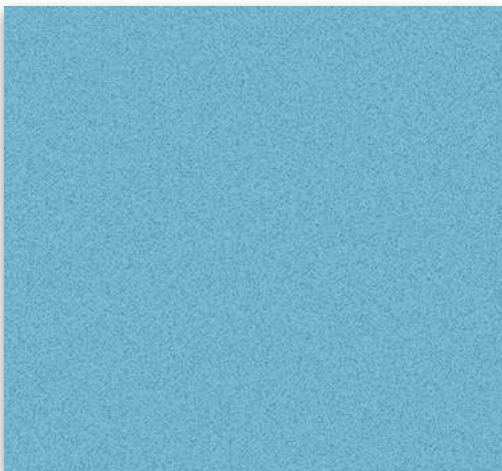


# Freshford & Limpley Stoke Neighbourhood Plan 2014 - 2039





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## Section 1

# Introduction



## 1.0 Definition of the Plan

The Freshford and Limley Stoke Neighbourhood Plan (“the Plan”) has been drawn up under the Localism Act 2011 and embraces the parishes of Freshford in Bath & North East Somerset (B&NES) and Limley Stoke in Wiltshire (see Map 1, back cover). Freshford and Limley Stoke was designated as a Neighbourhood Plan Area on 30th October 2013.

### 1.1 Why develop the Plan?

Freshford and Limley Stoke Parish Councils (The Qualifying Body) consider that a neighbourhood plan will give the local population a greater influence on land use planning in Freshford and Limley Stoke. Under the Localism Act 2011, the Plan will allow residents of Freshford and Limley Stoke to determine the scale, pace and location of new developments, which will ensure that Freshford and Limley Stoke remain vibrant communities whilst protecting the unique rural environment which defines the character of this area.

The Freshford and Limley Stoke Parish Councils believe their combined community requires a cohesive strategy for future development. The Plan has been prepared for and by the community and is locally specific. This is particularly important given the cross border nature of this community, which is not reflected in either Core Strategy.

Due account will be required to be taken of the contents of the Neighbourhood Plan by the local planning authorities in Wiltshire and B&NES in all

cases where the contents are relevant to the matter under consideration.

The Neighbourhood Plan is evidence-based and is aimed at bringing together the whole community with a single and coherent Plan. It will be used by the Parish Councils and other community groups, statutory agencies and utility providers to drive forward community projects and will help attract funding to enable their implementation.

### 1.2 Overview of the Neighbourhood Plan area

This Neighbourhood Plan covers the parishes of Limley Stoke and Freshford which conjoin and are located about six miles south-east of the City of Bath (see Map 1, back cover). This area lies in the Limley Stoke and Frome Valley and at the confluence of the River Frome with the River Avon. The steep valley sides provide part of the unique character of the villages. The whole area is within the Cotswolds Area of Outstanding Natural Beauty (CAONB) which classifies it as a “closed limestone valley” and characterises it as a rolling and settled agrarian landscape with a domestic and rural character. The underlying limestone characterises much of the building materials used in the two parishes.

The two parishes are over 1,000 years old and the distinctive county boundary between Freshford and Limley Stoke is believed to reflect the tenth century Wessex shires. The remains of the pre-Roman settlement of Woodwick are located in fields near Peipards Farm in Freshford, and it is thought St Mary’s Church in Limley Stoke was rebuilt in stone in 1001.

Freshford and Limpley Stoke are of roughly equal size with a combined population of around 1,100 residents living in 459 households (source: ONS 2011 Census). The two villages cover an area of 465ha.

The two parishes share many services, including a community shop, a primary school, a pre-school, a GP surgery, two village halls and two churches in the same united parish. They also share many social activities including the annual village fete. Together the two villages form a single, sustainable community, albeit divided by a county boundary - which is the rationale for a joint Neighbourhood Plan.

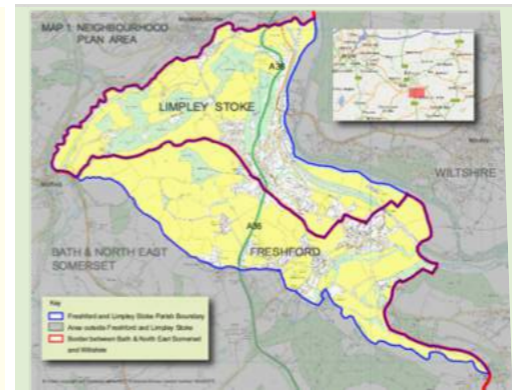
### 1.3 Timetable

The Plan supplements Wiltshire and B&NES' Core Strategies. The Wiltshire Core Strategy is intended to provide strategic planning policy until 2026 and the timetable for the B&NES Core Strategy is "for the next 20 years and beyond". This Neighbourhood Plan seeks to shape and influence future planning for Limpley Stoke and Freshford to 2039 and beyond. It will be reviewed every 5 years by the two Parish Councils.

### 1.4 Management structure

Freshford and Limpley Stoke Parish Councils ("the qualifying body") have the legal responsibility for the creation and implementation of the Plan and have been supported by the relevant local authorities. To progress the creation of the Plan, the following structure was set up:

- ◆ A Steering Committee comprising the Management Committee (see below) and planning policy officers of both relevant local authorities to oversee the overall process.
- ◆ A Management Committee of six Parish Councillors (three from each Parish Council and including the Chairs and Vice-Chairs) to organise and coordinate the day-to-day management of the Plan.
- ◆ A Clerk to the Management Committee responsible for administrative support and finances.
- ◆ Four Working Groups, which reported in to the Management Committee. They consisted of a Chairman and members of both communities to explore and advise on the main issues touching the community.
- ◆ A Communications Group formed to engage with the wider community.
- ◆ In addition, professional planning and design consultants have been employed to advise the Working Groups and the Management Committee and financed with the generous support of the Department of Communities & Local Government, the Prince's Foundation and CABE Design Council.



Plan Area map on back





### **1.5 Community consultation**

The development of this Neighbourhood Plan has been an evolutionary process and has been driven by extensive community consultation (see Appendix D). The key areas of concern and ideas for the plan area were first raised in well attended community meetings and workshops which kicked off the process in January 2012. These ideas were investigated more closely by the four Working Groups working in close collaboration with the Management Committee. This process was overseen by the Steering Committee which included representatives from the two relevant local authorities.

Further public opinion was sought through a number of village “surgeries” and newsletter updates to the community. A questionnaire was distributed to every household in early 2013, summarising the key ideas and this received a high and positive response rate. Over 57% of electors responded and all the outlined proposals were approved by a majority of respondents, many by an overwhelming majority (see Appendix section D5).

### **1.6 Proposed community projects and planning policies**

Through discussions with the relevant local authorities and planning consultants, the Management Committee has developed the ideas arising from the evolutionary process of community consultation into the proposed community planning policies and projects outlined in this Neighbourhood Plan.

### **1.7 Project implementation and financing**

The projects proposed in this Neighbourhood Plan will be supported by the Freshford and Limpley Stoke Parish Councils and implemented by local community groups and volunteers. This has been the successful pattern for recent projects in the community which include: the Galleries community shop; painted pavements; the Tynning; King George V play ground; Galleries’ solar panels; the cloakroom in St Mary’s Church; the Limpley Stoke telephone kiosk library, etc.

Over £400,000 has been raised by the community in the past five years to fund the projects listed above through grants and loans. The two Parish Councils are confident that the Plan will be a catalyst for accessing significant sources of grants and other financing to support the implementation of the projects listed in this Plan.

### **1.8 Neighbourhood Plan Evidence Base**

As part of the preparation of the Plan, research has been undertaken to scrutinise the appropriateness of each policy and alternatives against sustainability, economic viability and consistency with national and local planning policies. This evidence base is presented in:

Appendix A: Strategic Environment Assessment - Policy Options

Appendix A1: Strategic Environment Assessment - analysis of policy options

Appendix B: Sustainability Appraisal

Appendix B1: Habitat Regulation Assessment Screening



## 2.0 Vision

The Plan seeks to ensure that Freshford and Limpley Stoke remain the unique and cherished villages that they are: vibrant, sustainable and forward-looking communities which are attractive places to live, work and visit. We wish to ensure that future generations will benefit from improved facilities whilst protecting the distinctive rural nature of the villages and their surrounding green fields and woodlands.

### 2.1 Plan objectives

Four key themes and objectives arose from the initial community meetings and associated workshops run by ESHA Architects. Four Working Groups were subsequently formed from community volunteers. These groups were tasked with the following objectives:

**Environment:** to protect and enhance our natural, built and historic environment within the Green Belt, Cotswolds Area of Outstanding Natural Beauty and Local Conservation Areas. At the same time we want to live in a vibrant community which provides for, and supports, people of all ages.

**Planning and development:** to drive and support sustainable development which delivers homes, businesses and infrastructure, helping our community to flourish as it meets present and future demands, while at the same time preserving and enhancing all that is best about the two communities.

**Facilities and services:** to improve health, social and cultural well being for all, to ensure facilities and services are in place to meet local needs.

**Walking, cycling and safer roads:** to create a safe environment for pedestrian movements, cyclists, accessible public transport and traffic on roads.

Building on these four objectives, in the sections that follow, the Plan addresses each of these in turn and applies them to each chapter. They are:

**Context:** Here are set out the relevant facts along with background information which together provide an overview of key considerations.

**Policy Objectives:** Describes the Policy Objectives that the Plan is seeking to implement through Adoption of the Policies. (See next.)

**Policy/ Policies and Reasons:** Describes the specific policies that the Plan seeks to implement together with the reasons underpinning their implementation. It is these Policies which are at the heart of the Inspection, Referendum and Adoption process. The Policies are highlighted for clarification.

**Other ongoing work and actions:** Here is set out a wide range of work, schemes, projects and ideas which although outside the scope of Planning Policy have been raised by residents during the course of the public consultation on the Plan. They are deserving of attention and the fact that they are not put forward as Policies does not mean they will pass unnoticed. Some will be pursued by the Parish Councils as a necessary part of their remit while others may be taken forward by the community as a whole or groups within the community depending on the circumstances. The community has a strong record of action and achievement. The Plan recognises this and seeks to build on it.

