

# Your Chance To Have Your Say About Your Community

**CHEW VALLEY**  
Neighbourhood Plan

**Participating Parishes:** Chew Magna, Chew Stoke, Compton Martin,  
East Harptree, Hinton Blewett, West Harptree & Ubley

## Community Consultation **CVNP POLICY OPTIONS** Summer 2015

### **Chew Valley Neighbourhood Plan:**

Collectively seven parishes are participating in the Chew Valley Neighbourhood Plan. We have already asked you lots of questions (at our drop-in sessions last year and via our household survey and school questionnaires). We have looked at what you told us and have compiled this booklet of initial ideas; we think they indicate how the majority of you feel about development within our area and the need to protect buildings and land that are special. We are now asking again for your feedback to help us determine if we are on the right track and which ideas you prefer.

### **Our Mission:**

For our community to actively plan for our future: preserving the distinctive varied built, the natural and historic characteristics that we care about and steering our growth to ensure we continue to have a thriving, vibrant rural community which meets the needs of all those who live and work in the Plan Area and of which everyone can be proud.

It is not about stopping growth - it is about making sure we have proportionate sympathetic and sustainable growth!

Our process will be inclusive, offering everyone who lives and works in our Neighbourhood Plan Area the opportunity to participate.

### **Why should you care?**

Imagine if your child was able to build their skills working in local leisure/tourism business as a teenager, before leaving to graduate in Further Education. Imagine if they had the option to return to the Chew Valley to establish or join a local business in a rural business hub which could compete with global business via an ultrafast broadband connection. Imagine if there was low cost housing available to them so that with help from your thriving home-working business they were able to afford to move out and live in their own house locally.

Imagine if the lake was encircled by a beautiful walk/cycle track, and a new Arts Centre and maybe a swimming pool appeared next to our world class fishing, sailing and caving facilities. The extra visitors attracted by these facilities could stay in local B&B's, eat at local restaurants and pubs and supported our local community shops and artists.

Imagine if they got around using a local shuttle bus and chatted to you while you nipped to the next village to have lunch with your friend before working at the childcare facility on the late afternoon shift knowing that you could rely on a minibus back later that evening.

Imagine if the local farmer who was struggling to maintain a living was able to convert some barns into a farm shop, two low cost houses and a biomass coppice to keep his farm viable and continue to maintain your favourite dog walking footpath.....

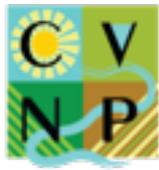
### **Why Imagine....**

**PLEASE DON'T MISS YOUR CHANCE TO HELP SHAPE THE FUTURE OF THE CHEW VALLEY.**

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## Community Consultation **CVNP POLICY OPTIONS** Summer 2015

### Introduction

In Part One of this document you will find a set of options for draft policies for our Neighbourhood Development Plan, Part Two comprises of aspirations. We have formed all of this based on the information we have gathered from local residents and businesses. We would like you to read these and to indicate to the steering group if you feel these are correct, if not, then how you would like them to be different. You can come to any of our drop-in sessions to discuss the policies and your views, you can feedback at one of these drop-ins, online, by email, or by contacting your Parish Clerk. For full feedback information please see the back of this document.

In September the steering group for Chew Valley Neighbourhood Plan will look at all the feedback from this consultation to determine which of the options in this leaflet you wish us to take forward, these will then formally become our "draft" policies. We will publish these together with our aspirations as our Draft Neighbourhood Development Plan and again we will invite you to view and comment on the draft. When we feel the document is finally ready it will be submitted to Bath & North East Somerset Council for checking and they will submit it for external examination. If it passes examination it will come to you for adoption via a public referendum.

When finalised and adopted the policies within the Chew Valley Neighbourhood Plan will be legally binding as "material consideration" for all future planning applications in our 7 Parishes. They will be used in addition to existing planning controls in the National Planning Policy Framework and in the Bath & North East Somerset Council "Local Plan<sup>1</sup>".

**Thank you in advance for taking time to look at and comment on these.**

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<sup>1</sup>The Local Plan comprises of 2 main documents: the Core Strategy (this sets out priorities for new homes and jobs across the whole of Bath & North East Somerset) and the Placemaking Plan (which looks at sites and details).

## Housing Development and Environment

In our household survey results 94.7% of respondents agreed with the statement that  
*'the look of my village is an important part of its character'*

and 84.9% agreed with the statement that

*'the green spaces and views are one of the main attractions of living in my village'.*

We are still undergoing work to ensure that we have good documentation to really define the character of each of our Parishes which will help inform on why the landscape and green spaces are so important to us. However it is apparent that within the Plan Area our feelings around what is important about our villages are strongly interlinked with the overall environment.

