Responses to what had been said at the previous workshop and at Seldom Heard workshops in January (at Stage A). The comments were presented by theme alongside potential local plan responses.
- **TWO** – An introduction to the process of developing a strategy for development in rural areas was followed by two tasks. Firstly, an exploration of the role of key facilities and secondly identifying opportunities to improve access to facilities by networking clusters of villages. The 2017 listing of facilities used by B&NES was used to mark any revisions or additional facilities, recognising that key or desirable facilities may have changed and a district map was used to identify and draw potential village clusters, i.e., where a smaller village may use the facilities at a larger village.
- **THREE** - Responses to key questions about what change or growth could look like and the obstacles to and opportunities of change. The B&NES policy teams identified the key questions emerging from the development of the emerging rural growth strategy.

Stakeholders discussed their views in groups of five people with the support of B&NES and Design West officers. There was an opportunity to feedback some key observations to the room. This response from B&NES Stakeholders will inform the development of policy and spatial options for the Rural Areas that will be formally consulted on in 2024.

The following is an overview of some of the responses set out against the six themes.

ZERO CARBON & CLIMATE RESILIENCE - Stakeholders were generally keen to see opportunities for more renewable energy provision and would like to see technical barriers such as grid capacity and energy storage overcome. They would like to see solar panels for example being sensitively located in relation to gateways to villages.

MOVING AROUND - There were many frustrations around the lack of consistent bus services. Rural streets inside settlements and the lanes between them were thought to be too dangerous currently. Stakeholders wished to see that developers contribute to improving this (potentially outside site boundaries). They also wanted to see a good or better standard of infrastructure provision for active travel.

NATURAL SPACES & BIODIVERSITY - Stakeholders agreed with the proposed local plan responses on Biodiversity highlighting the importance of creating resilient green and blue infrastructure.

IDENTITY & BELONGING - Stakeholders thought that development needed to be balanced in scale, reflect local character and be delivered alongside appropriate infrastructure targets. Sustaining a sense of community is important. They thought clusters of 5-10 homes could work well. They thought local people should play more of a role in defining local character.

HOUSING & SHARED PROSPERITY - Generally, stakeholders recognised that new housing could contribute to places diversifying a demographic profile and/or sustaining facilities. However, they wanted to see more definition of local need and thought smaller scale homes, affordable homes and lifetime homes should be prioritised. Stakeholders would like to see more opportunities for small workspaces and business units and see homes and facilities that could support people working from home.

HEALTHY & INCLUSIVE COMMUNITIES - Generally, people could see the advantage of networking clusters of villages to share facilities but they were concerned to understand more about how this could be delivered in practice and would like to be involved in future development. They saw a central role for community centres, schools and recreation/ play space in their communities.

Detailed comments are set out in relation to the themes and questions and in part one can be referenced back to the views given in January. [Here the additions and commentary given to the local plan responses are highlighted in red](#)