## Section 2

# Vision & Objectives





### Section 3

# Planning & Development



## 3.0 Context

The first core principle is that planning should empower *“local people to shape their surroundings with succinct local plans and neighbourhood plans setting out a positive vision for the future of the area.”* National Planning Policy Framework (NPPF) para 17.

**3.0.01** Freshford and Limpley Stoke include the hamlets of Sharpstone, Pipehouse, Midford Lane, Park Corner and Waterhouse. The topography and history of these communities have resulted in these hamlets being separated by green fields and woodlands, which account for their unique rural character.

**3.0.02** Freshford and Limpley Stoke are located in the Green Belt and are protected from urban sprawl by NPPF paras 79-92. These policies also aim to preserve the openness and permanence of the land surrounding and within the settlements.

**3.0.03** Both villages are also located in the Cotswolds Area of Outstanding Natural Beauty (CAONB) and are covered by the CAONB Management Plan 2013-2018. The CAONB Strategy and Guidelines for the area state: *“Sections of the enclosed limestone valleys are quiet and rural and retain a distinct secluded character with strong associations of peace, tranquillity and a sense of remoteness. Landscape character here is strong, and these sections of the valleys are highly sensitive to developments that may compromise these characteristics. Of similar sensitivity are the highly visible landscapes on the upper slopes of the valleys.”* See Appendix N.

**3.0.04** Freshford is a ‘small rural settlement’ (Policy R.3. B&NES Local Plan) within the Green Belt and

already has a Housing Development Boundary (HDB) within which a limited amount of new, mostly infill, development could be permitted (see definition of the term Infill - see opposite). B&NES’s draft Core Strategy envisages 1100 houses being planned to be built in “rural areas” with a particular emphasis on larger (“RA1” and “RA2”) settlements outside the Green Belt with good local facilities and public transport.

**3.0.05** Limpley Stoke is defined as a “small village” in the adopted Wiltshire Core Strategy and is within the Green Belt. As a “small village”, Limpley Stoke does not have a Housing Development Boundary and the whole area is covered by the Green Belt.

Development is governed by Wiltshire Core Policy 51 with a particular objective to: “maintain the open character of undeveloped land adjacent to Bath, Trowbridge and Bradford on Avon and prevent the coalescence of Bradford on Avon with Trowbridge or the villages to the east of Bath”. The adopted Wiltshire Core Strategy plans approximately 185 dwellings in the Bradford on Avon Community Area outside of Bradford on Avon town over the period 2006-2026. The Bradford on Avon Community Area includes three “large villages” and four “small villages” (including Limpley Stoke).

**3.0.06** One house has been built in Freshford and Limpley Stoke in the past ten years. That is not to say that no development has taken place. In the same period there has been a steady flow of planning applications for extensions and alterations. In some cases the applications have resulted in almost total re-builds of existing homes while others have been on a more modest scale.



**3.0.07** The two villages reflect the social trends common throughout the country in that fewer people are accommodated within each house than was previously the case. For example, though Freshford's population is broadly the same as it was in 1891, then there were 148 houses. There are now 231 homes plus a further 80 households outside the strict boundaries of the Parish but who geographically feel themselves part of the community.

**3.0.08** The Freshford Mill dates back to the 17th Century and, until 1993, it was used by Peradins for the manufacture of rubber components for the car industry. A brownfield site, in 2005 detailed planning permission was granted to construct 21 units of housing on this site, this permission is extant.

**3.0.09** The Pipehouse Nursery site commonly known as the Rentokil site is situated in Pipehouse Lane, Freshford, to the west of the A36. It is a brownfield site and is in the private ownership of a company, Belgravia Land. Early in 2014 the company invited residents to view on site its proposals for housing development comprising six units of market housing and four units of Affordable Housing. This has resulted in the submission of a planning application for the erection of 10 housing units, which was granted planning permission in 2014.

**3.0.10** Much of the existing housing stock has been extended to form larger homes. For example a search of planning applications for Freshford village centre made in the course of the last 10 years reveals 69 applications, 36 of which were granted for house extensions and/or alterations. Only 20% of the housing stock in both villages now comprises 1-2 bedroom houses, compared to 40% nationally, and over 40% of the housing stock

comprises 4+ bedrooms, compared to less than 20% nationally (source: ONS 2011 Census).

**3.0.11** 23% of residents are over the age of 65. This figure as a proportion of the population is forecast to rise significantly in the next 20 years. There is little need-related evidence for housing specifically designed for the elderly and Avon Park retirement village, one mile away in Winsley, provides a range of independent, sheltered and nursing supported accommodation. Elderly residents might benefit from more 1-2 bedroom houses in the housing mix and their relocation to smaller and more manageable housing would free up larger housing for growing families.

**3.0.12** In respect of Affordable Housing, recent housing surveys indicate that a lack of smaller and more affordable homes has made it difficult for young families to remain in, or move into, the villages. Just over 10% of residents are aged between 21 and 40 compared to almost 30% nationally. Longer term, the lack of younger families will threaten the viability of key local services such as the Freshford Primary School and community shop. It is important to seek to enable young families to remain in the community.

### **Definition of an Infill Site**

*Infill is the filling of a gap normally capable of taking no more than two houses. Infill development must be consistent with the policies set out in the Plan and preserve the openness of the Green Belt.*

### **Definition of Brownfield Sites**

*Land that has been previously developed on (excluding agricultural or forestry building and gardens). E.g. Freshford Mill.*

## What is meant by ‘Village Settlements’?

*The three settlement boundaries define the main built areas of the two villages. They are shown on Map 2, page 11 as the Northern, Eastern and Southern Settlements.*

*A Neighbourhood Plan must contribute to sustainable development. Our Plan requires any such development to be on the brownfield sites at Freshford Mill and in Pipehouse and/or by infill within the three Village Settlements or the brownfield sites*

*This does not mean the guarantee of planning permission within the Settlements. Any proposed development will have to comply with planning law, Green Belt, AONB and, where appropriate, Conservation Area restrictions, and the tight definition of ‘infill’ – see page 9 as well as conforming to the Villages Design Statement.*

*The designation of Village Settlements and Local Green Spaces will help to protect the countryside setting of our villages.*

**3.0.13** The social housing stocks in Limpley Stoke and Freshford are owned and managed by Selwood Housing and Curo Trust. The current stock of nine properties includes one bungalow in Limpley Stoke and a mix of eight homes in Freshford.

**3.0.14** Two local housing needs assessments have been undertaken in the last 5 years in Limpley Stoke and Freshford (see Appendix J, J1, J2). The results of these have been widely published over the period.

**3.0.15** A joint parish housing needs assessment completed in August 2009 indicated the need for a minimum of eleven affordable houses in Freshford and Limpley Stoke between 2009-2012. These comprised seven 1-2 bedroom and four 2-3 bedroom houses with nine rental and two shared ownership homes.

**3.0.16** The most recent housing needs survey undertaken in Limpley Stoke in October 2011 indicated a need for a minimum of six affordable houses between 2011-2014. These comprised one 1-bedroom, three 2-bedroom and two 3-bedroom houses with four rental and two shared ownership homes. Wiltshire’s Housing Register in April 2013, which only covers rental homes, shows applications for five affordable houses and these numbers have been consistent over time.

**3.0.17** The two Parish Councils in cooperation with the two Local Authorities and English Rural Housing Association have over the course of the last six years worked together to identify sites for affordable housing within the Neighbourhood Plan area. Over that time more than 50 potential sites have been identified and approaches made to the relevant land owners. Despite

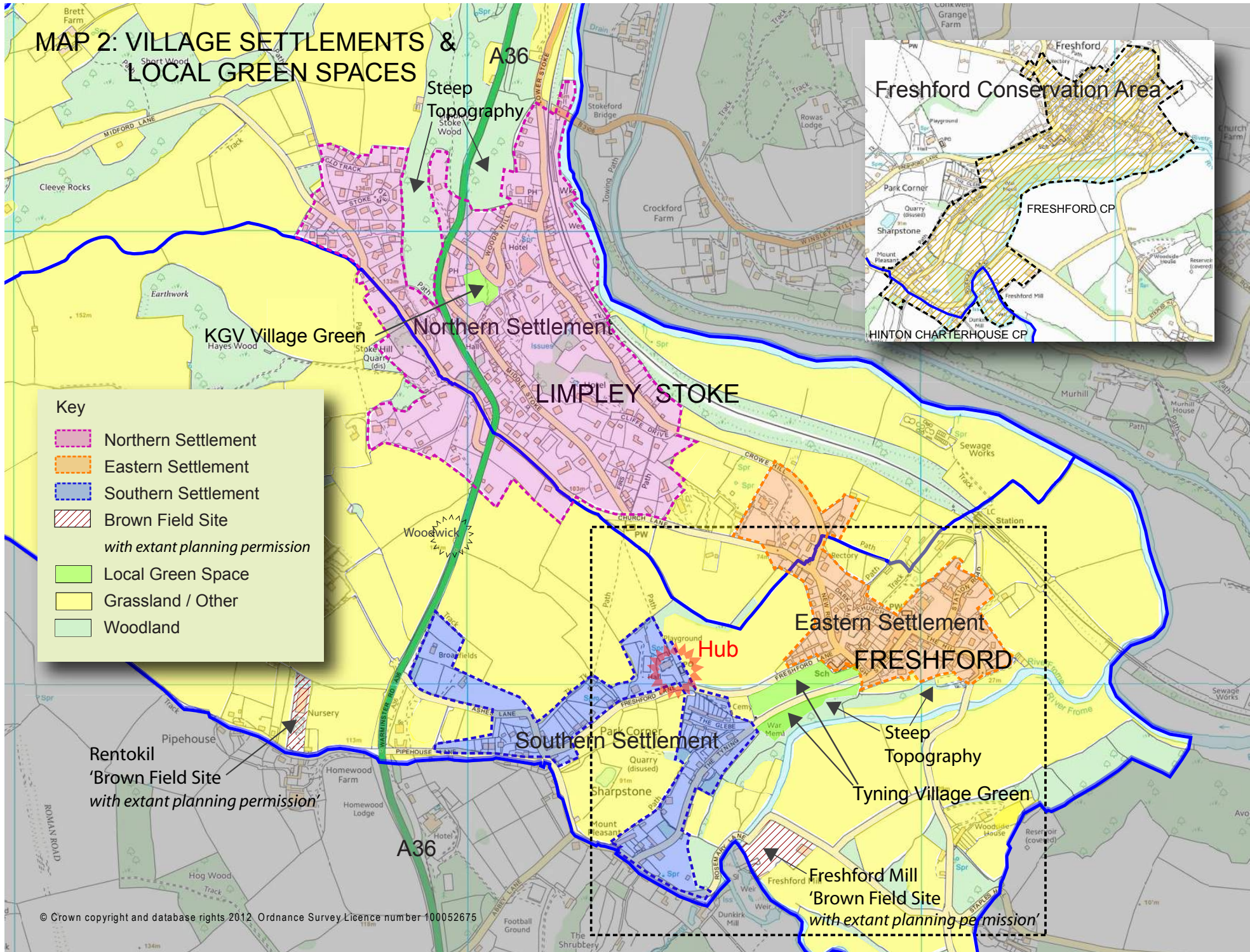
these extensive enquiries no land has come forward for development for Affordable Housing.