### **Policy HDE1 - Rural Landscape Character**

Survey results indicate that the "look" of developments is important to residents, we are interpreting this as a combination of what is around us and how they fit within the landscape (much of this is recorded in each Parish's Character Assessment and associated documents). We are working on creative ways of making these visually important elements easy to understand. There will be some examples of how we plan to show this at the drop-in events.

#### **HDE1a**

**The Neighbourhood Plan will support applications which conserve the rural character in accordance with the seven Parish Character Assessments and is in accordance with other policies in the Plan.** (NB: this will include green infrastructure, skylines, patterns, proportions, landscape setting, natural boundary treatment etc., and at this stage we anticipate the Character Assessments will be appendices to the Plan and there will be additional visual documentation regarding the rural character of the Plan Area in the final plan).

#### **Alternative HDE1b**

No additional policy - rely on the National Planning Policy Framework and any policies that may be in the B&NES Placemaking Plan.

#### **Alternative HDE1c**

Do you have different ideas for this important policy?



## **Policy HDE2 - Settlement Build Character**

Following on from HDE1, part of the “look” of our villages is also due to the way the buildings and highways interact with each other as well as a combination of design, style, roofscapes, materials, size, density etc. (again, much of this is within each Parish's Character Assessment and associated documents). We are also working on creative ways of making these visually important elements easy to understand with examples of how we plan to show this at the drop-in events.

### **HDE2a**

**The Neighbourhood Plan will support applications which conserve the settlement character, scale and density and that are in accordance with other policies in the Plan.** *(NB: this will include design, style, materials, size, density, etc., and at this stage we anticipate the Character Assessments will be appendices to the Plan and there will be additional visual documentation regarding Settlement Characters of the Plan Area in the final plan).*

### **Alternative HDE2b**

No additional policy - rely on the National Planning Policy Framework and any policies that may be in the B&NES Placemaking Plan.

### **Alternative HDE2c**

Do you have different ideas for this important policy?

## **Policy HDE3 - Important Views**

Within the Plan Area and our villages there are certain views seen from or towards significant landscape features. We tend to take these for granted, however they demonstrate the wider landscape context of our area. Some work on this has been done for the Placemaking Plan, however nothing has previously been done regarding views in the Chew Valley as a whole even though it is recognised as a beautiful area! We are working on a map that demonstrates where these views are and shows how some of these views are highly sensitive to development. There will be draft examples of how we plan to show this at the drop-in events.

### **HDE3a**

**The Neighbourhood Plan will support applications if they do not adversely affect the important views in and around the Chew Valley or the Parish and that are in accordance with other policies in the Plan.** *(NB: there will be additional visual documentation regarding Visual Sensitivity of the Plan Area in the final plan).*

### **Alternative HDE3b**

No additional policy - rely on the National Planning Policy Framework and any policies that may be in the B&NES Placemaking Plan.

### **Alternative HDE3c**

Do you have different ideas for this important policy?



## **Policy HDE4 - Skyline Policy**

As you look around the skyline within the Plan Area it is noticeable that there is no development along the skyline. This visually unspoilt skyline is an important landscape character and needs to be maintained.

### **HDE4a**

**Any new development proposed within or close to the key views shall be of a height, scale and mass which will not significantly detract from these views. Enhancement of these views will be sought for all new development.**

### **Alternative HDE4b**

No additional policy - rely on the National Planning Policy Framework and any policies that may be in the B&NES Placemaking Plan.



## **Policy HDE5 - Housing Need**

Feedback from previous drop-in sessions and from our household survey indicates that there is a desire to see more 2 and 3 bedroomed properties in the Plan Area on small scale sites. We want to get further information from residents in the Plan Area regarding other types of property i.e. retirement homes, retirement complex, downsizing, sheltered accommodation, low cost and affordable housing so please come to a drop-in and fill in a questionnaire to clarify these aspects.

### **HDE5a**

**The Neighbourhood Plan will support development which is in accordance with the most recent Housing Needs Survey across the Plan Area and any new development must be in accordance with other policies in the Plan.**

### **Alternative HDE5b**

No alternative, leave it up to developers to decide the mix.