ONE - HAVE WE MISSED ANYTHING? WHAT KEY QUESTIONS SHOULD WE TAKE FORWARD

ZERO CARBON & CLIMATE RESILIENCE		
YOU SAID	WHAT WE CAN DO - LOCAL PLAN RESPONSE	COMMENTS/QUESTIONS
<ul style="list-style-type: none"> A strategic approach is needed, wish to see communities become more resilient and energy self-sufficient at a neighbourhood scale. 	Council partnership with BWCE for community energy projects	<p>Planning/planners need to encourage support.</p> <p>Agree with response but how can this be delivered?</p> <p>Electricity supply grid – doesn't have a settled target?</p> <p>Storage needed and more scope for approving solar and wind.</p>
<ul style="list-style-type: none"> A strategic approach is needed, wish to see communities become more resilient and food self-sufficient at a neighbourhood scale. 	Existing Policy LCR9: Increasing The Provision Of Local Food Growing. Planning Policies to protect Best and Most Versatile land (Policy RE5) and allotments (LCR8)	<p>Agree with response but how can this be delivered?</p> <p>Space for exchange of produce?</p>
<ul style="list-style-type: none"> Role of sharing good practice and highlighting, learning from and promoting community led retrofit and energy initiatives. 	<p>Energy efficiency, retrofitting, and sustainable construction supplementary planning document (SPD) SPD includes examples and "quick wins" for retrofit, including listed buildings.</p> <p>We provide information on how to carry out and finance home energy retrofits on our Energy at Home website. You can also email energyathome@bathnes.gov.uk or call 0800 038 56 80. You can also read the latest information on affordable warmth grants for B&NES residents, and we usually have one or more schemes running to assist households achieve low-carbon affordable warmth.</p>	<p>Encourage existing community buildings (e.g., old halls etc.) to retrofit energy efficiency.</p> <p>Agree with response but how can this be delivered?</p> <p>All about B&NES but nothing about facilitating sharing between developers?</p> <p>Could B&NES assemble an approved list of renewable energy and retrofit installers?</p>
<ul style="list-style-type: none"> Make delivery of appropriate wind and solar farms easier, use available roof space. Prepare strategies with communities. 	<p>Revised Policy CP3 in the Local Plan Policy Update (LPPU) 2023 seeks to set out a positive framework for renewable energy projects in the district, including landscape potential for different scales of wind or solar.</p> <p>Strategy covered to a certain extent through the LPPU. Local Plan can consider further options to explore, e.g., allocation of sites for renewable energy</p>	<p>Wind and solar versus agriculture land.</p> <p>Need a means to ensure community support, right system in right place, treat landscape of villages sensitively.</p> <p>Flexibility of planning to support installations.</p> <p>By positive framework do you mean giving a 'presumption of approval'?</p>
<ul style="list-style-type: none"> New builds to be net zero for operational and embodied carbon. Or Carbon positive Net PLUS 	See LPPU and SPDs, will be reviewed through the Local Plan	<p>What is net zero?</p> <p>Include energy initiatives and storage.</p>
<p>We also heard –</p> <ul style="list-style-type: none"> Important to tackle the climate crisis. Become more self-sufficient for energy and food. See sustainably located carbon positive new homes. 		

ONE - HAVE WE MISSED ANYTHING? WHAT KEY QUESTIONS SHOULD WE TAKE FORWARD.

MOVING AROUND YOU SAID	WHAT WE CAN DO – LOCAL PLAN RESPONSE	COMMENTS/QUESTIONS
<ul style="list-style-type: none"> Wish to see better transport connectivity to the three cities but also as a network linking villages/towns. 	<p>Local Plan can help achieve this through new development, can also have a role in safeguarding routes</p>	<p>Local plan needs to take on WECA and act on consultation info. already available. Refer to current efforts to get lost bus services reinstated with Mayor/WECA. Can we have a bus service please? Nice aspiration – achievable?</p>
<ul style="list-style-type: none"> See hub and spoke connectivity linking walking and cycling to transport nodes - consider whole journeys. 	<p>Local Plan can take a strategic approach to growth and placemaking, outline potential hubs and safeguard routes.</p>	<p>Nice aspiration – achievable? Needed desperately – how can this be made feasible? Is it affordable? Multiuser access footpaths/cycle paths. Working with landowners – how to? Please include cycle footpaths to byways to increase safer off-road cycling, huge issue with safety - need footpaths. Park and rides should be multi modal with public transport, cycling and walking etc.</p>
<ul style="list-style-type: none"> Better and safer walking, wheeling and cycling infrastructure needed fairer sharing of space inside settlements with safer/wider footpaths. 	<p>Limited role. The plan could highlight localised traffic capacity and safety issues, or infrastructure deficiencies that would need to be addressed when considering development proposals</p>	<p>Can you improve safety of accessible sustainable travel? E.g., decent pavements, cycling footpaths to cycle routes and restrict cars? Limited role – do not accept limited role. Policy to be strengthened with developers. Cycle paths need to be fully segregated - in rural locations cycle lanes not top priority. Is it affordable in rural areas?</p>
<ul style="list-style-type: none"> Local and mobile activities, opportunities and services needed. Space for young people a priority. 	<p>Local Plan has a limited role in enabling these sorts of schemes, however, can help to secure e.g., via CiL etc.</p>	<p>YES, agree/agree with securing via CiL. Shops only needed in locations where one does not already exist, or if complementary (e.g., meat/fish) market traders in Midsomer Norton (MSN) works well.</p>
<ul style="list-style-type: none"> More frequent reliable, responsive, accessible public transport. 	<p>Demand Responsive Transport (DRT) two-year trial now underway.</p>	<p>Not meeting needs for regular commuting? It doesn't work! /DRT not always reliable. Scheduled services preferred. Expect it not to succeed as elsewhere in UK. Pick up locations not supported by infrastructure - e.g., safer bus stops and stopping places, shelters for wet weather – extending digital info. signage.</p>
<ul style="list-style-type: none"> Community car clubs in villages. 	<p>Local Plan has a limited role in enabling these sorts of schemes, however, can help to secure e.g., via CiL etc.</p>	<p>YES, agree. Works in Freshford. Up to the village to sort it out and run it.</p>
<p>We also heard:</p> <ul style="list-style-type: none"> Have access to better active travel routes and cheaper sustainable transport. Good quality walking routes – make best way to get around. 		<p>YES, agree.</p>