**3.0.18** An average of the above housing needs surveys undertaken in the past 5 years, together with a review of the up-to-date Needs Register, shows demonstrable need for six to eight affordable homes for people with a local connection. These are people who wish to remain in, or return to, the locality but cannot afford to buy at market rates. This number has been confirmed by Development Officers from Wiltshire and B&NES. It is also consistent with the housing needs set out in the Wiltshire and B&NES draft Core Strategies, particularly in the context of the environmental and physical constraints of the area.

**3.0.19** For the purpose of this Plan, a local connection is defined as people aged sixteen years and above who meet one of more of the following criteria:

- The person was born in Freshford or Limpley Stoke Parishes and lived in the area for at least 10 years up to the age of sixteen and/or
- The person normally resides in the parish and has done so for at least three years; and/or
- The person has family who are currently resident in the Freshford or Limpley Stoke Parishes and have been so for at least fifteen years; and/or
- the Freshford or Limpley Stoke Parishes are the person’s permanent place of work for at least three years.

# MAP 2: VILLAGE SETTLEMENTS & LOCAL GREEN SPACES



## Key

- Northern Settlement
- Eastern Settlement
- Southern Settlement
- Brown Field Site  
*with extant planning permission*
- Local Green Space
- Grassland / Other
- Woodland

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### 3.1 Policy Objectives

To have in place, throughout the NP area, planning and development policies which are consistent and unifying and which promote the sustainability of this community.

To introduce a Villages Design Statement

To define as Village Settlement Areas the main built areas within the NP area.

To allow for additional housing on infill sites within the Village Settlement Areas

To pursue the objective of seeking to find an appropriate site or sites within the NP Area for Affordable Housing.

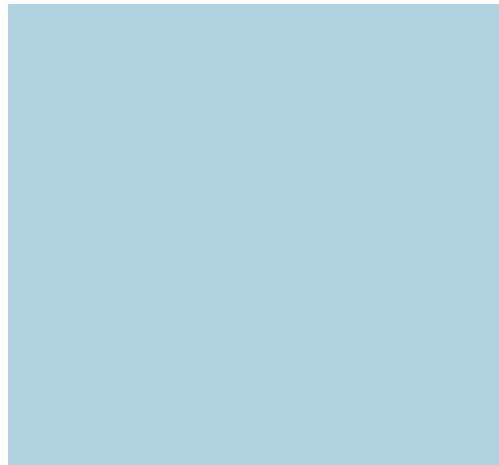
### 3.2 Policies

The following policies shall be used to promote and manage new development within the Neighbourhood Plan area. Alternative policy options, which have been discarded, are

detailed in Appendix A. The fulfilment of one of these policies does not over-ride the need to meet the requirements of any other policy.

### 3.3 Villages Design Statement Rationale

The Villages Design Statement seeks to apply a consistent approach throughout the Neighbourhood Plan Area in order to preserve and/or improve the physical qualities of the built environment by promoting sustainability, good quality architectural and landscape design. For this Policy to work well it is necessary that the onus is placed on applicants to show to the relevant Parish Councils how their plans conform to the Statement.



## Planning and Development Policy

(a) Any development requiring planning permission within the Neighbourhood Plan area should reflect the Guidance contained in the Villages Design Statement.

(b) Applicants must demonstrate to the relevant Local Planning Authority how any planning application conforms to that Statement.

### (c) Villages Design Statement

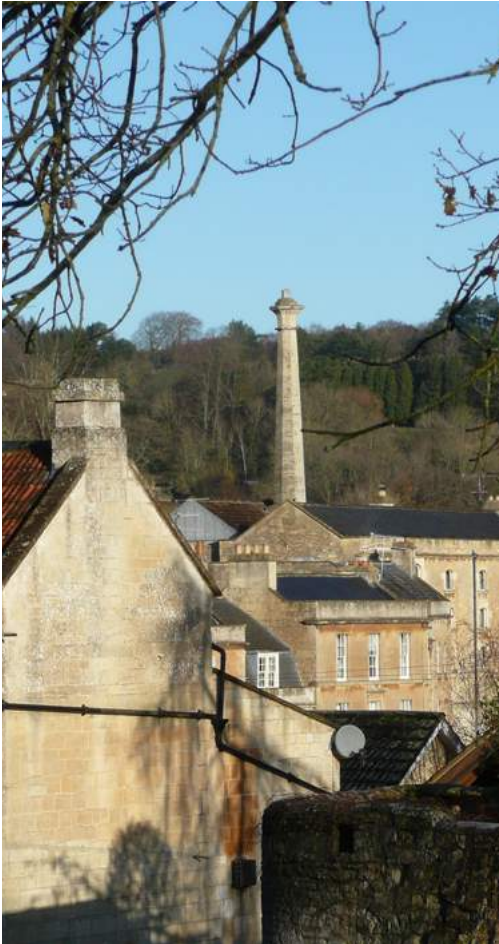
***New developments:*** New developments must be mindful of and sensitive to the physical and environmental context of the site and its location. This includes the need for any development to be proportionate both to its site and in relation to its immediate neighbours.

***Design:*** The design, contemporary or traditional, must be a positive addition to the rural environment reflecting the character of its setting and acknowledging the local built heritage. It must sit well in the landscape and not dominate it.

***Detailing:*** The detailing of new development and changes to existing buildings must reflect the quality of craftsmanship and materials both of the area and of the specific location. Where possible, local and durable materials should be used which improve appearance with age. Any exterior lighting must minimise light pollution.

***Car Parking:*** any development, whether for extensions or new housing, must provide for sufficient off-road car parking to avoid worsening on-road parking and congestion.

***Heritage:*** The historic fabric of buildings should be preserved and repaired wherever possible (where buildings are 'listed' specialist advice should be sought).





## Housing Policy

**a) The three Village Settlement Areas define the main built areas of the villages of Freshford and Limpley Stoke and are described as the Northern, Eastern and Southern settlements.**

**b) Development will be limited to infill sites within the Village Settlement Areas which are shown on Map 2 of the Neighbourhood Plan ('the Plan').**

**c) Infill is the filling of a gap normally capable of taking no more than two houses. Infill development must be consistent with the policies set out in the Plan and preserve the openness of the Green Belt.**

### 3.4 Housing Policy Rationale

**3.4.01** Three Village Settlements have been drawn (see Map 2) defining the main built areas within which a limited amount of infill housing may be developed. These have been defined using the following criteria:

- They use the existing curtilage, or built area, of the community, as defined by this Neighbourhood Plan. They focus on access to existing services and ignore the existing village boundaries between Limpley Stoke and Freshford.
- They avoid environmentally sensitive areas such as green fields, woodlands, flood plains and areas of steep topography.
- They exclude brownfield sites which are treated differently for planning purposes.
- They exclude the spaces put forward for designation as Local Green Spaces in accordance with the provisions of NPPF para 77.

**3.4.02** Proposals for limited infill development within the Village Settlements will be in compliance with the Villages Design Statement and subject to the controls and restrictions of national planning guidance and Local Plans and the considerations of access and road safety submitted by the relevant Highways Departments of the Local Authorities. The restrictions which apply to Conservation Areas within the Village Settlements will also need to be met. The Plan does not imply that all land within the Village Settlement Areas is necessarily appropriate for development.

**3.4.03** Given the existing imbalance of the housing stock and the stated housing need, the Plan contemplates that the proposed planning and development policies will bring forward modest sustainable development which is responsive to local need and sufficiently flexible to offer a range of housing accommodation.

## Affordable Housing Policy

To meet the needs of people with local connections, development of 6 -8 new units of affordable housing (or such different number as is evidenced by demonstrable need at the time of development) will be pursued through contributions from market housing developments where possible, and affordable housing developments:

- a) By the conversion of existing buildings and/or
- b) By the construction of new houses either on brownfield sites within the NP area and/or on infill sites within the Village Settlement Areas



### 3.5 Affordable Housing Policy Rationale

In the absence of any site or sites being identified for affordable housing, this Policy pursues the objective of seeking to find an appropriate site or sites within the NP Area. It recognises also that the Rural Exceptions Site Policy specified in the National Planning Policy Framework continues to provide a potential and realistic option to satisfy the need for such housing.

### 3.6 Other ongoing work and actions

**3.6.01** Freshford Parish Council will continue to maintain contact with the Administrators of the Freshford Mill site and will engage with potential developers to encourage the appropriate completion of the development, which is currently an eye-sore

with the partially completed buildings deteriorating since the abandonment of the building work in 2010.

**3.6.02** The Parish Councils support the need to make existing homes more energy efficient, affordable to run and comfortable to live in and see it as part of their remit to continue to inform residents of current advice and channels of support. The forthcoming B&NES Listed Building Guidance sets out how this can also enhance the character of historic buildings, as do the English Heritage guidelines.



# Natural Environment

**NOTE: No specific policies are put forward for consideration in this section. What follows is an overview of the natural environment within the Neighbourhood Plan Area together with the objectives and the work which is being undertaken and/or planned for the future.**

## 4.0 Context

**4.0.01** Freshford and Limpley Stoke are set in a particularly attractive location in environmentally sensitive surroundings. The villages are integrated into the landscape as against simply surrounded by it: woodlands descend steep slopes into the heart of Limpley Stoke and cattle graze in fields in the centre of Freshford.