## **Policy HDE6 - Sustainability**

To encourage build with renewable energy that is sensitive to the heritage, natural environment and character of the Plan Area in line with all relevant guidelines from the AONB and English Heritage's guidance on Renewable Energy.

### **HDE6a**

**All developments (residential and non-residential) should be sustainable in terms of design and build, type of energy and energy use, consistent with the Government's zero carbon buildings policy.**

### **Alternative HDE6b**

No additional policy - rely on the National Planning Policy Framework and any policies that may be in the B&NES Placemaking Plan.

**QUESTION:** We would like to know if there is a desire for Community-led renewable energy schemes that would be of benefit to the local community.

## **Policy HDE7 - Traffic Impact**

The road network in the Plan Area comprises B-roads and minor roads with the exception of the A368 passing through West Harptree, Compton Martin and Ubley. All roads including the A368 are already heavily used by school traffic, commuter traffic, passing traffic and business traffic, they are also used by HGVs although even the A368 is not the most suitable for carrying regular HGV traffic due to narrow parts and pinch-points.

The 2011 census reports that 69.9% of people use their own vehicle as their principal means of travel to and from work; this is considerably higher than the national average of 57.5% and that of B&NES at 55.4%. Within the Chew Valley 11.4% reportedly use public transport, cycle or walk as their means of travelling to and from work.

Increased traffic, (particularly HGV traffic), in the Plan Area is of concern to residents. There is clearly concern of the effect of development on existing road users and overall congestion in our narrow roads. Most development would involve an increase in traffic volume so we could ask developers to demonstrate that the increase would not further inhibit the free flow of traffic or exacerbate conditions of parking stress, including conflict with larger vehicles, on the main roads through our village centres.

### **HDE7a**

**Developers of any residential development greater than five dwellings or any non-residential development will be required to undergo a Traffic Impact Assessment. Any works recommended by that assessment as necessary to bring the road network and traffic impact to an acceptable level will be funded by the proposed development. The Traffic Impact Assessment should include the impact on pedestrians and cyclists in order to promote sustainable travel.**

### **Alternative HDE7b**

No additional policy



## **Policy HDE8 - Parking for Domestic Dwellings**

Statistics show that properties in our area have more vehicles per dwelling than in areas with better public transport. Parking becomes a problem in narrow roads if sufficient spaces are not allowed for. Our drop-in events identified residential car parking as an issue for many residents.

### **HDE8a**

The Neighbourhood Plan will support proposals for all new residential developments that provide:

- a minimum of two off-street parking spaces or one space and a garage for all dwellings unless otherwise justified having regard to site-specific circumstances, and where
- on street parking area boundary treatment is in accordance with the character of the Plan Area, and where
- there is suitable adequate parking for visitors, and where
- the design is in accordance with other policies in the Plan.

### **Alternative HDE8b**

No additional policy - rely on the National Planning Policy Framework and any policies that may be in the B&NES Placemaking Plan.

### **Alternative HDE8c**

Do you have different ideas for this important policy?

## **Policy HDE9 - Sustainable Drainage to Minimise Flooding**

The Chew Valley is a rapid catchment flood area. All steps that slow the migration of water during heavy rainfall help to reduce the risk to the properties within the flood zone.

### **HDE9a**

The Neighbourhood Plan will support development that:

- has fully sustainable drainage systems for surface water disposal incorporated into the design, and
- shows it does not increase the flood risk to existing properties in the Plan Area, and
- that is in accordance with other policies in the Plan.

### **Alternative HDE9b**

No additional policy - rely on the National Planning Policy Framework and any policies that may be in the B&NES Placemaking Plan.

The steering group need to know if you feel the proposed policies are correct, or if you feel the alternatives seem preferable to you or if you feel there are options we have missed.

Your view is important, please do provide us with some feedback, for full feedback information please see the back of this document. You have until 10th September 2015 to make comments.



## **Policy HDE10 - Community Green Space Design**

Survey results indicate that the that the open and green landscape within and around our villages is important to residents.

### **HDE10a**

**The Neighbourhood Plan will support developments where the layout for new developments includes communal green areas/allotments/orchards/copses and is in accordance with other policies in the Plan.**

### **Alternative HDE10b**

Do not have an alternative policy on this.

## **Policy HDE11 - Protection of Designated Green Spaces**

Over half of the people who responded to our household survey indicated the importance of maintaining green spaces. Some of our local green spaces will be defined in the B&NES Placemaking Plan. We can nominate additional green spaces through the Neighbourhood Plan.