ONE - HAVE WE MISSED ANYTHING? WHAT KEY QUESTIONS SHOULD WE TAKE FORWARD.

NATURAL SPACES & BIODIVERSITY		
YOU SAID	WHAT WE CAN DO – LOCAL PLAN RESPONSE	COMMENTS/QUESTIONS
<ul style="list-style-type: none"> • Widen Improve access to PROWS for people and wildlife in combination - make a comprehensive plan to improve access and link green spaces and active travel. 	Limited role for the local plan, however initiatives such as liveable neighbourhoods in development – e.g., Temple Cloud	Can conflict with wildlife and ecology aims clarify ‘widen’? Provide guidelines on PROW provision, linking green spaces. Do alongside education so there is more understanding of what a footpath is – it’s a meter wide etc.?
<ul style="list-style-type: none"> • More guidance for agricultural businesses - to see better management of hedgerows and more joined up approaches to place and nature. 	Limited role for the local plan. Nature recovery networks identified on policy map and linked Policy NE5	Council to look after their land/verges. Farmland is privately owned; this is DEFRA objective. Unsure what the local plan can do for this.
<ul style="list-style-type: none"> • Integrate good quality publicly accessible green spaces and flood resilience in rural development. 	Noted. Policies to promote good design of publicly accessible resilient multifunctional green and blue infrastructure.	Agree but two different issues. Water conservation – include water butts as standard on new development. Not building on floodplains. Where has resilience gone in column 2?
<ul style="list-style-type: none"> • Improve access to community growing spaces and allotments. 	Existing Policy LCR9: Increasing The Provision Of Local Food Growing. Planning Policies to protect Best and Most Versatile land (Policy RE5) and allotments (LCR8)	Where is access to community growing space needed? How can this need be evaluated with communities? Is a PC responsibility to provide. Ensure included in new developments. Use dependent on-site location. Again, need to improve safety of access.
<ul style="list-style-type: none"> • Important to see nature protected and mitigation for loss - value water and river quality as well as greenspaces and dark skies. 	Noted – policies for Net Gain in Biodiversity in LPPU, related to development or off-site compensation	Mitigation is not always a good replacement of gain. If something very biodiverse is destroyed, choosing where mitigation is important as it may harm another ecosystem. Recognise that waterways are key issues. Clear link to infrastructure delivery plan needed.
<p>We also heard -</p> <ul style="list-style-type: none"> • Better city river interfaces – connection with water/nature. • More multifunctional, accessible – play and green spaces. • Wish to ‘see green’ wherever you look. 		Agreed. Agreed. Agreed.

ONE - HAVE WE MISSED ANYTHING? WHAT KEY QUESTIONS SHOULD WE TAKE FORWARD.