**4.0.02** The unique qualities of the location are evidenced by its inclusion in the Cotswolds Area of Outstanding Natural Beauty (CAONB) and the designation of four areas of Ancient Woodlands, four areas of Special Scientific Interest and five Wildlife Sites within its borders. Approximately 60% of the neighbourhood is grassland and 15% is woodland (see Map 3). The whole area is washed over by Green Belt.

**4.0.03** Many visitors come to the area to walk and engage with the attractive and tranquil landscape and this helps support the local economy.

**4.0.04** There is a range of different habitats capable of supporting rich biodiversity but some of these are suffering from neglect and lack of appropriate management. These include hedgerows, grasslands and ancient woodlands.

**4.0.05** Despite the rural location, light pollution from nearby towns results in the CAONB Light Pollution Map showing the neighbourhood as being in Class 3 for light pollution, the class typical of areas on the outskirts of conurbations.

**4.0.06** A Habitat Regulation Assessment Screening has been completed on this neighbourhood area (Appendix B1).

**4.0.07** The government targets of a 34% reduction in GHG emissions by 2020, and 80% by 2050 (Building a low-carbon economy - The UK's contribution to tackling climate change, December 2008) should be reflected in our communities' response to renewable energy installations, and measures to reduce CO2 emissions through reducing energy. Clean, renewable energy can benefit the local economy as well as the environment and reduce energy costs for homeowners.







## 4.1 Objectives

**4.1.01** To conserve and enhance green fields, hedgerows, woodlands – and especially Ancient Woodlands - and environmentally sensitive areas against inappropriate development which has an adverse impact upon the extent, quality or longer term viability of the local environmental resources.

**4.1.02** To work with local farmers and landowners to manage the natural environment, maximising its amenity value and contribution to biodiversity, and preventing its deterioration as a result of neglect or improper management.

**4.1.03** To design facilities and services for residents and visitors, meeting their needs without damaging the attractive natural environment.

**4.1.04** To minimise light pollution, whilst maintaining an appropriate level of safety for residents and visitors at night, by investigating new lighting technologies and

consulting with local agencies responsible for existing lighting and noise related activities.

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

**4.1.06** The Freshford and Limpley Stoke area can contribute to this by building on its strong legacy of renewable energy installations that are in keeping with local character, for example the solar array at The Galleries and the hydro turbines near Freshford Mill and Iford Manor. The area has potential for more such schemes.



## 4.2 Ongoing work and actions.

**4.2.01** Work with the CAONB to conserve and enhance the natural beauty of the area and to increase the access, understanding and enjoyment of the special qualities of the neighbourhood. The Freshford and Limpley Stoke Parish Councils will have the responsibility for monitoring planning, highways, lighting and other local issues to ensure the protection of the unique local natural environment.

**4.2.02** Work with the Valley Parishes Alliance ([www.valleyparishesalliance.org.uk](http://www.valleyparishesalliance.org.uk)) to protect and enhance the character and distinctiveness of the Avon Valley for present and future generations.

**4.2.03** A voluntary community Environment Group has been established with a remit to advise upon, and promote, biodiversity and environment related issues related to the parishes (see [www.flewg.weebly.com](http://www.flewg.weebly.com)).

**4.2.04** Investigate ways to stimulate resident and visitor interest in the local environment - flora, fauna, habitats, geology etc. Educational programmes can be coordinated with the local schools, targeted at local children and teenagers.

**4.2.05** Work with Natural England to review the management of the wooded, south-eastern slope of The Tynning and plan cut-throughs to create valley views from the top of

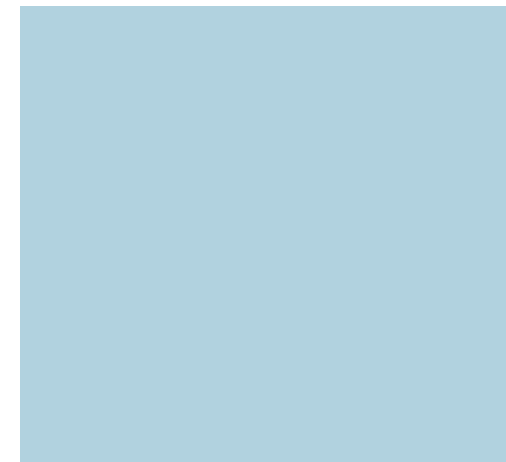
The Tynning. Review damaged, species-poor hedgerows in public areas (e.g. at the foot of The Tynning by Freshford Lane and near the War Memorial) and investigate whether their biodiversity and amenity could be improved.

**4.2.06** Design and develop an ecological reserve in the unused land in Middle Stoke.

**4.2.07** Encourage the use of dry stone walling, hedge laying and coppicing to preserve ancient crafts and enhance the rural environment.

**4.2.08** Improve access to the area by designing and building new footpaths along key movement axes which are in keeping with the rural setting and minimise the disruption to existing agricultural land use and local fauna. Improve knowledge of the Countryside Code which clarifies the responsibilities for both the public and the people who manage the land.

**4.2.09** The Landscape and Habitat map (see Map 3) has been compiled from local wildlife record centres. This will be updated (every 5 years) in line with the regular review of the Neighbourhood Plan.

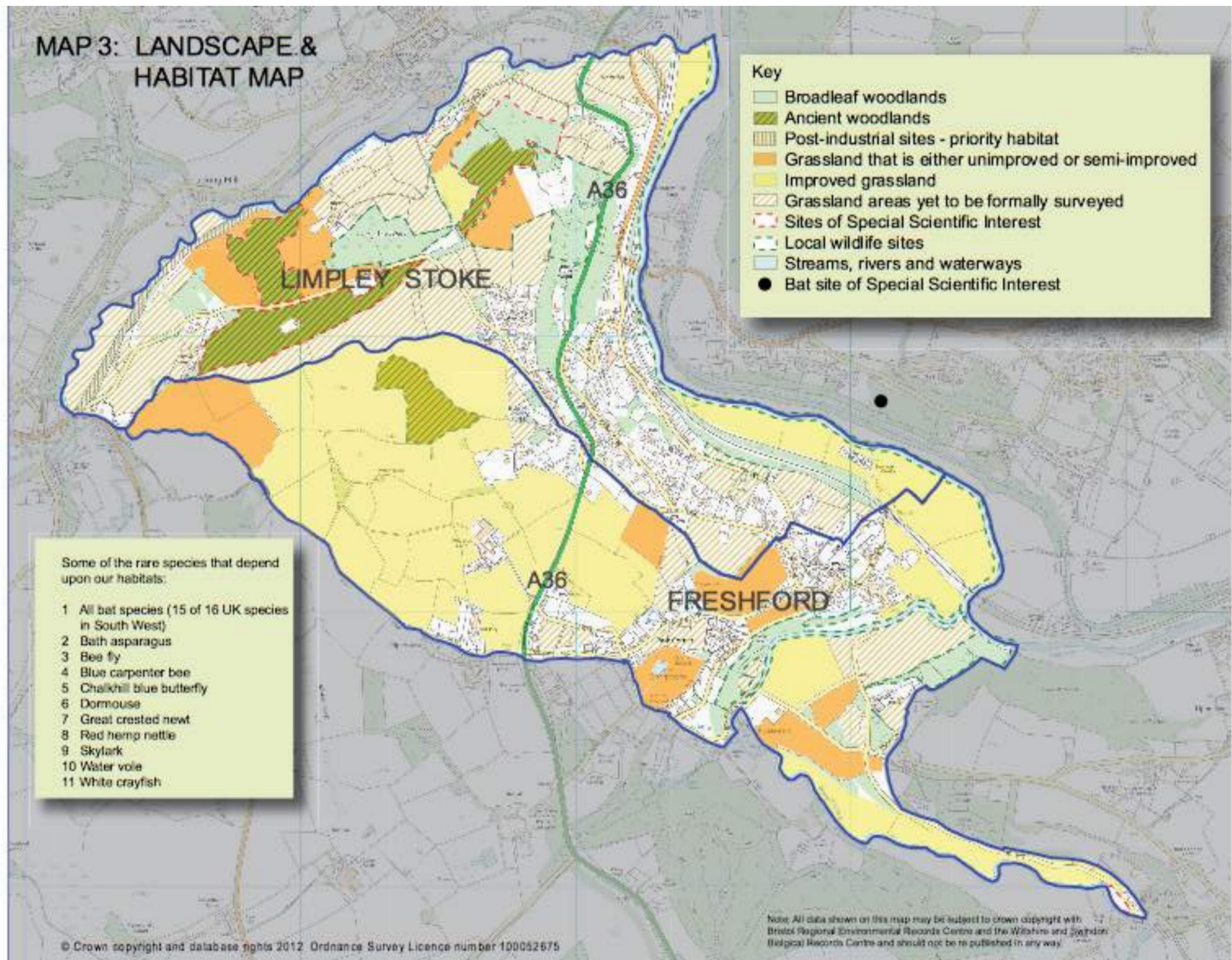


# MAP 3: LANDSCAPE & HABITAT MAP

**Key**

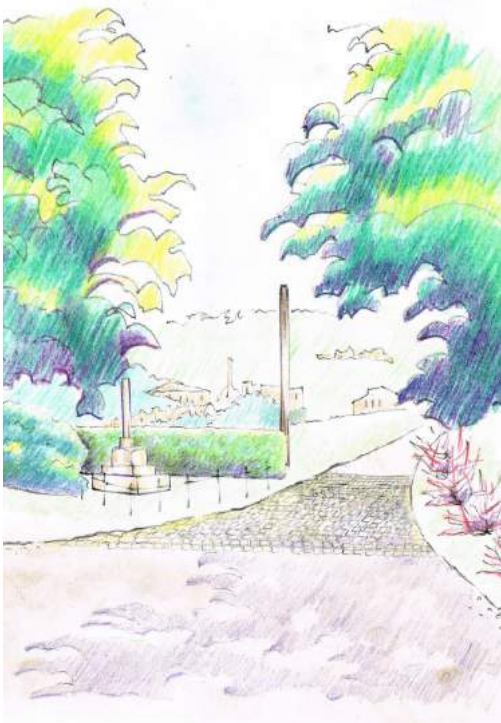
- Broadleaf woodlands
- Ancient woodlands
- Post-industrial sites - priority habitat
- Grassland that is either unimproved or semi-improved
- Improved grassland
- Grassland areas yet to be formally surveyed
- Sites of Special Scientific Interest
- Local wildlife sites
- Streams, rivers and waterways
- Bat site of Special Scientific Interest

- Some of the rare species that depend upon our habitats:
- 1 All bat species (15 of 16 UK species in South West)
  - 2 Bath asparagus
  - 3 Bee fly
  - 4 Blue carpenter bee
  - 5 Chalkhill blue butterfly
  - 6 Dormouse
  - 7 Great crested newt
  - 8 Red hemp nettle
  - 9 Skylark
  - 10 Water vole
  - 11 White crayfish



# Safeguarding Local Green Spaces

Proposed refurbishment of Freshford War Memorial



## 5.0 Context

**5.0.01** “The planning system can play an important part in facilitating social interaction and creating healthy inclusive communities” NPPF para 69.