### **HDE11a**

**Development on any identified Locally Important Green Spaces will not be supported unless in exceptional circumstances (exceptional circumstances as defined in the National Planning Policy Framework).**

### **Alternative HDE11b**

No additional policy - rely on the National Planning Policy Framework and the policy regarding Green Infrastructure that is expected to be in the B&NES Placemaking Plan (which will only have sites that have already been specified).

### **Alternative HDE11c**

Do you have different ideas for this important policy?

## **Policy HDE12 - Tree and Ancient Hedgerow Conservation**

Our villages are all interconnected by narrow lanes; many are very old and have ancient hedgerows. There are also a number of “veteran trees” in the Plan Area. Hedgerows and trees are an important part of our landscape character as they help provide green corridors and we want to ensure that they are protected along with the biodiversity they contain. We are currently producing a map of our ancient hedgerows and veteran trees.

### **HDE12a**

**The Neighbourhood Plan will support applications that protect trees and ancient hedgerows on or adjoining a development if in accordance with other policies in the Plan.**

### **Alternative HDE12b**

No additional policy - rely on the National Planning Policy Framework and any policies that may be in the B&NES Placemaking Plan.



## **Policy HDE13 - Green Corridors and Biodiversity**

The Plan Area has a rich biodiversity interconnected by green corridors in a variety of habitats that hold a rich variety of wildlife; we want to ensure that they are protected along with the biodiversity they contain. We already have a map of our green corridors.

### **HDE13a**

**The Neighbourhood Plan will support applications that promote and protect the Plan Area green corridors or biodiversity within them and is in accordance with other policies in the Plan.**

### **Alternative HDE13b**

No additional policy - rely on the National Planning Policy Framework and any policies that may be in the B&NES Placemaking Plan.

## **Policy HDE14 - Water Life Biodiversity**

Our villages are all interconnected by water courses/rivers/streams that feed to the Chew Valley Lake. The lake is a Special Protection Area. As the health of the water ways is so important to our area we want to ensure that its biodiversity is conserved.

### **HDE14a**

**Development likely to have a significant adverse effect on the Chew Valley Lake either alone or in combination with other plans or projects, and which cannot be adequately mitigated would not be in accordance with the Neighbourhood Development Plan.**

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

### **Alternative HDE14b**

No additional policy - rely on the National Planning Policy Framework and any policies that may be in the B&NES Placemaking Plan.

## **Policy HDE15 - Dark Skies Policy**

Our villages have very little or no street lighting, this is good for nocturnal wildlife and is generally welcomed by residents. The Chew Valley Lake is a Special Protection Area, there are various known Bat populations throughout the Plan Area and we are close to the Mendips and North Somerset Bat Special Area of Conservation.

### **HDE15a**

**Any development must take into account all of the lighting needs associated with the development during operational hours and shall be the minimum required to perform the relevant lighting task. It 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.**

### **Alternative HDE15b**

No additional policy - rely on the National Planning Policy Framework and any policies that may be in the B&NES Placemaking Plan.



## Business and Facilities

The Chew Valley is a sought after location, known for its good quality housing, first class schools, active communities, good health facilities, wide range of leisure and recreational activities and beautiful countryside. The Plan Area is popular with commuters and visitors being ideally located between the cities of Bristol, Bath and Wells; providing a gateway to the Mendips and with the central focal point of the Plan Area being the Chew Valley Lake.

The majority of residents in employment commute from the Chew Valley to their place of work, the 2011 Census also reports that 14.7% of the residents in the Chew Valley are home workers, which is almost double that of the B&NES average at 7.7% and well over the national average of 5.4%.

The Chew Valley is predominantly agricultural land and farms, which is an important part of the local economy; agricultural employment within the Chew Valley at 3.7% is 5-6 times higher than the B&NES average of 0.7% and national average of 0.9%\*.

Tourism and spin-off businesses are also of importance, accommodation and food service activities provide 5.8% of employment within the Chew Valley, which is on a par with the national average of 5.6%\*. We have no large employers within the Plan Area (i.e. over 30 employees) except for Chew Valley School.

\*(2011 Census)

### **Policy BF1 - Retention of Small Businesses**

Employment in our 7 Parishes is characterised by many small independent businesses (i.e. less than 10 employees) predominantly in agriculture, tourism, retail, health, education and construction sectors with an unusually high proportion of self-employed people working from home. Our vision is to encourage this profile of small local employers and home working to generate local employment opportunities for local people thereby maintaining the unique rural character of the Plan Area that is valued so highly by its residents.