IDENTITY & BELONGING		
YOU SAID	WHAT WE CAN DO – LOCAL PLAN RESPONSE	COMMENTS/QUESTIONS
<ul style="list-style-type: none"> Support for evidence-based growth that is appropriate, sustainable and adaptive - concerns about scale of change and impact on settlements. 	Currently no housing target for villages. Local Plan strategy will consider the scale of growth is sustainable in different locations. Also, for discussion at today’s workshop	Rural development at any large scale would need to be supported by community enterprise/shop that is owned by the community. Agree – cannot have village targets before improved infrastructure.
<ul style="list-style-type: none"> Strategic role of new development identified - in some places wish to see ‘sustainable growth that delivers overall benefit’. 	Currently no housing target for villages. Local Plan strategy will consider the scale of growth is sustainable in different locations. Also, for discussion at today’s workshop, e.g., what could those benefits be.	Agree – cannot have village targets before improved infrastructure. A lot of components to this - benefit could be new homes to keep – pub, village shop and places to meet going, to sustain critical mass of volunteers etc.
<ul style="list-style-type: none"> Important to retain and enhance rural character of landscape and buildings - how building sit in the landscape, their form, styles and materials - see housing with good quality standards. 	<p>Planning Policies can seek ensure that new development fits in with locations, for example character based policies in Plan or in Neighbourhood Plans.</p> <p>Within scope of Neighbourhood Plans, if Parishes want to pursue.</p>	<p>Give priority in planning to protecting character of entrances. Consideration of local character should receive more consultation with local people/parish councils. Can we agree that B&NES officers will ref local plans before discharging duties re plan, PLEASE. Cllr Mc Cabe asked that we make land available for a number of smaller homes (e.g., The Wheelwrights in Tunley) rather than single mansions (whereby Priston has suffered).</p>
<ul style="list-style-type: none"> Community resources are valued especially as places to support vibrant community leadership and networks. 	Policy LCR1 seeks to safeguard local community facilities, opportunities to enhance through Neighbourhood Planning. For example, Freshford Memorial Hall Community Right to Build Order	Agreed.
<p>We also heard:</p> <ul style="list-style-type: none"> Preserve and contribute to built and landscape heritage. Develop a more inclusive definition of heritage. Involve diverse people in policy and decision making. 		<p>Agreed.</p> <p>Please define – inclusive definition of heritage?</p> <p>Agreed – like the consultation around Seldom Heard groups.</p>

ONE - HAVE WE MISSED ANYTHING? WHAT KEY QUESTIONS SHOULD WE TAKE FORWARD.

HOUSING & SHARED PROSPERITY		
YOU SAID	WHAT WE CAN DO – LOCAL PLAN RESPONSE	COMMENTS/QUESTIONS
<ul style="list-style-type: none"> Need for appropriate, diverse, affordable mix of housing to support a vibrant demographic and make better use of existing stock. 	<p>Local Housing Needs Assessment for the district underway and will inform the Local Plan/housing mix.</p> <p>There is the opportunity for Parishes to use Neighbourhood Planning funding to pay for Housing Needs Assessments at a local level.</p>	<p>Need for smaller (1-2 bed) starter homes in rural locations to retain affordability – counteract the extending and increasing value of existing homes.</p> <p>Some villages only large unaffordable homes are built - need for smaller, more affordable and social housing to ensure more diversity.</p> <p>Facilities need to come with housing. Holding developers to account to help support. Development on brownfield or conversion of existing buildings.</p> <p>See small developments of affordable homes. Mix of affordable housing. No proper definition of affordable housing? Understand housing need by parish?</p>
<ul style="list-style-type: none"> Lifetime homes to ensure independence can be maintained for as long as needed, more attractive small/compact downsizing opportunities and supported living & housing for older people. 	<p>LPPU review of Policy H7. Planning policy sets out the requirements for accessibility standards through the Local Plan, requirements are implemented under Building Regulations - The Building Regulations 2010 Access to and use of buildings Approved Document M Volume 1: Dwellings.</p>	<p>What kind of public spaces and amenities do lifetime homes need? Easily accessible, good natural surveillance, secure.</p> <p>Leisure equipment as well as play areas to appeal to all ages. Areas for teenagers.</p> <p>Example at Timsbury – lifetime apartments. Lifetime homes need to be in locations attractive to older people.</p>
<ul style="list-style-type: none"> Housing needed for key workers, young people and families. 	<p>Local Housing Needs Assessment for the district underway and will inform the Local Plan/housing mix. There is the opportunity for Parishes to use Neighbourhood Planning funding to pay for Housing Needs Assessments at a local level</p>	<p>Work with developers to ensure that with new housing includes % for these cohorts.</p> <p>Social housing needed - property in Chew Valley too expensive for many.</p>
<ul style="list-style-type: none"> More employment opportunities in villages. Greater flexibility of housing - business diversification. Barns for non-agricultural workspace. 	<p>Local Plan can play a supporting role, see policy RE1.</p>	<p>Support for community shops – tax breaks etc.</p> <p>Village halls could be used as IT hub for homeworkers.</p> <p>People work from home our village too small for significant job creation. High Littleton business Park was successful – employs people from across the district.</p>
<ul style="list-style-type: none"> Enable role of community land trusts. 	<p>Community land trusts can work with Parish Councils to bring forward rural exception sites. Local housing need survey could provide evidence.</p>	<p>More information needed.</p>
<p>We also heard –</p> <ul style="list-style-type: none"> More varied housing - lifetime homes, affordable homes, less concentration of student residences. Opportunities for affordable city centre living. Co-location of workspace and housing. 		