This Section of the Neighbourhood Plan proposing special protection for green areas of particular importance to the community and identifies the open spaces which provide opportunities for sport and recreation. This Section is an integral element of the Plan in that it gives shape and substance to other elements of the Plan, namely the provision and use of shared space, community facilities and other local services which enhance the sustainability of this community and its built environment. Further, it complements the creation of the Village Settlement Areas.

**5.0.02** The Plan has already identified the unique characteristics of the two villages with particular reference to the fact that they are made up of a number of distinct and separate hamlets. It is important to the community that any development does not rob the hamlets of their distinctiveness and it is of equal importance that each village as a whole retains its identity and that there is no creeping coalescence between the two villages.

**5.0.03** The steep relief of the villages results in few locations within the community which are flat enough for recreational activity. Brown’s Field (also known as Brown’s Park), where the local football and tennis clubs are located, lies just across the border in Hinton Charterhouse. The Queen Elizabeth playing field is located behind Freshford Village Memorial Hall while the Limpley Stoke play ground is within the King George V play park.

**5.0.04** The Tynning in Freshford and the King George V play park in Limpley Stoke are the green lungs in the heart of both villages, are used for play and leisure and for community get-togethers and contribute to the green infrastructure and biodiversity of both communities.

**5.0.05** The five acres of land known as the Tynning rest at the heart of the village and in 1970 were registered as a village green. The War Memorial is sited at the boundary of the Tynning, close to the cemetery. This green space is in part in common use and has special value as a connecting green link between the two settlements of the Freshford village centre and Sharpstone. It is embraced by the revised Freshford and Sharpstone Conservation Area (2007). The land was in private ownership until the 14th March 2014 when Freshford Parish Council purchased it on behalf of the community.

**5.0.06** The King George V play park is on Woods Hill in Limpley Stoke. It was created in 1936 as a recreation and playing field, to be preserved in perpetuity as a memorial to King George V. It is managed by the Limpley Stoke Parish Council whose members act as trustees for the charity. The facilities include play equipment, a boules pitch, a cruck shelter and community barbeque. The upper field in the park has poor access and car parking is limited. These factors limit the use of the play park by local parents and children.

**5.0.07** There is a disused and overgrown plot of greenfield land in Middle Stoke which is adjacent to the telephone exchange and the King George V play park. This land is privately owned and for over 10 years the Limpley Stoke Parish Council has been attempting its acquisition in order to enhance the green space in the centre of the village and improve access to the play park for local parents and children. This idea is approved of by 70% of residents (source: questionnaire responses in Appendix D5).

**5.0.08** The Queen Elizabeth playing field, with the other land in which the Hall sits, was gifted to the Freshford Memorial Red Triangle Club (now The Freshford Village Memorial Hall charity) by local resident Hilda Alexandrina Thurstan in July 1950, and includes the enclosed childrens' playground and the playing field. It was formally opened on Coronation Day 1953.

## 5.1 Policy objectives

To designate for special protection local green spaces in Freshford and Limpley Stoke:

- to guard that land from any development,
- to acknowledge its beauty, historic significance, richness of wildlife and importance for play and recreation.
- to recognise that the footpaths criss-crossing the land are essential pedestrian routes which bring the community together and provide access to local facilities.



King George V play park





## Local Green Spaces Policy

**The Plan proposes that the local green spaces as shown on Map 2, page 11 be designated in accordance with the provisions of Paragraph 77 of the National Planning Policy Framework.**

### 5.2 Local Green Space Policy Rationale

Reasons in support of the proposal are addressed in Appendix B4 and reflect the criteria specified in NPPF para 77.

### 5.3 Other ongoing work and actions

**5.3.01** To register the King George V playing field in Limpley Stoke as a Village Green under the Commons Act 2006.

**5.3.02** Manage and maintain the Tynning in a manner consistent with its village green status and its biodiversity and on behalf of the whole community.

**5.3.03** Improve the land in front of the Freshford War Memorial so that it respects more appropriately the dignity of the site (see page 20).

**5.3.04** Continue to explore with the landowner the acquisition of the disused land in Middle Stoke by the Limpley Stoke Parish Council in order to improve access to the King George V play park.

**5.3.05** Continue to maintain and improve the play ground facilities in both villages to improve the health and well being of children and teenagers.

**5.3.06** Support the trustees at Brown's Field and Hinton Charterhouse Parish Council in the raising of finance and the construction of a new clubhouse and encourage the use of the existing land and buildings for more sporting and recreational activities for residents of all ages.

## Section 6

# Walking, cycling & safer roads



## 6.0 Context

**6.0.01** “Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods and people .... and where practical give priority to pedestrian and cycle movements ...create safe and secure layouts which minimise conflict between traffic and cyclists and pedestrians, avoiding street clutter.” NPPF para 35.

**6.0.02** This Plan promotes the policy of applying shared space principles to improve road safety. Shared space is a term applied to a set of principles that help to reconcile the often conflicting demands of people, places and transport. It is of application throughout the Neighbourhood Plan area and its emphasis is on promoting the safe integration of people and vehicles. It builds on the work undertaken by both Parish Councils to improve road safety such as the introduction of painted pavements and 20 m.p.h. speed zones in both villages and the two documents commissioned by Freshford Parish Council ‘Freshford and Sharpstone – Protecting Historic Villages through Shared Space Principles.’ Hamilton- Baillie (2007) and ‘Getting About in Freshford – The Safe Integration of People and Vehicles’ (2009). See Appendix H and I.

**6.0.03** Improving walking and cycling access by residents and visitors to key village facilities and public transport will reduce traffic volumes and parking problems and improve the health and wellbeing of residents.

**6.0.04** Many of the lanes running through and between the villages are too narrow for pavements. Pedestrians are very concerned about the dangers of walking along roads with passing traffic. There is need

to consider clearer delineation of how space is used by pedestrians, cyclists and traffic.

**6.0.05** There is a need to improve safety for children arriving at and/or leaving Freshford Primary School by bus, car or on foot. There is significant congestion at peak times and concerns have been raised by parents about the lack of an off-road bus stop and an inadequate pavement linking the school to the Freshford Village Memorial Hall car park.

**6.0.06** Strong resident feedback through the village questionnaire indicates that many of the local footpaths are unsafe or inadequate for all residents, which results in an excessive use of cars to access local facilities.

**6.0.07** The A36 is a major trunk road which divides the community and acts as a barrier for residents in Waterhouse, Midford Lane and Pipehouse to access key services.

**6.0.08** Much of the road signage in the villages is confusing and cluttered. By application of shared space ideas unnecessary signage could be removed. This applies also to the proliferation of signage on the A36 trunk route as it passes through the two villages.

**6.0.09** Each household owns an average of 1.7 cars, reflecting the rural nature of this community. This has resulted in parking pressures in key parts of the villages, particularly in areas of terraced housing with no off-street parking (e.g. Middle Stoke, Lower Stoke and Sharpstone). Parking problems also exist near key village facilities (e.g. the Freshford Primary School, community shop and village halls).

**6.0.10** The Limpley Stoke and Freshford Transport Link service is a valuable provision for residents who have need for transport which cannot be met by the public transport service.

**6.0.11** The community is served by two bus routes (94 and 264/265), which give passengers ready access to the City of Bath and the towns of Bradford on Avon and Trowbridge. There is also a school bus for children attending the local school.

**6.0.12** Freshford Railway Station is on the Bristol to Weymouth “Heart of Wessex” line. Passenger numbers have more than doubled in the last 10 years. Residents of both villages form part of the volunteer force, which helps to sustain and invigorate the line. The Community Rail Partnership has been outstandingly successful. (See Heart of Wessex Annual Report 2013-14 on the benefits to the community - Appendix G)

**6.0.13** The growing number of cyclists emphasises the need to provide a transport policy built on shared space principles. The closest national cycle link is NCN4 which runs between South Wales and London. Following this route, Bath is an 8 mile journey away along the Kennet and Avon canal towpath. Accessible from the canal is the Bath Two Tunnels Route opened in 2013, a 13 mile circular route, which is proving to be a popular and important recreational facility.

**6.0.14** In addition to the network of local footpaths a number of long distance walking routes including the Macmillan Way, The Cotswold Way and the Kennet and Avon Walk pass through or close to the NP area.

## 6.1 Plan Objectives

**6.1.01** To have an integrated transport policy and to apply shared space principles throughout the NP area.

**6.1.02** To reduce vehicle speed.

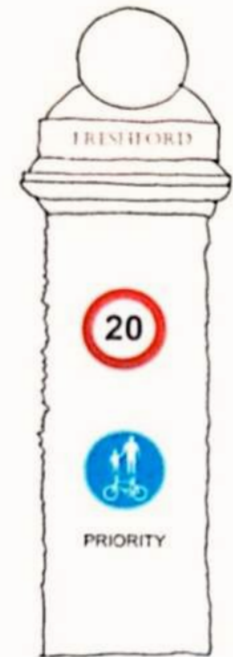
**6.1.03** To minimise road signage and street clutter.

