

YOUR CHANCE TO HAVE YOUR SAY ABOUT YOUR COMMUNITY



Chew Valley

Neighbourhood Plan

www.cvnp.co.uk

CVNP Referendum Version - November 2016

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

Chew Valley Neighbourhood Plan – Referendum Version – November 2016

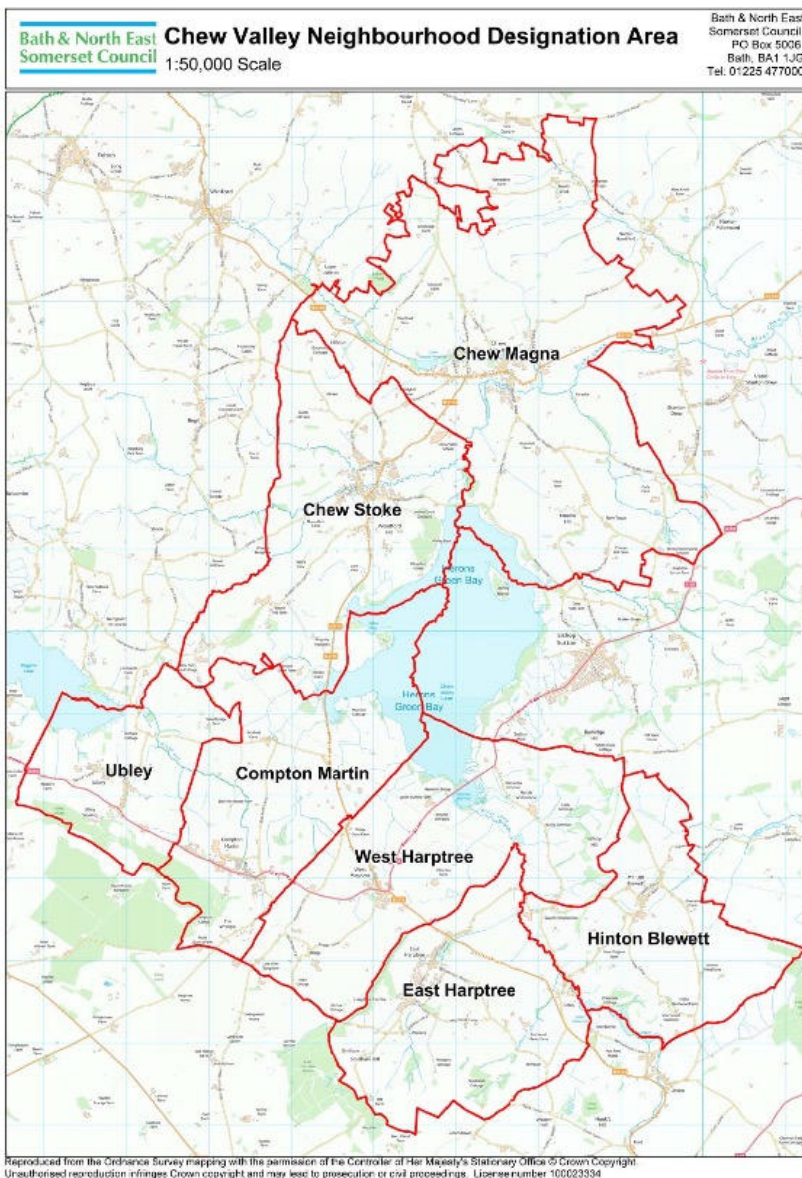
Chew Valley Neighbourhood Plan:

The Localism Act introduced Neighbourhood Planning into the hierarchy of spatial planning in England, giving communities the right to shape their future development at a local level. On 26th March 2014, Chew Valley was successful with its application to become a Neighbourhood Planning area. The Chew Valley Neighbourhood Plan Area covers seven parishes, who worked together from January 2014 up to spring 2016. This work included various consultations and questionnaires, with the aim of producing one comprehensive Neighbourhood Plan for the Chew Valley, because all the parishes are of a very similar rural nature with common planning, transport, employment, educational and environmental needs.

The Plan aims to support development that the area wishes to see, that will enhance the area and meet local needs. The Plan takes account of feedback and comments from residents and business users in the Plan Area. Much of the comment reflected how strongly residents valued the beautiful setting of their villages along with concerns about changes that development could bring.

The Plan has been produced by the Chew Valley Neighbourhood Plan Steering Group, which includes members from all seven Parish Councils, residents from all the parishes, one land owner and Ward Councillors.

The period of the Neighbourhood Plan is up to 2035. It will be reviewed every 5 years. The Neighbourhood Plan does not include any site allocations.



Map - M1- Chew Valley Neighbourhood Plan Area Map, with Parish Outlines



Our Mission:

For our community to actively plan for our future: preserving the distinctive varied built, 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.

“Whenever I hear men boast of hills, I will rise up in praise of the hills of North Somerset, the Devon hills are fair and woody, the Cornish hills are wild and craggy, but the hills of Somerset rise up to the sky clothed in the cloth of heaven”.

“Somerset hills lift up to the sky fields which are among the loveliest in England. Seen from a distance they are squared patchwork of gold, sage-green, apple-green and red; the gold is mustard, the apple-green is wheat, the sage-green is barley and the rich red-brown is ploughed soil. When the sun is over them the cloud shadows moving like smoke, the scent of warm hay in the air and larks holding up the blue sky with their little wings...”

HV Morton’s description of the north Somerset landscape, written in the early days of the motor car – c1920.





Our Vision

Thriving rural areas are essential in moving towards a more sustainable pattern of development and balanced communities. We aim to help strengthen our local economies, meet people's social needs and improve local surroundings and transportation networks. In doing so we wish to conserve, enhance and make positive use of:

- our historic environment, local character and rural setting,
- the area's biodiversity (wildlife and habitats), water resources and natural environment.

For a thriving local rural economy, including tourism and additional employment opportunities, the Plan must include policies to encourage farm diversification that will help to strengthen the farming industry. Within our area, the nature of employment is changing; there are fewer jobs in agriculture and, in some parts of the area, farms struggle to be viable due to the economies of scale. In such cases, the Plan wishes to be supportive of business ideas to help maintain viability of our farms, including the conversion of barns into a farm shops or specialist tourist facilities, thus maintaining or growing employment opportunities to sustain and enhance our economic vitality.

In addition, the Plan wants to recognise that during the 21st century many more people will want to work from home, so the concept of rural business hubs needs to be supported and ultrafast broadband connection should become the “norm”.

Some of our vision is outside the land use policies of a Neighbourhood Development Plan; these are within our aspirations section and include a desire to see a walk/cycle path all the way around Chew Valley Lake and a local shuttle bus.

Our Objectives

The Plan's objectives cover Housing Development, Environment, Business and Facilities, and will ensure that:







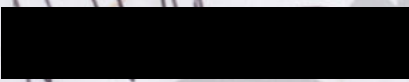
- **Housing and Development** – meets the needs and desires of local people, safeguards the intrinsic character of the area by sensitively guiding design decisions about what type of development to allow and thus maintaining the essence of this beautiful area, which can be passed on to future generations.
- **Environment** – conserve or enhance the rich biodiversity of the area.
- **Business** – assist the local economy to grow, including businesses and homeworkers, thus improving the sustainability of the area.
- **Facilities** - maintain and enhance good quality, accessible facilities, including community, leisure and recreational facilities, such as local pubs and shops, thus ensuring that the diverse economic and social vitality is sustained and enhanced. This must be in keeping with the character and distinctiveness of the seven parishes.

Thank you to everyone who has helped in whatever way with the making of this plan!



This Document has been prepared and approved for consultation by all seven participating Pa Councils:

This is the draft Plan prior to final edits discussed at ^{CVNP} Steering Group Meeting on 18th April 2016

Chairman of Chew Magna Parish Council	Date
	18 April 2016
Chairman of Chew Stoke Parish Council	Date
	18 April 2016
Chairman of Compton Martin Parish Council	Date
	18 April 2016.
Chairman of Hinton Blewett Parish Council	Date
	18/4/16
Chairman of Hinton Blewett Parish Council	Date
As representative of the Chair I am confident that Ubley Parish Council is happy with this plan. We will meet in the next week with Wesley Hallam, Chair, and will arrange for him to sign the plan before 28th April	18/4/16
Chairman of Ubley Parish Council	Date
	18/4/16
Chairman of West Harptree Parish Council	Date
 Representing Chairman of East Harptree Parish Council	18/4/16.
	22 nd APRIL 2016.
Chairman of Ubley Parish Council	Date

SIGNED AT THE STEERING GROUP MEETING 18/3/2016



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Participating Parishes:

Chew Magna, Chew Stoke, Compton Martin, East Harptree, Hinton Blewett, Ubley & West Harptree

INTRODUCTION

Part One of this document contains the policies for our Neighbourhood Development Plan, Part Two comprises our aspirations. The Neighbourhood Development Plan has been formed around the information gathered from local residents and businesses.

This is the Draft Neighbourhood Development Plan and this will be the final consultation version before submission to Bath and North East Somerset Council for checking, followed by submission for external examination. If it passes examination, the Plan will then be the subject of a public referendum that will lead to its adoption.

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 seven Parishes. They will be used in addition to existing planning controls in the National Planning Policy Framework and in the Bath and North East Somerset Council ‘Local Plan’¹, Green Belt and AONB criteria (where appropriate), as well as the other policies in this Plan.

The Plan’s aim is to support development that the area wishes to see, that will enhance the area and will meet local needs.

Early discussion can assist in achieving the best outcome for everyone. Anyone making a planning application is encouraged initially to contact their Parish Council, through the Parish Clerk, for an informal discussion. This way a council can set out the importance to the community of the policies in their Neighbourhood Development Plan and it will provide the applicant with an informal view on their proposals.

Given the diversity of the Chew Valley area, it will be necessary to consider each proposed development in its specific context. Very early contact by a potential applicant with the relevant Parish Council is therefore absolutely crucial and we have Aspiration A1 in this document to highlight the protocol through which Parish Councils would prefer to work in advance with developers.

This approach draws upon the statement in paragraph 66 of the National Planning Policy Framework. This encourages applicants “to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community” and, if done, this will mean that any proposals “should be looked on more favourably”.

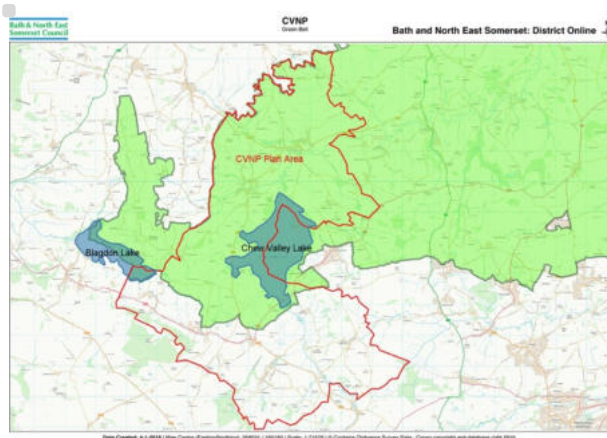
¹The Local Plan’ comprises of two main documents: the Core Strategy (this sets out priorities for new homes and jobs across the whole of Bath & North East Somerset) and the Placemaking Plan (which looks at sites and Management Development policies used to determine planning applications).



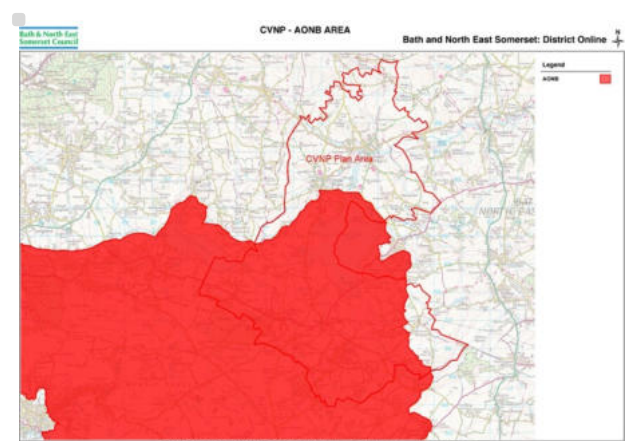
The Chew Valley within Bath and North East Somerset

Around two thirds of Bath and North East Somerset is within the Bristol Green Belt and a quarter of the rural parts sit within designated Areas of Outstanding Natural Beauty. The attractive character of no fewer than 30 villages in North East Somerset is recognised by Conservation Area status.

To the south-west of the authority strung along the foothills of the Mendips are the villages of Ubley, Compton Martin, West Harptree, East Harptree and Hinton Blewett; the undulating valley of the River Chew connects these and continues to Chew Stoke and the historic village of Chew Magna which acts as a community focus for villages and hamlets. At the very base of the valley sits Chew Valley Lake (which is of international importance) and Blagdon Lake along the edge of the undeveloped rolling Mendip Hills that are an important backdrop in giving the Chew Valley its green and rural landscape setting and character. The area has a very striking and distinctive landscape, some areas are in the Bristol and Bath Green Belt, some part of the Mendip AONB and some fall in both. These designations highlight the sensitive and outstanding nature of the setting.



Map M2 – Green Belt in the Chew Valley Neighbourhood Plan



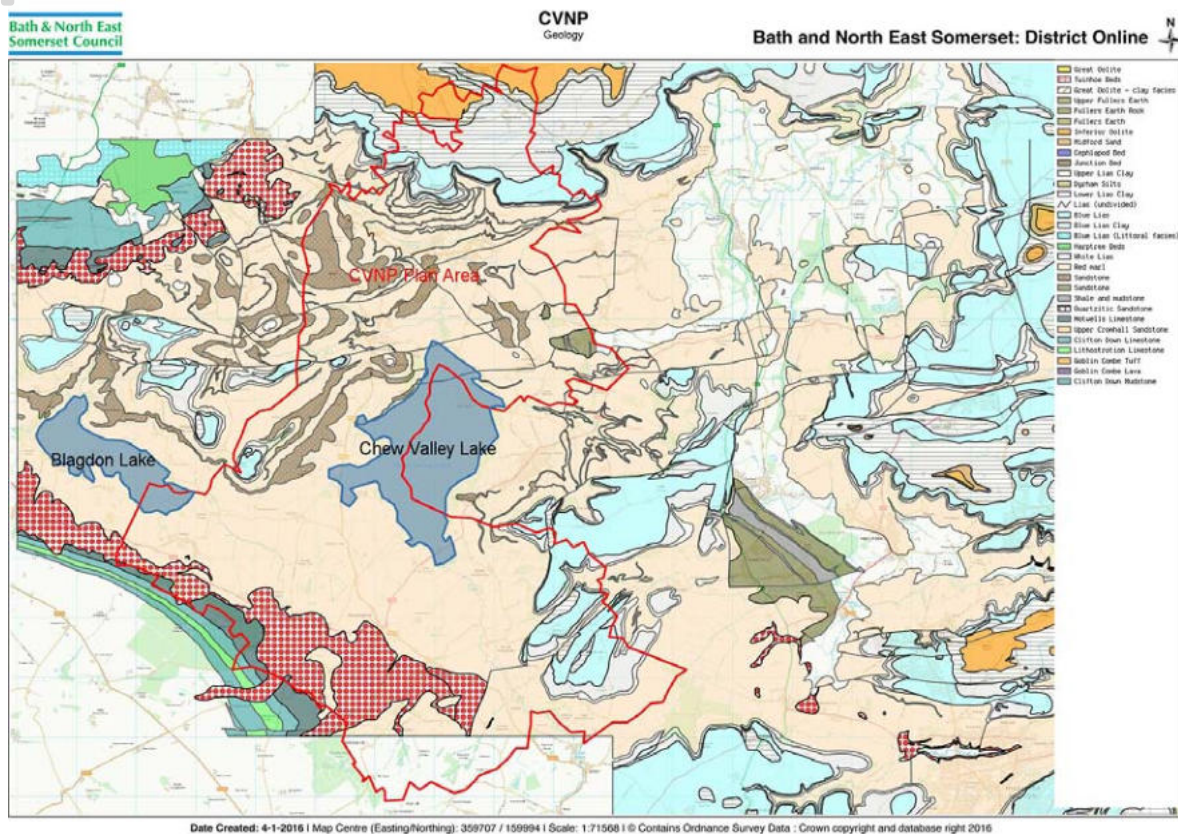
Map M3 – Mendip AONB in the Chew Valley Neighbourhood Plan

The Chew Valley Neighbourhood Plan Area contains a number of sites known for protected species and which support a wide range of habitats, and a diverse flora and fauna. Designations along with conservation plans and programmes that cover the area aim to provide protection and management to protect habitats. Many of the watercourses and hillsides are important for wildlife.

The Chew Valley Plan Area includes small parts of the rather more extensive hill ranges of the Mendips and to a lesser extent Dundry Hills. Only a very small part of the overall area of the Mendip Hills lies within the area, a section of steep scarp slope between Ubley and Hinton Blewett, although the prominence of the slope and ridgeline is felt over a much wider area. Dundry Hills are an Oolitic Limestone outlier of the Cotswolds on the south eastern edge of Bristol; again only a very small part of the hill lies within the Plan Area to the north west of Chew Magna. However, both these hillsides form a framework for the valley, from which there are some spectacular views over much of the area and most parts of the area have views bound by these hills.

There has only been a minimal growth in the settlements throughout the last centuries; the most recent substantial impact on the landscape has been the creation of Chew Valley and Blagdon Lakes (in 1956 and 1904 respectively) which form major features in the landscape.

The principal characteristic of the area is the gently undulating landform around the low lying River Chew. The tributary valleys of the River Chew and, in the extreme south west, tributaries of the River Yeo dissect the landscape leaving gentle hills. It is bounded by higher ground that includes the Dundry Plateau, the Mendip Hills and the Hinton Blewett and Newton St. Loe Plateau Lands. The boundary generally follows the top of the scarp slopes.



Map M4 - Geology of the Chew Valley Neighbourhood Plan Area

The Parishes of **Compton Martin, East and West Harptree and Ubley** are part of both the Mendip Slopes landscape as well as the Upper Chew and Yeo Valley landscape area, both described in B&NES Rural Landscape document. The Mendip Slopes form the transition between the gently sloping landscape of the Chew and Yeo Valleys and the open landscape of the Mendip Hills plateau. The north east facing slope falls dramatically from the edge of the Mendip Hills and is moderate to steeply sloping; the bottom of the scarp slope joins with the characteristic local undulations of the Chew area. The southern boundary runs along the break of slope at the top of the scarp. The land is characteristically undulating with occasional rock outcrops. Rocky combs or gorges such as Compton Combe above Compton Martin and Harptree Combe near East Harptree typically incise the Mendip Slopes. The former is a dry valley and the latter is occupied by the Molly Brook. The steep slopes and incised valleys have given rise to significant woods or groups of trees, as at Harptree Hill, where cultivation was not possible. Many of the woods including Ubley Wood, Compton Wood, Harptree Combe, The Grove and Lady/Buckley Wood are ancient semi natural woods. They form prominent features viewed from the Chew Valley. The Mendip Slopes are visible over a wide area stretching northwards to the Dundry Hills and conversely they offer spectacular views over the Chew Valley. The landscape, however, has an unexpectedly intimate quality provided by the incised valleys and combs, the local undulations in the topography and the hedges and woodland blocks.

The Upper Chew and Yeo Valley landscape is a flat or gently sloping area lying between the Mendip Slopes character area to the south and the Chew Valley character area to the north. It is about 50m at its lowest point near Blagdon Lake and about 100m at its highest where it rises to meet the spring line villages of **West Harptree, Compton Martin and Ubley**. The springs occur along the Dolomitic Conglomerate exposures. The area includes the tributaries and upper reaches of both the River Yeo, which flows westwards from **Compton Martin**, and the River Chew, which flows northwards from Coley. The boundary incorporates part of both Blagdon and Chew Valley Lakes. It then extends south eastwards to the area boundary at Coley taking in the villages of **East and West Harptree** at the foot of the northern Mendip slopes. The edges of the character area are generally at the point at which the valley sides become significantly steeper and at the shores of the two lakes.



The Parishes of **Chew Magna** and **Chew Stoke** sit at the southern end of the Chew Valley landscape area described in B&NES Rural Landscape document. The landscape of the Chew Valley is distinctive and generally harmonious. It results from the balance of hedges, trees and woodland within the enclosed farmland and from the ‘well treed’ setting of the settlements, which are generally integrated well into the topography. This balance reflects the historical evolution of the landscape. Medium and small fields are mostly bounded by hedges and occasionally by tree belts and woodland. The hedges generally contain a diverse range of species, indicative of longevity.

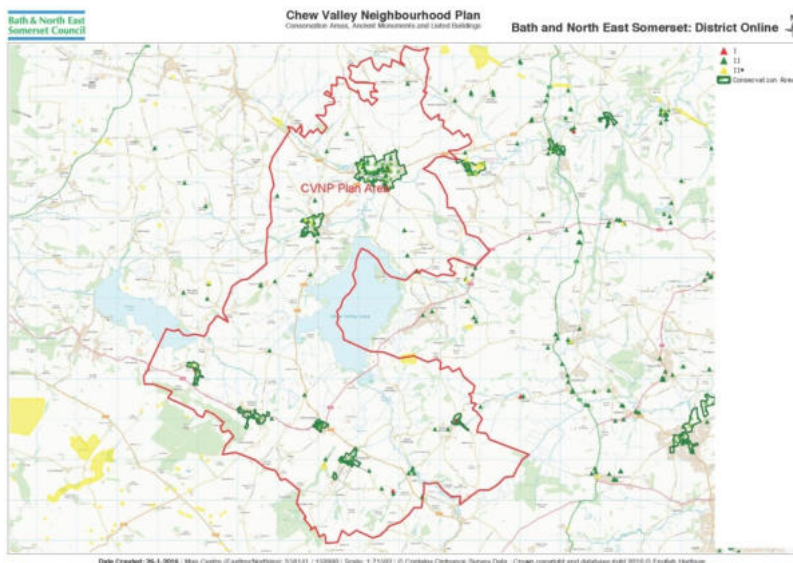
Hinton Blewett Parish falls within the Hinton Blewett and Newton St Loe Plateau Lands, to the east of the Chew Valley landscape area. It is a small parish on a large-scale undulating plateau and valley landform, that is especially undulating in the west with distinctive rounded hills, while in the east the incised valleys give rise to two distinctive wide ridgelines.

The plateau falls away steeply on the western edge to the River Chew with the views from the more elevated positions towards the Mendip Hills, the Bristol Channel and Wales. The area has an open aspect and is, to some extent, exposed and yet it is enclosed by lanes and hedgerows around small fields. The whole area is surrounded by farmland, generally given over to pasture with mostly small fields, bounded by trees and hedgerows.

Throughout the whole of the Plan Area, woodlands form an important component of the landscape and are particularly evident on the hills and slopes. There are many small woods giving the landscape a well wooded appearance. The hedges are typically trimmed and mostly contain native trees. Mature oak, ash and sycamore trees are characteristic of the area with occasional groups of Scots pine particularly around the Chew Valley Lake.

The landscape is generally tranquil with the silence broken only by occasional tractors, local traffic, distant aircraft and farm animals. There are however less tranquil areas dictated by proximity to main routes.

Today the Chew Valley is a popular place to live, set in beautiful countryside. Historically many of the communities have developed due to their proximity to the river and several of the parishes in the Chew Valley have been settled since prehistoric times. It would not be appropriate to add the full history of each parish in this document, it is however important to note that this has given rise to a diverse heritage. This extensive historic interest is reflected in the existence of over 120 Scheduled Ancient Monuments and Listed Buildings, plus eight Conservation Areas. All of the participating parishes have Conservation Areas.



Map M5 - Chew Valley Neighbourhood Plan Scheduled Ancient Monuments, Listed Buildings and Conservation Areas



Chew Magna

1. The Rookery and attached walls: Grade: II
2. The Manor House (the Sacred Heart Convent High School): Grade: II*
3. Stable and attached wall about 30 metres north east of the Manor House: Grade: II
4. Elm farmhouse: Grade: II
5. Well head about 45 metres south west of Chew Court: Grade: II
6. Church of St Andrew: Grade: I
7. Unidentified monument in the churchyard about 8 metres south east of chancel of Church of St Andrew: Grade: II
8. Unidentified monument in the churchyard about 6 metres north of north aisle of Church of St Andrew: Grade: II
9. Edgell monument in the churchyard about 12 metres north west of north porch of Church of St Andrew: Grade: II
10. Raised pavement, steps and railings extending from the Old School Room about 100 metres to west: Grade: II
11. Dumpers Farmhouse: Grade II
12. Stable about 30 metres West of Harford House: Grade II
13. The Beeches: Grade II
14. Barle House: Grade II
15. The Sycamores: Grade II
16. Holly House: Grade II
17. Pitts Farmhouse: Grade II
18. Manor Farmhouse and attached gate piers: Grade II
19. Archways, Fisher Lodge: Grade II
20. Tun Bridge over River Chew: Grade II
21. Old School Room: Grade II*
22. Churchyard cross in the churchyard about 38 metres south west of tower of church of St Andrew: Grade II
23. Unidentified monument in the churchyard about 34 metres south west of tower of church of St Andrew: Grade II
24. Unidentified monument in the churchyard about 6 metres north of north Aisle of church of St Andrew: Grade II
25. Fowlers monument in the churchyard about 23 metres south west of tower of church of St Andrew: Grade II
26. Gardener's Cottage: Grade II
27. Harford House: Grade 11
28. Walls, railings, gates and piers attached to front of the Beeches and enclosing forecourt: Grade II
29. Portugal House: Grade II
30. Milestone about 20 metres south of Westfield Farmhouse: Grade II
31. Raised pavement and steps extending about 200 metres from junction with the Chalks to Tun Bridge: Grade II
32. Baptist Chapel: Grade II
33. Crickback Bridge at ST573629: Grade II
34. Knowle Hill Farmhouse: Grade II
35. Church House: Grade II
36. Tunbridge House: Grade II
37. Igbetti: Grade II
38. Acacia House, The Firs: Grade II
39. Unidentified monument in the churchyard about 14 metres north of north Aisle of church of St Andrew: Grade II
40. Rookstone: Grade II
41. Lodge about 80metres south west of the Rookery: Grade II
42. Stable, attached wall and gate piers about 30 metres south east of the Manor House: Grade II
43. Chew Court: Grade II*
44. Group of 3 unidentified monuments in the churchyard about 25 metres south west of tower of church of St Andrew: Grade II
45. Malvern Lodge: Grade II
46. Gate piers and wall about 5 metres east of Church House: Grade II
47. Highfield House: Grade II
48. Tun Bridge: Scheduling
49. Churchyard cross in St Andrew's churchyard: Scheduling

Chew Stoke

1. Pagans Hill Farmhouse: Grade: II
2. Methodist Chapel: Grade: II
3. Old Rectory: Grade: II
4. Church Of St Andrew: Grade: II*
5. Webb monument in the churchyard about 10 metres south west of Church of St Andrew: Grade: II
6. Church Farmhouse: Grade: II
7. School Farmhouse: Grade: II
8. Rookery Farmhouse: Grade: II
9. North Hill Farmhouse: Grade: II
10. Milestone about 100 metres south west of Stoke ST558606: Grade: II
11. Base of cross shaft in the churchyard about 24 metres South West of tower of church of St Andrew: Grade II
12. Yew Tree Farmhouse: Grade II
13. Wallis Farmhouse: Grade II
14. Stable about 6 metres North East of Rookery Farmhouse: Grade II
15. Obelisk: Grade II
16. The Rectory: Grade II*
17. Overthrow, gates and piers at South East Entrance to churchyard of church of St Andrews: Grade II
18. Chew Stoke School: Grade II

Compton Martin

1. Combe Farmhouse: Grade: II
2. Coombe Lodge: Grade: II
3. Symes monument in the churchyard about 3 metres south of south aisle of Church of St Michael: Grade: II
4. Parsons Hill and Old Rectory and attached stable block: Grade: II
5. Moat Farmhouse: Grade: II
6. Highfield House: Grade: II
7. Earls Farmhouse: Grade: II
8. Unidentified monument and Crosse monument in the churchyard about 4 metres north of porch of St Michael's Church: Grade: II
9. King Walter monument in the churchyard about 3 metres south east of South Chapel of Church of St Michael: Grade: II
10. Church of St Michael and All Angels: Grade: I



East Harptree

1. Coley Court: Grade: II
2. Harptree Court: Grade: II
3. K6 Telephone Kiosk, East Harptree: Grade: II
4. Eastwood Manor Farm Steading: Grade: I
5. Aqueduct in Harptree Combe: Grade: II
6. Coley Cottage: Grade: II
7. Eastwood Manor: Grade: II
8. Bridge, 50 metres north of Harptree Court: Grade: II
9. Gatepiers to stable yard south west of Harptree Court: Grade: II
10. Eastwood Manor Farmhouse: Grade: II
11. Harptree House: Grade II
12. Sherborne: Grade II
13. Church Farmhouse and attached garden wall and gate piers: Grade II

14. Church of St Laurence: Grade II*
15. Gates and piers at Upper Lodge, North of Harptree Court: Grade II
16. Stile, 15 metres North West of Tower, Church of St Laurence: Grade II
17. Stile, 8 metres North East of Chancel, Church of St Laurence: Grade II
18. The Old Rectory: Grade II
19. Manor Farmhouse: Grade II
20. Gatepiers at Lower Lodge South East of Harptree Court: Grade II
21. Village Clock Tower: Grade II
22. Garden wall and gate piers at Coley Court: Grade II
23. Richmond Castle: Scheduling

Hinton Blewett

1. The Manor House: Grade: II
2. West House Farmhouse: Grade: II
3. Middle Road Farmhouse: Grade: II
4. K6 telephone kiosk: Grade: II

5. Church of St Margaret: Grade: I
6. The Old Rectory: Grade: II
7. Coley House: Grade II

Ubley

1. Methodist Church: Grade: II
2. Church of St Bartholomew: Grade: I
3. K6 telephone Kiosk, Ubley: Grade II
4. The Manor House: Grade II
5. Mendip View: Grade II
6. Ubley Manor House (remains of): Scheduling
7. Bowl barrow 365m South West of Ubley Warren Farm:

- Scheduling
8. Bowl barrow 370m east of Ubley Hill Farmhouse: Scheduling
9. Bowl barrow 280m south East of Ubley Hill Farmhouse: Scheduling
10. Bowl barrow 220 south west of Ubley Hill Farmhouse: Scheduling

West Harptree

1. Barn to North West of Gournay Court: Grade: II
2. Church of St Mary: Grade: II*
3. Tilley Manor Farmhouse: Grade: II
4. Gatepiers to boundary wall, south of Tilley Manor House: Grade:II
5. Parsonage Farmhouse: Grade: II
6. Gatepiers to west of Gournay Court: Grade: II
7. The Old Vicarage: Grade: II

8. Turnpike parish boundary marker at White Rose Cottage: Grade: II
9. Entrance gates and railings to north of Gournay Court: Grade: II
10. Gournay Court: Grade: II*
11. Large univallate hill fort with outworks 800m West of White Cross: Scheduling

List L1b - Chew Valley Neighbourhood Plan - Scheduled Ancient Monuments and Listed Buildings (East Harptree, Hinton Blewett, Ubley and West Harptree)



Our Population and Economy

The area has a reputation for good quality housing and schools. The age profile of residents indicates the number of residents aged over 60 is considerably higher than the local or national average; there are less than average 16 to 50 year olds. As much of the area is rural the density in 'people per hectare' is less than 1, with the majority of the population owning their properties and a larger proportion than average owning their properties outright. Quite a large proportion of properties use oil or solid fuel for heating (many of the small settlements are without mains gas). Census results show that on the whole our residents are more healthy than the B&NES average, that we have very low rates of unemployment and that the area is not very diverse ethnically. The area is popular with commuters; less than 1% of households have no car (the public transport in the area is very poor) and more than 10% of households have 3 vehicles (nearly double the national average). The majority of residents in employment commute outside the Chew Valley (up to 10km) to their place of work (very few cycle or use public transport).