ONE - HAVE WE MISSED ANYTHING? WHAT KEY QUESTIONS SHOULD WE TAKE FORWARD.

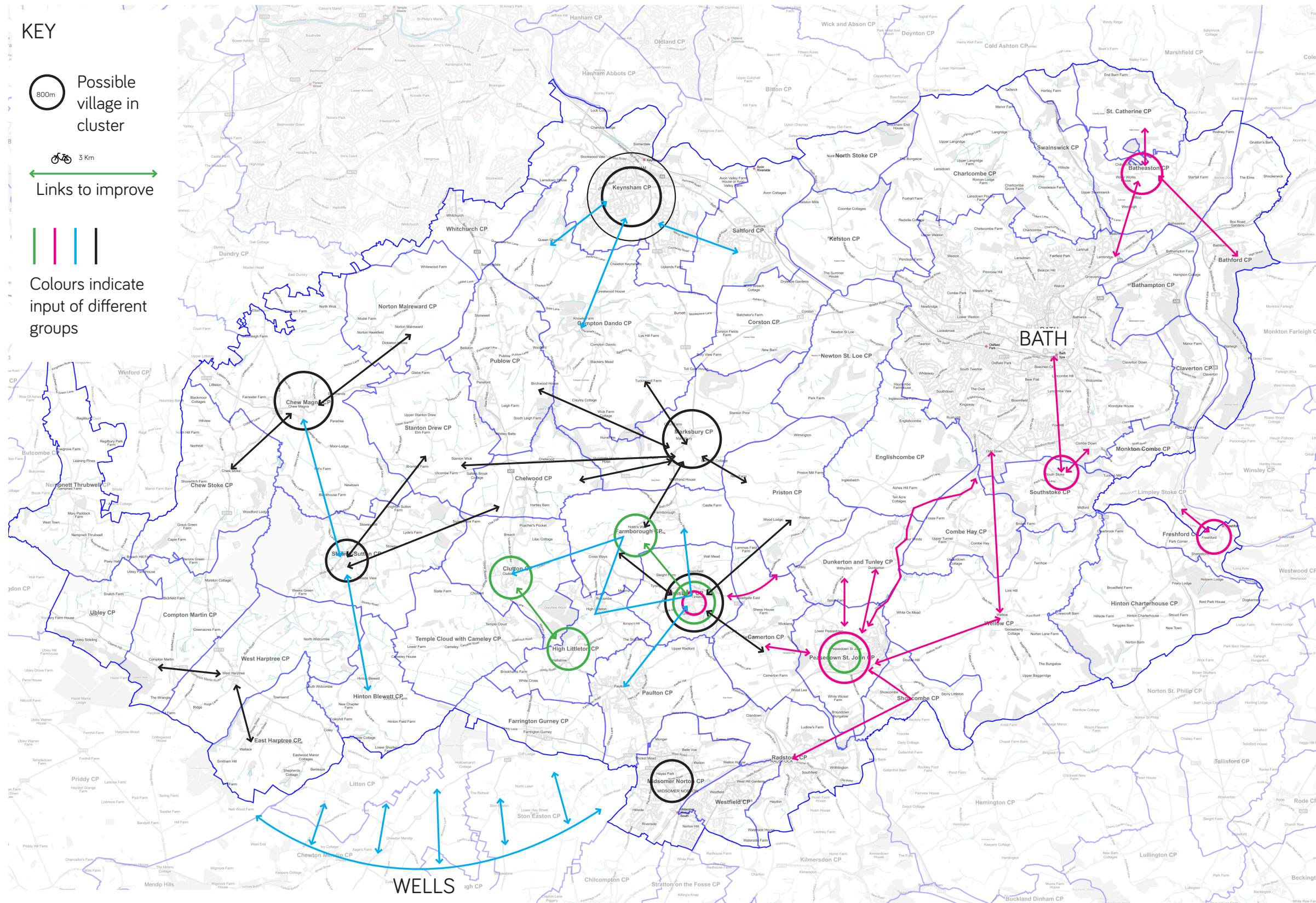
HEALTHY & INCLUSIVE COMMUNITIES		
YOU SAID	WHAT WE CAN DO – LOCAL PLAN RESPONSE	COMMENTS/QUESTIONS
<ul style="list-style-type: none"> • Create good quality places to gather and civic outdoor spaces, parks with benches. 	Noted. Limited role for the local plan unless linked to new development, e.g., allocation of CiL Monies. .	Like to see more pavements to link up village and parks/amenities – can you do this? How can you do this?
<ul style="list-style-type: none"> • Stronger vibrant community hubs, multi-use flexible spaces and infrastructure - for co-working, events, meet ups - new or intensify existing buildings. 	Limited role for the local plan unless linked to new development, however it can safeguard existing facilities. See also initiatives such as liveable neighbourhoods in development – e.g., Temple Cloud	Local Centres – what role can the Council play in facilitating/enabling stronger community hubs? What can the Local Plan do (recognizing its limitations) and what needs to be done by other parties including communities themselves? How much protection for commercial premises can we give (given changes to PD rights?) Can we ensure new housing estates have a minimum for facilities like this?
<ul style="list-style-type: none"> • Develop 15-minute rural neighbourhoods with things to do locally and access to (mobile) arts and cultural services and good amenities - PO, doctors, dentist, pharmacist, chiropodist, village hall - community groups. 	