#### **BF1a**

**The Neighbourhood Plan will support applications for change of use from any business if there is a feasibility and marketing study to indicate other business or employment uses are not viable in the premises. \***

#### **Alternative BF1b**

No additional policy - rely on the National Planning Policy Framework and any policies that may be in the B&NES Placemaking Plan.

#### **Alternative BF1c**

Do you have different ideas for this policy?

*\* (The methodology of the feasibility and marketing studies undertaken by the developer and the extent of the evidence required to allow consideration for change of use will need to be approved by the parish council (in which the development lies).*



## **Policy BF2 - Protecting Significant Facilities**

Pubs, restaurants and cafes are a significant employment sector in the Plan Area. We know that residents value these facilities. We wish to ensure they are retained wherever possible. This will also help ensure economic sustainability in the Plan Area. We will produce a list and map to highlight these.

### **BF2a**

**The Neighbourhood Plan will only support the change of use of our significant facilities if there is a feasibility and marketing study that demonstrates that the business is not viable. \***

### **Alternative BF2b**

No additional policy - rely on the National Planning Policy Framework and any policies that may be in the B&NES Placemaking Plan.

### **Alternative BF2c**

Do you have different ideas for this policy?

*\* (The methodology of the feasibility and marketing studies undertaken by the developer and the extent of the evidence required to allow consideration for change of use will need to be approved by the parish council (in which the development lies).*

**QUESTION:** Would you like to see some or all of these significant facilities become “Assets of Community Value”, this would enable a community group to make an offer if they were ever for sale.

## **Policy BF3 - Diversification for Tourism**

Agriculture forestry and fishing provides almost 4% of the employment within the 7 Parishes, this is four times the national average\*. Maintaining the agricultural businesses is instrumental in keeping the appearance of the landscape. The rural economy has been changing during the past decade, with a trend of farms diversifying from traditional activities to remain viable, such diversification has the potential to create new employment opportunities, most notably in the tourism sector. Our vision is to encourage tourists to stay in accommodation in the Chew Valley and thus help to sustain other local businesses. We recognise the importance of maintaining the viability of agricultural businesses by allowing diversification and contributes to wider employment so the Plan seeks to offer a flexible and supportive approach to planning, working with stakeholders to promote existing and new tourism and employment opportunities on a scale suitable and sympathetic to the Plan Area.

\*(2011 Census)

### **BF3a**

**The Neighbourhood Plan will support development based on farm diversification that can clearly demonstrate it will assist with the viability of that business and that will also assist in developing the Chew Valley as a tourist destination, in accordance with green belt criteria in the National Planning Policy Framework and provided that they are in accordance with other policies in the Plan.**

### **Alternative BF3b**

No additional policy



## **Policy BF4 - Community Facilities**

The household survey showed how important local facilities were to residents\* and how much they are used on a frequent basis. Without these facilities in the local area residents would have to travel significant distances. The GP/health centre and post office are more likely to be important for elderly or retired residents who made up almost half of survey respondents. A majority of respondents felt that almost all facilities in the Plan Area should be protected, we have a list of those that are currently highlighted on the B&NES Rural Facilities Audit.

*\*(The most important community facilities to respondents were the 'local GP/health centre' (86.9%), the post office (82.9%) and the local shop (81.8%). Residents were most likely to frequently use the village shop, with more than half (53.2%) of residents stating they use it regularly. Frequent and occasional visits to the village hall were made by 89.1%, the village pub 77.2% and the green spaces 75.2%).*

### **BF4a**

**The Neighbourhood Plan will support applications to upgrade or replace any of the community facilities within the Plan Area, provided that they are in accordance with other policies in the Plan.**

### **Alternative BF4b**

No additional policy.

## **Policy BF5 - Chew Valley School**

There has been a detailed and extensive survey to evidence the desire for an arts centre that provides a flexible area for performance, and/or rehearsal and/or viewing/display within the curtilage of Chew Valley School, that could be used by the whole community as well as the school. Chew Valley School is the only senior school in the Plan Area; it is a thriving comprehensive serving the communities beyond the Chew Valley and has been a Performing Arts Specialist School since 2003. With 1200 pupils including 200 in the Sixth Form it has good community relationships and offers children and members of the wider community an opportunity to work with them, or use their facilities. Further facility enhancement to this site could be the provision of a swimming pool, 7.7% of household survey respondents requested 'a swimming pool', and the logical site for this would be the Leisure Centre that is also within the curtilage of the school.