There are small primary schools in the following parishes: Chew Magna, Chew Stoke, East Harptree and Ubley, these generally have catchment from their own and neighbouring Parishes. There is one senior school in the Plan Area: Chew Valley School. This is located in Chew Stoke; the catchment area for the school extends beyond the Plan Area into parts of North Somerset and South Bristol.

Chew Valley School is the largest employer in the Plan Area and the only large employer (i.e. with over 30 employees). Employment in our seven parishes is characterised by many small independent businesses, (i.e. less than 10 employees), predominantly in agriculture, retail, health, education, construction and tourism sectors. There is also an unusually high proportion of self-employed people working from home; (over 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%*). Employment within the Chew Valley on agricultural land and farms is an important part of the local economy (agricultural employment within the Chew Valley is 3.7% - 5 to 6 times higher than the B&NES average of 0.7% and national average of 0.9%*). *2011 Census

Population											
	Chew Magna	Chew Stoke	Compton Martin	East Harptree	Hinton Blewett	Ubley	West Harptree	CVNP Area	B&NES	England & Wales	
Population	1,149	991	508	644	308	331	439	4,370	176,016	100	100
Total usually resident population [1]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100
Identity											
Ethnic Group											
White Total	1,141	977	497	643	308	327	421	4,314	166,473	86	86
Black and Minority Ethnic Group Total	8	14	11	1	0	4	18	56	9,543	14	14
Country of Birth											
Religion											
Language											
Migration											
Health and Care											
Limiting long-term illness [4]	230	176	116	120	46	52	81	821	40,000	22.73	22.73
Limiting long-term illness	20.02	17.76	22.83	18.63	14.94	15.71	18.45	18.79	22.73	22.73	22.73
General health											
All people who provide unpaid care [5]											
Economic Activity											
Economic Activity											
Total number of people aged 16 to 74	824	717	372	474	230	244	329	3,190	130,550	100	100
Total Economically active aged 16 to 74 [6]	563	501	258	339	165	165	232	2,223	89,752	69.7	69.7
Total Economically inactive aged 16 to 74 [7]	261	216	114	135	65	79	97	967	40,798	30.3	30.3
Unemployment	11	8	4	9	8	3	2	45	3,548	100	100
Total Unemployed aged 16 to 74	11	8	4	9	8	3	2	45	3,548	100	100
Qualifications [8]											
Total number of people aged 16 and over	969	797	424	531	251	269	358	3,599	146,439	100	100
People in Employment											
Travel to Work											
Total number of people aged 16 to 74 in employment	549	493	252	329	155	162	229	2,169	84,858	100	100
Who usually travel to work by:											
Hours Worked											
Total number of people aged 16 to 74 in employment	549	493	252	329	155	162	229	2,169	84,858	100	100
Industry											
Total number of people aged 16 to 74 in employment	549	493	252	329	155	162	229	2,169	84,858	100	100
National Statistics Socio-Economic Classification											
Total number of people aged 16 to 74	824	717	372	474	230	244	329	3,190	130,550	100	100
Housing and Accommodation											
Total number of dwellings [9]	507	387	226	274	117	143	192	1,846	75,931	100	100
Total number of household spaces	507	391	228	274	117	143	192	1,852	76,304	100	100
Household spaces which are:											
Tenure											
All households [10]	474	383	214	267	113	134	185	1,770	73,515	100	100
Household size											
Average household size	2.4	2.6	2.4	2.4	2.7	2.5	2.4	2.5	2.3	2.3	2.3
Occupancy rating (rooms) of -1 or less [12]	5	9	2	3	2	2	2	25	5,072	8.5	8.5
Occupancy rating (bedrooms) of -1 or less [12]	4	6	0	4	3	2	3	22	2,213	4.7	4.7
Central heating											
Car availability											
Household Composition											
Household Composition											
All households	474	383	214	267	113	134	185	1,770	73,515	100	100
Households with dependent children [13]											

Table T1 – Census 2011 Summary Information





PART ONE - OUR POLICIES

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'***.

It is apparent that within the Plan Area our feelings around what is important about our villages are strongly interlinked with the overall environment. The Plan seeks to ensure that the essence of this beautiful area is very clearly communicated to developers and maintained or enhanced for future generations.

In producing the Plan there has been much work done to ensure that there is clear documentation to define the overall 'look' of the Plan Area, as well as that of each of our seven parishes. This was not done to be prescriptive, but to help inform developers about the character, landscape and green spaces of the Area and why they are so important to residents.

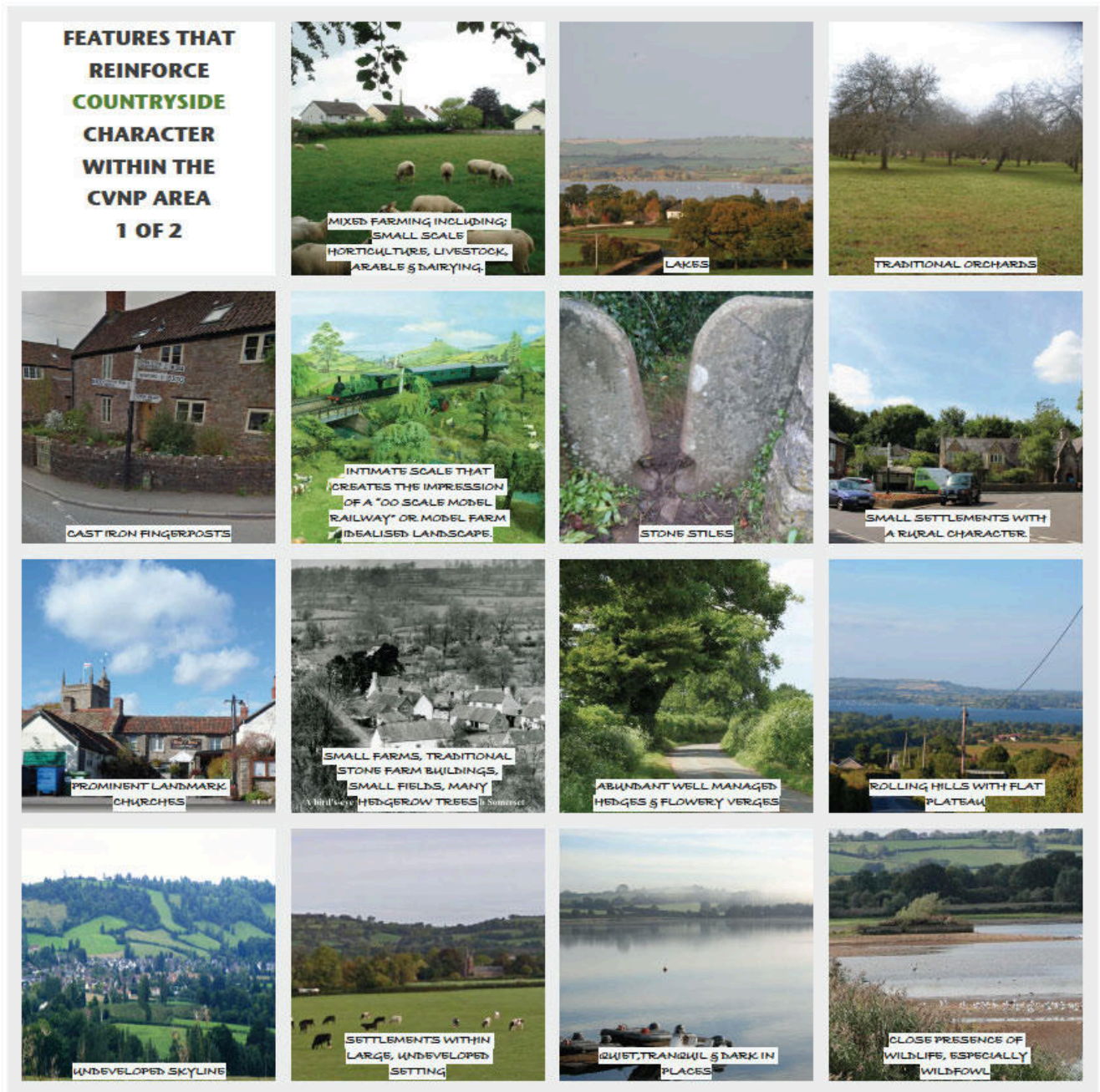
In recognition of the high importance placed by the community on views, green spaces, wildlife and biodiversity, the Plan wishes to reiterate the commitment of the parishes to work closely with local and national organisations and projects that promote this, including Avon Wildlife Trust and Mendip Hills AONB.



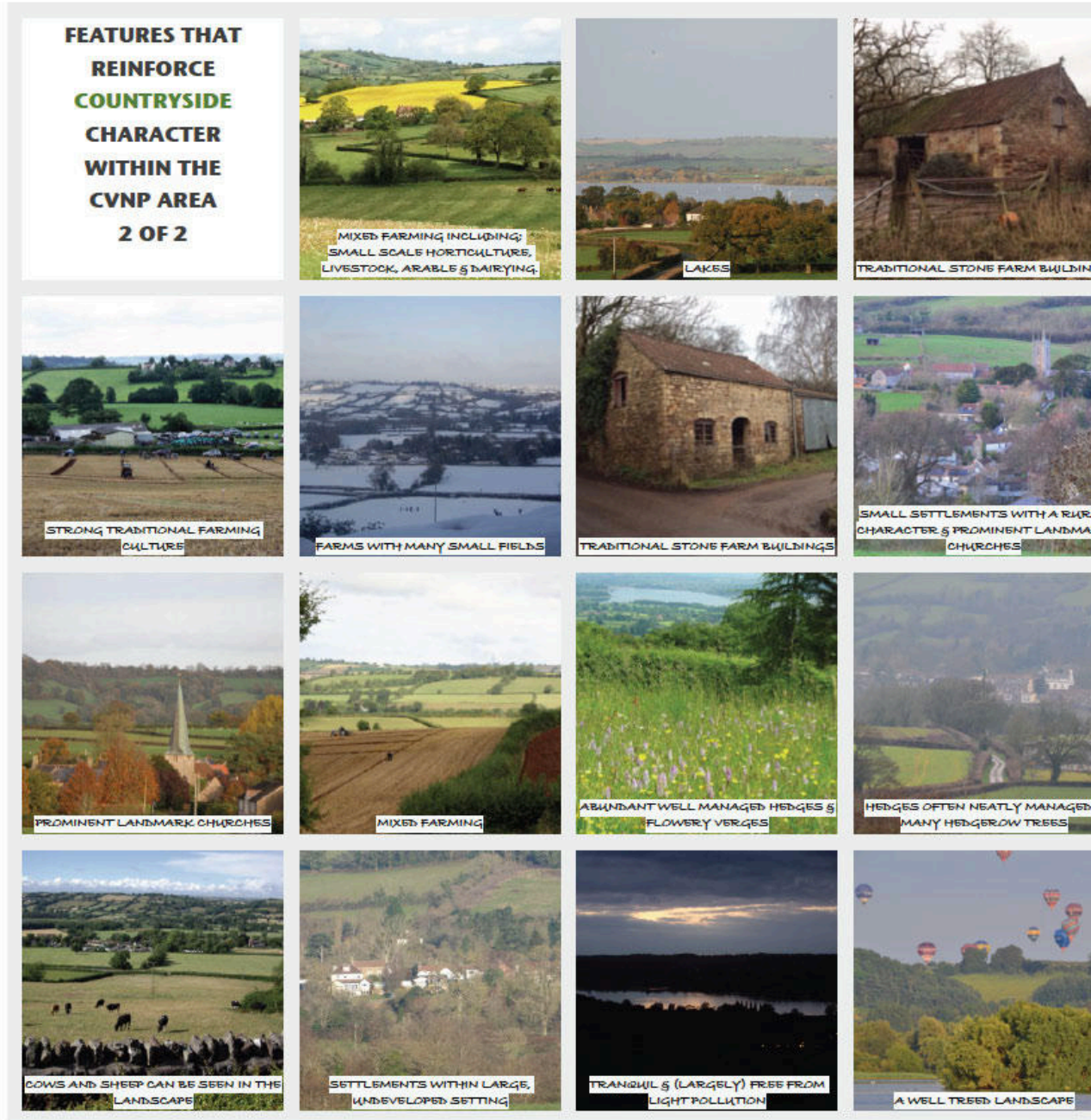
Rural Landscape Character

Survey results indicate that the 'look' of developments is important to residents, and after much consideration this has been interpreted 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 or Village Design Statement and associated documents, see Appendix 3).

Visual charts 'HDE1-V1 and V2 Characteristics that Reinforce Countryside Character within the Chew Valley Neighbourhood Plan Area' provide a visual landscape character summary of the area covered by the Chew Valley Neighbourhood Plan. They particularly indicate the visual importance regarding field patterns, proportions, landscape setting, natural boundary treatments, trees, settlement positions and much more.



HDE1-V1 Characteristics that Reinforce Countryside Character within the Chew Valley Neighbourhood Plan Area



HDE1-V2 Characteristics that Reinforce Countryside Character within the Chew Valley Neighbourhood Plan Area

This policy should be read in conjunction with Bath and North East Somerset Policy D1(iv) as it is especially important regarding how ‘Development should work with the landscape structure and should contribute positively to the characteristics of the settlement’.

**Policy HDE1
Rural Landscape Character**

To be supported development proposals must demonstrate they conserve and do not harm the characteristic rural features of the area including the undeveloped landscape setting of settlements; natural field boundaries and traditional stone buildings in farmlands; and woodlands, orchards and other mature trees.

Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007), Policy NE2A: Landscapes and the green setting of settlements, Policy GB1: Visual amenities of the Green Belt, Policy CP8: Green Belt, Policy NE2: Conserving and enhancing the landscape and landscape character, Policy CP6: Environmental quality, B&NES SA Objective 6: Protect and enhance local distinctiveness. NPPF Para 7, 79, 115



Settlement Build Character

Visual charts 'HDE2-V1 and 2 Characteristics that Reinforce Settlement Character within the Chew Valley Neighbourhood Plan Area' provide a visual settlement character summary of the 'look' of our villages. They include how the buildings and highways interact with each other as well as a combination of design, style, roofscapes, materials, size, density, etc. This is documented in greater detail within each Parish's Character Summary (see Appendix 3), and should be considered in conjunction with these and other adopted Parish Conservation Area Character Appraisal supplementary planning guides.



HDE2-V1 Characteristics that Reinforce Settlement Character within the Chew Valley Neighbourhood Plan Area



HDE2-V1 Characteristics that Reinforce Settlement Character within the Chew Valley Neighbourhood Plan Area

Bath and North East Somerset Policy D2(i, vi and vii) are especially important regarding context, local characteristic and materials, and also D5 Building Design.

**Policy HDE2
Settlement Build Character**

To be supported development proposals must demonstrate how they reflect, conserve and enhance the locally distinctive design attributes (including scale, materials and density) and characteristics of the relevant settlement, detailed in the Parish Character Assessment Summaries presented in Appendix 3.

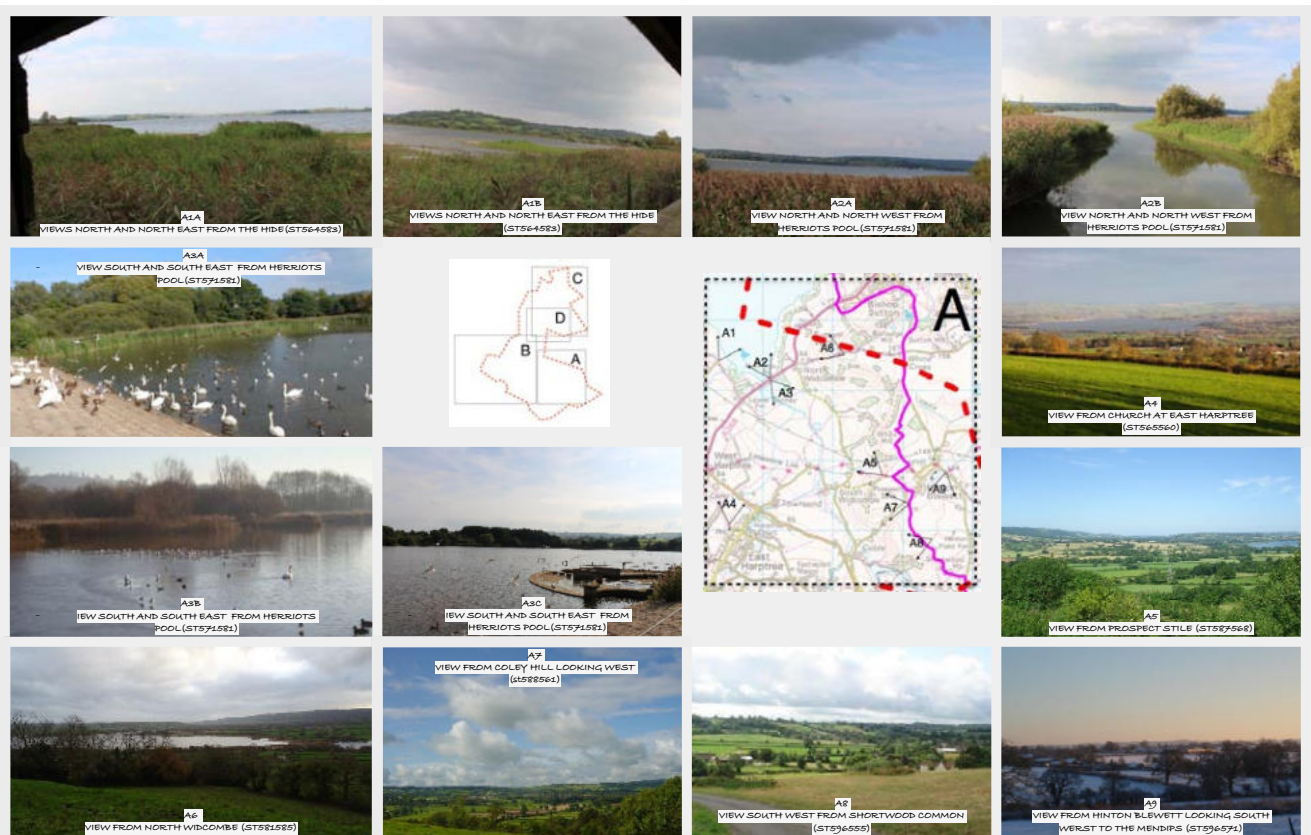
Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007), Policy CP6: Environmental quality, Policy HE1 Safeguarding Heritage Assets, Policy D2: Local Character & Distinctiveness, B&NES SA Objective 2: Meet identified needs for sufficient, high quality and affordable housing, B&NES SA Objective 7: Protect and enhance the district's historic, environmental and cultural assets. NPPF para 56, 58



Important Views

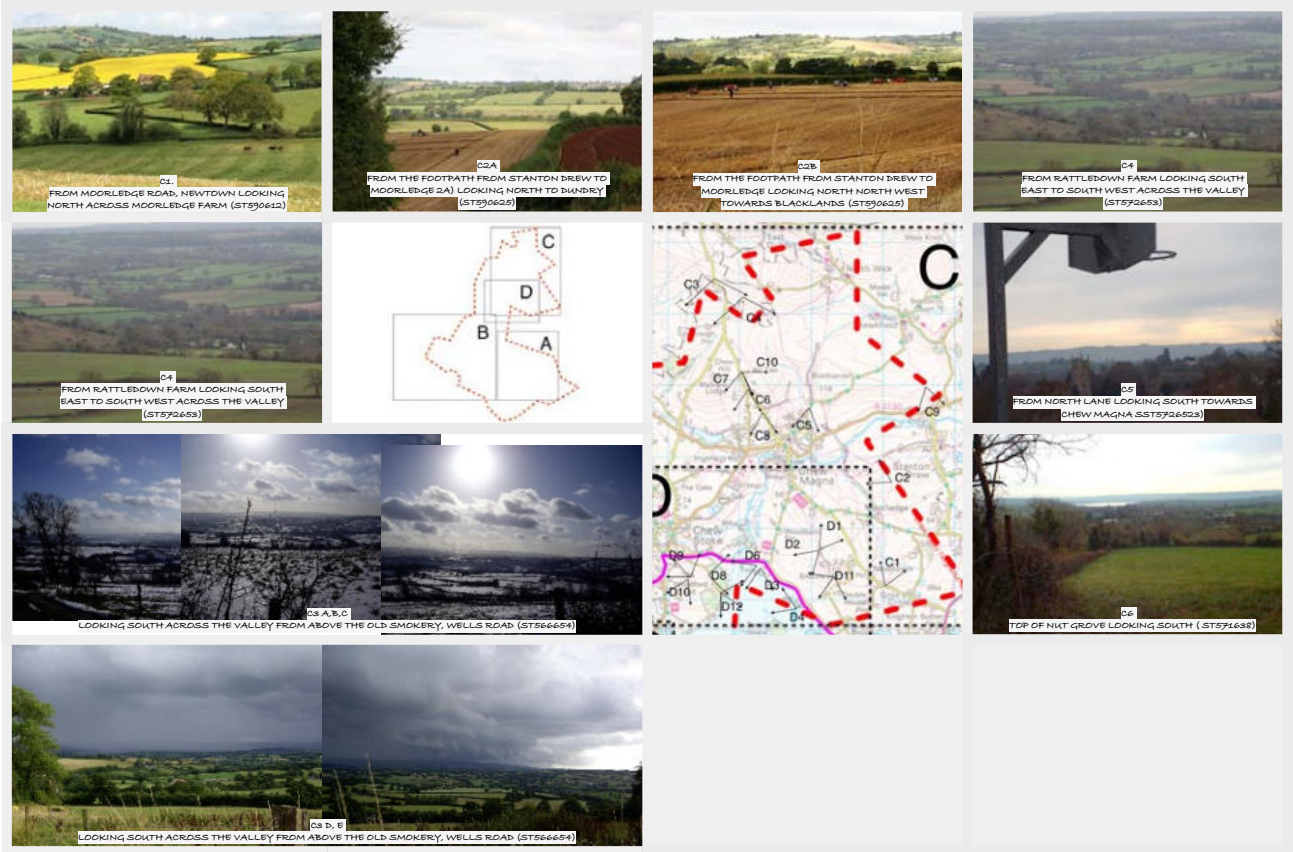
The Chew Valley is recognised as a beautiful area; residents value the rural beauty and that includes the stunning far-reaching views in and around the valley. The Plan aims to protect the high quality views in and around the Plan Area. In our villages, there are certain views seen from or towards significant features, which are also important, and previous work has been completed on views by each Parish for the Bath & North East Somerset Placemaking Plan. This Plan uses the same technique for the wider area. **HDE3-V1a to h ‘Important Long Views within the Chew Valley Neighbourhood Plan Area’** provides an indication of where the most important views are regarding the Chew Valley as a whole, from publicly accessible locations. Due to the topography of the land, there are some places where development will have a greater impact on views. **Map - M6 ‘Topography’** shows how the valley has some very prominent steep sides, high peaks and long open areas. **HDE3-V2 – ‘Sensitivity to Views around the Chew Valley Neighbourhood Plan Area’** indicates the areas within the plan area that are visually most sensitive to development as a result of the topography..

Visual impact is also of importance regarding the Mendip Hills AONB. AONBs are designated solely for their landscape qualities, and designation under the provisions of the 1949 National Parks and Access to the Countryside Act is to secure their permanent protection against development that would damage their special qualities. The AONBs special qualities are listed in the current Mendip Hills AONB Management plan.