**6.1.04** To construct new and sensitively-designed ‘village gateways’ at all entry points (see Map 4), using natural, durable materials (see images to right). These are proven as an effective way to address traffic speeds and cluttered road signage. Symbols or text will advise that pedestrians and cyclists have priority, 20mph speeds apply, and that there is limited accessibility for larger vehicles. Road widths could be reduced at gateway locations to provide single-lane entry for cars, and larger vehicles would drive over a ribbed surface to give additional warning.

**6.1.05** To enhance and preserve key pedestrian links used by residents in the two villages to access local facilities and public transport (see Map 4, page 25).

**6.1.06** To preserve and support public transport links serving the two villages and to encourage both B&NES and Wiltshire Councils to recognise the importance of their provision, especially in the context of their crossing local authority boundaries.

**6.1.07** To improve the safety of residents crossing the A36 from Midford Lane and Pipehouse, seeking Highways Agency recognition in the consideration of lower speed limits and pedestrian refuges.



One option for a Village Gateway design.



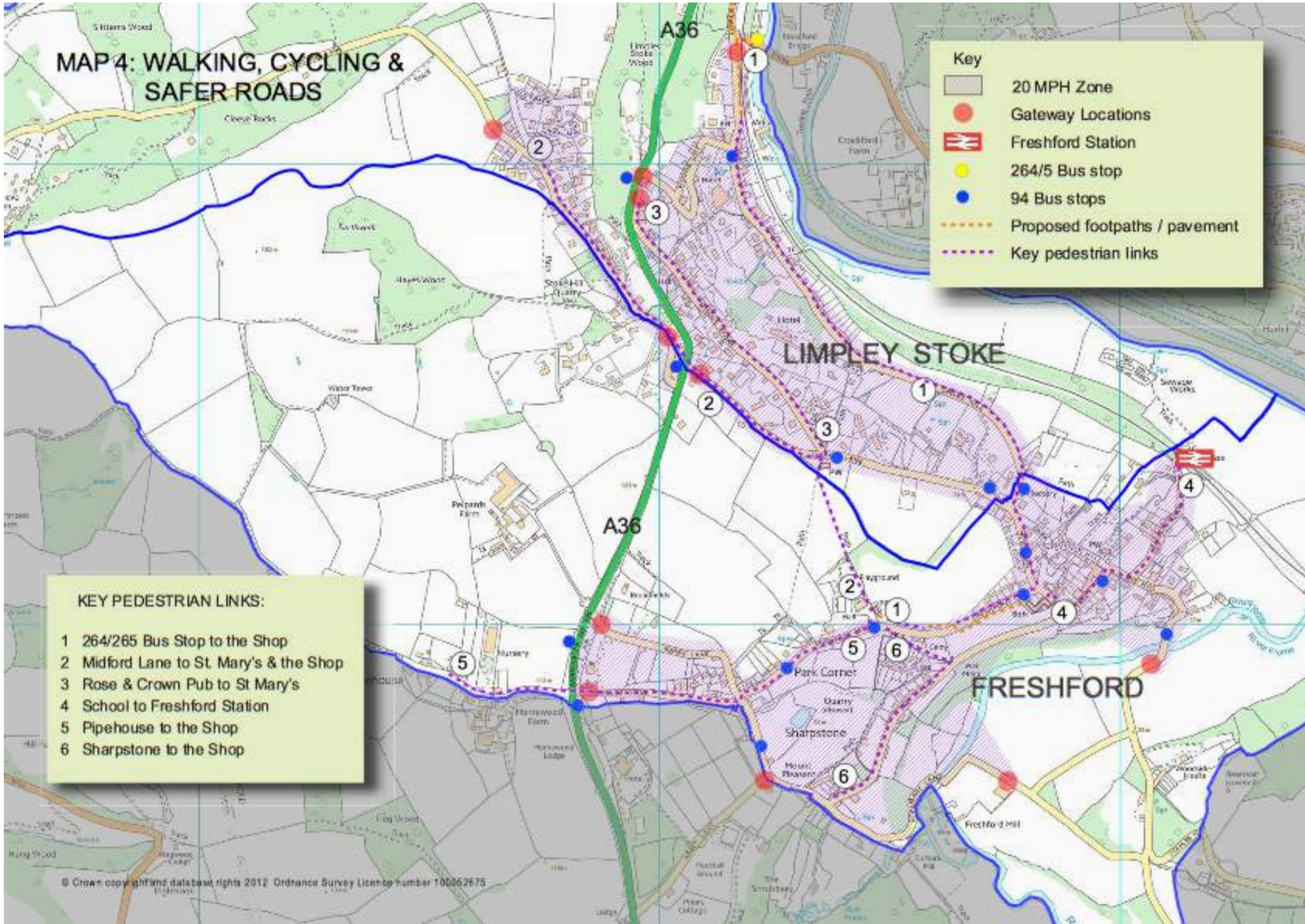
# MAP 4: WALKING, CYCLING & SAFER ROADS

**Key**

- 20 MPH Zone
- Gateway Locations
- Freshford Station
- 264/5 Bus stop
- 94 Bus stops
- Proposed footpaths / pavement
- Key pedestrian links

**KEY PEDESTRIAN LINKS:**

- 1 264/265 Bus Stop to the Shop
- 2 Midford Lane to St. Mary's & the Shop
- 3 Rose & Crown Pub to St Mary's
- 4 School to Freshford Station
- 5 Pipehouse to the Shop
- 6 Sharpstone to the Shop



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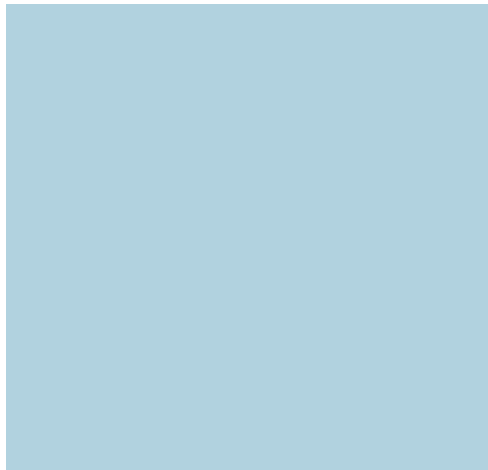


## 6.2 Policies

6.2.01 There are no additional transport related policies. However, the Plan supports changes to local transport to meet the following aims:

- a) The introduction of a 20mph zone to cover the residential areas of the two villages.
- b) The introduction of a maximum 40mph speed limit along that stretch of the A36 passing through the parish of Freshford. While outside the NP area the expressed view of the community is that the 40mph speed restriction should extend at least to the junction of Branch Lane in Hinton Charterhouse if not even beyond that point.
- c) The construction of village gateways at all major entry points into the villages (See Map 4, page 25) to mark the entrances into the villages and to advise that pedestrians and cyclists have priority.

- d) The continued and extended use of 'painted pavements' on road surfaces to allow pedestrians to walk in increased safety on roads with no pavements.
- e) The reduction or elimination of road signage and associated street clutter as and when the principles of shared space are implemented.
- f) The upgrading or improvement of the network of pathways both to the community hub and to other community facilities.



### 6.3 Rationale for Highways Approach

**6.3.01** The Plan seeks to advance those shared space principles recognised by the National Planning Policy Framework in order to improve road safety and to give local people a real choice about how they travel. The Plan applies measures that are considered to be best suited for this community and challenges the traditional assumptions over road safety and road design which have tended to dominate both national and local transport policy.

### 6.4 Other ongoing work and actions

**6.4.01** A raised road surface will be constructed at the Freshford Primary School crossroad and a similar arrangement will be investigated for the Hop Pole junction in Limpley Stoke. These would improve road safety by reducing traffic and encouraging more pedestrian use.

**6.4.02** Improve local access to public transport by constructing a pavement from the Hop Pole to the bus stop on the B3108. Improved lighting will also be investigated to improve pedestrian safety to/from the railway station.

**6.4.03** Build an off-highway bus stop outside the school and upgrade and reroute the footpath linking the school to the community shop, Freshford Village Memorial Hall and Queen Elizabeth Playing Field, avoiding the Hall Car Park, to improve safety for children.

**6.4.04** Encourage the use of public transport. The times are published for trains and buses on Freshford village website and in the Freshford Bulletin.

**6.4.05** Consideration will be given to road parking at the bottom of the Tynning along Freshford Lane to support demand for shop, Hall, surgery and residents.

**6.4.06** Improve the existing footpath across Church Fields (Stoke Church Tynning) from St Mary's Church to the community shop to enhance the safety and amenity of pedestrians walking to and from St Mary's Church to the community shop, Freshford Village Memorial Hall and playing field. New buggy-friendly access gates will be added but the path will remain unfenced and some limited landscaping will use local and natural materials in keeping with the existing meadow land.





## Section 7

# Village Hub, Community Facilities and Assets



## 7.0 Context

**7.0.01** “To promote a strong rural economy neighbourhood plans should.... promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.” NPPF para 28.

**7.0.02** The two villages benefit from a large number of community facilities and assets; these are shown on Map 5, page 33. Many of the assets and land of community value are already owned or controlled by local charities, trusts or the Parish Councils (see Appendix L)

**7.0.03** The Freshford Village Memorial Hall is a charitable foundation which runs the largest village hall in the community. It is used for a variety of communal, sporting and cultural events.

**7.0.04** Following the closures of the Limpley Stoke and Freshford village shops, the new Galleries community shop opened in 2009 as a local enterprise owned and run by the community and staffed mainly by volunteers. It is situated in Freshford by Freshford Village Memorial Hall. In 2013 an extension was built to increase the profitable café business. The Galleries Shop serves the community and operates to ‘green’ principles such as sourcing local food and goods. It is run through the Freshford & Limpley Stoke Community Association (FLISCA) , a charity, which reinvests its profits in community projects. See <http://galleriesshop.co.uk>.

**7.0.05** The Freshford Pre-school rents a room at the Freshford Village Memorial Hall and offers day care for children aged between 2½ and 5 years( up to 20 children in morning sessions and 12 in afternoon sessions.) The pre-school needs some dedicated working space

**7.0.06** The Hall, the community shop and the pre-school share a location separate from the physical centres of the two villages but accessible from both. There are plans in place for possibly relocating the local GP surgery to this site. This location is recognised as forming an important village hub.