### **BF5a**

**The Neighbourhood Plan will support any application that provides enhanced facilities within the curtilage of Chew Valley School, in accordance with Green Belt criteria in the National Planning Policy Framework and other policies in the Plan.**

### **Alternative BF5b**

No additional policy.



## **Policy BF6 - Chew Magna Car Park**

There were many comments in our questionnaires and evidence in our survey that parking in Chew Magna is a particular concern.

### **BF6a**

**The Neighbourhood Plan will support any application that provides enhanced parking facilities for the village of Chew Magna, provided that they are in accordance with Green Belt criteria in the National Planning Policy Framework and other policies in the Plan.**

### **Alternative BF6b**

Could you suggest a site that you feel is appropriate?

### **Alternative BF6c**

No additional policy.

## **Policy BF7 - Parking for Non Domestic Developments**

Due to the lack of regular public transport, residents use cars to get to work and to visit commercial areas, local businesses and for retail shopping etc. Parking becomes a problem in narrow roads if there is insufficient provision of parking spaces. Residents were very clear that parking was a problem when visiting certain parts of the Plan Area.

### **BF7a**

**For developers of any non-residential building the Traffic Impact Assessment (*see policy HDE7*) will be used to indicate the need for parking spaces. Where on street parking is required in the development the boundary treatment must be in accordance with the character of the area (*see policies HDE1 and 2*).**

### **Alternative BF7b**

No additional policy - rely on the National Planning Policy Framework and any policies that may be in the B&NES Placemaking Plan.

### **Alternative BF7c**

Do you have different ideas for this important policy?





## **Policy BF8 - Power and Water Supply**

Power cuts and low water pressure was a concern indicated in the household survey. Unreliable service from utilities can discourage the development of new local businesses and agricultural activities respectively. The Plan Area is of a dispersed rural nature, this combined with the age of some of our utilities infrastructure results in sub-standard services in many locations. (i.e. frequent power outages and drops in water pressure).

### **BF8a**

**The Neighbourhood Plan will support development that will have no negative impact on existing local power and water utility provision and demonstrates appropriate mitigation where any weaknesses in the existing supply is anticipated, provided that they are in accordance with other policies in the Plan.**

### **Alternative BF8b**

No additional policy.

## **Policy BF9 - Mobile Network Coverage**

Coverage of the major mobile networks in the Plan Area is very patchy and generally poor. On top of the indisputable social and health/emergency benefit, reliable mobile coverage is also desirable to support businesses operating in and around the Plan Area and to support tourism and leisure activities requiring internet connectivity (such as cycling/walking/running apps).

### **BF9a**

**The Neighbourhood Plan will support development that helps to improve mobile network coverage in the area provided that they comply with other policies in the Plan.**

### **Alternative BF9b**

No additional policy.

**The steering group need to know if you feel the proposed policies are correct, or if you feel the alternatives seem preferable to you or if you feel there are options we have missed.**

**Your view is important, please do provide us with some feedback, for full feedback information please see the back of this document. You have until 10th September 2015 to make comments.**



## **Policy BF10 - Fibre to the Premises Internet Connectivity**

The most desired additional facility in the Plan Area was 'faster broadband' (8.5%). Having high quality, reliable utilities is critical to keeping and attracting businesses to locate in the Plan Area. The largest source of employment in the Plan Area is from those who work mainly at or from home, this is over 14% of the population which is almost three times the national average\*. Fast internet connectivity will help this sector and help grow this area in line with our business aspirations. Growth in home working reduces commuting traffic.

Agricultural business also relies on the use of the internet, poor connectivity is a particular difficulty for farmers who have to register animal movements online and would welcome improved data transfer speeds.

We believe provision of good symmetrical high speed internet is essential for the economic growth of the area. At the same time good connectivity will help deliver wider social, health and entertainment benefits for our community.

The provision of fibre optic connections is the most robust and future-proof method of delivery of connectivity, and it should be the aim for development to seek to ensure this is the standard. Other technologies may provide interim solutions. It is recognised in B&NES Core Strategy that *"improvements to broadband provision will be key in helping small businesses and the self-employed (including many that work from home) to flourish."* we strongly endorse this view.

\*(2011 Census)

### **BF10a**

**The Neighbourhood Plan will support all development that makes provision to connect to the internet with a minimum symmetrical speed of 25Mbps and with realistic future proof upgrades available (demonstrated through a 'Connectivity Statement' provided with relevant planning application) if it is in accordance with other policies in the Plan.**

### **Alternative BF10b**

No additional policy.