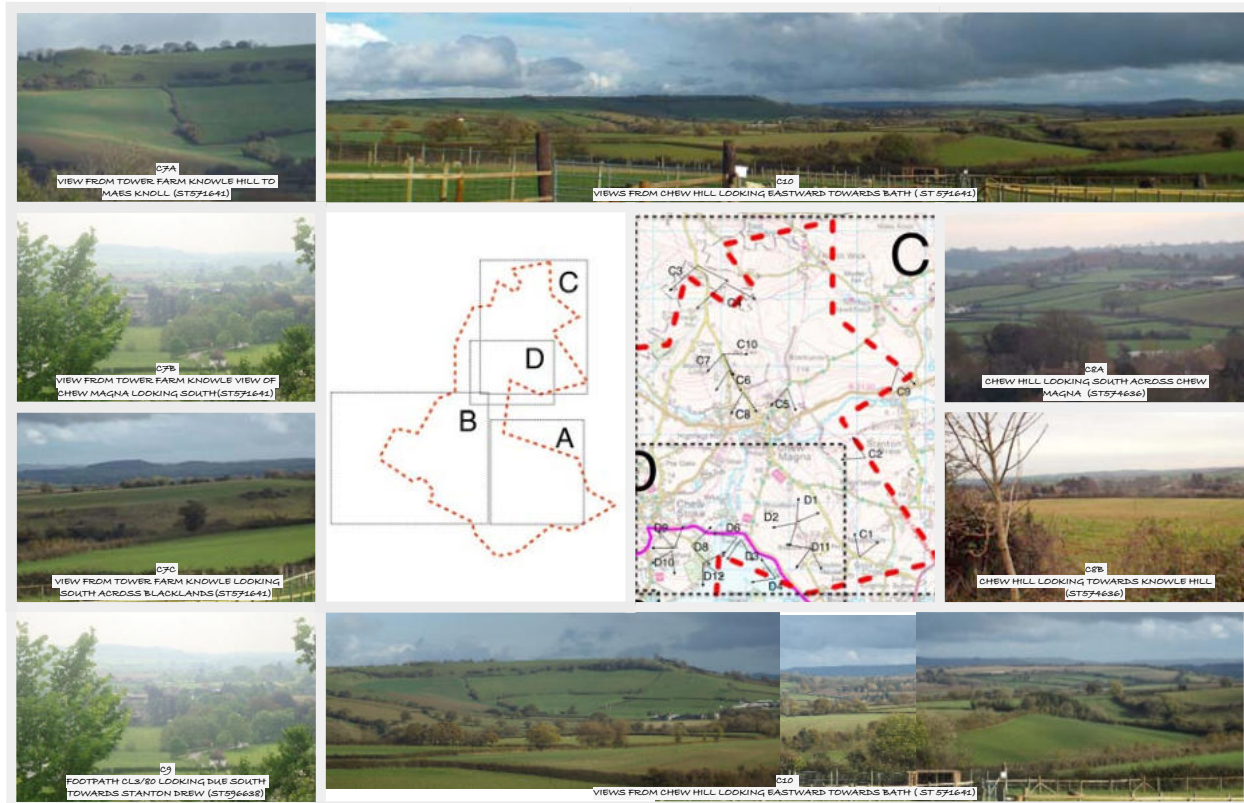
LONG VIEWS (1 of 8)

HDE3-V1a Important Long Views within the Chew Valley Neighbourhood Plan Area



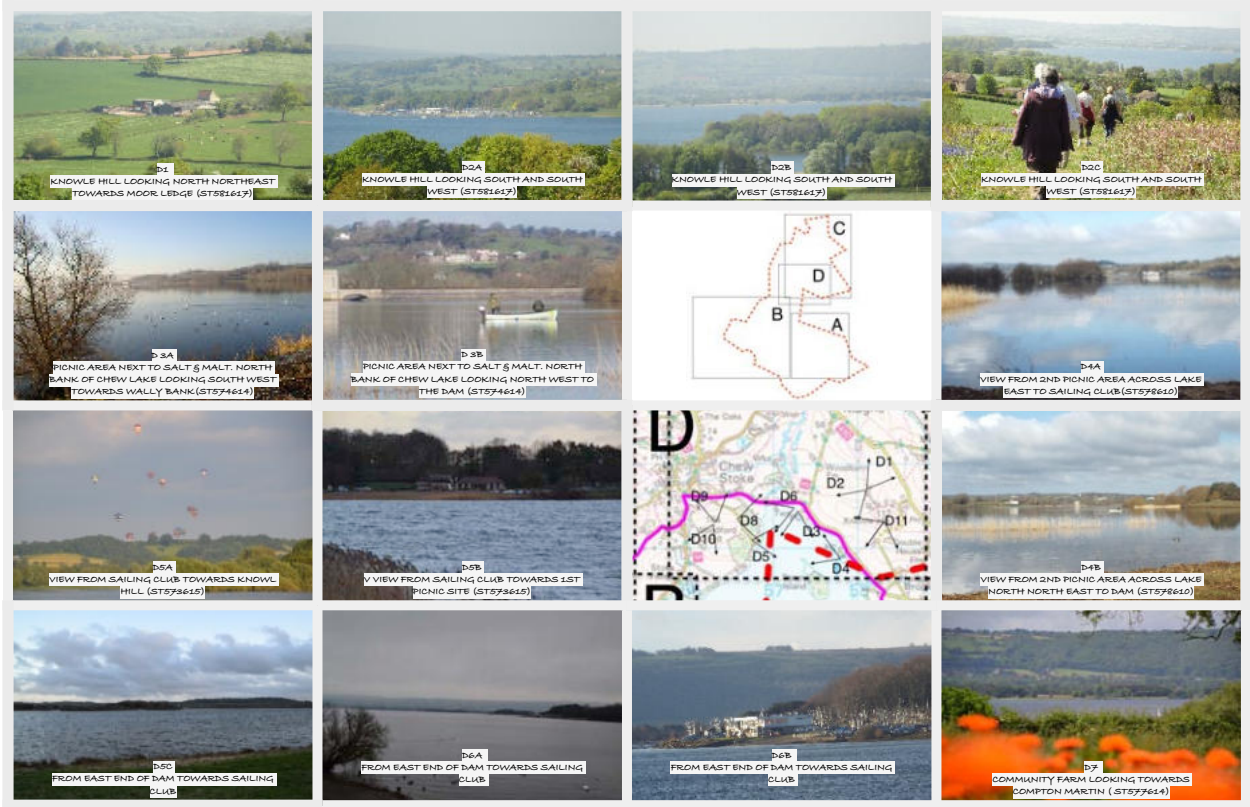
LONG VIEWS (2 of 8)

HDE3-V1b Important Long Views within the Chew Valley Neighbourhood Plan Area



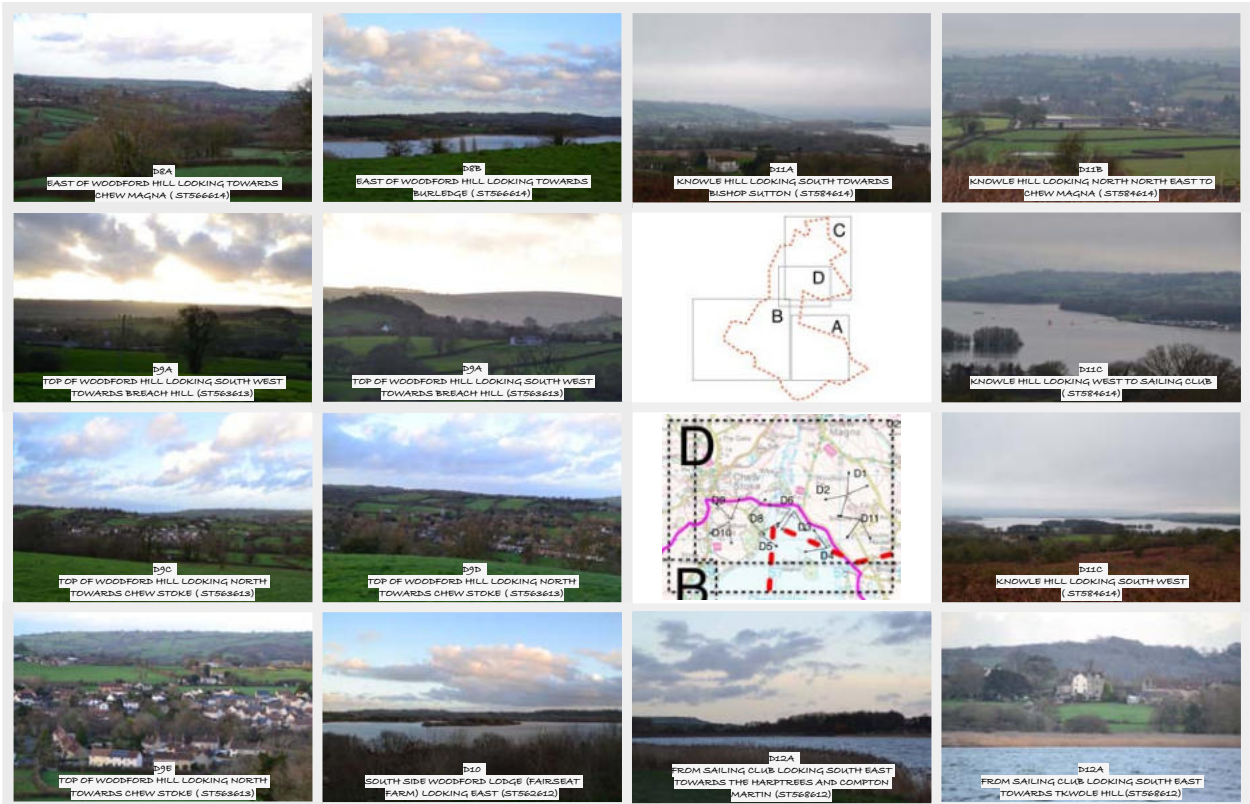
LONG VIEWS (3 of 8)

HDE3-V1c Important Long Views within the Chew Valley Neighbourhood Plan Area



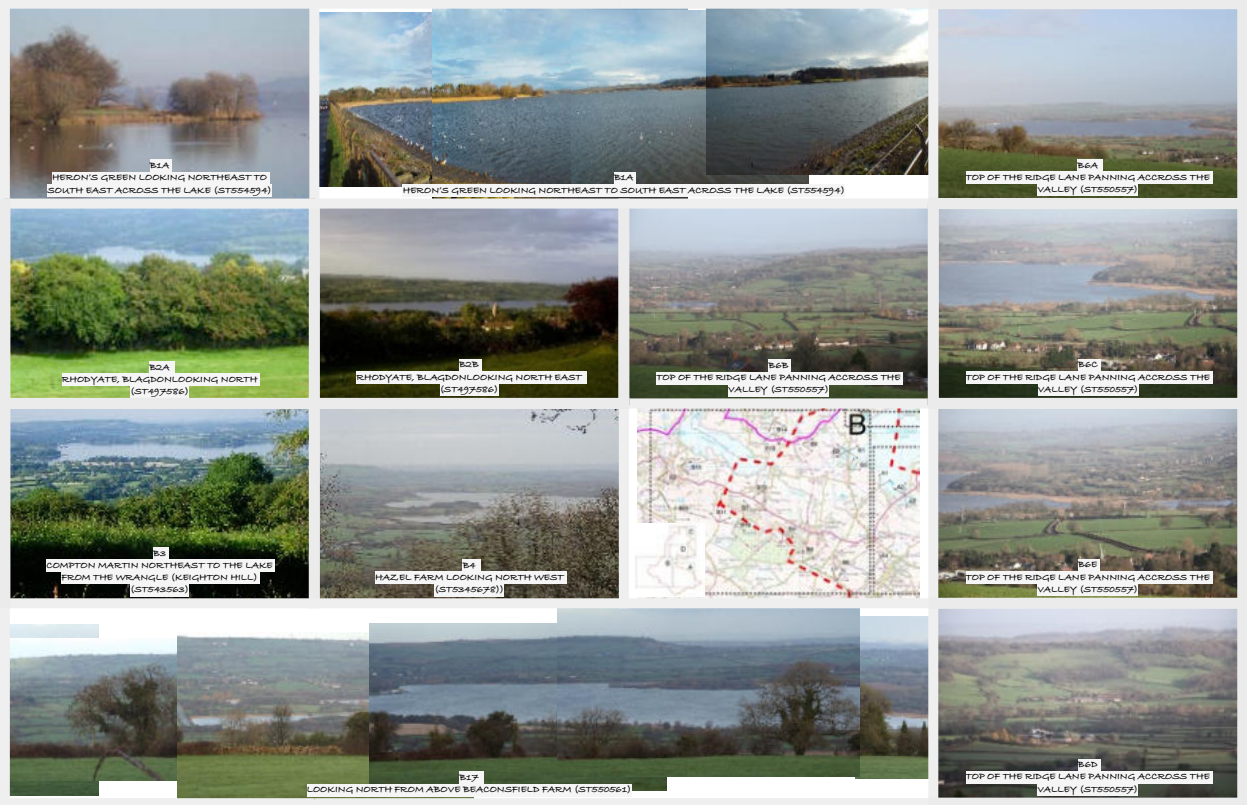
LONG VIEWS (4 of 8)

HDE3-V1d Important Long Views within the Chew Valley Neighbourhood Plan Area



LONG VIEWS (5 of 8)

HDE3-V1e Important Long Views within the Chew Valley Neighbourhood Plan Area



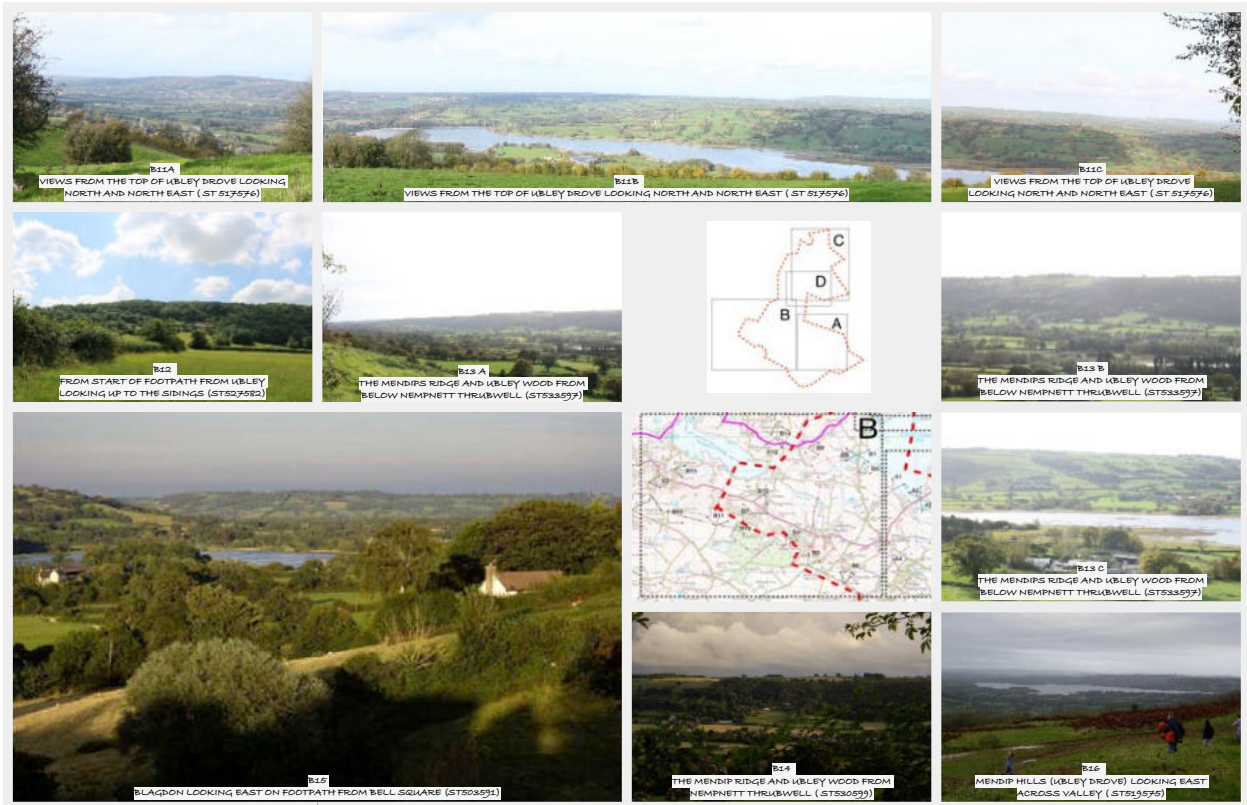
LONG VIEWS (6 of 8)

HDE3-V1f Important Long Views within the Chew Valley Neighbourhood Plan Area



LONG VIEWS (7 of 8)

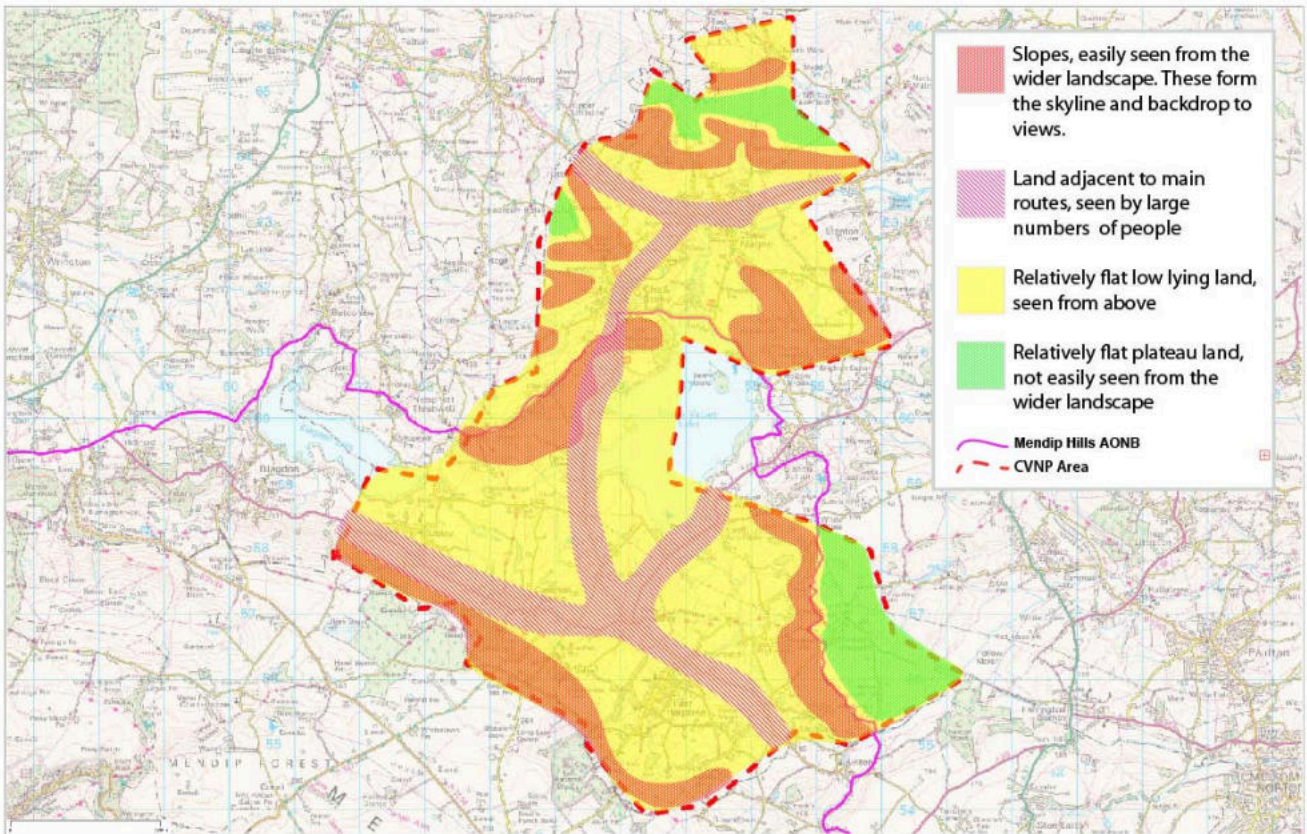
HDE3-V1g Important Long Views within the Chew Valley Neighbourhood Plan Area



LONG VIEWS (8 of 8)

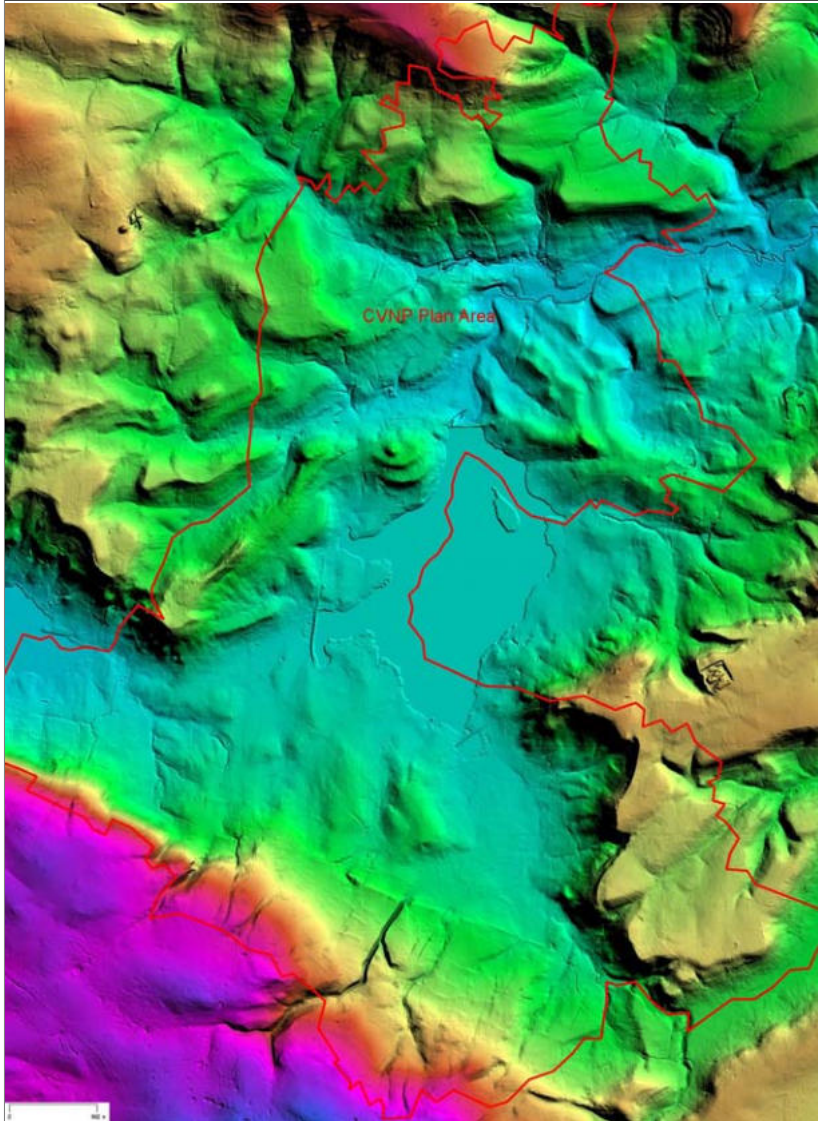
HDE3-V1h Important Long Views within the Chew Valley Neighbourhood Plan Area

RELATIVE VISUAL PROMINENCE



Date Created: 8-6-2015 | Map Centre (Easting/Northing): 350015 / 150042 | Scale: 1:50000

HDE3-V2 Sensitivity to Views around the Chew Valley Neighbourhood Plan Area



Date Created: 4-1-2016 | Map Centre (Easting/Northing): 356526 / 160027 | Scale: 1:47606 | © Aerial Imagery - www.getmapping.com

Map M6 - Topography of the Chew Valley Neighbourhood Plan Area

**Policy HDE3
Important Views**

To be supported development proposals must demonstrate regard for sensitivity to relative visual prominence shown in illustration HDE3-V2, and not significantly harm the important views including views identified in the maps and photographs in illustrations HDE3-V1a to HDE3-V1h.

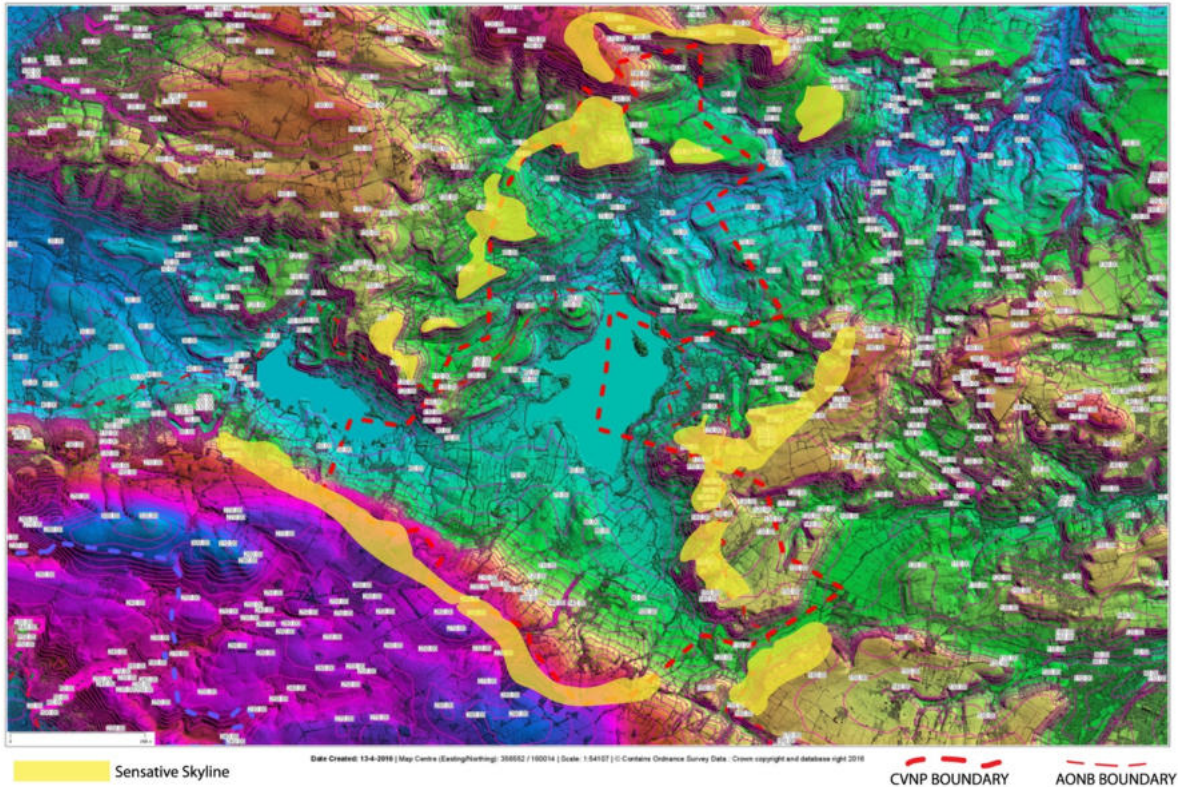
Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy D1: General Urban Design Principles, Policy CP8: Green Belt, Policy CP6: Environmental quality, Policy GB1: Visual amenities of the Green Belt Policy NE2A: Landscapes and the green setting of settlements, Policy NE2: Conserving and enhancing the landscape and landscape character, B&NES SA Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime, B&NES SA Objective 6: Protect and enhance local distinctiveness. NPPF para 79, 81, 115.



Skyline Policy

Looking around the skyline within the Plan Area it is noticeable that in the main there is no development along the skyline. This visually unspoilt skyline is an important landscape character and needs to be protected. Document **HDE4 -V1 Sensitive Skylines around the Chew Valley Neighbourhood Plan Area** provides an indication of key areas where this is most important. As with policy **HDE3**, this is included because the Chew Valley is recognised as a beautiful area and thus inappropriate development around the visual skyline would have a very significant harmful impact.

Sensitive Skylines around the Chew Valley Neighbourhood Plan Area



HDE4 - V1 Sensitivity Skylines around the Chew Valley Neighbourhood Plan Area

Policy HDE4 Skyline

To be supported the height, scale and mass of development proposals must be such that there is no adverse impact on the sensitive skylines identified on illustration HDE4-V1.

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy GB1: Visual amenities of the Green Belt, Policy NE2A: Landscapes and the green setting of settlements, B&NES SA Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime, B&NES SA Objective 6: Protect and enhance local distinctiveness. **NPPF** para 79, 81, 115.*



Housing Policy

Feedback from consultations and from our household survey indicates that there is currently a desire to see any development meet local needs and that residents would like to see more 2 and 3 bedroomed properties built in the Plan Area on small scale sites. Feedback also indicates there is currently no desire locally for large 4 and 5 bedroomed properties. As the scope for building within the Plan Area is limited due to the Green Belt and Bath & North East Somerset Core Strategy for rural areas, it is essential to ensure that any development satisfies the **local** need. B&NES Adopted Core Strategy Policy CP10 is very clear on indicating that the mix of new housing should providing choice in tenure and housing type, having regard to the existing mix of dwellings in the locality and the character and accessibility of the location. Policy **HDE5a** is included to ensure that where there is development in the Plan Area an appropriate mix is provided to help support the local community.