Limited role for the local plan unless linked to new development, however it can safeguard existing facilities. See also initiatives such as liveable neighbourhoods in development – e.g., Temple Cloud	Can we extend pavements between villages. E.g., Farnborough to High Littleton & Timsbury to enable sharing of more servicing and resources? Timsbury needs safe pavements and reduced speeds. In Pensford safe route to playing fields from school is needed. Are you willing to reinstate the leisure centre in the Chew Valley to prioritise people’s health? Coms. and explanation needed for 15-minute neighbourhood ‘catchphrase’. What are implications can this be delivered in rural areas?
<ul style="list-style-type: none"> • Community volunteers and social leaders are key, they need valuing, looking after and recognising openly. 	Limited role for the local plan	Could this mean asking developers to demonstrate social value above a certain scale? Community buildings including shops with new development. This is the Parish Council’s core business.
<ul style="list-style-type: none"> • Using wider determinants of wellbeing to shape plan. Mental wellbeing supported locally - places and contact/ support to reduce social isolation. 	Work underway to integrate this into the Local Plan	Should this be defined and bounded made stronger?
<p>We also heard:</p> <ul style="list-style-type: none"> • Make inclusive independent access a norm. • Space and opportunities for young people – accessible public spaces and amenities. 		Agreed. Agreed – access for young people to amenities is a huge safety issue.