### Aspirations

Neighbourhood plans can only have policies based on the use of land. There have been several things raised during our consultations that can not be addressed by a land use policy. These items can be included in a neighbourhood plan as “aspirations”. When a neighbourhood plan is finalised and adopted only the policies will be legally binding as “material consideration” for all future planning applications, the aspirations will be there for indication of other things the Plan Area would like to see happen.

#### **A1 - Aspiration for Chew Valley Lake Perimeter Footpath/Cycleway.**

There is a wide support from all the parishes that surround the lake for the provision of a complete footpath/cycle way around the Chew Valley Lake. This is an item that must fall to aspirations and would need the consent of land owners, Bristol Water and the appropriate wildlife authorities. The Neighbourhood Plan would be happy to support any project that could see this being achieved successfully for all parties. It would have several advantages, leisure, tourism and a safe route to school being some.

#### **QUESTIONS**

We would like to know if you would support this?

Do you consider this is necessary?

Are there any other footpaths that could be enhanced in the area?





## **A2 - Aspiration for Business and Economy in the Chew Valley Area**

Employment in our 7 Parishes is characterised by lots of small independent businesses (i.e. less than 10 employees) in predominantly retail, health, education, construction and tourism sectors with an unusually high proportion of self-employed people working from home.

Our vision is to encourage this profile of small local employers and home working to generate local employment opportunities for local people (especially in the youth age bracket 16-24) thereby maintaining the unique rural character of the Plan Area that is valued so highly by its residents.

### **We will do this by:**

- Encouraging fast internet/mobile phone connectivity and Rural Business Hubs to better support home-working and tourism and to encourage small local businesses to establish themselves in the Plan Area.
- Encouraging tourism into the area to attract more customers for local businesses.
- Encouraging the continuance and, where necessary diversification, of farming activities in the area to maintain the unique contribution that farms make to the landscape character of the area and to maintain a source of local employment.

## **QUESTIONS**

We would like to know if you would support this?

Do you consider this is necessary?

**The steering group need to know if you feel the proposed policies are correct, or if you feel the alternatives seem preferable to you or if you feel there are options we have missed.**

**Your view is important, please do provide us with some feedback, for full feedback information please see the back of this document. You have until 10th September 2015 to make comments.**

## **A3 - Aspiration for Better Public Transport**

The results of the Chew Valley Neighbourhood Plan questionnaire and household survey indicated a majority of respondents would be interested in a new direct Monday to Friday bus service to Bristol, Bath and Wells, with perhaps Keynsham.

It is not economically viable to operate regular enough direct services to all these places. However a regular (every half hour at peak times) shuttle to link between Bristol airport to Pensford/A37, (via Chew Stoke and Chew Magna, and via A368 to the A38 to link with existing regular bus services) could be feasible. This could support those who wish to commute to work, those who wish to use it for an evening out and for leisure or shopping and it could also take on the existing one day a week daytime services.

It would probably require having small mini buses (with wi-fi) connecting to these main bus route, it would need to be sustainable regarding funding and the amount of evening and weekend service would have to depend on requirement.



# Your Chance To Have Your Say About Your Community

The Chew Valley Neighbourhood Plan is looking at how this aspiration could be brought about.

## QUESTIONS

Would you use a regular, reliable, efficient link service bus service?

**Yes or No**

If so how often?

**Daily / Weekly / Occasionally**

Would you prefer that we do nothing and leave the public transport as it is?

**Yes or No**

Would you like to get rid of the public transport in the valley completely and use the money elsewhere?

**Yes or No**

If this service was set up it would require some community support to help with the daytime services.

Would you be willing to help in any of the following ways...

**Driving / Administration / Other?**

**Do you have any ideas that could help us?**

## A4 - Aspiration for Traffic Calming

The Neighbourhood Plan would support visual indicators that encourage speed calming in our villages. Such as gates, flower pots and signs entering the villages.

### QUESTIONS

We would like to know if you would support this?

Do you consider this is necessary?

Do you know of dangerous junctions? If so, where?

## A5 - Aspiration for a Car Sharing Scheme

The Neighbourhood Plan would support a car sharing scheme.

### QUESTIONS

We would like to know if you would support this?

Do you consider this is necessary?

Would you use it? If so, how often?