**7.0.07** The Hall building is 50 years old and needs to be modernised and have additional capability added attuned to community needs now and in the future A feasibility study (see Appendix M) has been undertaken which has identified the potential for a main hall, with stage and servery from the adjacent kitchen, and supporting green room, toilets, storage etc. An upper floor at the recreational field end would include a small hall with external terrace. Separated from these by an airy atrium would be a range containing a self-contained annex for pre-school and similar usage, a committee room, and a youth space, plus potentially a relocated doctors’ surgery. Additional income could be generated by a small-business hub and gymnasium.

**7.0.08** With the vision of a “community wellness centre”, space would also be available for treatment rooms for use by visiting practitioners. The package would meet modern building and sustainability standards, to provide low running costs, low maintenance requirements, and some on-site energy generation. Parking would be available for cycles and 32 cars and shared with the Galleries Community shop, as at present.

**7.0.09** The project would accord with B&NES Sustainable Community Strategy and the future Joint Health and Wellbeing Strategy. The replacement hall would be constructed substantially on the existing footprint and would not be materially larger than the existing building. Its compact design and sympathetic materials will ensure the Hall does not impinge on the sense of openness of the green belt.

**7.0.10** The main hall would continue to provide space necessary for Physical Education, drama, and larger events for Freshford Primary School. Full factual evidence of the need for new facilities is being obtained to support the planning application.

**7.0.11** Improvements to the footpath from Middle Stoke, and the new footpath from the school, will enhance the safety and attractiveness of pedestrian access to the village hub.

**7.0.12** The Limpley Stoke Village Hall is a smaller facility providing a good meeting room, kitchen and toilet facilities but it suffers from a shortage of parking.

**7.0.13** Freshford Primary School is a co-educational primary school accommodating 146 children between the ages of 4 – 11. The school suffers from

a shortage of play space and would benefit from greater access to the Tynning land for recreational activities. This is being investigated as part of the wider use of this village green.

**7.0.14** The Beckington Family Practice has a branch GP surgery in Freshford in a building owned by the Younghusband Trust. The branch provides a vital service to the local community and has over 1000 registered patients. However parking is limited and disabled access to this building is deemed unsuitable. The relocation of the GP surgery from the Younghusband building to the Memorial Hall complex would address these issues and free up space which might provide useful ancillary accommodation for Freshford Primary School, which is opposite, or provide small units of affordable housing.

**7.0.15** Privately owned assets include the two local public houses which are popular local meeting places and important historic buildings: the Hop Pole in Limpley Stoke and the Inn at Freshford are both 16th Century coaching inns. The Rose and Crown Public House and restaurant in Limpley Stoke closed in 2013 and plans for its future are uncertain. The community has expressed a strong interest in protecting the status of these local pubs (see Questionnaire results- Appendix D5).

**7.0.16** St Peter’s Church in Freshford and St Mary’s Church in Limpley Stoke are both part of a United Parish of three churches which also includes St John’s in Hinton Charterhouse.

**7.0.17** Freshford Railway Station serves both communities with regular rail services along the Heart of Wessex Line.



**7.0.18** Football and tennis are provided at Brown's Field which is owned by a sport-focused trust. These sporting facilities are used by children and adults from the community, although this land is located across the parish boundary in Hinton Charterhouse.

**7.0.19** Essential utilities in the area include the water tower, sewerage works and telephone exchange.

### 7.1 Policy Objectives

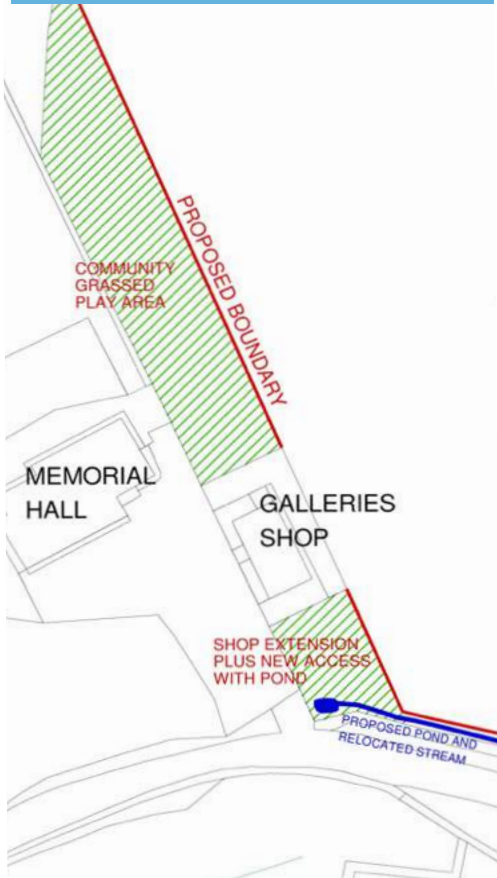
**7.1.01** To ensure that the area that includes the Galleries Shop and Café and Freshford Village Memorial Hall is recognised in the Local Plans of the two Authorities ( B&NES Council and Wiltshire Council)

as the hub of the combined community and that it be brought within the Villages Settlement Areas.

**7.1.02** To promote the development and/or the redevelopment of the Memorial Hall complex as integral to the health and vitality of the community. The landowners of Galleries Field have agreed in principle to release a strip of land as an additional grassed play area to be incorporated within the village hub.

**7.1.03** To safeguard key community facilities and assets from any adverse proposal which would result in their loss.

Proposed boundary changes agreed in principle with the Dawsons



## Community Development Policy 1

- a) to define the area that includes the Freshford Village Memorial Hall, the Queen Elizabeth Playing Field, the car park and the Galleries Community Shop (see map 5, page 33) as the hub of the combined community.
- b) to effect the development or redevelopment of the Memorial Hall complex to provide both for existing needs and/or improved local services and facilities as a key and integral part of ensuring the future health and vitality of the community.

## Community Development Policy 2

This policy identifies in Table 2 the key community facilities and assets. There will be a presumption in favour of safeguarding them from any adverse proposal which would result in their loss.

## 7.2 Community Policy Rationale

**7.2.01** The Policies aim to promote a strong rural economy and the retention and development of local services and community facilities. Further, the Policies seek to reflect that the Freshford Village Memorial Hall complex is regarded as the community hub and should be seen as such by the planning authorities.

## 7.3 Other ongoing work and actions

**7.3.01** Following the expiry of existing leases to the Hop Pole and Rose & Crown pubs in Limpley Stoke, a project team has been set up by the Limpley Stoke Parish Council to work with the landlords to try and preserve these businesses which provide an important community forum as well as employment opportunities.

**7.3.02** Freshford and Limpley Stoke Parish Councils intend to list the three pubs in the community (see Map 5, page 33) as Assets of Community Value with their respective Local Authorities (see Table 2, page 33).

**7.3.03** To encourage both local authorities to understand that, irrespective of local authority boundaries, key neighbourhood facilities and services (see Maps 5 & 6) in both villages support the sustainability of this combined community. Support must continue to be given to projects that improve the viability and usage of these assets.

**7.3.05** St Mary's Church has added a toilet and pantry and is investigating removing some pews to encourage greater use of this building by the broader community. A parallel project is under way looking at ways in which the space in St Peter's Church can be better utilised by the community.

**7.3.06** The playgrounds in Freshford and Limpley Stoke are important sources of play and recreation by the children in the community and they will continue to be improved and upgraded by the respective Parish Councils.

**7.3.07** Encourage the use of local facilities by publishing details on the village websites. Encourage the improved coordination between the management groups of the local facilities to maximise their use (e.g. coordinate bookings).

**7.3.08** Increase community welfare by liaising with the Police and Crime Commissioners. Work with the Neighbourhood Police teams to develop a Community Watch scheme across both villages to support vulnerable residents, increase road safety and further reduce levels of criminal activity.

**7.3.09** It is recommended that a study is undertaken on the feasibility of developing the unused land and buildings in Brown's Field for increased sports and recreational facilities for the children, teenage and adult residents of Freshford, Limpley Stoke and Hinton Charterhouse.

Illustrative new Memorial Hall option



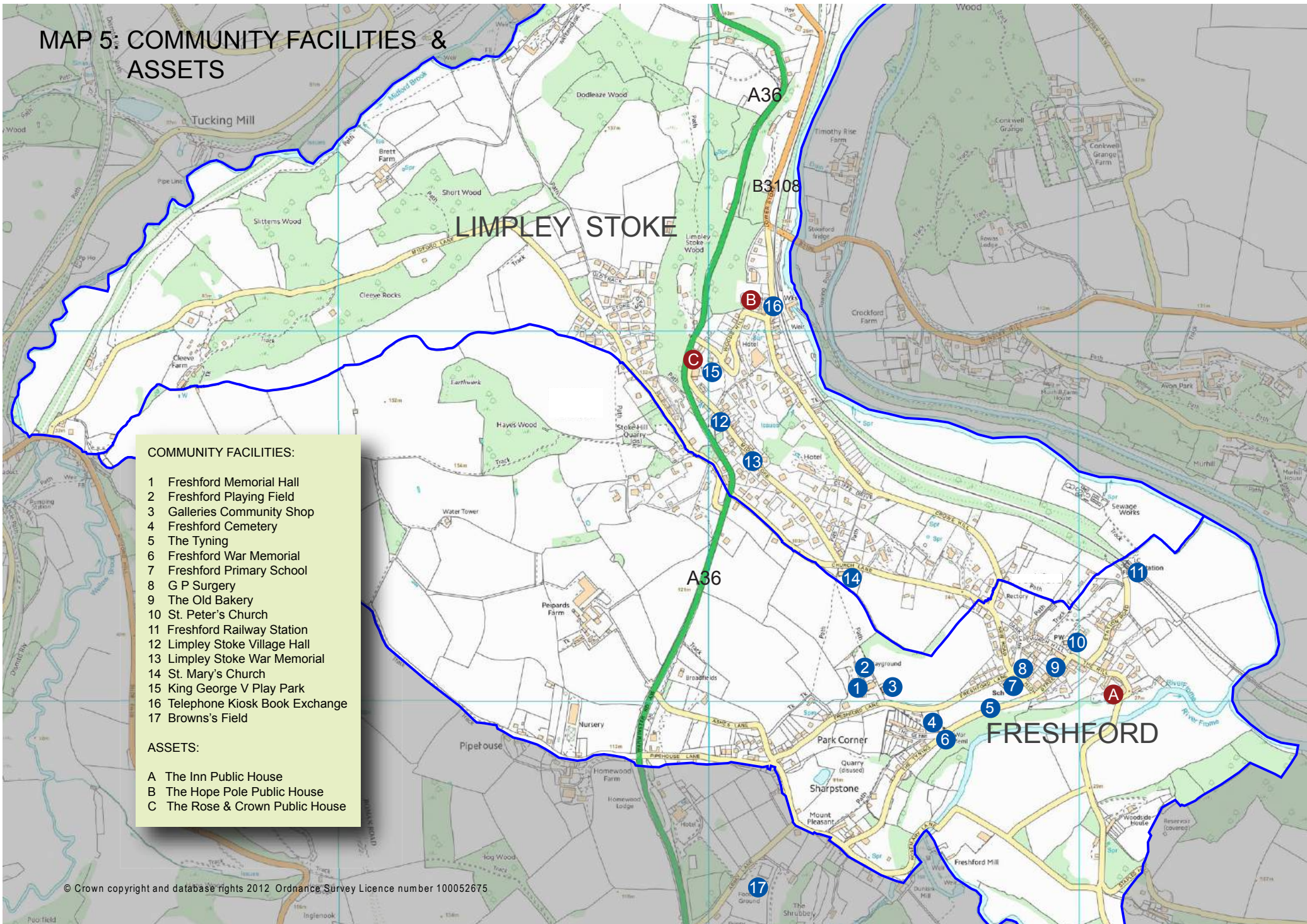
**Table 1: Key neighbourhood facilities and services**