Policy HDE5a Housing - Mix

The Neighbourhood Plan will support residential development proposals where the housing mix is in accordance with the most recent Housing Needs Survey across the Individual Parish or whole Plan Area. If an area is not covered by an up to date Housing Needs Survey, applicants for any residential development greater than five dwellings must commission one, which must be funded by the applicant.

Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy CP9: Affordable Housing, Policy CP10: Housing Mix, 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 para 50.

Most affordable homes in B&NES are allocated through Homesearch. Currently the allocation of local affordable housing with a rural connection criteria starts with applicants who have a local connection with the parish where a property is located, then it takes account of applicants from adjoining parishes and then opens to the whole of the B&NES area. Under this system, some applicants struggle to find accommodation because their parishes are on the border of B&NES and/or the parishes they do border have a very limited supply of affordable properties. Policy **HDE5b** has been included with the agreement of all seven Parish Councils; it will enable a change in the middle tier for allocation of any new build affordable homes within the Plan Area. The policy can be actioned through a s106 agreement for new developments. This policy will enable new build affordable homes to be offered to a broader number of applicants before being offered to the remaining B&NES area, and will be particularly useful in helping applicants in parishes on the boundary of B&NES find suitable affordable homes.

Policy HDE5b Housing - Affordable Allocation

Allocations for any new affordable housing built within the Plan Area will be on an agreed 3-tier system with the first priority being for applicants with connections to the Parish where the dwellings are located, then for applicants with connections to adjoining Parishes or the other six Parishes within the Chew Valley Neighbourhood Plan Area and finally for the wider B&NES area.

Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Planning Obligations Supplementary Planning Document, Policy CP10: Housing Mix, Policy RA4: Rural Exception Sites. NPPF para 50.



Sustainability

We wish to encourage build that is designed to conserve an ecological balance particularly in terms of use of materials, carbon emissions, water use, and wildlife.

Feedback from consultations indicates that designs to capture renewable energy sources are acceptable if full consideration is given to their scale. Residents feel they ought not to provide a disproportionate visual impact on the area within which they are set and in particular they ought to be sensitive to the heritage, natural environment and character of the Plan Area. The above issues are particularly important with regard to policies within Bath & North East Somerset Placemaking Plan Policies SCR2, 3 and 4. (See Bath & North East Somerset emerging Placemaking Plan - Policy SCR2: Roof mounted/Building integrated scale solar PV, Policy SCR3: Ground mounted solar arrays, Policy SCR4: Community renewable energy schemes.)

A significant part of the Plan Area is not served by mains gas, most households in these parts rely on oil or solid fuel for domestic heating which can mean high and fluctuating fuel bills. Development that makes provision for reduced energy use will benefit the environment and ensure lower fuel bills. Bath & North East Somerset emerging Placemaking Plan also includes policy SCR1 for dwellings in major developments, this seeks a 10% reduction in carbon emissions using renewables.

Policy HDE6a Sustainability – Renewable Energy

To be supported the scale and proportions of development proposals for renewable energy installations must not be detrimental to their landscape setting, and their design must demonstrate sensitivity to the heritage, natural environment and character of the Parish in which they will be located.

Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): SCR3: Ground Mounted Solar Arrays, SCR4: Community Renewable Energy Scheme, Policy CP3: Renewable Energy, SCR2: Roof mounted/building integrated scale solar pv, B&NES SA Objective 12: Promote waste management accordance with the waste hierarchy. B&NES Community Energy Strategy. NPPF para 7.

Policy HDE6b Sustainability - On-site Energy Requirements:

This policy is removed. Please see aspiration A10.

Policy HDE6b was removed at the requirement of the examiner November 2016 in order to make the Plan sound.



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 particularly suitable for carrying regular HGV traffic due to narrow sections 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 about the effect of development on existing road users and overall congestion in our narrow roads. Most development would involve an increase in traffic volume and, developers need to be mindful of that increase and be prepared to demonstrate that the increase would not further inhibit the free flow of traffic or exacerbate problems with parking on the main roads that connect our villages.

Policy HDE7 Traffic Impact

Developers of any residential development that is not infill, or any non-residential development, will be required to complete a Traffic Impact Assessment. Any works recommended by that assessment as necessary to avoid residual cumulative impacts that are severe will be funded by the proposed development subject to viability in accordance with paragraph 173 of the Framework. The Traffic Impact Assessment should include the impact on pedestrians, cyclists and public transport in order to promote sustainable travel.

Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy ST7: Transport, access and development management and parking, Policy D4: Streets and Spaces. NPPF para 34, 35.





Parking for Domestic Dwellings

Statistics show that properties in our area have more vehicles per dwelling than in areas with sustainable public transport (more than 10% of households in the Plan area have 3 vehicles, this is nearly double the national average). Parking is a problem in narrow roads where there are domestic dwellings or businesses without parking spaces. Our consultation identified residential car parking as an issue for many residents. Bath & North East Somerset Policy D4 “Streets and Spaces” is a useful guide, however it does not give enough regard to context or the importance of parking not detracting from the appearance of an area. Often parking spaces are on impermeable hard surfaces and these are not desirable in the Plan Area because the Chew Valley is a rapid catchment flood area (see more detail in section on Sustainable Drainage to Minimise Flooding). Policy **HDE8a** seeks to ensure spaces are designed appropriately for their location with the ability to slow the migration of water during heavy rainfall and thus not increase the flood risk to any properties within the flood zone.

Parking standards indicated within the Placemaking Plan are a good general minimum, however this Plan sets a variation to that minimum based on regard to local circumstances. The very rural nature of our Plan Area means that many parts do not have access to regular public transport and therefore residents and visitors are both more heavily reliant on cars. The promotion of sustainable transport is addressed through our Aspiration A4, however until such a time that there is good public transport through the area, planning should make suitable provision for the extra parking need generated by our circumstance.

Schedule 2 of the parking standards indicated within the B&NES Placemaking Plan for Policy ST7: Transport Requirements for Managing Development, states: *“the minimum standard for outer areas is: 1 space per dwelling, 2 spaces per two to three bed dwelling, 3 spaces per four bed dwelling and above with 0.2 space per dwelling for visitor parking, and that garages are excluded from the prescribed minimum standards.”* Based on the rationale above, Policy **HDE8b** is an alteration to this, making the baseline minimum 2 spaces per dwelling (to allow for the fact that many couples will require 2 cars to enable them to get to work), and also increasing visitor spaces to become 0.5 per dwelling because visitors will in general also need to rely on cars.

Policy HDE8a **Parking – Domestic Dwellings**

Proposals for all residential parking spaces will be supported if the parking area boundary treatment is in accordance with the character of the area, and the design incorporates a system for surface water disposal that can be demonstrated to be capable of not increasing flood risk both onsite and in the locality.

Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy ST7: Transport, access and development management and parking, Policy D4: Streets and Spaces. NPPF para 56.



Policy HDE8b Parking – Domestic Dwellings

To be supported proposals for all new residential developments must provide a minimum of:

- Two spaces per dwelling up to three bed dwelling
- Three spaces per four bed dwelling and above
- Half a space per dwelling for visitor parking.

Garages are excluded from the prescribed minimum standards.

If no garage or secure area is provided there must also be provision for cycle parking as per 1 secure covered stand per dwelling in a communal area for residents, plus 1 stand per 8 dwellings for visitors.

Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy ST7: Transport, access and development management and parking. NPPF para 37.





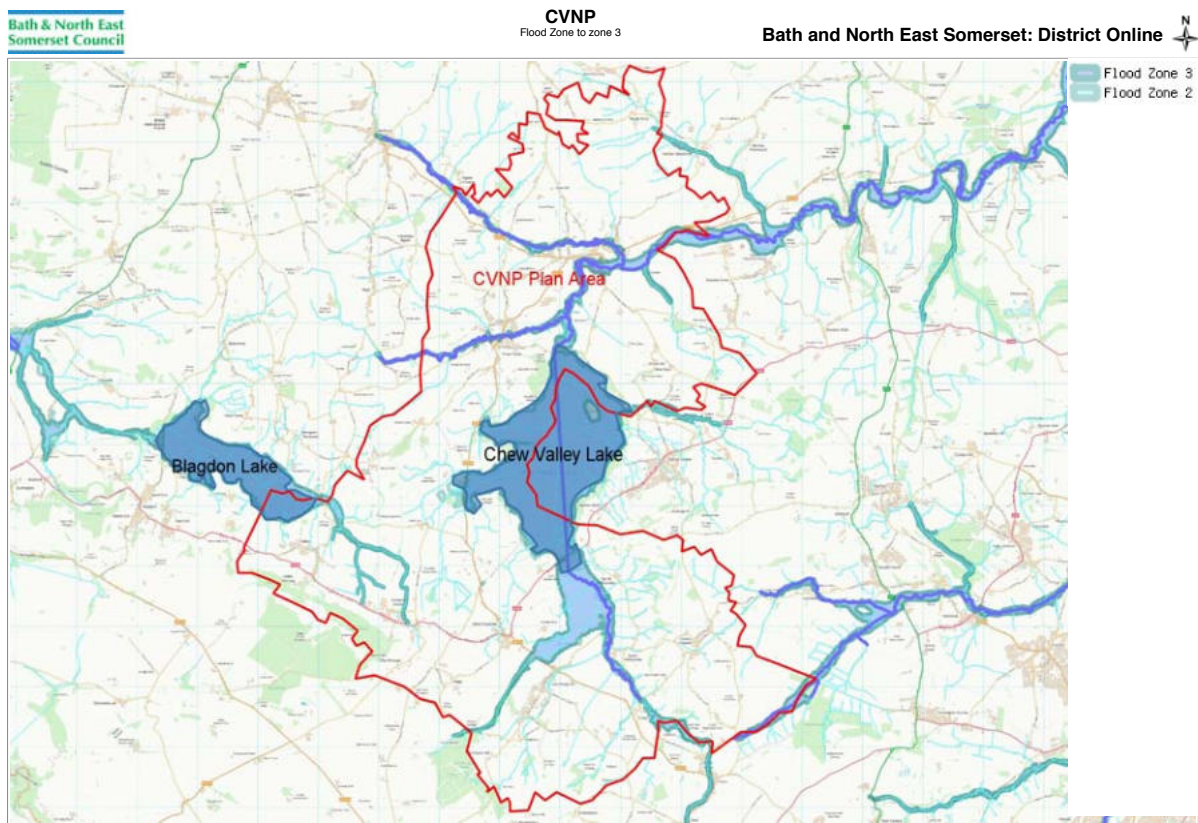
Sustainable Drainage to Minimise Flooding

The Chew Valley is a rapid catchment flood area. The flood risk mainly arises from the relatively fast response of the watercourses due to their location on the slopes of the Mendip and Dundry Hills and from direct surface run-off. The Plan wishes to ensure that there is no additional flood risk to existing properties from new development in the Plan Area, that any new properties are built to be ‘appropriately flood resistant’ and to slow the migration of water during heavy rainfall to reduce the risk to the properties within the flood zone. Most existing domestic properties that are prone to flooding have benefitted from Environment Agency support to provide some protection from flooding, there are still businesses that may flood and there is the massive disruption and cost caused by any flood events to the area.

The NPPG states that ‘for major development sustainable drainage systems ‘SuDS’ should be provided unless demonstrated to be inappropriate’. Due to the unavoidably rapid nature of flood events due to the topography of the Plan Area, it is considered appropriate for **all** new development within the Plan Area to incorporate SuDS. As the flood risk is a rapid one, planning to include SuDS would mitigate the inevitable increased risk caused by water running off of from additional impervious surfaces towards flood catchment areas in the Plan Area. Bath & North East Somerset Council’s emerging Placemaking Policy SU1 also indicates that the application is selective. The Plan includes policy **HDE9a** this is a tighter policy for the reasons outlined above.

River and surface water maps in the Local Land and Property Gazetteer identify around 200 properties within the seven parishes that are either within or immediately adjacent to a 1 in 100 risk event. Due to the number of dwellings at flood risk in the Plan Area policy **HDE9c** is included in recognition that some of these dwellings could benefit from alteration and/or additions that will improve flood protection and make the building more resilient to flooding.

■



Map M7 - Flood Zone in the CVNP Area



**Policy HDE9a
Sustainable Drainage**

The Neighbourhood Plan will support development that has fully sustainable drainage systems for surface water disposal incorporated into the design.

Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy CP5: Flood Risk Management, Water Framework Directive, SU1: Sustainable Drainage Policy, B&NES SA Objective 9: Reduce land, water, air, light, noise pollution, B&NES SA Objective 10 Increase resilience to climate change including flood risk, B&NES Sustainable Construction SDP, West of England Sustainable Drainage Guide. NPPF para 94, 100.

**Policy HDE9b
Sustainable Drainage**

The Neighbourhood Plan will support development that demonstrates it does not increase the flood risk to existing properties.

Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy CP5: Flood Risk Management, Water Framework Directive, SU1: Sustainable Drainage Policy, SCR5: Water Efficiency, B&NES SA Objective 10 Increase resilience to climate change including flood risk, West of England Sustainable Drainage Guide, NPPF para 94, 100.

**Policy HDE9c
Sustainable Drainage**

The Neighbourhood Plan will only support planning applications for properties within flood zone 3 for alterations and additions to existing houses that demonstrate they will help mitigate the risk of flooding and are designed solely to achieve that purpose.

Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy CP5: Flood Risk Management, Water Framework Directive, Objective 10 Increase resilience to climate change including flood risk. NPPF para 94, 100.



Community Green Space Design

Survey results indicate that the open and green landscape within and around our villages is important to residents, so policy **HDE10** aims to encourage development that incorporates green spaces within a scheme. Such spaces ought to make a positive contribution to the biodiversity of the local environment; proposed schemes should include reference to relevant existing landscape.

Policy HDE10 Community Green Space Design

The inclusion of communal green areas/allotments/orchards/copses in development proposals will be supported.

Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy CP7: Green Infrastructure, Policy CP13: Infrastructure Provision, Policy HE1: Safeguarding Heritage Assets, B&NES SA Objective 1: Improve the health and well-being of all communities. NPPF para 73.





Protection of Designated Green Spaces

Over half of the people who responded to our household survey indicated the importance of maintaining green spaces. The NPPF encourages local communities to identify green areas of particular importance to them for special protection.

Policy HDE11 Local Green Spaces

This policy is removed.

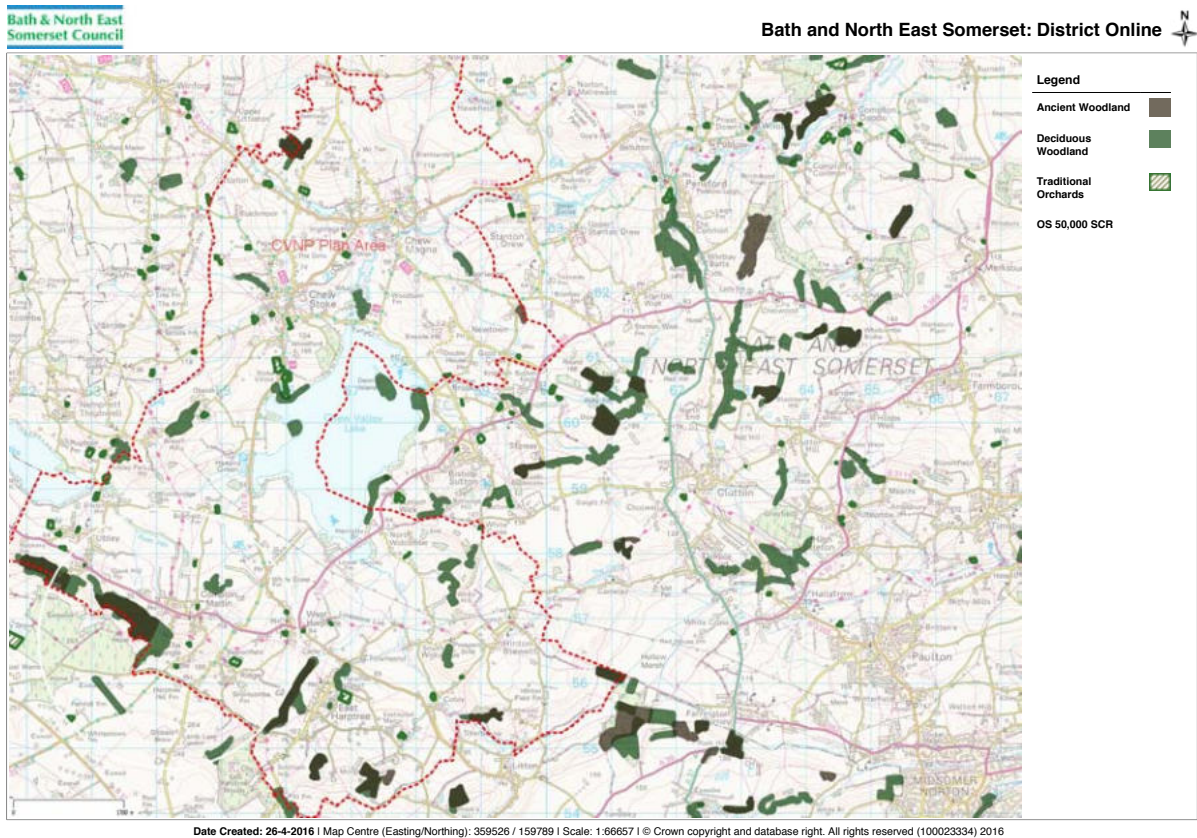
Policy HDE11 was removed at the request of the examiner November 2016 in order to make the plan sound



Tree and Ancient Hedgerow Conservation

Our villages are 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, woodland and trees are an important part of our landscape character and they help provide green corridors that should be protected along with the biodiversity they contain.

Bath & North East Somerset emerging Placemaking Plan Policy NE6 seeks to protect the District's trees and woodland from the adverse impact of development by setting out criteria against which proposals will be assessed. This Plan has used part of that Policy. In addition, for clarity **Map M8** and the Parish Hedgerow and Wildlife survey details provided in Appendix 4 should be viewed in parallel with Policies **HDE12a** and **b**.



Map M8 - Ancient Woodland, Deciduous Trees and Traditional Orchards

Policy HDE12a Tree and Ancient Hedgerow Conservation

Development proposals will not be supported where they directly or indirectly have an adverse impact on ancient species-rich hedgerows or ancient woodland (identified on Map M8 and in Appendix 4) or substantial/ancient/veteran trees.

Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy NE6: Trees and woodland conservation, B&NES SA Objective 7: Protect and enhance the district's historic, environmental and cultural assets. NPPF para 118.



Policy HDE12b Tree and Ancient Hedgerow Conservation

The Neighbourhood Plan will support development where:

- It includes the appropriate retention and planting of new trees, hedgerows and woodlands.

Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy NE6: Trees and woodland conservation, B&NES SA Objective 7: Protect and enhance the district's historic, environmental and cultural assets. NPPF para 118.



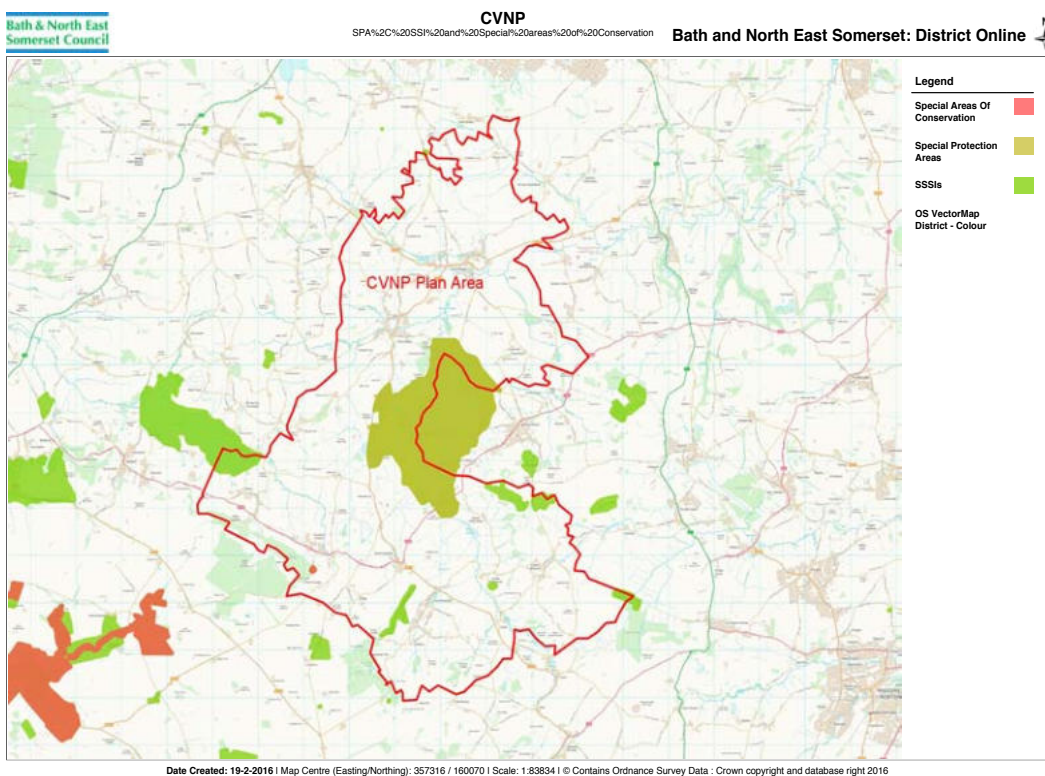


Green Corridors and Biodiversity

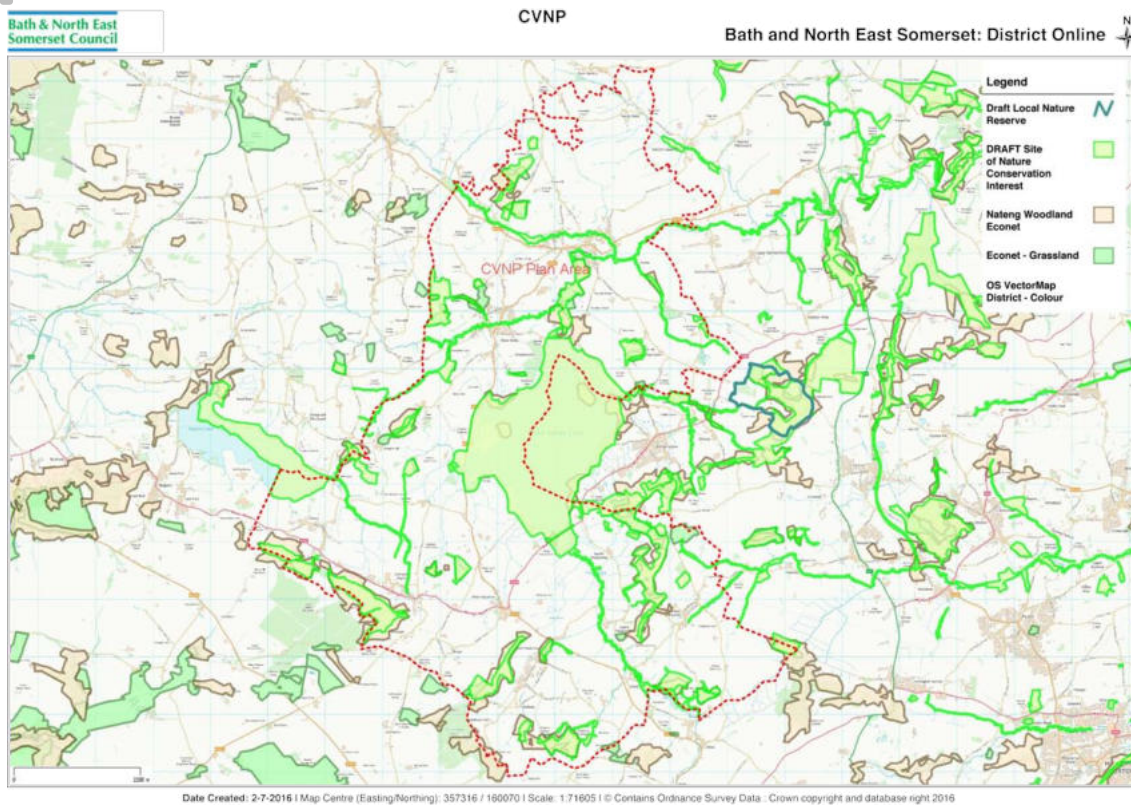
The Plan Area has a rich biodiversity interconnected by green corridors in a variety of habitats that hold a rich variety of wildlife; these should be protected along with the biodiversity they contain. **Map M9 – Green Infrastructure – as submitted in B&NES Draft Placemaking Plan** shows how a substantial part of the Plan Area is covered by green corridors. **Map M10 – National and Regional Protected Areas** – indicates the areas that are known to have special ecological designations.



Map M9 - Green Infrastructure – as submitted in B&NES Draft Placemaking Plan



Map M10a - National Protected Areas



Map M10b - Regional Designations

**Policy HDE13
Green Corridors and Biodiversity**

The Neighbourhood Plan will support planning applications that protect the green corridors identified on Map M9 and biodiversity within them.

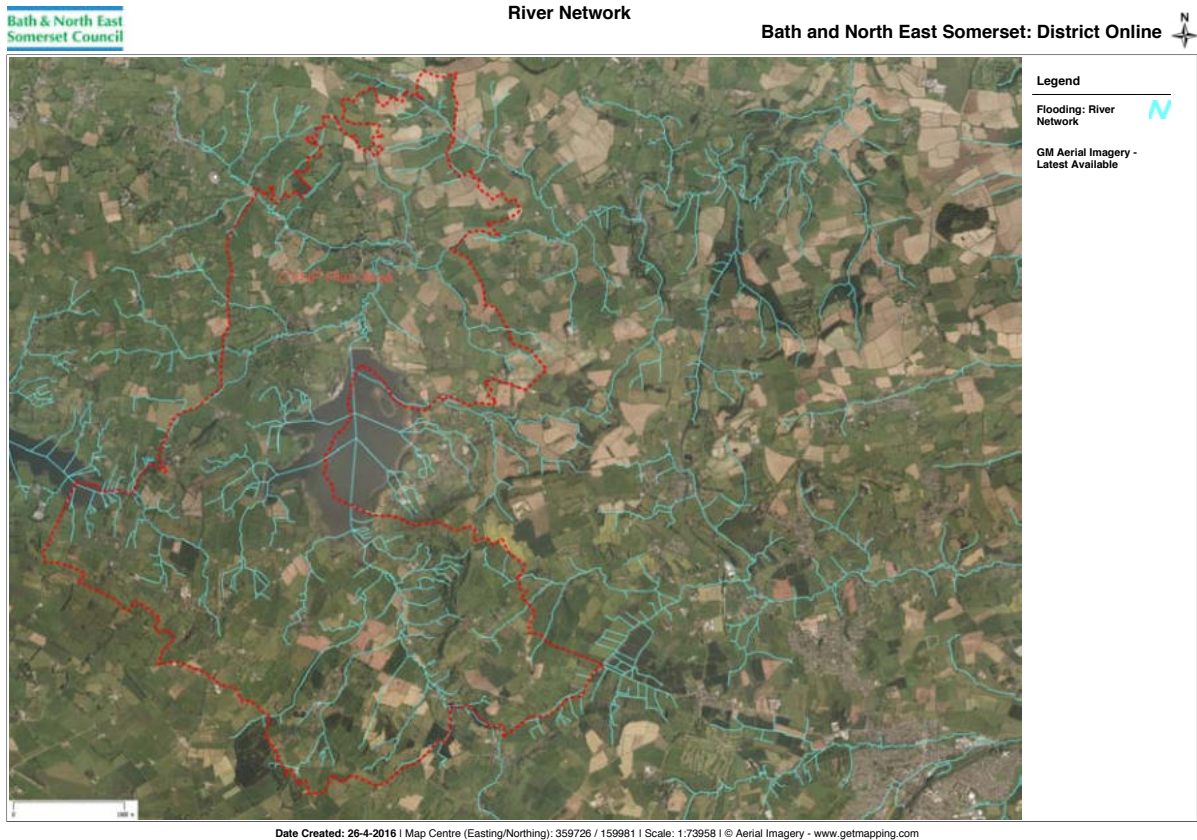
Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy NE1: Green infrastructure network, Policy D4: Townscape considerations, Policy NE2: Conserving and enhancing the landscape and landscape character, Policy NE4: Eco Services, Policy NE3: Sites Species and Habitats Policy CP6: Environmental quality, Policy CP7: Green Infrastructure, Policy NE5: Ecological networks, B&NES SA Objective 8: Encourage and protect habitats and biodiversity (taking account of climate change). NPPF para 118, 109.