B&NES Local Plan Engagement – Stage B, September 2023

TWO Are we missing any key facilities (e.g., what has changed since last audit in 2017)?
What are the parishes views on what should be defined as key facilities?

FACILITY	ROLE IN 2017	Should this change generally?						Any comments (e.g. about a particular parish's needs)?	
2017 FACILITIES IN ORDER OF PRIORITY									
		14-Sep	14-Sep	14-Sep	14-Sep	26-Sep	26-Sep	RANKING	
Community centre/hall	Key	5	5	5	5	5	5	5.0	
Primary school	Key	5	5	5	5	5	5	5.0	Needs to be safely accessible/Challenge to maintain existing
Public houses	Key	4	5	4	5	5	5	4.7	
Pre-school provision	Desirable	5	5	3	5	5	5	4.7	
Convenience Shop	Key	3	5	5	3.5	5	5	4.4	Community shop?
GP practice	Key	5	5	5	2	4	5	4.3	Access to 10 min drive maximum. Access to.
Places of worship	Desirable	3	5	2	3	3	5	3.5	
Post Office	Key	5	5	1	3	3	4	3.5	Within practical distance or some form of parcel drop off.
Pharmacy	Key	3	3	5	1	4	3	3.2	At GP practice (doctors can deliver). Access to.
Hub with internet	Desirable	5	0	5	4	0	3	2.8	Key/Lower income access to internet especially with on banks/or is this outdated?/With community hall?
Farm shop	Desirable	2	4	3	3	0	3	2.5	Near
Hairdresser/barber	Desirable	0	4	3	2	3.5	0	2.1	
Dentist	Desirable	3	0	3	0	2	3	1.8	NHS access?
ATM (cashpoint)	Key	0	0	5	0	3.5	2	1.8	Cashback in shop? Needed for older people.
Garage with shop	Desirable	2	2	1	2	3.5	0	1.8	Petrol Station or MOT?/Access in the vicinity
Butcher	Desirable	0	4	1	3	0	0	1.3	At shop? X2
Bakery	Desirable	0	2	1	3	0	0	1.0	At shop? X2
Library	Desirable	3	0	1	1	1	0	1.0	Yes if wider community benefit/use
Bank	Key	0	0	0	0	0	0	0.0	
Off-Licence	Desirable	0	0	0	0	0	0	0.0	At shop?/Part of shop X2
FACILITIES ADDED IN 2023 IN ORDER OF SIGNIFICANCE									
Village Rec/Play Area		5	5	2		5	5	22	Youth provision, space to hold outside village events and protection of existing green spaces/play areas
Community EV Charging		5		5			4	14	
Links to Education/Work		5		5				10	Access to get to education/work e.g. to have safe public transport or cycling/walking routes to school not the school itself
Sports Facilities			3				5	8	
Safe Routes		5						5	Ability to move around village to access all the key facilities listed
Allotments		2		3				5	
Broadband							5	5	
Mobile library van					4			4	

TWO Are there any villages that already act as a focal point for a cluster and are there opportunities to improve walking/cycling connectivity?



Crown copyright and database right. All rights reserved (100023334) 2023, contains OS data and database right 2023.

THREE A What would proportionate growth look like (i.e., what qualities would it have)?

- Reflect character/vernacular of village (or that part). X3 (X INDICATES POINT WAS RAISED MORE THAN ONCE)
- Different for each village.
- Maintain edges of villages particularly entrances to maintain character.
- Protecting green spaces.
- Bishop Sutton example of where new housing development had led to loss of character.

- Growth gradually in keeping with current villages e.g., if small don't whack up 50 houses.
- Small quantity only max 5 in any cluster. Small scale sites of under 10 dwellings.
- No backfill – no increase in existing density.

- Meet the needs of the village (local needs survey) match need in size and affordability. E.g., houses with 1-2 bedrooms, more affordable. X2
- Houses of a max size of 3 beds – no more large properties. Pyramid of house sizes – mostly small.
- Most of our Parish would like to stay Greenbelt with planning restrictions – with minimal small infill of 2/3 bed max cottages.
- Remove permitted development to extend smaller homes to become 4/5 beds.
- Depends on type OK if affordable housing included.
- Affordable housing is supported but not necessarily at centre of villages or in Conservation Areas.

- Good quality homes, well built, warm.
- Houses with adaptability for older/disabled people.

- Hand in hand with need for facilities.
- Improved transport, walking, cycling routes.

- Protecting Green Belt, Area of Outstanding Natural Beauty (AONB) and Site of Special Scientific Interest (SSSI).
- Only in compliance with Neighbourhood Plan and/or with Parish Support.

THREE B What are the obstacles to growth, what would need to change?

- Employment opportunities/Limited local employment. X2 (X INDICATES POINT WAS RAISED MORE THAN ONCE)
- Topography.
- Heritage.
- Demographic.

- Traffic. Lack of transport/Transport connectivity. X2
- Very narrow roads, unlit and poor road surfaces. X2
- Lack of sustainable infrastructure. E.g., sewage.
- Transport links, schools and local amenities.
- Poor mobile phone and internet services.

- Greenbelt is it positive or negative?
- Housing Development Boundaries (HDB) is it positive or negative?

- Density/intensity should be in urban areas e.g., above retail in Bath.
- We need obstacles and planning restrictions.
- We need to keep small roads and lanes; we don't need buses through regularly especially empty buses no one wants to use.
- Some local areas don't want development, but people need homes.
- Need to show proof that growth works – case studies? E.g., benefit could be change to demographics.