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**Which options seem best to you? Do you think our policies are correct? It's your plan help us to get it right!**



## Glossary of Terms

### **Area of Outstanding Natural Beauty (AONB)**

An area of countryside considered to have significant landscape value. The primary purpose of the AONB designation is to conserve and enhance the natural beauty of the landscape, with two secondary aims: meeting the need for quiet enjoyment of the country side and have regard for the interest of those who live and work there. AONBs are created under the same legislation as National Parks and the Government has recently stated that AONBs and National Parks have equal status when it comes to planning consent and other sensitive issues.

### **Biodiversity**

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

### **Character Assessment**

A character assessment is a document that describes the distinct appearance and feel of a settlement or an area. It communicates the key physical features and characteristics that combine to give a particular settlement or an area its local distinctiveness and unique identity.

### **Core Strategy**

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

[http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Core-Strategy/core\\_strategy\\_-\\_adopted\\_interactive\\_version.pdf](http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Core-Strategy/core_strategy_-_adopted_interactive_version.pdf)

### **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.

### **Mitigation**

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

### **National Planning Policy Framework (NPPF)**

Document which set out the government's planning policies for England and how they are expected to be applied

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

### **Neighbourhood Plan**

Neighbourhood planning was introduced in 2011 through the Localism Act. Neighbourhood planning allows local residents and businesses to have their own planning policies in a neighbourhood plan / neighbourhood development plan that reflect their priorities, deliver tangible local benefits and have real weight in planning decisions. Local people can also grant permission for development through 'neighbourhood development orders' and 'community right to build orders'.

<http://mycommunity.org.uk/programme/neighbourhood-planning/>

### **Placemaking Plan**

The Placemaking Plan will complement the Council's Core Strategy by setting out the development aspirations and the planning requirements for the delivery of key development sites and updating and reviewing the planning policies used in the determination of planning applications. It provides the detail to show how development can benefit and enhance local communities.

### **Priority Species**

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

### **Settlement**

Collective term for towns, villages and hamlets.

### **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.

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.

### **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]).



# Your Chance To Have Your Say About Your Community

## What to do now.....

If you want to know more on anything in this document then please come to any of our drop-in sessions , members of our steering group will be there to discuss the policy options and the process.

## Feed back....

The steering group need to know if you feel the proposed policies are correct, or if you feel the alternatives seem preferable to you or if you feel there are options we have missed.

**Your view is important, please do provide us with some feedback by 10/09/15 one of these ways:**

- Come to any of our drop-in sessions - there will be feedback forms at these events.
  - Download a feedback form from our website <http://www.cvnp.co.uk> and return it to any member of your Parish Council.
  - Use the online feedback on our website
  - There are various places\* in the Plan Area where this document is printed for you to view, the folder has feedback forms in the last wallet
- You can leave your filled in forms in the boxes at various locations\*, or
  - You can bring it to a drop-in event, or
  - You can scan and send you feedback to [admin@cvnp.co.uk](mailto:admin@cvnp.co.uk) , or
  - You can hand your feedback form to any member of your Parish Council.

**WE ARE HOLDING THREE FULL PUBLIC CONSULTATION SESSIONS, FEEL FREE TO COME TO ANY ONE**

<b>Saturday</b>	<b>25th July</b>	<b>10am to 1pm</b>	<b>East Harptree Theatre</b>
<b>Wednesday</b>	<b>12th August</b>	<b>6pm to 9pm</b>	<b>Chew Valley School</b>
<b>Friday</b>	<b>4th September</b>	<b>7pm to 10pm</b>	<b>Ubley Village Hall</b>

**You can discuss any of the ideas in this document with us there, we will have extra information on display and there will be light refreshments.**

**WE WILL ALSO HAVE A STALL AT:**

**Chew Stoke Harvest Home on Saturday 5th September**

**YOU CAN ALSO FIND THIS LEAFLET AND WAYS TO FEEDBACK ONLINE ON OUR WEBSITE <http://www.cvnp.co.uk>**

**YOU CAN FIND THIS DOCUMENT AND FEEDBACK FORMS AT VARIOUS LOCATIONS IN THE 7 PARISHES\*  
OR YOU CAN LEAVE FEEDBACK FORMS WITH ANY OF YOUR PARISH COUNCILLORS**

\*Full documentation will be at various pubs, shops and halls; there will be at least 1 location in all 7 parishes.

**THANK YOU** from The CVNP Steering Group

to **everyone** who has helped so far in **any way** with the Neighbourhood Plan

a **VERY BIG** thank you to the “**sub-groups**” who have given up so much time and worked so hard!



**It really is your plan, help us to get it right!**