Water Life Biodiversity

The villages are all interconnected by watercourses, rivers and streams that feed into and from the Lakes. Chew Valley Lake is a Special Protection Area and SSSI and Blagdon Lake is a SSSI. As the health of the waterways is important to our area the biodiversity of them must be conserved. **Map M11** shows the river network within the Plan Area. There are numerous smaller waterways.

■



Map M11 - River Network

**Policy HDE14a
Water Life Biodiversity**

Development likely to present a risk or to have a significant adverse effect on the water life biodiversity of rivers, watercourses and lakes either alone or in combination with other plans or projects, and which cannot be adequately mitigated, will not be supported.

Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy NE4: Eco Services, Policy NE3: Sites Species and Habitats Policy NE5: Ecological networks, B&NES SA Objective 8: Encourage and protect habitats and biodiversity (taking account of climate change). NPPF para 109, 118.



**Policy HDE14b
Water Life Biodiversity**

Proposals that include the conservation of ponds and watercourses especially where they contain scheduled species, rare species or support a rich assemblage of plants, invertebrates or amphibians will be supported.

Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy NE4: Eco Services, Policy NE3: Sites Species and Habitats Policy NE5: Ecological networks, B&NES Core Strategy CP7 – Green infrastructure, B&NES SA Objective 8: Encourage and protect habitats and biodiversity (taking account of climate change). NPPF para 109, 118.



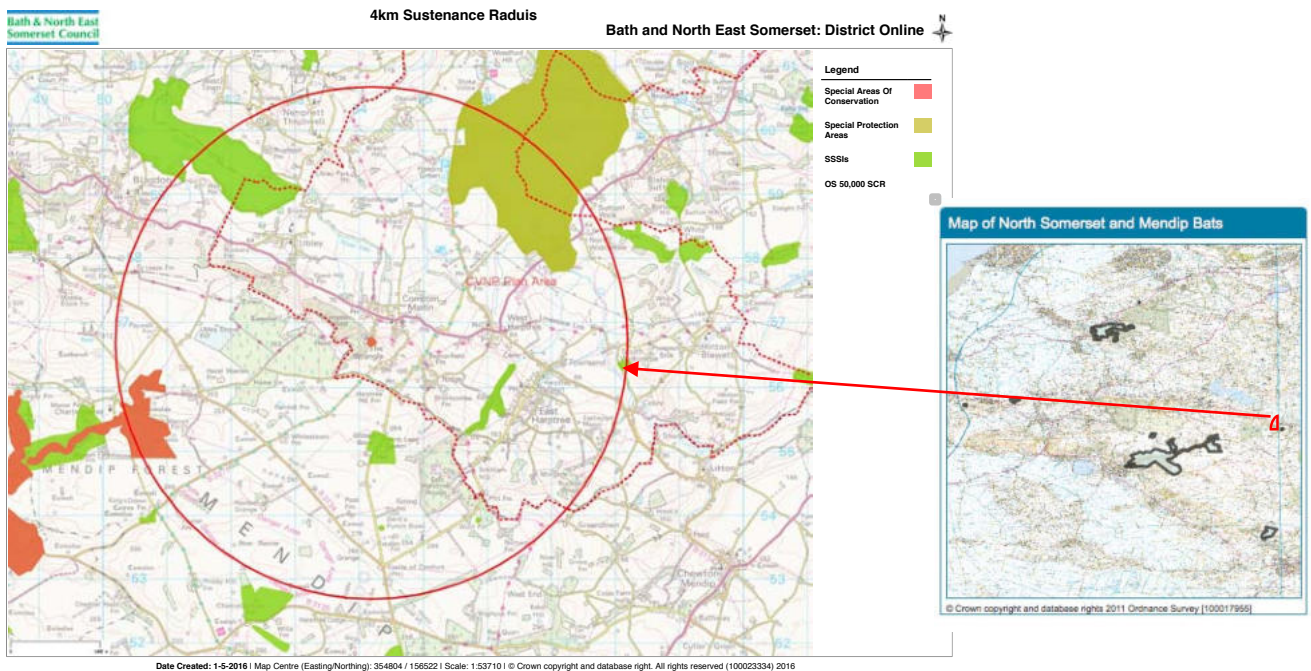


Dark Skies Policy

Within our rural areas and open countryside there is hardly any external lighting, and our village centres have very little or no street lighting. Where there is external lighting it can be extremely invasive, prominent and visible from some distance. Its effect is to introduce an urban appearance from the upward glow to an area, which for the most part is unlit at night. Residents have indicated that they value the lack of external lighting in our Plan Area, and would appreciate a dark skies policy. Tranquillity and Dark Skies aspirations are also included in The Plan to reflect the importance of this with regard to day to day life and existing development.

Artificial lighting can affect the wider environment through 'light spill' into the night sky which results in the phenomenon known as 'sky glow'. There is particular concern about the impact of light spill on the environment, including ecology, and in particular, the European protected bat species.

The Chew Valley Lake is a Special Protection Area and there are various known Bat populations throughout the Plan Area. Part of the Plan Area is within the Mendips and North Somerset Bat Special Area of Conservation (SAC) of which Compton Martin Ochre Mine SSSI is a component site. To reflect the strategic feeding habitats of some species of bats in the SAC it is suggested that a 4km radius sustenance area would be beneficial and that this should be applied to each of the component roosts in and around the SAC. This area is documented in **HDE15-V1 Compton Martin Mine with 4km radius sustenance Zone**. Potential developers within these areas should determine if a site is on a 'strategic flyway'.



HDE15-V1 Compton Martin Mine with 4km radius sustenance area



Policy HDE15 Dark Skies Policy

Development must:

- Design lighting to minimise the risk of light spillage beyond the development site boundary and
- Incorporate appropriate dark corridors for bats and other light sensitive species

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): D8: Lighting, B&NES SA Objective 8: Encourage and protect habitats and biodiversity (taking account of climate change), B&NES SA Objective 9: Reduce land, water, air, light, noise pollution. **NPPF** para 125.*





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 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 are 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, with accommodation and food service activities providing 5.8% of employment within the Chew Valley, which is on a par with the national average of 5.6%*. Currently the only large employer (i.e. over 30 employees) within the Plan Area is Chew Valley School.

Agricultural land is one of the area's most important resources. The Department for the Environment, Food and Rural Affairs (DEFRA) classifies agricultural land on a scale of 1 to 5 with grades 1, 2, and 3a defined as the best and most versatile agricultural land. This Plan wishes to ensure that these grades of land are always preserved for agricultural use.

New small-scale purpose built visitor accommodation, such as self-catering, pub accommodation and camping facilities should be considered if such development helps to keep farms viable and if the diversification provides extra employment and is compatible with the scale, character and appearance of its surroundings. The re-use and adaptation of existing rural buildings has an important role in meeting the needs of rural areas for commercial development, as well as for tourism and recreation. It can reduce demands for new building in the countryside and avoid leaving existing buildings vacant and derelict. Re-use should apply to traditional and modern buildings provided their form and design are in keeping with the character of the surroundings as described in this Plan.

*(2011 Census)



Diversification for Tourism

Agriculture, forestry and fishing provides almost 4% of the employment within the seven 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 for 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. Maintaining the viability of agricultural businesses is important and if allowing diversification helps maintain the agricultural businesses while contributing to wider employment it should be encouraged. 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 with the Plan Area.

* (2011 Census)

Policy BF1 Diversification for Tourism

The Neighbourhood Plan will support development based on farm diversification that can clearly demonstrate it will:

- 1. Assist with the viability of that business or**
- 2. Assist in developing the Chew Valley tourist economy.**

*Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy LCR2 New or replacement community facilities, Policy RA3 Community Facilities and Shops, Policy RE3 Farm diversification, Policy RE2 Agricultural development, Policy RE1 Employment uses in the countryside Policy RE6: Re-use of rural buildings, Policy RE7: Visitor accommodation, B&NES CS Business 6, B&NES SA Objective 4: Build a strong, competitive economy and enable local businesses to prosper. **NPPF** para 28.*



Retention of Small Businesses

Employment in our seven 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 so highly valued by its residents.

It is recognised that there are a variety of permitted development rights regarding change of use; our aim is to retain as much business and employment as possible within the area. With regard to change of use that requires planning permission, it would be helpful for businesses or developers to contact the appropriate Parish Council preferably at pre-application stage for advice and recommendations in relation to feasibility and marketing of business premises. Policy **BF2** seeks to encourage this approach and failure to engage may lead to a challenge by the Parish Councils on the basis that inadequate feasibility and marketing studies have taken place.

Policy BF2

Retention of Small Businesses

To be supported proposals that would result in the loss of business or employment premises (Use Classes A1, A2, A3, A4, A5, B1, B2, B8, C1, D2 and sui generis business and employment uses in the Town and Country Planning (Use Classes) Order 1987 (as amended)), and do not include the creation of new alternative equivalent premises, must include evidence, to the satisfaction of the Local Planning Authority, that business and employment use is not viable, and that the premises have been extensively marketed for a minimum of 12 months.

Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy LCR1: Safeguarding local community facilities, Policy RA3 Community facilities and shops, Policy RE1: Employment uses in the countryside Policy LCR2 New or replacement community facilities, B&NES CS Business 6, B&NES SA Objective 4: Build a strong, competitive economy and enable local businesses to prosper. NPPF para 28.



Enhancing and Protecting 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 make up almost half of the survey respondents. The various village and church halls in the parishes are in regular use for clubs and societies. A majority of respondents felt that almost all facilities in the Plan Area should be protected; a full list of facilities in each parish is available in the B&NES Rural Facilities Audit.

Policy **BF3a** is included to assist with the ongoing upkeep of community halls, ensuring they can be refurbished and upgraded as needed to keep them relevant to current and future needs. **Map M12** shows their locations.

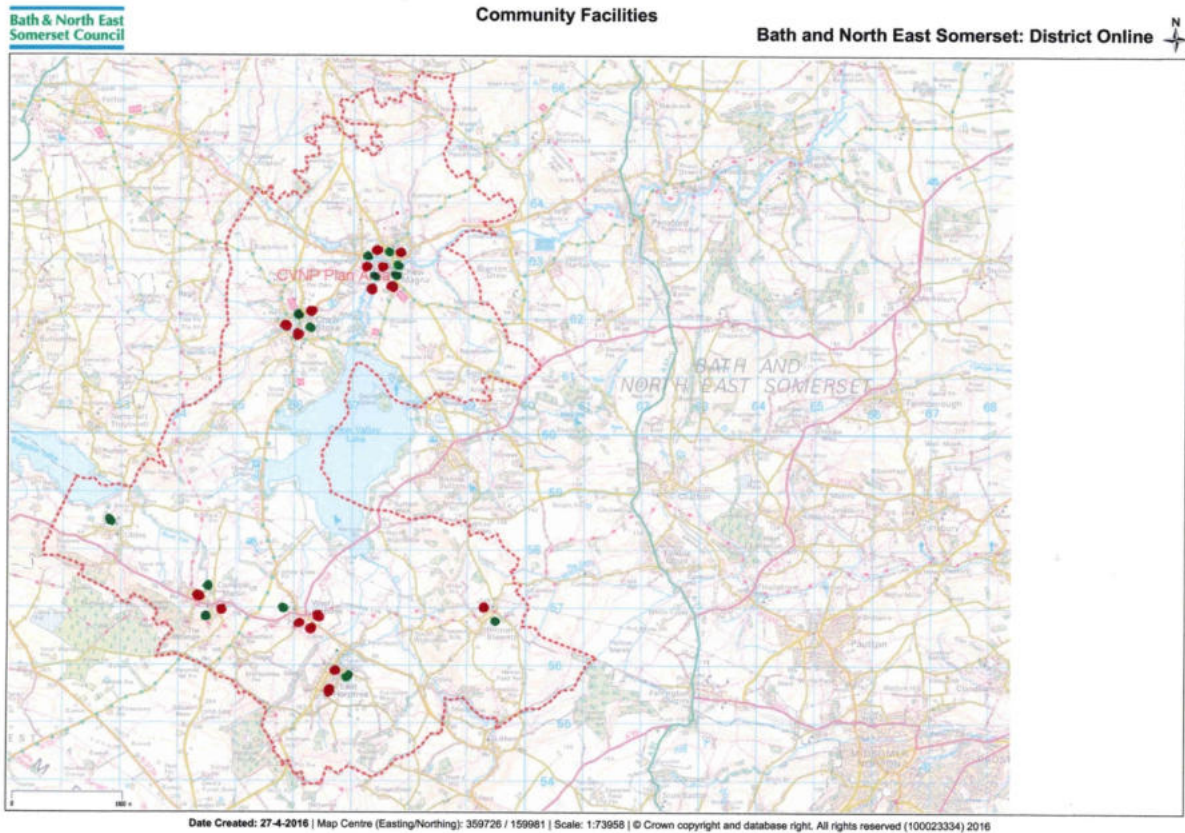
Pubs, restaurants, cafes and shops are an important aspect of village life and a significant employment sector in the Plan Area. Residents value these facilities and have indicated a desire to ensure they are retained wherever possible. This will also help ensure economic sustainability in the Plan Area.

As with policy **BF2** it is recognised that there are a variety of permitted development rights regarding change of use; our aim with policy **BF3b** is to strive to retain as many significant facilities as possible within the area. **Table T3** identifies these and **Map M12** shows their locations. With regard to change of use that requires planning permission, it would be helpful for businesses or developers to contact the appropriate Parish Council, preferably at pre-application stage, for advice and recommendations in relation to feasibility and marketing studies, and failure to engage may lead to a challenge by the Parish Council on the basis that inadequate feasibility and marketing studies have taken place. Parish Councils have indicated a wish to protect some of the significant facilities with Community Right to Bid Orders, this will be done independently to the neighbourhood plan.

**(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 %.).*

Parish	Code	Facility
Chew Magna (CM)	CMA001 CMA002 CMA003 CMA004 CMA005 CMA006	Pub - Pelican, Pub - Bear & Swan Pub - Pony & Trap Pub - Queen's Arms Shop - Grocery Stores Central car park
Chew Stoke (CS)	CSA001 CSA002 CSA004	Pub - The Stoke Shop - Village Shop Other - Woodford Lodge
Compton Martin (CA)	CA001 CA002	Pub - Ring O'Bells The car park in the Coombe
East Harptree (EH)	EHA001 EHA002 EHA003	Theatre & Social Club Shop - Community Run Pub - The Waldegrave Arms
Hinton Blewett (HB)	HBA001	Pub - Ring O'Bells
West Harptree (WH)	WHA001 WHA002 WHA003	Pub - Crown Pub - Blue Bowl Shop - Bowdens of Harptree/Spar
Ubley (U)	Nil	Nil

Table T3 - Significant Facilities



Map M12 - Significant facilities (red) and community halls (green).

**Policy BF3a
Enhancing Community Facilities**

Development proposals to extend, improve, or replace to an equivalent standard of provision, any community hall, public house, shop, restaurant, theatre, social club, or car park to which the public have access, or other community facility will be supported, subject to it not interfering with any existing ecological function on or near the site.

Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy LCR2: New or replacement community facilities. NPPF para 28.



Policy BF3b

Protecting Significant Facilities

To be supported proposals that would result in the loss of any community hall, public house, shop, restaurant, theatre, social club, or car park to which the public have access, or other significant community facility, and do not include the creation of new alternative equivalent premises, must include evidence, to the satisfaction of the Local Planning Authority, that community use is not viable, and that the premises have been extensively marketed for a minimum of 12 months, and that the subsequent use would not interfere with any existing ecological function on or near the site.

Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy LCR1: Safeguarding local community facilities, Policy LCR1A Public houses, Policy RA3 Community facilities and shops, Policy RE1: Employment uses in the countryside Policy LCR2 New or replacement community facilities, B&NES CS Business 6, B&NES SA Objective 4: Build a strong, competitive economy and enable local businesses to prosper. NPPF para 28.





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, which additionally could be used by the whole community. 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.

Policy BF4 Chew Valley School

The Neighbourhood Plan will support any application that provides enhanced facilities within the curtilage of Chew Valley School, subject to it not interfering with any existing ecological function on or near the site.

Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy LCR2 New or replacement community facilities. NPPF para 70.



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. Of the seven parishes in The Plan Area, Chew Magna is the primary village for shops and other facilities. The Parish Council is aware that the lack of parking in the centre is a major concern and are looking at possible solutions through a sequential site search to find a facility that would provide long term parking, thus leaving the existing facility for short term users. If a suitable location is found it will be within the Green Belt and will therefore need very careful and sympathetic design. Parking is such a problem within the centre of the village that there is a case for special circumstances to allow for a car park to be created.

Policy BF5 Chew Magna Car Park

The Neighbourhood Plan will support any application that provides enhanced parking facilities that meet the local needs in the village of Chew Magna, subject to it not interfering with any existing ecological function on or near the site.

Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy GB2: Development in Green Belt villages, Policy ST7: Transport requirements for managing development, B&NES SA Objective 4: Build a strong, competitive economy and enable local businesses to prosper. NPPF para 41.





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. For development of any non-residential facility, a Traffic Impact Assessment (see *policy HDE7*) will be required to indicate the need for parking spaces.

Policy BF6

Parking – Non Domestic Development

Proposals for all commercial and business parking spaces that are demonstrated to be required in association with existing business premises will be supported if parking area boundary treatment is in accordance with the character of the Area, and if the design incorporates a system for surface water disposal.

Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy D4: Streets and Spaces, Policy ST7: Transport requirements for managing development. NPPF para 41





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 also 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 cable is currently 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.*'; this is even more essential in remote rural areas.

*(2011 Census)

Policy BF7 Fibre to the Premises

To be supported development proposals for new dwellings, employment premises, and education facilities must make 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).

Policy is in line with B&NES Core Strategy Policy /Placemaking Plan/Saved Policies of the Local Plan (2007): Policy LCR7B: Broadband, B&NES SA Objective 4: Build a strong, competitive economy and enable local businesses to prosper. NPPF para 42





PART TWO - OUR ASPIRATIONS

Aspirations

Neighbourhood Plans can only have policies based on the use of land. There have been other recurring issues raised during our consultations that cannot be addressed by a land use policy. These matters 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 are documented here to indicate that they are important to the residents in the Plan Area and are for Parish Councils or other bodies to take forward.



A1 – Pre-Application Protocol

Members of the Chew Valley Parish Councils are happy to ‘work closely’ with potential applicants, as will planning officers at Bath & North East Somerset (B&NES) Council. Our local B&NES councillors also support us in this.

Pre-application engagement is an opportunity for applicants to get the Parish Council’s opinion on a potential scheme or development. It allows for early conversations around any issues and community consultations.

This will be handled equitably for all by using the following guidelines:

We expect that the Applicant will:

- contact the relevant Parish Council clerk at the earliest possible opportunity,
- lead and fund the involvement,
- submit a report with any planning application that shows how the policies within this Neighbourhood Development Plan have been used to inform the proposals.

The Parish Council will:

- provide any potential applicant with a single point of contact,
- agree an approach to community involvement that is appropriate to the type, scale and location of the proposed development,
- agree who needs to be consulted (which may include adjacent Parishes) and provide help in contacting them,
- make available support such as access to meeting places and local information (e.g. on footpaths and ecology), and
- agree the applicant’s final report if the process has been followed to their satisfaction.

Bath & North East Somerset Council offer a full pre-application service:

<http://www.bathnes.gov.uk/services/planning-and-building-control/apply-planning-permission/you-apply>

All of the above is without prejudice to the Parish Council’s final judgement on the merits of any application itself.



A2 - Aspiration for Chew Valley Lake Perimeter Footpath/Cycleway.

There is wide support from parishioners for the provision of a complete footpath/cycleway linking communities and schools together around the Chew Valley Lake. It is an issue that has been raised in all our consultations and surveys. This is an item that must fall to aspirations and would need the consent of landowners, 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.

Such a project would need to demonstrate that it would not impose any detrimental impacts on the special nature of the designated Special Protection Area and Special Area of Conservation and undergo a full HRA screening and appropriate assessments





A3 - Aspiration for Business and Economy in the Chew Valley Area

Employment in our seven 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 so highly valued 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.

A4 - 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 direct services to all these places. However, a regular (every half hour at peak times) shuttle to link between Bristol Airport and 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.



A5 – Aspiration for improved utilities

Power and Water Supply

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

Mobile Network Coverage

Coverage of the major mobile networks in the Plan Area is very patchy and generally poor. In addition to 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).

A6 – Aspiration for a swimming pool

The Chew Valley Neighbourhood Plan initial household survey demonstrated that the second most desired additional facility was “a swimming pool”. (7.7% of respondents citing this as compared to 8.5% for “faster broadband”.)

The health benefits of swimming are well known with the NHS Choices website noting that regular swimming can reduce the risk of heart disease, type 2 diabetes and stroke. The site also states that swimming is useful for helping with weight loss and improving low mood.

With over 53% of the population of the Chew Valley being over 55 years of age, the health benefits alone would be enough to recommend the building of a swimming pool locally, as the nearest are 30 minutes away. A swimming pool would also add into the diversification of tourism and provide local employment.



A7 - Aspiration for Tranquillity

The Household Survey indicates that the most common factors attracting people to live in the area are the 'countryside' (69.1%) and 'peace/ quiet' (62.4%). The tranquil nature of the area attracts people to live, work and visit the Chew Valley. Tranquillity is described by the CPRE as a 'quality of calm that people experience in places full of the sights and sounds of nature' which can be beneficial to health, wellbeing and quality of life. Tranquillity can be affected by intrusive sights and sounds of developments and human activity both during the day and night.

Our vision is for the tranquillity of the Neighbourhood Plan area to continue and to be enhanced.

We will do this by:

- a) Encouraging those living, working and visiting the area to value and respect the tranquillity.
- b) Helping current developments consider how they can minimise their impact on the tranquillity.
- c) Working with developers to ensure that developments are well-designed with potential impacts on tranquillity minimised to an acceptable level.

CPRE <http://www.cpre.org.uk/>

A8 - Aspiration for Dark Skies

Light pollution can have a detrimental effect on the behaviour and welfare of animals, disrupt people's sleep, waste money and energy, adversely affect the visibility of the night sky and blur the distinction between urban and rural areas. Whilst Policy **HDE15** Dark Skies Policy applies mainly to new developments, our vision for dark skies (minimising light spilling/ pollution) in the Neighbourhood Plan area also extends to current buildings/ developments and human activity.

We will do this by:

- a) Developing initiatives towards addressing light pollution.
- b) Encouraging residents and businesses to consider their own use of lighting and how light spillage can be minimised (e.g. security lights, outdoor night lights, safer and directional lights, hours of operation).
- c) Continue to encourage the minimal use of lighting.
- d) Further developing our understanding of the needs of wildlife (e.g. bats) in our area in relation to lighting.



A9 – Community Infrastructure Levy

All seven Parish Councils have indicated that they are happy with the idea of collectively administering Community Infrastructure Levy (CIL) funds generated from development within the CVNP area.

It will be for the Parish Councils to determine the detail of how this will be administered and how projects could be put forward for consideration.

A10 – Sustainability, On-site Energy Requirements

At examination it was required that policy HDE6b be removed. The examiners report (paragraph 96) stated: *“The Policy does not meet the basic conditions and should be deleted. An appropriate statement could be included in the Part Two - Our Aspirations section of the Plan.”*

A significant part of the Plan Area is not served by mains gas, most households in these parts rely on oil or solid fuel for domestic heating which can mean high and fluctuating fuel bills. We encourage developers to make provision for reduced energy use to benefit the environment and ensure lower fuel bills. Please see further information prior to policy HDE6a.

We seek to encourage new developments that are designed to provide sufficient renewable energy generation to reduce carbon emissions from anticipated (regulated) energy use in the building by at least 10%.





APPENDICES



Appendix 1

Notification of Decision Regarding the Application for Designation of Chew Valley Neighbourhood Area

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Bath & North East Somerset Council

Notification of Decision Regarding the Application for Designation of Chew Valley Neighbourhood Area under section 61G of the Town and Country Planning Act 1990 as amended.

Applicant:

Chew Magna, Chew Stoke, Compton Martin, East Harptree, Hinton Blewett, Ubley and West Harptree Parish Councils.

Application:

Application for the Designation of Chew Valley Neighbourhood Area

Pursuant to the Bath & North East Somerset Council's *My Neighbourhood: A Neighbourhood Planning Protocol for B&NES*, the Divisional Director: Planning and Transport is authorised to consider area designation applications for Neighbourhood Planning and if appropriate approve applications.

Decision:

The Designation of the Chew Valley Neighbourhood Area is approved in accordance with section 61G of the Town and Country Planning Act 1990 as amended for the purposes of Neighbourhood Planning. The reasons for this decision are set out in the accompanying 'Neighbourhood Area Designation Application Report'.

Signed:

David Trigwell
Divisional Director: Planning & Transport

Dated: 18th March 2014



Application Report

Bath & North East Somerset Council

Neighbourhood Area Designation Application Report – Officers Decision acting under delegated powers

Date of application advertisement 29th January 2014
Date of decision 12th March 2014
Name of proposed Neighbourhood Area Chew Valley

1. Introduction

1.1 Pursuant to the Bath & North East Somerset Council's My Neighbourhood: Neighbourhood Planning Protocol, the Director for Planning and Transport is authorised to consider area designation applications for Neighbourhood Planning and if appropriate approve applications.

2. Background

2.1 The power to designate a Neighbourhood Area is exercisable under section 61G of the Town and Country Planning Act 1990. Under Regulation 5(1) of The Neighbourhood Planning (General) Regulations 2012 (which came into force on 6 April 2012) an area application has to include a map which identifies the area to which the application relates, a statement explaining why this area is considered appropriate to be designated as a neighbourhood area and a statement that the body making the application is a relevant body for the purposes of section 61G(2) of the 1990 Act.

2.2 Chew Magna, Chew Stoke, Compton Martin, East Harptree, Hinton Blewett, Ubley and West Harptree Parish Councils are the 'relevant body' (for the purposes of section 61G (2) of the Town and Country Planning Act 1990) and submitted an application for the designation of Chew Valley Neighbourhood Area. The application is for the whole parish area to be designated as a Neighbourhood Area for the purposes of Neighbourhood Planning and so satisfies section 61G(3) of the Act. The submission of the application complied with the regulations.

3. Procedure

3.1 Under section 61H of the 1990 Act whenever a local planning authority exercises powers under section 61G to designate an area as a neighbourhood area, consideration must be given to whether the authority should designate the area concerned as a business area. The designation of the specified area can only occur if the authority considers that the area is wholly or predominately business in nature [Section 61H (3)].

3.2 If the application for the Designation of this Neighbourhood Area is approved, then Regulation 7(1) of the Neighbourhood Planning (General) Regulation 2012 requires the designation to be publicised. If the application is refused, reasons must be given under 61G(9) of the 1990 Act and Regulation 7(2) of the Regulations requires the decision to be publicised.

4. Consideration as to whether or not to designate

4.1 In determining the application for the designation as a Neighbourhood Area. Regard must be had to the desirability of designating the whole area.

4.2 The issue is whether or not the specified area is an 'appropriate area to be designated as a Neighbourhood Area'.

4.3 The fact that the designation of the Chew Valley Neighbourhood Area would allow a Neighbourhood Plan to be prepared does not form part of the determination of this application.