- Sense of community dissipates as villages grow larger.
- Extending existing housing has made majority of housing un-affordable for local people.
- Or are rules on extensions too rigid?
- Delivering the wrong housing – that doesn't meet need and is unaffordable.

THREE C What local needs and economic development could be supported by sustainable growth?

- Space/opportunities for entrepreneurs. Policies to allow small affordable workspaces. X2 (X INDICATES POINT WAS RAISED MORE THAN ONCE)
- Farming. Farm diversification – small business units greater flexibility in planning policy. X2
- Support for health and people who work from home/ Homes designed to support working from home. X2
- Rural businesses. Small scale creative spaces and offices (from converting existing buildings).
- Business – Economic Growth.
- Growth could support economic development – work/business space located in central hubs, accessible from surroundings.

- Transport connectivity for smaller villages.
- Nature Biodiversity.

- Community Halls/Hubs, Social Spaces, Churches. X2
- Increased public services.
- Services for young people.
- Needs of young people, elderly etc.
- Elderly and disabled.
- Schools, nurseries, shops.
- Encouraging village participation.

- Small homes, lifetime homes, affordable homes – bringing diversity to demographic.
- More rental accommodation.

- Renewable/sustainable energy infrastructure. X2
- Solar panels would put electricity into grid.

Grid connections for EV charging

B&NES Local Plan Engagement – Stage B, September 2023

AGENDA

B&NES Local Plan Engagement Stakeholder Workshops

Rural Areas

14 & 26 September 2023

Keynsham Civic Centre, Keynsham, BS31 1FS

The [Local Plan Launch](#) set out the role of the Local Plan in establishing the vision, strategy and policies to guide development over the next 20 years. This workshop is the second stage of stakeholder engagement. The aims are to report back on what we heard, ask you if we have missed anything and explore your response to the emerging key challenges and opportunities. The Local Plan should promote a connected region of vibrant and sustainable places, addressing the climate emergency and improving people's lives.

- 16.30 **B&NES 2042**
Workshop Introduction & Report Back (15)
- 16.45 **Review Local Plan Response Overall**
Comment on responses, identify gaps (20)
Feedback (10)
- 17.15 **Update on and Input to Emerging Strategy
for Sustainable Rural Development**
Present on findings far (15mins)
Review role of facilities and clustering of villages (30)
- 18.00 BREAK (15)
- 18.15 **Questions - How could a future strategy work?** (30)
Feedback (15)
- 19.00 END

Design West are the centre of excellence for architecture, design & placemaking in the West of England.

14th September

ATTENDEE LIST

Alice Barnes – Senior Planning Officer, B&NES
George Blanchard – Planning Officer, B&NES
Simon de Beer – Head of Planning, B&NES
Pam Carver, East Harptree Parish Council
Judith Chubb-Whittle, Mendip Hills AONB Service
Heather Clewett, Stowey Sutton Parish Council
Sue Grimes, Publow with Pensford Parish Council
David Harding, Chew Valley Ward Councillor
Philippa Paget, Compton Dando Parish Council
Jon Mitchell, West Harptree Parish Council
Liz Richardson, Stanton Drew Parish Council
Sam Ross, Clutton & Farmborough Ward Councillor
Lucy Sherborne, Chelwood Parish Council
Paul Shipman, Compton Martin Parish Council
Pamela Young, Hinton Blewett Parish Council
Juliet Bidgood, Design West
Jo Widdecombe, Design West

26th September

ATTENDEE LIST

George Blanchard – Planning Officer, B&NES
Richard Daone, Planning Policy Team Leader, B&NES
Alice Nunn, Senior Planning Officer, B&NES
Nick Simons, Senior Transportation Planner, B&NES
George Ardrey, Bathampton Parish Council
Paul Beazley-Long, South Stoke Parish Council
Peter Bryant, Batheaston Parish Council
Michael James Clarkson, Wellow Parish Council
Guy Davies, Priston Parish Council
David Orme, Dunkerton & Tunley Parish Council
Peter Richards, High Littleton Parish Council
Shaun Stephenson-McGall, Timsbury Parish Council
Paul Wontner, Combe Hay Parish Council

Juliet Bidgood, Design West
Jo Widdecombe, Design West