5. Reasoning for Designation

5.1 The proposed area for designation which includes the whole parish is considered appropriate, as it will enable a Neighbourhood Plan to allocate and identify non strategic development sites across the plan area and to provide a locally distinctive policy framework to complement that provided by the emerging B&NES Core Strategy.

5.2 The specified area falls completely within the Council's area.

5.3 The application for designation as a Neighbourhood Area was publicised for over six weeks between 29th January and 12th March 2014.

5.4 In total no responses were made within the consultation period.

6. Conclusion

6.1 It is considered that the specified area is coherent, consistent and appropriate in planning terms and is an 'appropriate area to be designated as a neighbourhood area'.

6.2 All representations received were taken into account, in the decision making process for the designation of this Neighbourhood Area. There were no objections to the application.

6.3 The specified area is not wholly or predominantly business in nature and so it is inappropriate to designate it as a business area.

6.4 It is also considered that it is not desirable that only part of the parish area be designated.

6.5 The specified area without modification should be designated as a Neighbourhood Area for the reasons set out in the application. The area represents the built area which is being planned for with the objective of identifying and allocating development sites within the identified neighbourhood area and is appropriate in planning terms.

6.6 A copy of this report will be sent to Chew Magna, Chew Stoke, Compton Martin, East Harptree, Hinton Blewett, Ubley and West Harptree Parish Councils.

7. DECISION

7.1 The Designation of Chew Valley Neighbourhood Area is approved in accordance with section 61G of the Town and Country Planning Act 1990 as amended for the purposes of Neighbourhood Planning.

David Trigwell
 Divisional Director: Planning & Transport
 Dated: 18th March 2014



Decision

Decision Regarding the Application for Designation of Chew Valley Neighbourhood Area under section 61 (G) of the Town and Country Planning Act (as amended)

1. I have no private interests to declare in respect of this matter which would prevent me from determining this application.

2. I hereby exercise power under section 61G of the Town and Country Planning Act 1990 (as amended) ("the Act") and all other powers delegated to me to designate the area identified on the map below as the Chew Valley Neighbourhood Area for the purposes of section 61G (1) of the Act as I am satisfied that the area is an appropriate area to be designated as a neighbourhood area. I do not designate it as a business area for the purposes of section 61H (1) of the Act as it is not wholly or predominately business in nature.

a) Name of neighbourhood area: Chew Valley

b) Map of neighbourhood area:



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c) Relevant body: Chew Magna, Chew Stoke, Compton Martin, East Harptree, Hinton Blewett, Ubley and West Harptree Parish Councils form the 'relevant body' (for the purposes of 61G(2) of the Town and Country Planning Act 1990)

3. I have made this decision in line with the information set out in the 'Neighbourhood Area Designation Application Report'.



Appendix 2

Parish Boundaries

Contents

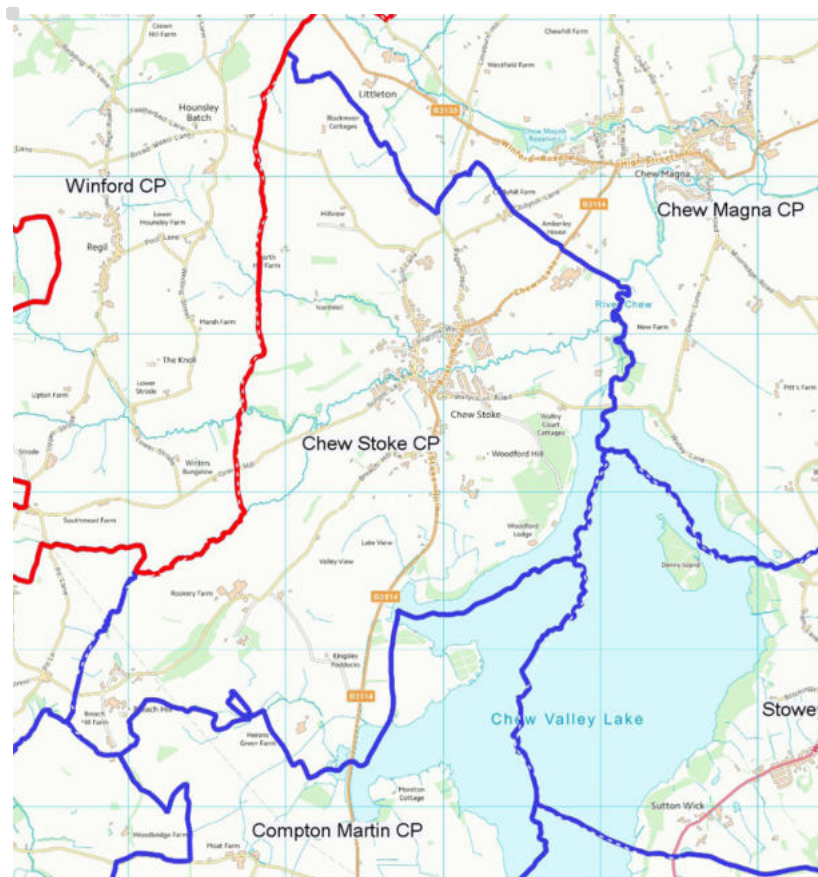
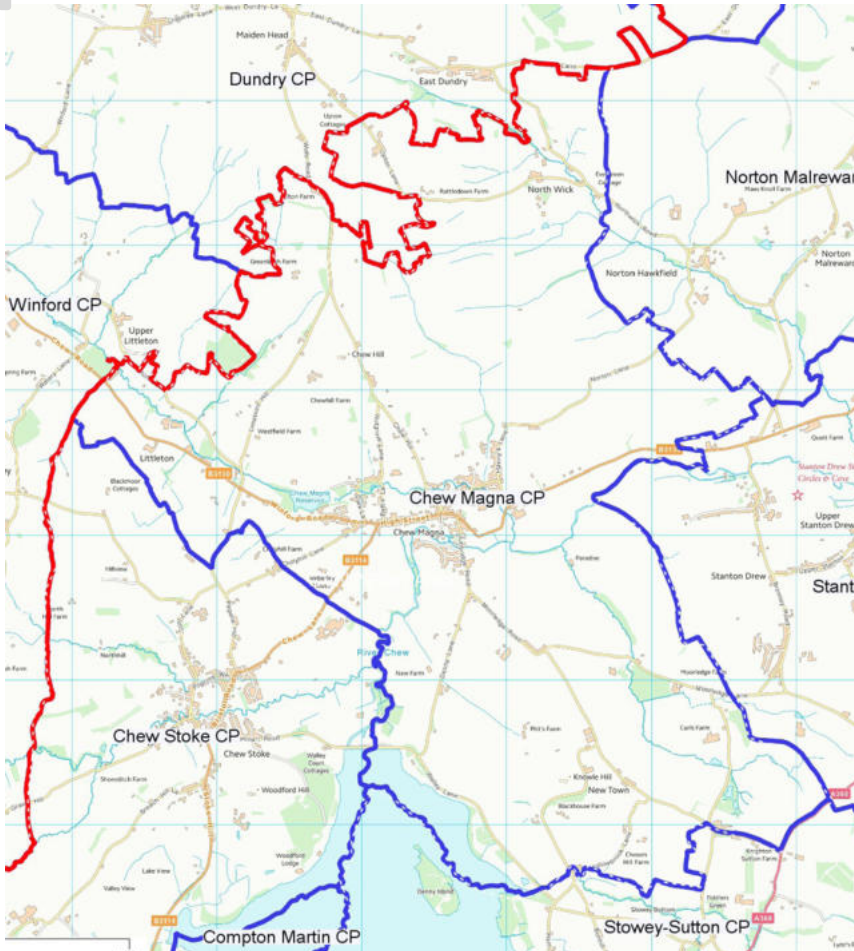
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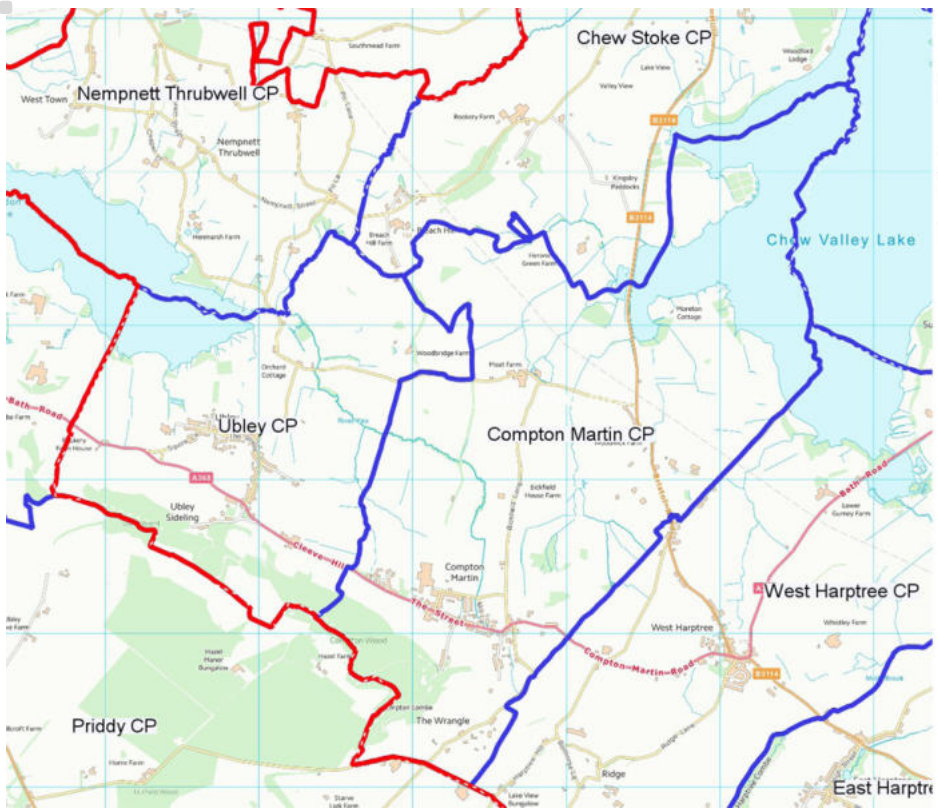
Chew Magna and Chew Stoke

70

Compton Martin, Ubley, East Harptree, Hinton Blewett and West Harptree

71

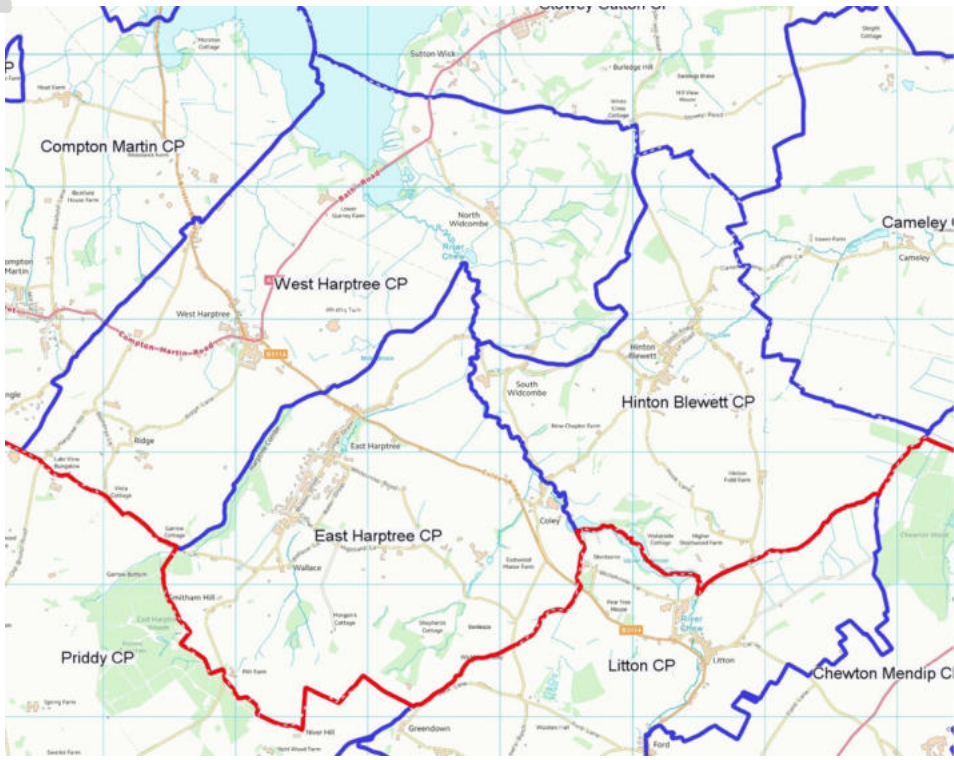




Ubley and Compton Martin

Legend

- BANES Boundary N
- Parishes N



Harptrees and Hinton Blewett

Legend

- BANES Boundary N
- Parishes N





Appendix 3

Parish Character Assessment Summaries, Conservation Areas and Village Design statements

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Chew Magna Parish Character Summary

Landform: The village and settlement of Chew Magna is situated in a rural, agricultural environment towards the north side of the Chew Valley on the south facing valley side. The two watercourses that run through the village are the River Chew and the Winford Brook. The River Chew has a defined flood plain but the Winford Brook can also be the cause of flooding within some low lying areas of the village.

Views In: The village can be seen from the surrounding higher ground and from the many approaching footpaths. These views are most dramatic from the hills to the north, e.g. the southern view towards the lake and Mendip Hills from the top of Norton Lane and Chew Hill.

Views Out: Being surrounded by open countryside there are many views from within the village, often between properties, towards the Mendip Hills across Chew Lake to the south and up towards the Dundry Hills in the north.

Natural Features in and around the parish boundary: As befits a rural environment, there is an abundance of established trees, shrubs and mixed mature deciduous hedges with the village surrounded by agricultural land and meadows. The cricket pitch is at the eastern end of the village and the Chew Magna reservoir is at the western end. The two watercourses with their leats and weirs are important features of the village, and the river Chew and its banks provide many important habitats for a variety of wildlife. Sites of Nature Conservation Interest and Special Scientific Interest have been identified within and adjacent to Chew Magna.

Built Heritage in the village or parish: Chew Magna has a very varied mix of properties: 15th Century farmhouses; 18th Century merchants' houses; traditional cottages and some 20th Century developments. More than twenty residential properties are listed. Most properties are two storeys although some of the older houses have garret rooms and parapets. Pitched roofs, some with dormer windows, predominate, usually tiled (pan tiles or double roman) but some slate. Ridge tiles and chimney pots are often decorative. Apart from those properties that have a render finish, the construction materials are Devonian Sandstone or local natural stone. Natural stone is also widely used for the numerous high stone boundary walls (some inset with village posting boxes) that abut the highways and footpaths. Other characteristics of this village are pavements comprising stone flags edged with stone setts and stone kerbs, finger posts, arched doorways and feature porches.

Other important features: The major landmarks are the Church of St. Andrew; the adjacent medieval alehouse (the Old Schoolroom); Chew Court and the Manor House. The many bridges, including the humped Tun Bridge (a scheduled ancient monument), over the two watercourses and the railings on the high pavement are important features. Adjacent to Tun Bridge is a dilapidated three storey traditional mill and waterwheel. Despite the constant and dominant traffic along the High Street, the accessible areas bordering the two water courses and the closeness to tranquil countryside provide a welcome calmness.

Summary statement: Chew Magna is an historic settlement with many notable features and is the major village within the Chew Valley with its commercial, retail and community facilities including a post office, a bank, a pharmacist, three public houses and a very popular primary school.

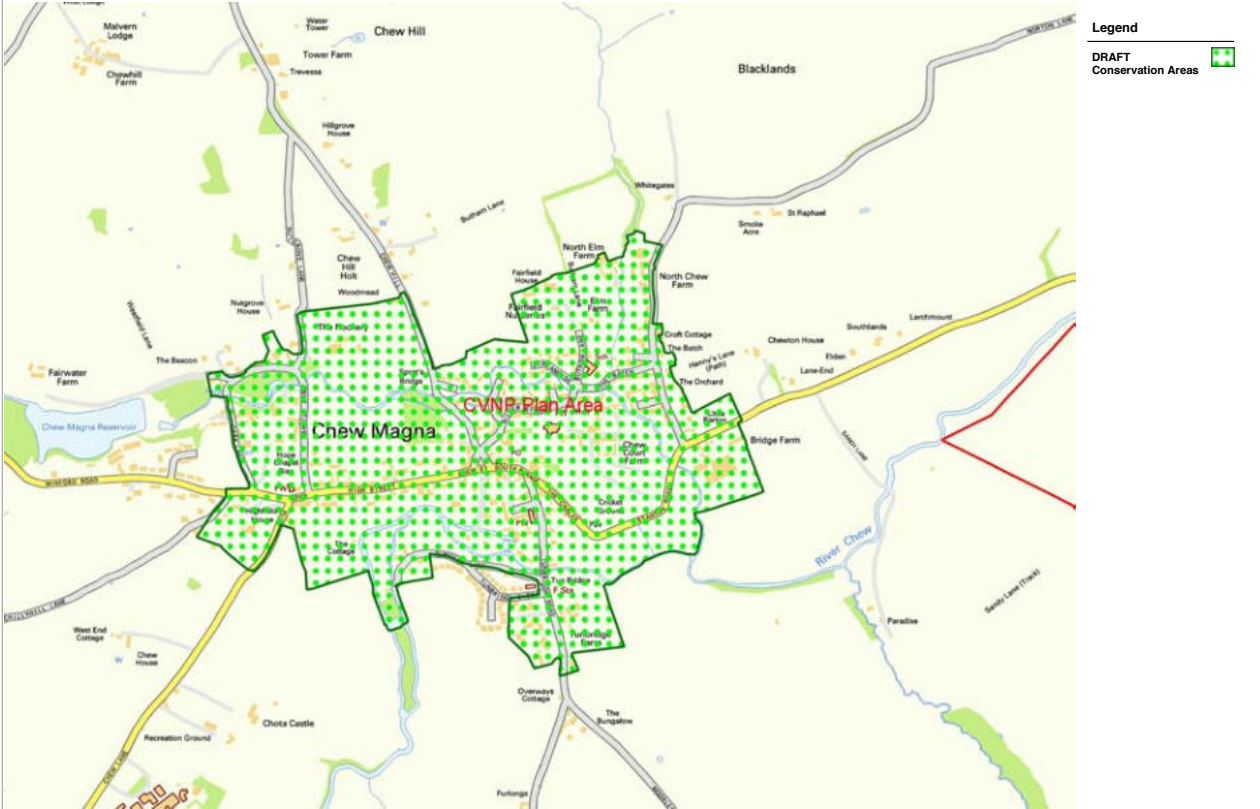
Any development, taking into consideration possible flooding issues, will need to be mindful of the style of surrounding properties; enhance the Conservation Area and should not be detrimental to the open character of the village.

There is a full conservation area character appraisal supplementary planning guide, adopted in 2003.

http://www.bathnes.gov.uk/sites/default/files/chew_magna_caa.pdf

There is a village design statement adopted as a supplementary planning guide, in February 2006.

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



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Chew Stoke Parish Character Summary

Chew Stoke is a small village and civil parish in the middle of the Chew Valley about 8 miles south of Bristol. The village is sat in the undulating pastoral valley floor bounded by the Mendips to the south and the Dundry ridge to the north. The parish extends to incorporate the hamlet of Breach Hill which is approximately 2 miles south west of Chew Stoke itself and it also incorporates the north-west shore of Chew Valley Lake.

The village is enfolded by smaller river valley tributaries, hillocks, plateaux and the rise of the land towards the Dundry ridge. The resulting presentation is of a village nestling comfortably and somewhat secretly into the folds of the varied topography. Observing the village from its surrounds, one sees areas of huddled rooftops, the church spire and more isolated houses dotted around the periphery. The village is never presented in its wholeness.

The Parish is washed over by the Bristol/Bath green-belt. The Mendips Area of Outstanding Natural Beauty extends to the southern fringes of the parish. Parts of the parish bordering the lake have been designated as SSSIs (Sites of Special Scientific Interest) due to their birdlife and ecological diversity. Areas of pastureland and streamside woodland have been designated BRERC Sites of Nature Conservation Interest. There are two River Chew tributaries that flow through the centre of the village.

Land surrounding the village is largely given over to pastoral use with some arable on the higher northern areas. There is little in the way of established woodland areas although the small field sizes in the pastoral areas contain established hedgerows lined with trees which viewed from afar presents deceptively a more wooded landscape. There is a small area of common land at Breach Hill.

Up until the 20th Century, from its medieval origins, Chew Stoke had developed into a small farming community made up of a number of nearby farmsteads and associated cottages built alongside the main thoroughfare, Bristol Road. An older centre of the village was located along Pilgrims Way that loops onto the Bristol Road. A 1900 map shows the layout described, with orchards extending from the back of houses and cottages and surrounding farmsteads.

The 1950's saw the creation of Chew Valley Lake, a changed road layout and addition of 50 new houses along Walley Court Road and the cul-de-sacs of Bilbie Road and Bushy Thorn Road. Throughout the 20th century, the village became developed by significant infill housing in the adjoining orchard areas throughout the village to largely meet the demands of the increasing Bristol bound commuting population. The original roads and the lanes off these roads became lined with new 20th century houses and the lanes off these roads together with newly created residential cul-de-sacs. Pockets of old village development are therefore intermingled with 20th century infill housing mainly contained within the designated village conservation area to the north of Bristol Road. In 2010-13, the Dairy Way development of 38 houses on the old Radford's factory site was completed.

21st century Chew Stoke therefore includes a mixture of housing types and styles with no definitive themes. The older houses in the village do not show any particular collective styles although common materials used include random local stone and whitewashed rendered elevations over French clay-tiled pitched roofs. There is a higher than average proportion of larger detached houses.

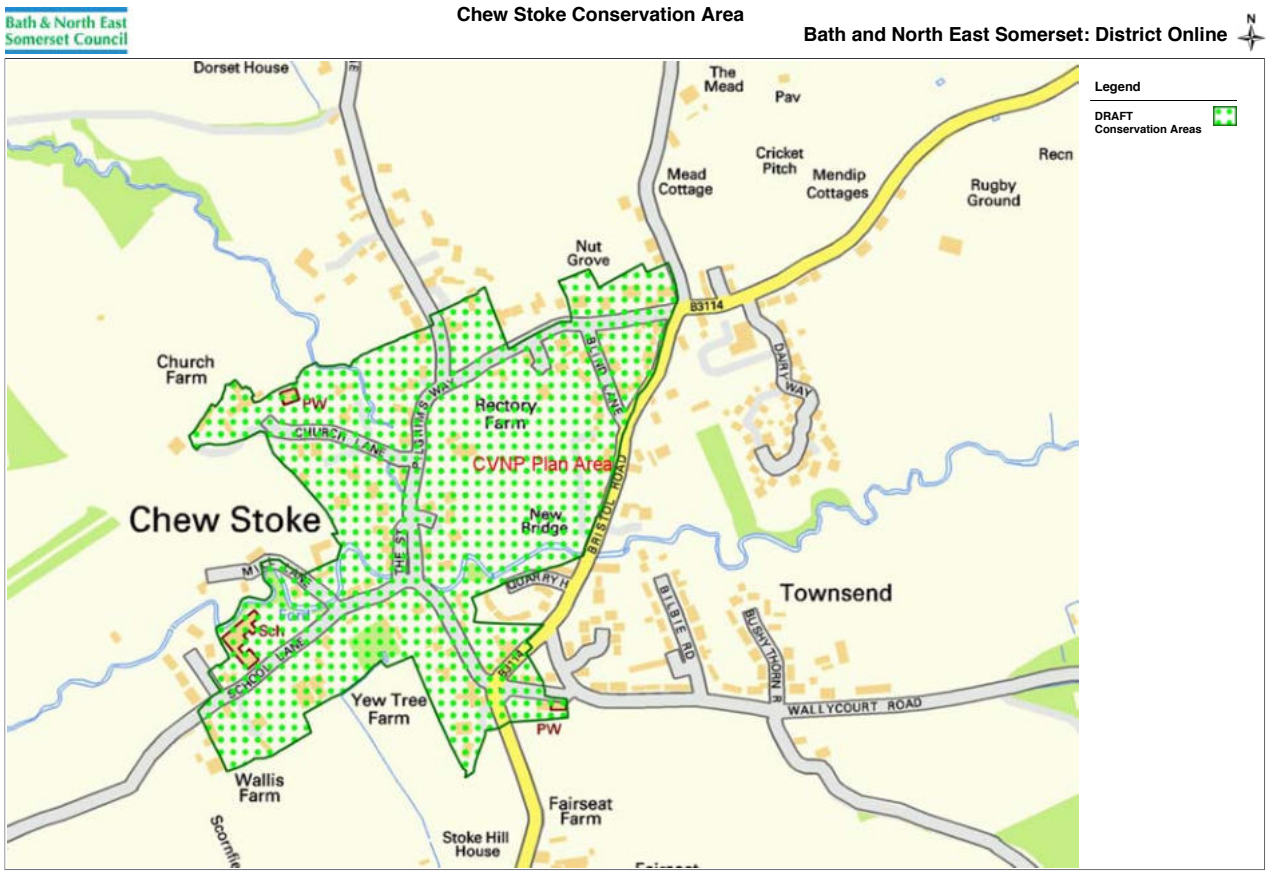
Notable historic buildings in the village include St Andrews Church, The Old Rectory, the New Rectory and the old farmhouses including Fairseat Farm, Manor Farm, North Hill Farm and Wallis Farm.

Amenities in the village include Chew Stoke Church School, Chew Valley Secondary School with associated leisure centre, the Rectory Field recreation area, the Bilbie Road playground, Hedgehogs cricket pitch, 2 village pubs, a village shop and garage, Chew Valley Rugby Club, Chew Stoke Bowling Club, Chew Valley Lake Sailing Club, Chew Stoke Methodist Church and Church Hall, St Andrews Church, and Chew Stoke Church Hall. The Chew Valley Medical Practice re-located to the village in 2013 and The Fairseat Farm business complex on Stoke Hill accommodates 10 small business units.

The population of the village based upon 2011 census is 911. The demographic make-up is markedly split between



an older retired population and an increasing number of young families attracted by village life in close proximity to Bristol. Many households contain a family member that commutes to Bristol although there is an increasing number of home-workers. The higher than average proportion of higher value, larger detached properties in the village makes it very difficult for older downsizers and young adults to remain living in the village.



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Compton Martin Parish Character Summary

The setting in which our village is placed is to be envied and is highly valued both by the local inhabitants and by people and organisations outside of the parish. Its position along the northern slopes of the Mendip hills down to the Chew Valley Lake affords wonderful views.

The main features include woodlands, tracks, and grasslands as meadows, hedgerows, trees, streams and the Chew Valley Lake.

The geology of the area is of great interest, particularly the old quarry and the rock outcrops towards the top of the hill.

Footpaths and walks through the woods, fields and lanes, are a particularly enjoyable way of seeing many aspects of the parish, particularly The Combe, which retains much of its old character in forms and leads to the top of the Mendips via the interesting geology of the Old Quarry.

Compton Wood is included in the EN's Inventory of Ancient Woodlands and is designated as a site of Nature Conservation Importance by B&NES. The Ochre Mine is notified as a SSSI as a geological site and a hibernaculum for bats. Within the Compton Martin Conservation Area can be found the twelfth century Church of St Michaels, the Mill Pond, and The Combe.



The views from Compton Martin Village Hall looking over the Amenity Field take in Chew Valley Lake, Blagdon Lake, and Dundry Ridge.

Views from the Wrangle encompass Chew Valley Lake, Blagdon Lake, the slopes of Dundry Ridge and much more.



Highfield Lane, has a Rag Well. The Wrangle offers some of the best views of Chew Valley Lake.

The Batch opposite the Mill Pond continues to be the home for the remaining Beech tree, a key feature of Compton Martin. The Weeping Ash Tree on Combe View is the home to many Bats. The Beech Tree at Earls Farm is a veteran tree protected by a TPO.

There are scattered old apple trees through the village.

The Amenity Field, recently purchased by the Village and the responsibility of the Village Hall continues to have the unaltered hedgerow. There are many hedgerows surrounding agricultural fields.



The Mill Pond continues to be the home of kingfishers, herons, moorhens, mallards. Frogs spawn annually in the pond, and live alongside a variety of species of natural fish and insects.

Up until the 20th century, Compton Martin was mainly a development of cottages and farms either side of the main road with long gardens and orchards running back at right angles to the road. Some gardens and orchards have been built on in the 20th century.

The character and design of buildings have developed gradually over hundreds of years but predominantly over the



last 30 years. Control over development has been enforced through Bath & North East Somerset planning guidelines and further restrictions due to the village being within part of the Mendip Hills AONB with a designated Conservation Area.

Important features of existing houses are the height of the roof lines, the size, shape and type of window (former windows not being a feature of the front elevation of houses along The Street. The walls are constructed of local stone, geologically terms dolomitic conglomerate) surface showing or painted white. Stone walls are capped with stones sticking up. The roofs are pitched and tiled with Bridgwater (Double Roman) or pan tiles. There are relatively tall brick chimneys on a number of houses. There is also a variation in height and angle of connecting roof lines. The village hall is atypical in being roofed with the smaller Brosley tiles.

Compton Martin does not have street lights and therefore dark skies are an important feature.

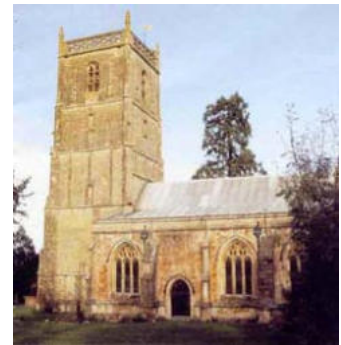
Our twelfth century Church is considered one of the finest specimens of Norman architecture, situated on The Batch, overlooking the Mill Pond and the valley beyond.

One of the oldest domestic buildings in the village is Moat Farm, previously Bickfield Manor with a great hall, once perhaps a Nunnery and still with a moat.

Compton Martin continues to have a thriving Village Hall, Church and the Ring O Bells Pub in the centre of the villages provides good food.

Whilst our shop closed, the Post Office remains an important facility to parishioners. All of the above offer a meeting point for locals and visitors alike.

It is widely acknowledged that Compton Martin has an excellent community spirit and it is cited as a key quality of living in the village.



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Landform

The combination of geographical, topographical, geological, ecological and historical factors form the current character of East Harptree village.

Geography and Topography: East Harptree is an ancient settlement situated at the base of the Mendip Hills and is bounded by Smitham Hill (south), the flat plain leading to South Widcombe (North) , Coley (East) and Harptree Combe (West). The village includes the small settlements at Eastwood and those at Townsend, Shrowle and Coley, north of the B3114 and in the flat Chew Valley.

The village nestles at the base of the northern side of Mendip, and is within the Mendip Hills Area of Outstanding Natural Beauty. The core of the village is south of the B3114; the High Street leads uphill south -west, and splits into three parallel, partly sunken, narrow lanes, which join again at Proud Cross to rise steeply up Smitham Hill, a rise of 165 metres overall.

Geology: Harptree Combe is a deep Triassic valley, containing deposits of Dolomitic Conglomerate, and this attractive, warm coloured stone has been used for centuries as the main building stone in East Harptree. Stone possibly taken from Richmonte Castle has been found in at least 3 existing houses during an English Heritage survey around 2006. Around 50 buildings shown on the 1839 tithe map still exist, now converted into modern homes, but almost all built of the local stone.

Ecology: The core of the village nestles between the wooded combe, the wooded parkland of Harptree Court, and the remnants of other ancient woodlands (from which many of the hedgerows have been cut) to the east of the village. The combination of the surrounding woods, caves in the combe, livestock farming, and green spaces and large gardens within the village, have made it a very attractive area for wildlife, in particular rare and protected bats. The village is within the buffer zone around the Mendip Bats Special Area of Conservation. More than 10 species of bats were found feeding in a field between Middle & Water Street in a 2014 survey"

Development history: The East Harptree settlement evolved in the 11th Century when Richmonte Castle was developed and local farming, hunting and woodlands were generated to serve the castle and the local labour that settled close by. The settlement buildings developed within the village mainly on or close to the narrow, sunken parallel lanes and this remained the principal pattern until the 20th Century. Infill on the high ground between the lanes did not start until circa 1950, with the need for social housing at that time. However, the height of infill dwellings constructed between 1960 and 1990 was subsequently limited by planning rules so that newer houses did not dominate the much older buildings.

Views In

Due to the setting of the village and the wider parish, there are restricted views into the centre as these are obscured by mature trees and the undulating topography in which the village is set. However, given the elevated nature of the village on the side of the Mendip escarpment, it is prominent when viewed from the north and east.



Views Out

Local agricultural land use permeates the village settlement and thus connects the inner village space with the surrounding, rural countryside.



The north and eastern fringes of the parish are very open with long sweeping views of open countryside, including views of Chew Valley Lake. The northern and eastern aspects have far-reaching views over open countryside. Views are more prominent from the southern end of the village. Where there are gaps between buildings, these glimpsed views are long and of great value. Views of the night sky, relatively unpolluted by street lighting, are an important aspect of the village.

Natural Features in and around the parish boundary

- The Beech trees (Smitham Hill)
- Hartree Court Park
- Garrow Bottom
- Smithams Chimney and Frances Plantation to South
- Two natural watercourses down Water Street and Hartree Coombe

List of Important Local Green Spaces:

- The green spaces within the village have many fine mature trees, hedges and bushes. Most fields are enclosed by hedgerows in keeping with the rural character of the parish.
- Townsend Playing Fields & Children's Playground
 - Parkers Mead
 - The Orchard

Built Heritage in the parish

History: The medieval core of East Harptree was focused on the church of St Lawrence and the High Street, and this is now a conservation area, as is the area around Proud Cross, at the southern end of the village. The entrance to the only major castle earthwork on West Mendip, Richmond Castle, is reached from Proud Cross; the castle dates from the 11th century and is on a prominent spur within the ancient woodland of Harptree Combe, a SSSI. This has resulted in a settlement in a rural area surrounded by, small and irregular-shaped fields on the edge of the Mendip Hills escarpment that overlooks the Chew Valley lake.



The village pattern is linear with three medieval parallel north-south roads in the core joining at the northern and southern ends to form single-track entry and exit routes, generally without any pavements. At the north this route crosses the B3114 which forms a clear distinction between the Mendip Hill slopes to the south and the flat plain areas to the north. The formal structure of the roads helps to define the centre of the village.



The houses and cottages are generally close to the road with narrow plots and stone walls. There is Harptree Court in the centre of the village consisting of the house and buildings with walled gardens and its park that dominate the central part of the village. The Church, school and village hall also contribute to the visible built environment with older dwellings bordering the narrow lanes, usually in the form of terraces. Infill development has taken place with more modern dwellings built in cul de sacs that lead off from the ancient lanes.

There are many listed buildings within the parish (please refer to the East Harptree Parish Council website: (<http://eastharptreeparish.org> go to the Reference section : Listings and Section G with Images)) as well as Richmonte Castle earthworks, the Victorian Aqueduct, Smitham Chimney and other ancient structures.

Other important features

Landmarks:

- Harptree Court
- Eastwood Manor
- Eastwood Manor Farm Steading
- Harptree Combe – which also contains the remains of Richmonte Castle
- Village Clock Tower
- St. Laurence Church and Tower – with adjacent stone keyhole stiles
- Victorian village water pumps
- Victorian School Building
- Village Theatre / Village Hall
- Smitham Chimney and Frances Plantation – including a lead mine and smelting works



Footpaths: 33 miles of footpaths within the parish intermingle with the settlement and connect with adjoining parishes thus enabling people to visit Harptree Combe and the Richmonte Castle ruins, as well as walking through the surrounding fields that are largely used for grazing livestock.



Victorian Aqueduct: and the ancient aquifer that accompanies the footpath in Harptree Combe offers a unique feature.

Ancient stone stiles: (squeeze type) and stone Mendip slab stiles still remain around the edge of the village with other old wooden stiles in the village replaced by kissing gates.

Two large Conservation Areas: The Historic Core Conservation Area and the Pound Cross Conservation Area.

Summary and conclusion:

East Harptree settlement has evolved to what it is today since the first recorded settlement in the 11th Century (associated with Richmonte Castle).

This summary is a condensed version of the East Harptree Village Character Assessment – the full version can be found on the Parish website:

<http://eastharptreeparish.org/documents/EastHarptreeVCAsubmitted031215.pdf>



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Hinton Blewett Parish Character Summary

Landform: The landscape is generally open and undulating in character but being high up and flat the panoramic views to the south and east are long but shallow.

All the surrounding land, which significantly reaches right into the centre of the village on several sides, is exclusively farmland used mostly for grazing with a small amount of arable.

Views In: The dispersed settlement with its historic nucleus of buildings, clustered around the village green (Church, Manor House and Rectory) is surrounded by footpaths offering views back to the village which is also visible from field gateways and from the lanes above the hedgerows. The Conservation Area of the village is visible from parts of Upper and Lower Roads. There are views of the village including the Conservation Area and the Church tower



from a long distance away.

Views Out: There are views in every direction, across farmland, which are especially panoramic south-eastwards from Lower Road to Cam Brook and on across a patchwork of small pastures, tree studded old hedgerows, isolated farmhouses and the AONB towards the Mendip Hills in the distance. There are views to the Chew Valley and



westwards to the Bristol Channel. The southerly open aspect from the village green (Barbury) along Lower Road is regarded as the prime view.

Natural Features in and around the parish boundary: The walls are of dry stone wall construction of lower Lias stone. The fields which are small to medium and of varying shapes, often as a result of historical farming practices are bounded by ancient hedgerows and stone walls often under ancient hedgerows. The River Chew runs along the south west parish boundary.

Built Heritage in the village or parish: The traditional old stone buildings contribute greatly to the character of the area. In addition to the Manor, Old Rectory and several 15th & 16th century cottages close by, there are about a dozen former farmhouses scattered around the periphery of the village.

There is a variety of building styles since properties have been built piecemeal over the years. All the dwellings are each in their own enclosure. Most buildings are two storeys, with the exception of a few bungalows, and are either semi-detached or detached and of a variety of contemporary stone and rendered finishes. There are no terraced houses in the village. The roofs of all the buildings are clay tiles with varying pitches. There are no slate roofs. Boundary





treatment is stone walling to boundaries of most residential property with indigenous hedgerows to field boundaries.

Other important features: The village is rooted in the rural landscape and has a distinctive rural look and feel with the village green (Barbury) forming the 'heart' of the village. The tranquil nature of the locality is peaceful and quiet at all times of day. The sounds and smells come from flowers, grass, agriculture and birdsong.

Summary: Adjacent to the AONB and situated on an elevated plateau with spectacular views towards the Mendip Hills, the Bristol Channel and Wales, the village of Hinton Blewett is mentioned in Domesday but is thought to date from the Saxon period. The village is somewhat isolated and very rural, on a road to nowhere. It is peaceful and quiet at all times of day.

Although the village is on top of a hill the surrounding landscape is plateau-like and the views, although long, are shallow and uninterrupted and, as such, are precious and could be easily obscured by insensitive development. There are views in every direction, both in and out of the village.



All the old properties are of limestone construction and there is stone walling to boundaries of most residential property with indigenous hedgerows to field boundaries.

The middle of the village has a typical medieval road layout where houses are mainly post war semi-detached houses in long gardens set back from the road. There are gaps between buildings and green spaces. Farmland surrounds the village and pastures reach into the middle of the village. Properties are in general strung out or scattered throughout the village with a backdrop to buildings of trees, ancient hedgerows and stone walls, creating some areas of intense greenery.

The parish has a legacy of traditional old stone buildings contributing greatly to the character of the area. As well as several 15th & 16th century cottages, there are about a dozen former farmhouses scattered around the periphery of the village. The village centre of Manor, Rectory, pub, village green (Barbury) and Church is to the east of the settlement and defined as part of the Conservation Area. This layout is based on an historic settlement around the village green. Distinctive to the Conservation Area is the fact that all the buildings in this part of the village are single properties. There are several Listed Buildings in this area with no buildings constructed in nearly the last 200 years. It is a priority to maintain the look of the Conservation Area, unchanged since the early 19th century and the open spaces to the south and west.

The extensive network of Public Rights of Way through and around the village is a valuable inheritance from times when footpaths formed an important part of the routeway system.

The parish is adjacent to the AONB and there are several Sites of Special Scientific Interest and a Nature Conservation area alongside Cam Brook.

The fields are small to medium and of varying shapes, often as a result of historical farming practices and ownership.

With no street lighting and no nearby settlements means little light pollution and brilliant night skies. The only amenities are the pub, church, hall and playing field and there is no daily public transport.

There is a full conservation area character appraisal supplementary planning guide, adopted in 2014.

http://www.bathnes.gov.uk/sites/default/files/hinton_blewett_stage2_v5.pdf

This summary is a condensed version of the Character Assessment contained in Hinton Blewett Placemaking Plan – the full version can be found on the Parish website: <http://hintonblewettpc.co.uk/wp-content/uploads/2016/02/16.01.28-HB-PP-Character-Summary.pdf>



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Ubley Parish Character Summary

Landform: Ubley Parish sits in the Yeo valley at the west end of the Chew Valley. It is bordered to the north and south with ridges of hills, most significantly the Mendips to the south. It sits within the Mendip Hills Area of Outstanding Natural Beauty (AONB). It is a small village with an eclectic mix of houses and is surrounded by farmland. Ubley village is mostly on the valley floor but rises up on the lower slopes of the Mendip Hills to the south. Blagdon Lake lies just to the north west of the village. The valley landscape surrounding the village is of farmland with small and medium sized fields largely for grazing. Fields are separated by well-kept hedgerows with intermittent mature trees. There is a main 'A' road through the valley passing across the southern edge of the village. The roads into and through the village are, however, quite narrow and winding and have no pavements. The whole area is rich in wildlife and is rural and unspoilt in character. There are several rights of way with popular byways and footpaths across the fields and up on to the Mendips. Ubley Wood, on the northern slopes of the Mendips above the village, is a large and important area of woodland for the parish and its surroundings.

Views In: There are magnificent views from the slopes of the Mendips across the Parish and as far as South Wales to the west and the hills of Bath to the east. The village and its valley setting can also be seen from the



north looking south across the valley towards the Mendip Hills. The Church, although small, is a focal point for the older part of the village that sits in the Conservation Area and draws the eye to the centre of the village, particularly looking north from the Mendips where The Glebe Field in front of the Church opens up the view.



Views Out: The main views from the village are up to the two ridges of hills north and south. There are some parts of the village where Blagdon Lake can be seen. The village is broadly in an "L" shape defined by The Street with other lanes winding off. There are views up and down both 'arms' of The Street. The expansive views from the footpaths and byways around the village help both to see the village in its immediate landscape but also within the larger rural surroundings.



Natural Features in and around the parish boundary: The valley landscape surrounding the village is of farmland with small and medium sized fields largely for grazing. Fields are separated by well-kept hedgerows with intermittent mature trees. There is quite a lot of greenery throughout the village. There are many mature trees, mostly in gardens and the Churchyard in and around the Conservation Area. The roads are lined by a mixture of hedgerows and walls, the latter of which are of local stone. Ubley Wood, on the northern slopes of the Mendips above the village, is a large and important area of woodland for the parish and its surroundings. Blagdon Lake lies just to the north west of the village.



Built Heritage in the village or parish The village is broadly in an "L" shape defined by The Street with other lanes winding off. Some buildings are close to the roads, others set well back. The plot sizes vary greatly, with some properties having large gardens mostly to the rear. Ubley village has an eclectic mix of housing. In what is a small village of about 130 properties there is a mix of terraced, semi-detached and detached houses. Many of the houses in the conservation area are detached and built of stone. There is an area of mid-20th century houses and bungalows and also a set of white



rendered villas in a Spanish style. For the most part, though, houses are of a similar scale and height with nothing over two storeys tall. Most of the roofs are brown or reddish-brown tiles although there are a few in a natural slate. The pitch of most of the house roofs is similar although there are a few exceptions that are steeper. Nearly all houses have chimneys. Porches are a fairly common addition. Most properties have their own parking but several, as with the school and Church necessitate parking in the road. There are mercifully few direction and road signs helping to retain the very rural feel of the village. The roads leading into the Village from three sides are narrow and without pavements. There is a straighter section of The Street through the village, which has a pavement for about a quarter of its length. There are five small roads leading off The Street all of which are short and are dead ends.

Other important features: The centre of the village is at The Cross, outside St Bartholomew’s Church at the heart of the Conservation Area. There are two main green spaces in the village. Firstly, the Glebe is a field leased from the Diocese, which is used for unstructured play and by the Village Primary School for sports and recreation. Secondly there is a small space, known as the Amenity Area, immediately behind the Village Hall. This has been used for specific events and there is a general interest in making better use of this space. The lack of street lighting avoids an urbanised feel and provides the opportunity for darks skies at night with minimal light pollution. Ubley is an attractive village set in the Mendips Area of Outstanding Natural Beauty. It is very much part of the surrounding countryside and has a wide variety of nature on its doorstep. Whilst the buildings are an eclectic mix, it has a cohesiveness as a community. The expansive views from the footpaths and byways around the village help both to see the village in its immediate landscape but also within the larger rural surroundings. There is currently little to spoil the wider landscape.

Ubley is a small village with little infrastructure, but it does have a strong identity. There is a need for the community to retain and develop its vibrancy and the Village School has an important part to play in attracting in younger families to bring in new life to the village. It would be valuable to create more for young people to do locally. The large and well-equipped Village Hall is a significant focus for the village and, indeed, the broader Chew Valley. It will be important that the village continues to support the active use of the Hall. There is little room in the village for significant further development but there must be careful consideration to allow the sensitive additions of suitable, particularly smaller, housing in ones and twos over the years ahead.



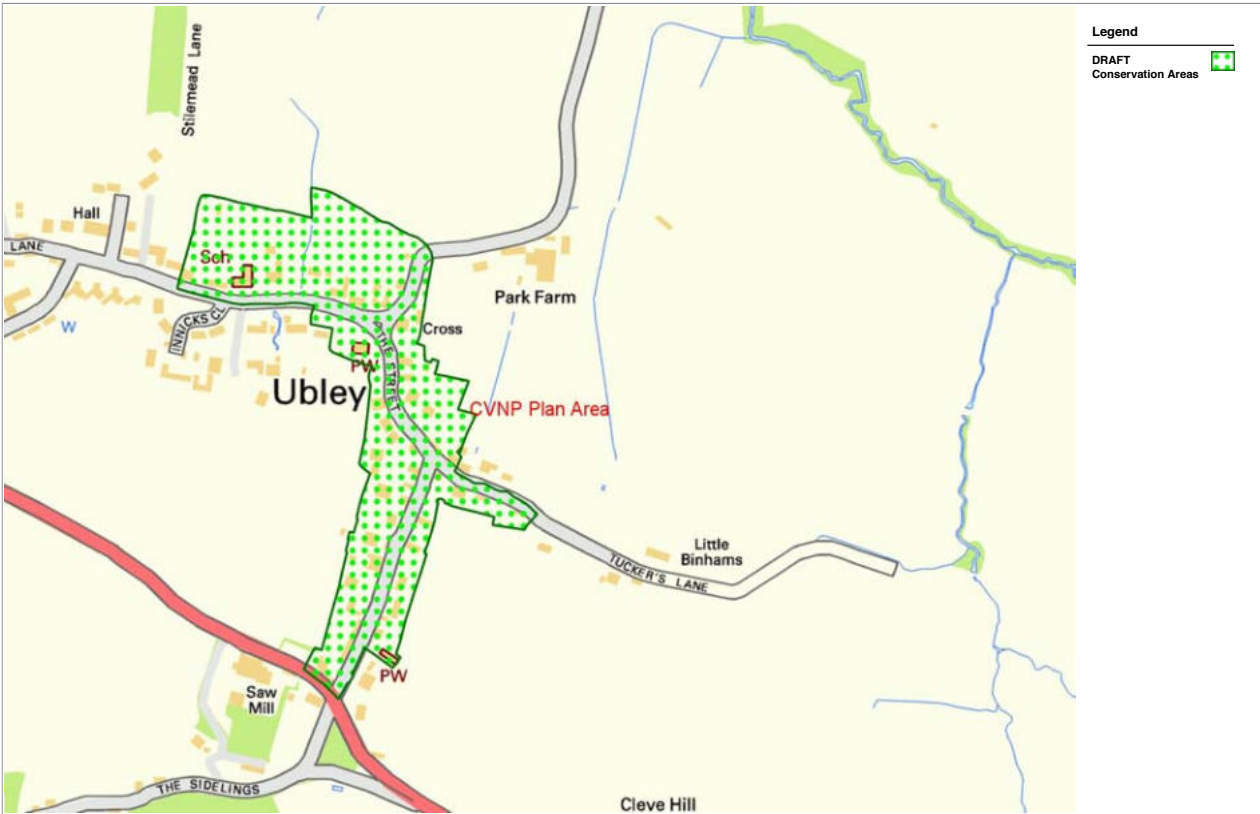
Summary:

Ubley Parish sits in the Yeo Valley at the west end of the Chew Valley. It is located within the Mendip Hills Area of Outstanding Natural Beauty (AONB) and close to Blagdon lake. Ubley is an attractive village, rural and unspoilt in character and rich in wildlife. There is a lot of greenery throughout the village with many mature trees in and around the Conservation Area. The centre of the village is at The Cross, outside the charming 13th century St. Bartholomew’s Church. There is a thriving primary school and a large well run village hall. There are two main green spaces in the village, The Glebe field and the Amenity Area behind the village hall. There are approximately 130 properties within Ubley. Many of the houses within the Conservation Area are detached and built of stone.



There is a village plan, available to view

<http://www.ubleyparish.co.uk>




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West Harptree Parish Character Summary

Landform: The Parish of West Harptree is situated on the North facing slopes of the Mendip Hills, descending to the borders of Chew Valley Lake, and is surrounded by good agricultural land and pastures, and 2 commons. Ancient hedgerows and water courses are prevalent.

Views In: Due to its situation, the views in differ depending on the direction of approach, as some of the village is hidden behind ancient hedgerows. All roads into the village generally meet at the Triangle, a village maintained flower bed, around which are situated the church, shop and Post Office, village pub, farm and houses. The Grade II Listed church spire can be seen above the ancient hedgerows on approach.

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Views Out: The views out are all predominantly onto active farming land or the Chew Valley and its Lake, and looking south are dominated by the Mendip Hills and the farms and grassland on it.

Natural Features in and around the parish boundary: As a typical ancient Mendip village, there are numerous ancient hedgerows, trees and water courses that have existed as such for centuries. The parish also incorporates Widcombe Common and Burlledge Hill, which has the remnants of an Iron Age Fort and is a Site of Special Scientific Interest (SSSI).

Built Heritage in the village or parish: The village has a 12th century stone built church with a more recent tall copper coloured spire at its centre. There are two old manor houses adjacent to the church, being the 16th Century Gournay Court and 17th Century Tilly Manor, both of which are Grade 2 listed. The majority of the other central village buildings are of local rubble stone, with only the more recent additions on the outskirts of the village differing from this, but still blending sympathetically.

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Other important features: With little street lighting, the village benefits from dark night skies, and has an excellent friendly village atmosphere. It has a recreation field, village hall and busy rural medical and dental practice housed in converted barns.



Summary: Mentioned in the Domesday Book, West Harptree is a small village in the Chew Valley, North Somerset. It is approximately 10 miles south of Bristol and 10 miles from Bath with a population of 430. The parish of West Harptree lies on the north side of the Mendip Hills and consists of the main village and the hamlets of Ridge, North Widcombe and parts of South Widcombe. The village has grown sympathetically to its rural surroundings over time, but is still centred around the village triangle, the Grade 2 listed church, manor houses and farm, and pub. To the North is Burlledge Hill, an historic Iron Age fort of special scientific interest, and the majority of it is designated as an Area of Outstanding Natural Beauty and part of a Conservation Area.

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West Harptree Conservation Area



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Appendix 4

Parish Hedgerow and Wildlife Surveys

Contents

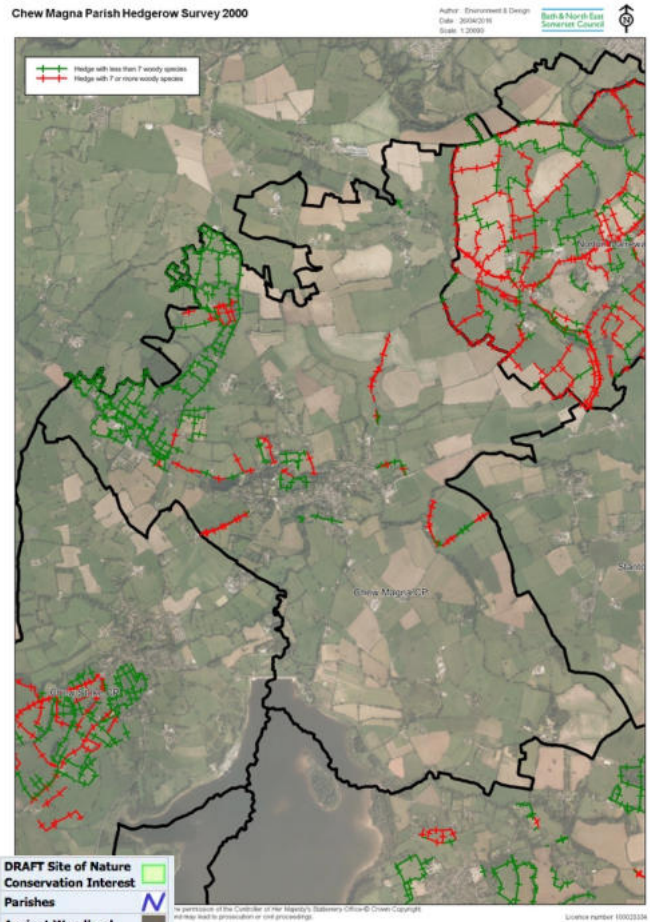
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Chew Magna Parish Hedgerow and Wildlife Survey

The Hedgerows of Chew Magna Parish



The Wildlife of Chew Magna Parish





Chew Stoke Parish Hedgerow and Wildlife Survey

The Hedgerows of Chew Stoke Parish

Field Boundaries Parish map project:

Over the past 5 years many local volunteers have been carrying out the first ever comprehensive survey of field boundaries across Bath & NE Somerset. Support from the Mendip Hills AONB Sustainability Fund during 2005 has enabled completion of the survey in the 8 parishes within the AONB and input of results into the Bristol Regional Environmental Records Centre (BRERC) data bank. This invaluable data has been analysed and summarised in this series of parish maps. These maps show the unique and special features of each parish and also provide management suggestions to make the parish more wildlife friendly.

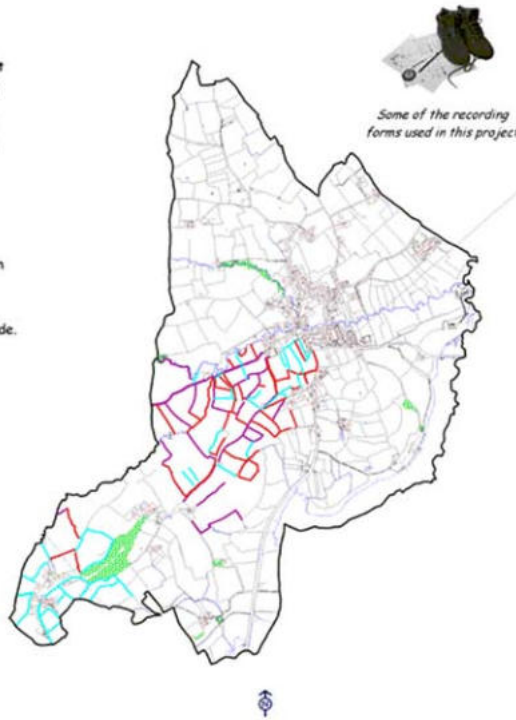
- Hedgerows are a key feature of your parish and form the backbone of the local landscape.
- Hedges are vitally important for wildlife, providing food, shelter, and safe routes through the countryside.
- Primrose, ferns, hedgehogs, hedge sparrows, gatekeeper butterfly, foxes, linnets, bats, mice to name but a few are all associated with hedges.
- Hedgerow fruits and seeds provide important food sources throughout the year for birds, small mammals and insects.
- Hedgerows and their associated trees can be hundreds of years old forming an important part of the local heritage and provide echoes of a very different way of life.



Cowslip

Many thanks to all the Field Boundaries Project volunteers, Mendip Wardens, Avon Wildlife Trust and BRERC

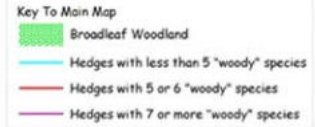
Compiled March 2006



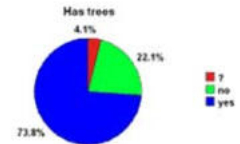
Some of the recording forms used in this project



A close up of an area showing the variation in hedges



- There are approximately 14 miles of surveyed hedges in the parish of Chew Stoke. Of these hedges 19% have more than 7 woody species.
- 45% of the hedges have banks and 31% have ditches associated with them. These features provide extra habitat.
- Of the surveyed hedges within this parish 67% have trees such as Ash and Oak.



This project has been supported by the Mendip Hills AONB Sustainability Fund

The Wildlife of Chew Stoke Parish

Ancient and species-rich hedgerows are important habitats which support 47 protected species, including 13 globally threatened or rapidly declining species. Hedgerows are especially important for butterflies and moths, farmland birds, bats, amphibians, reptiles and dormice, and a range of wildflowers, ferns and sedges. In the Bath and North East Somerset area species-rich hedgerows are often associated with Bath Asparagus, a nationally scarce plant.

The hedgerows of your parish are very important for wildlife.

- Hedges provide home, shelter or food for half of all UK wildlife including over 600 plant species, 1500 insects, 65 birds and 20 mammals.
- Your parish is in one of the best places in the UK for bats. 15 of the 16 UK bat species are found locally. Bats rely on hedges for insects and navigation.
- There are only 40,000 Common Dormice left in the UK and your parish is a likely spot for finding dormice populations. We have records from nearby.
- Dormice need a good range of woody species and are indicators of wildlife 'hot-spots'.
- Dense, bushy hedges linking to woodlands and watercourses provide 'wildlife corridors' enabling the movements of animals and plants and allowing dispersal and colonisation.
- The loss of 'wildlife corridors' due to hedgerow loss and gappy neglected hedges is one of the biggest threats to our native wildlife.



Orange Tip



- Within the parish of Chew Stoke there are several Sites of Nature Conservation Interest.
- The parish's hedges are species-rich and contain many common shrub species such as Hazel, Elder, Hawthorn and Blackthorn with occasional Spindle, Dogwood and Wild Privet.
- 'Notable' species recorded in Chew Stoke include Lesser Horseshoe Bat, Nathusius' Pipistrelle, Otter and Tree Sparrow



Speckled Wood

Many thanks to all the Field Boundaries Project volunteers, Mendip Wardens, Avon Wildlife Trust and BRERC

Compiled March 2006



This project has been supported by the Mendip Hills AONB Sustainability Fund



Compton Martin Parish Hedgerow and Wildlife Survey

The Hedgerows of Compton Martin Parish

Field Boundaries Parish map project:

Over the past 5 years many local volunteers have been carrying out the first ever comprehensive survey of field boundaries across Bath & NE Somerset. Support from the Mendip Hills AONB Sustainability Fund during 2005 has enabled completion of the survey in the 8 parishes within the AONB and input of results into the Bristol Regional Environmental Records Centre (BRERC) data bank. This invaluable data has been analysed and summarised in this series of parish maps. These maps show the unique and special features of each parish and also provide management suggestions to make the parish more wildlife friendly.

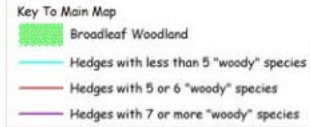
- Hedgerows are a key feature of your parish and form the backbone of the local landscape.
- Hedges are vitally important for wildlife, providing food, shelter, and safe routes through the countryside.
- Primrose, ferns, hedgehogs, hedge sparrows, gatekeeper butterfly, foxes, linnet, bats, mice to name but a few are all associated with hedges.
- Hedgerow fruits and seeds provide important food sources throughout the year for birds, small mammals and insects.
- Hedgerows and their associated trees can be hundreds of years old forming an important part of the local heritage and provide echoes of a very different way of life.



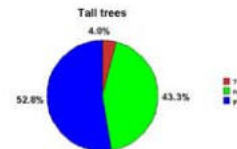
Primroses



A close up of an area showing the variation in hedges



- There are approximately 33 miles of surveyed hedges in the parish of Compton Martin. Of these hedges 2% have more than 7 woody species.
- 27% of the hedges have banks and 30% have ditches associated with them. These features provide extra habitat.
- Of the surveyed hedges within this parish 53% have trees such as Oak, Ash, Field Maple, and Holly.



Many thanks to all the Field Boundaries Project volunteers, Mendip Wardens, Avon Wildlife Trust and BRERC
Compiled March 2006



This project has been supported by the Mendip Hills AONB Sustainability Fund

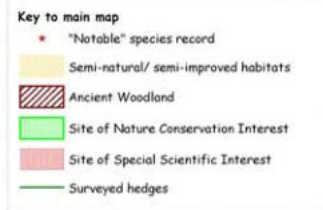
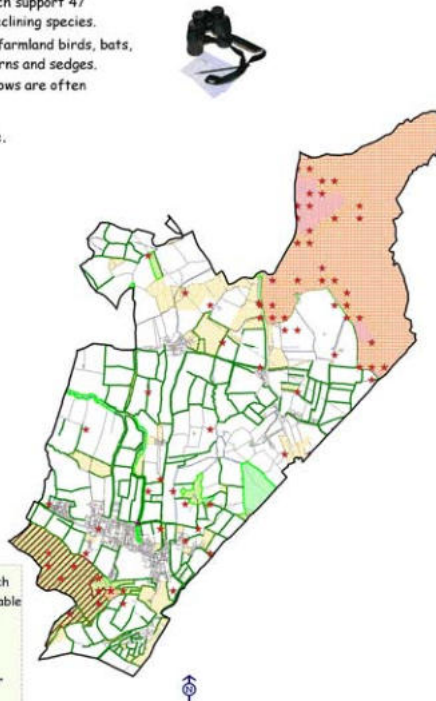
The Wildlife of Compton Martin Parish

Ancient and species-rich hedgerows are important habitats which support 47 protected species, including 13 globally threatened or rapidly declining species. Hedgerows are especially important for butterflies and moths, farmland birds, bats, amphibians, reptiles and dormice, and a range of wildflowers, ferns and sedges. In the Bath and North East Somerset area species-rich hedgerows are often associated with Bath Asparagus, a nationally scarce plant.

The hedgerows of your parish are very important for wildlife.

- Hedges provide home, shelter or food for half of all UK wildlife including over 600 plant species, 1500 insects, 65 birds and 20 mammals.
- Your parish is in one of the best places in the UK for bats. 15 of the 16 UK bat species are found locally. Bats rely on hedges for insects and navigation.
- There are only 40,000 Common Dormice left in the UK and your parish is a likely spot for finding dormice populations. We have records from nearby.
- Dormice need a good range of woody species and are indicators of wildlife 'hot-spots'.
- Dense, bushy hedges linking to woodlands and watercourses provide 'wildlife corridors' enabling the movements of animals and plants and allowing dispersal and colonisation.
- The loss of 'wildlife corridors' due to hedgerow loss and gappy neglected hedges is one of the biggest threats to our native wildlife.

Small birds such as robins are collectively known as 'passerines' which means that they are 'perching' birds. Their feet are adapted to be able to perch on branches, twigs and wires, and they have special muscle arrangements which 'lock on' making it difficult for them to simply fall off the perch. The tops of hedges trimmed differently each time will have narrower branches because these branches have been able to grow longer through the seasons. Magpies, carrion crows and raptors need thicker branches to perch on as they prey on the nests of smaller birds.



- Within the parish of Compton Martin there are several Sites of Nature Conservation Interest and one Site of Special Scientific Interest.



Spear Thistle

- 'Notable' species recorded in Compton Martin include Great Crested Newt, Broad-leaved Helleborine, Pepper Saxifrage and Common Toad.



Cuckoo Flower

Many thanks to all the Field Boundaries Project volunteers, Mendip Wardens, Avon Wildlife Trust and BRERC
Compiled March 2006



This project has been supported by the Mendip Hills AONB Sustainability Fund

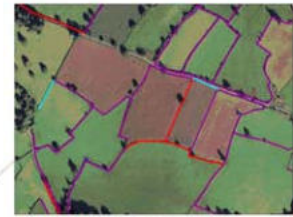
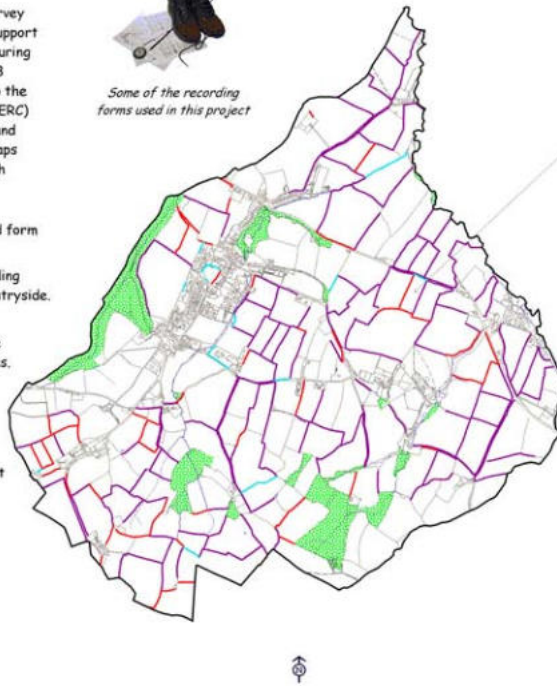


East Harptree Parish Hedgerow and Wildlife Survey

The Hedgerows of East Harptree Parish

Field Boundaries Parish map project:

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Key To Main Map

- Broadleaf Woodland
- Hedges with less than 5 "woody" species
- Hedges with 5 or 6 "woody" species
- Hedges with 7 or more "woody" species

- Hedgerows are a key feature of your parish and form the backbone of the local landscape.
- Hedges are vitally important for wildlife, providing food, shelter, and safe routes through the countryside.
- Primrose, ferns, hedgehogs, hedge sparrows, gatekeeper butterfly, foxes, linnets, bats, mice to name but a few are all associated with hedges.
- Hedgerow fruits and seeds provide important food sources throughout the year for birds, small mammals and insects.
- Hedgerows and their associated trees can be hundreds of years old forming an important part of the local heritage and provide echoes of a very different way of life.



Primroses

- There are approximately 25 miles of surveyed hedges in the parish of East Harptree. Of these hedges 69% have more than 7 woody species.
- 57% of the hedges have banks and 13% have ditches associated with them. These features provide extra habitat.
- Of the surveyed hedges within this parish 67% have trees such as Oak, Ash, Field Maple, and Holly.



Many thanks to all the Field Boundaries Project volunteers, Mendip Wardens, Avon Wildlife Trust and BRERC
Compiled March 2006



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The Wildlife of East Harptree Parish

Ancient and species-rich hedgerows are important habitats which support 47 protected species, including 13 globally threatened or rapidly declining species. Hedgerows are especially important for butterflies and moths, farmland birds, bats, amphibians, reptiles and dormice, and a range of wildflowers, ferns and sedges. In the Bath and North East Somerset area species-rich hedgerows are often associated with Bath Asparagus, a nationally scarce plant.



The hedgerows of your parish are very important for wildlife.

- Hedges provide home, shelter or food for half of all UK wildlife including over 600 plant species, 1500 insects, 65 birds and 20 mammals.
- Your parish is in one of the best places in the UK for bats. 15 of the 16 UK bat species are found locally. Bats rely on hedges for insects and navigation.
- There are only 40,000 Common Dormice left in the UK and your parish is a likely spot for finding dormice populations. We have records from nearby.
- Dormice need a good range of woody species and are indicators of wildlife 'hot-spots'.
- Dense, bushy hedges linking to woodlands and watercourses provide 'wildlife corridors' enabling the movements of animals and plants and allowing dispersal and colonisation.
- The loss of 'wildlife corridors' due to hedgerow loss and gappy neglected hedges is one of the biggest threats to our native wildlife.



Key to main map

- "Notable" species record
- Semi-natural/ semi-improved habitats
- Ancient Woodland
- Site of Nature Conservation Interest
- Site of Special Scientific Interest
- Surveyed hedges

- Within the parish of East Harptree there are five Sites of Nature Conservation Interest and one Site of Special Scientific Interest.
- The parish's hedges are species-rich and contain many common shrub species such as Hazel, Elder, Hawthorn and Blackthorn with occasional Spindle, Dogwood and Wild Privet.
- Dog's Mercury, various ferns, Bluebells and Lords and Ladies were commonly recorded among the ground flora of these hedges.
- 'Notable' species recorded in East Harptree include Barn Owl, Kingfisher, Bullhead, Otter, Lesser Horseshoe Bat, Meadow Saffron and Herb Paris.

The wood-like structure of hedgerows can provide a suitable habitat for woodland plants, enabling their distribution in un-wooded areas.
As an example - these hedges contain woodland herbs despite being over half a kilometre from the nearest woodland.



Barn Owl



Blackthorn with ripe sloes

Many thanks to all the Field Boundaries Project volunteers, Mendip Wardens, Avon Wildlife Trust and BRERC
Compiled March 2006



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Hinton Blewett Parish Hedgerow and Wildlife Survey

The Hedgerows of Hinton Blewett Parish

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- Hedges are vitally important for wildlife, providing food, shelter, and safe routes through the countryside.
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- Hedgerow fruits and seeds provide important food sources throughout the year for birds, small mammals and insects.
- Hedgerows and their associated trees can be hundreds of years old forming an important part of the local heritage and provide echoes of a very different way of life.



Hedgerow blossom

Many thanks to all the Field Boundaries Project volunteers, Mendip Wardens, Avon Wildlife Trust and BRERC

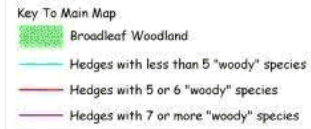
Compiled March 2006



Some of the recording forms used in this project



A close up of an area showing the variation in hedges



- There are approximately 45 miles of surveyed hedges in the parish of Hinton Blewett. Of these hedges 79% have more than 7 woody species.
- 87% of the hedges have banks and 42% have ditches associated with them. These features provide an extra element of habitat.
- Of the surveyed hedges within this parish 59% have trees such as Oak, Ash, Field Maple and Holly.



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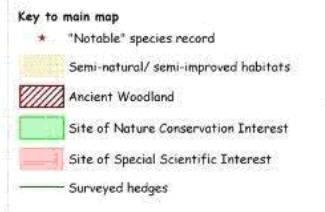
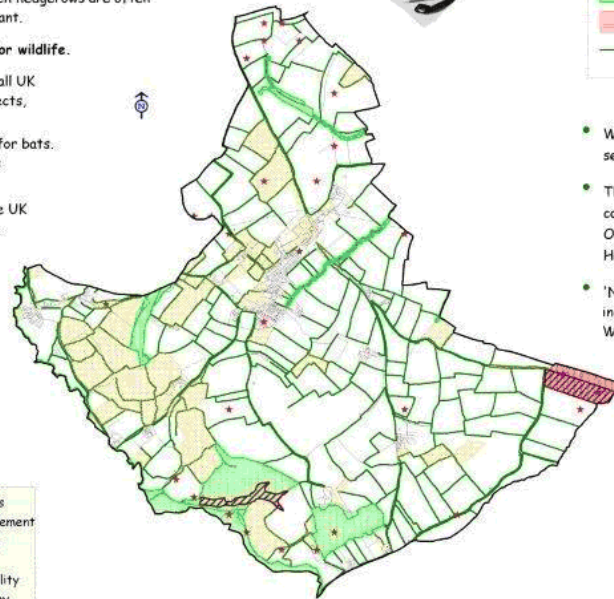
The Wildlife of Hinton Blewett Parish

Ancient and species-rich hedgerows are important habitats which support 47 protected species, including 13 globally threatened or rapidly declining species. Hedgerows are especially important for butterflies and moths, farmland birds, bats, amphibians, reptiles and dormice, and a range of wildflowers, ferns and sedges. In the Bath and North East Somerset area species-rich hedgerows are often associated with Bath Asparagus, a nationally scarce plant.

The hedgerows of your parish are very important for wildlife.

- Hedges provide home, shelter or food for half of all UK wildlife including over 600 plant species, 1500 insects, 65 birds and 20 mammals.
- Your parish is in one of the best places in the UK for bats. 15 of the 16 UK bat species are found locally. Bats rely on hedges for insects and navigation.
- There are only 40,000 Common Dormice left in the UK and your parish is a likely spot for finding dormice populations. We have records from nearby.
- Dormice need a good range of woody species and are indicators of wildlife 'hot-spots'.
- Dense, bushy hedges linking to woodlands and watercourses provide 'wildlife corridors' enabling the movements of animals and plants and allowing dispersal and colonisation.
- The loss of 'wildlife corridors' due to hedgerow loss and gappy neglected hedges is one of the biggest threats to our native wildlife.

Research suggests that hedgerows with more plant species and high structural complexity are better for wildlife movement compared to hedgerows with less species and a more basic structure. The priority for management should be to improve the quality and vitality of existing hedgerows and to continue to survey them to find out if improved management enables species to thrive in the long-term.



- Within the parish of Hinton Blewett there are several Sites of Nature Conservation Interest.
- The parish's hedges are species-rich and contain many common species such as Ash, Oak and Blackthorn with Elder, Holly and Hazel.
- 'Notable' species recorded in Hinton Blewett include Narrow-leaved Everlasting-pea, Saw Wort, Adder's-tongue, Lapwing, and Treecreeper



Foxglove

Many thanks to all the Field Boundaries Project volunteers, Mendip Wardens, Avon Wildlife Trust and BRERC

Compiled March 2006



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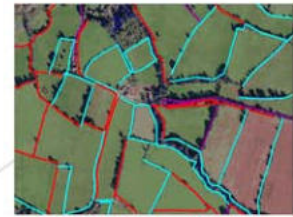
Ubley Parish Hedgerow and Wildlife Survey

The Hedgerows of Ubley Parish

Field Boundaries Parish map project:

Over the past 5 years many local volunteers have been carrying out the first ever comprehensive survey of field boundaries across Bath & NE Somerset. Support from the Mendip Hills AONB Sustainability Fund during 2005 has enabled completion of the survey in the 8 parishes within the AONB and input of results into the Bristol Regional Environmental Records Centre (BRERC) data bank. This invaluable data has been analysed and summarised in this series of parish maps. These maps show the unique and special features of each parish and also provide management suggestions to make the parish more wildlife friendly.

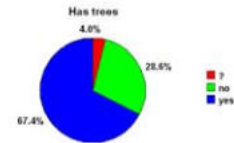
- Hedgerows are a key feature of your parish and form the backbone of the local landscape.
- Hedges are vitally important for wildlife, providing food, shelter, and safe routes through the countryside.
- Primrose, ferns, hedgehogs, hedge sparrows, gatekeeper butterfly, foxes, linnets, bats, mice to name but a few are all associated with hedges.
- Hedgerow fruits and seeds provide important food sources throughout the year for birds, small mammals and insects.
- Hedgerows and their associated trees can be hundreds of years old forming an important part of the local heritage and provide echoes of a very different way of life.



Key To Main Map

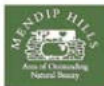
■	Broadleaf Woodland
—	Hedges with less than 5 "woody" species
—	Hedges with 5 or 6 "woody" species
—	Hedges with 7 or more "woody" species

- There are approximately 26 miles of surveyed hedges in the parish of Ubley. Of these hedges 7% have more than 7 woody species.
- 2.5% of the hedges have banks and 2.4% have ditches associated with them. These features provide extra habitat.
- Of the surveyed hedges within this parish 67% have trees such as Oak, Ash, Field Maple and Holly.



Many thanks to all the Field Boundaries Project volunteers, Mendip Wardens, Avon Wildlife Trust and BRERC

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The Wildlife of Ubley Parish

Ancient and species-rich hedgerows are important habitats which support 47 protected species, including 13 globally threatened or rapidly declining species. Hedgerows are especially important for butterflies and moths, farmland birds, bats, amphibians, reptiles and dormice, and a range of wildflowers, ferns and sedges. In the Bath and North East Somerset area species-rich hedgerows are often associated with Bath Asparagus, a nationally scarce plant.

The hedgerows of your parish are very important for wildlife.

- Hedges provide home, shelter or food for half of all UK wildlife including over 600 plant species, 1500 insects, 65 birds and 20 mammals.
- Your parish is in one of the best places in the UK for bats. 15 of the 16 UK bat species are found locally. Bats rely on hedges for insects and navigation.
- There are only 40,000 Common Dormice left in the UK and your parish is a likely spot for finding dormice populations. We have records from nearby.
- Dormice need a good range of woody species and are indicators of wildlife 'hot-spots'.
- Dense, bushy hedges linking to woodlands and watercourses provide 'wildlife corridors' enabling the movements of animals and plants and allowing dispersal and colonisation.
- The loss of 'wildlife corridors' due to hedgerow loss and gappy neglected hedges is one of the biggest threats to our native wildlife.

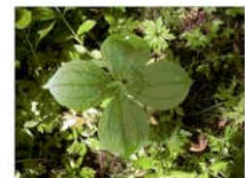
Within Ubley parish there is a wide range of wildlife friendly habitats, from ancient woodland, unimproved grassland, to the variety provided by Blagdon lake. Hedgerows link all these together and management of these hedges using wildlife friendly methods will enhance the overall biodiversity.



Key to main map

★	"Notable" species record
■	Semi-natural/ semi-improved habitats
■	Ancient Woodland
■	Site of Nature Conservation Interest
■	Site of Special Scientific Interest
—	Surveyed hedges

- Within the parish of Ubley there are several Sites of Nature Conservation Interest and one Site of Special Scientific Interest.
- Some of the species of conservation interest recorded here include Common Toad, Pepper-saxifrage, Reed Bunting, Sand Martin and Silver-washed Fritillary.
- Several uncommon species of the orchid family have been recorded within this parish. These include Herb Paris, Common Twayblade and Southern Marsh-orchid.



Many thanks to all the Field Boundaries Project volunteers, Mendip Wardens, Avon Wildlife Trust and BRERC

Compiled March 2006



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West Harptree Parish Hedgerow and Wildlife Survey

The Hedgerows of West Harptree Parish

Field Boundaries Parish map project:

Over the past 5 years many local volunteers have been carrying out the first ever comprehensive survey of field boundaries across Bath & NE Somerset. Support from the Mendip Hills AONB Sustainability Fund during 2005 has enabled completion of the survey in the 8 parishes within the AONB and input of results into the Bristol Regional Environmental Records Centre (BRERC) data bank. This invaluable data has been analysed and summarised in this series of parish maps. These maps show the unique and special features of each parish and also provide management suggestions to make the parish more wildlife friendly.

- Hedgerows are a key feature of your parish and form the backbone of the local landscape.
- Hedges are vitally important for wildlife, providing food, shelter, and safe routes through the countryside.
- Primrose, ferns, hedgehogs, hedge sparrows, gatekeeper butterfly, foxes, linnets, bats, mice to name but a few are all associated with hedges.
- Hedgerow fruits and seeds provide important food sources throughout the year for birds, small mammals and insects.
- Hedgerows and their associated trees can be hundreds of years old forming an important part of the local heritage and provide echoes of a very different way of life.



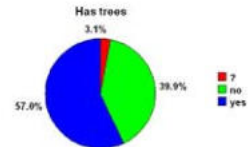
Some of the recording forms used in this project



A close up of an area showing the variation in hedges

Key To Main Map	
	Broadleaf Woodland
	Hedges with less than 5 "woody" species
	Hedges with 5 or 6 "woody" species
	Hedges with 7 or more "woody" species

- There are approximately 21 miles of surveyed hedges in the parish of West Harptree. Of these hedges 76% have more than 7 woody species.
- 55% of the hedges have banks and 38% have ditches associated with them. These features provide extra habitat.
- Of the surveyed hedges within this parish 57% have trees such as Oak, Ash, Willows and Holly.



A Sloe Bug

Many thanks to all the Field Boundaries Project volunteers, Mendip Wardens, Avon Wildlife Trust and BRERC

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The Wildlife of West Harptree Parish

Ancient and species-rich hedgerows are important habitats which support 47 protected species, including 13 globally threatened or rapidly declining species. Hedgerows are especially important for butterflies and moths, farmland birds, bats, amphibians, reptiles and dormice, and a range of wildflowers, ferns and sedges. In the Bath and North East Somerset area species-rich hedgerows are often associated with Bath Asparagus, a nationally scarce plant.

The hedgerows of your parish are very important for wildlife.

- Hedges provide home, shelter or food for half of all UK wildlife including over 600 plant species, 1500 insects, 65 birds and 20 mammals.
- Your parish is in one of the best places in the UK for bats. 15 of the 16 UK bat species are found locally. Bats rely on hedges for insects and navigation.
- There are only 40,000 Common Dormice left in the UK and your parish is a likely spot for finding dormice populations. We have records from nearby.
- Dormice need a good range of woody species and are indicators of wildlife 'hot-spots'.
- Dense, bushy hedges linking to woodlands and watercourses provide 'wildlife corridors' enabling the movements of animals and plants and allowing dispersal and colonisation.
- The loss of 'wildlife corridors' due to hedgerow loss and gappy neglected hedges is one of the biggest threats to our native wildlife.



Key to main map	
	"Notable" species record
	Semi-natural/ semi-improved habitats
	Site of Nature Conservation Interest
	Site of Special Scientific Interest
	Surveyed hedges

- Within the parish of West Harptree there are several Sites of Nature Conservation Interest and one Site of Special Scientific Interest.
- The parish's hedges are species-rich and contain many common shrub species such as Ash, Hazel, Elder, Hawthorn and Blackthorn.
- Dog's Mercury, various ferns, and Wood Spurge were recorded among the ground flora of these hedges.
- 'Notable' species recorded in West Harptree include Noctule and Pipistrelle bats, Sedge Warbler, Otter, Water Avens and Autumn Lady's-tresses.

The wood-like structure of hedgerows can provide a suitable habitat for woodland plants, enabling their distribution in un-wooded areas.

As an example - these hedges contain woodland herbs despite being over half a kilometre from the nearest woodland.



Dog Rose

Many thanks to all the Field Boundaries Project volunteers, Mendip Wardens, Avon Wildlife Trust and BRERC

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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 countryside and to 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.

Conservation Area

The first conservation areas were designated in 1967 and there are now over 8,000 conservation areas in England. They are designated for their special architectural and historic interest.

Conservation Area Character Appraisal

A Conservation Area Character Appraisal defines the Conservation Area boundaries and details the special architectural and historic interest of the area. It also identifies specific features which contribute towards an area's character.

Core Strategy

Bath & North East Somerset Council's long-term spatial vision and strategy for the area, including the key strategic policies and proposals is 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

Council

Bath & North East Somerset Unitary Authority



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.

Housing Development Boundary

The boundary which defines that part of certain settlements within which the principle of residential development will usually be acceptable subject to compliance with policies in the Development Plan and other material considerations.

HRA

Habitat regulations assessment

Mitigation

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

National Planning Policy Framework (NPPF) document sets 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 that are rare, threatened or declining in distribution and/or number.

s106 Agreement

Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as s106 agreements, are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focused on site specific mitigation of the impact of development. S106 agreements are often referred to as 'developer contributions' along with highway contributions and the Community Infrastructure Levy.

Settlement

Collective term for a town, village or hamlet.

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]).

Village Design statement

Village Design Statement is a document that describes the distinctive characteristics of the locality, and provides design guidance to influence future development and improve the physical qualities of the area.