| Neighbourhood facility                           | Location            | Map ref: |
|--|---------------------|----------|
| Freshford Village Memorial Hall                  | Freshford           | 1        |
| Freshford Pre-School                             | Freshford           | 1        |
| Freshford Playing Field                          | Freshford           | 2        |
| Galleries Community Shop, Cafe and Public Toilet | Freshford           | 3        |
| Cemetery   | Freshford           | 4        |
| The Tynning Village Green                        | Freshford           | 5        |
| Freshford War Memorial                           | Freshford           | 6        |
| Freshford Primary School                         | Freshford           | 7        |
| GP Surgery                                       | Freshford           | 8        |
| The Old Bakery meeting rooms                     | Freshford           | 9        |
| St Peter's Church                                | Freshford           | 10       |
| Freshford Railway Station                        | Freshford           | 11       |
| Limpley Stoke Village Hall                       | Limpley Stoke       | 12       |
| Limpley Stoke War Memorial                       | Limpley Stoke       | 13       |
| St Mary's Church                                 | Limpley Stoke       | 14       |
| King George Vth Play Park                        | Limpley Stoke       | 15       |
| Telephone Kiosk Book Exchange                    | Limpley Stoke       | 16       |
| Bus services (94 and 264/265)                    | n/a                 | n/a      |
| "The Link" car service                           | n/a                 | n/a      |
| Brown's Field (Hinton Charterhouse)              | Hinton Charterhouse | 17       |





# MAP 5: COMMUNITY FACILITIES & ASSETS



**COMMUNITY FACILITIES:**

- 1 Freshford Memorial Hall
- 2 Freshford Playing Field
- 3 Galleries Community Shop
- 4 Freshford Cemetery
- 5 The Tynning
- 6 Freshford War Memorial
- 7 Freshford Primary School
- 8 G P Surgery
- 9 The Old Bakery
- 10 St. Peter's Church
- 11 Freshford Railway Station
- 12 Limpley Stoke Village Hall
- 13 Limpley Stoke War Memorial
- 14 St. Mary's Church
- 15 King George V Play Park
- 16 Telephone Kiosk Book Exchange
- 17 Browns's Field

**ASSETS:**

- A The Inn Public House
- B The Hope Pole Public House
- C The Rose & Crown Public House

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Table 2. Key community facilities and assets

| Neighbourhood facility / land | Owner                | Map Ref: |
|-------------------------------|----------------------|----------|
| The Inn                       | The Roberts family   | A        |
| The Hop Pole                  | Wellington Pub Group | B        |
| The Rose & Crown              | Enterprise Inns      | C        |





# Business and Technology

Section 8



## 8.0 Context

**8.0.01** 20% of economically active residents work either at home or elsewhere on a self-employed basis, compared to 10% nationally. A large number of residents work from home either full or part time.

**8.0.02** Whilst only 2% of economically active residents are employed in primary activities, agricultural land comprises 80% of the land area of the two parishes and a small number of farms work on and maintain the fields surrounding the community. Another important local business is the stone mine in Freshford, owned by the Bath Stone Group.

**8.0.03** Tourism is an important local employer and supports a number of local businesses including the Limpley Stoke Hotel and the three village pubs. Some office space and workshops are provided at Limpley Mill and Waterhouse. The location of local businesses can be seen on Map 6, page 36.

**8.0.04** The local topography results in poor mobile phone reception. The Limpley Stoke telephone exchange has been recently upgraded with fibre optic to ADSL2+. However with less efficient copper cable linking households to the exchange, broadband speeds in the community are patchy with households furthest from the exchange recording speeds of less than 2Mb.

## 8.1 Policy Objectives

**8.1.01** To support the sustainable growth and expansion of business and enterprise in the NP Area both through the conversion of existing buildings and well designed new buildings.

**8.1.02** To seek to promote the development and diversification of agricultural and other land based rural businesses.

**8.1.03** To support sustainable rural tourism and leisure developments that benefit businesses in this area and which respect the character of the countryside.

**8.1.04** To promote the retention and development of local services and community facilities.

## 8.2 Policies

**There are no additional policies. The Plan supports the sustainable growth and expansion of local businesses and enterprise in the following ways:**

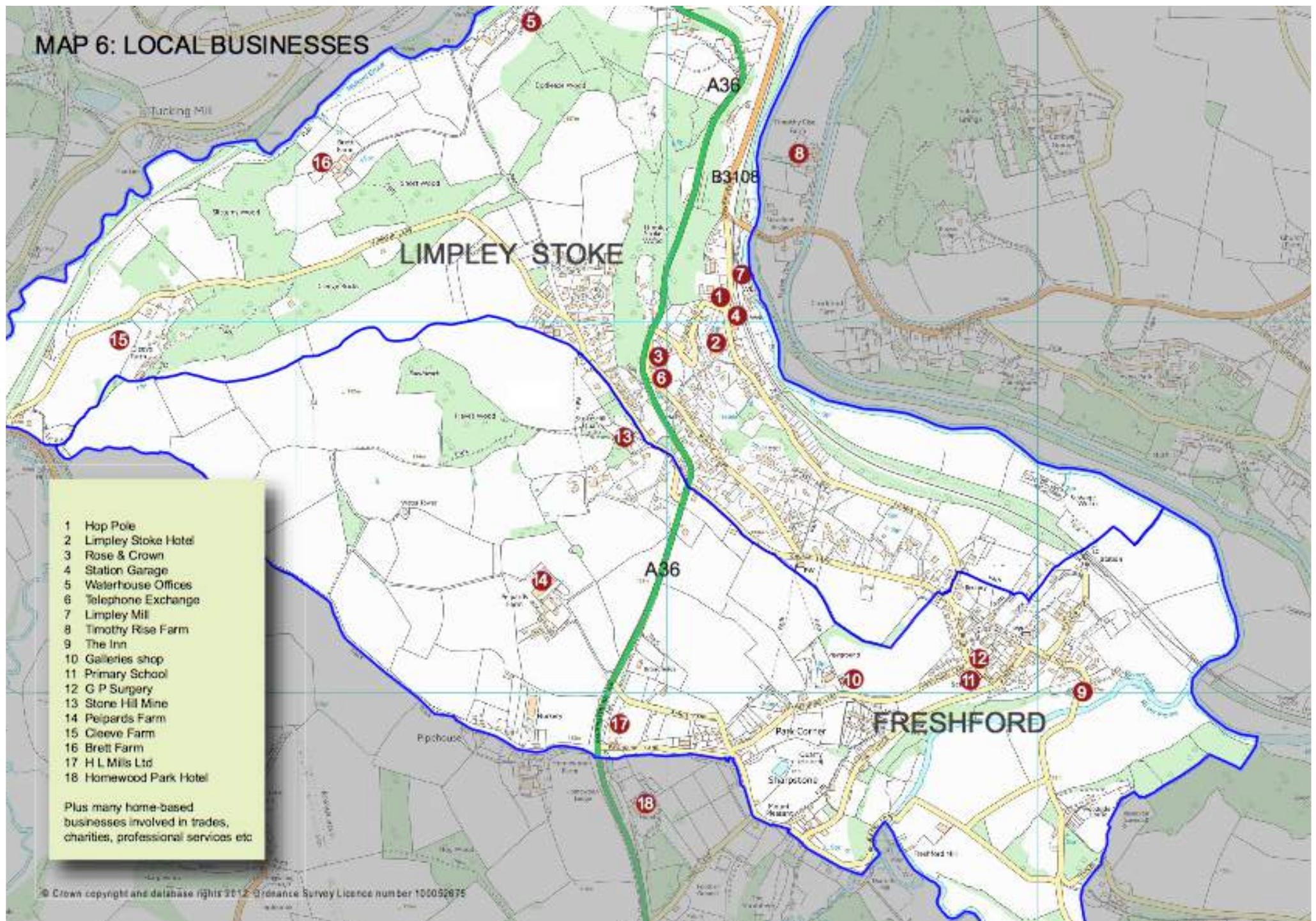
- In respect of 8.1.01, above, Planning and Development Policy, the Villages Design Statement and Housing and Affordable Housing Policies.
- In respect of 8.1.02, above, through its actions and work with local farmers and through the community Galleries Shop policy of selling locally sourced foodstuffs and goods.
- In respect of 8.1.03 and 8.1.04, above, through both its Community Development Policies and Local Green Space Policies.

## 8.3 Ongoing work and actions

**8.3.01** BT will be asked to prioritise the laying of fibre optic cables from the Limpley Stoke telephone exchange to local hubs which will significantly increase broadband speeds for businesses and households distant from this exchange.

**8.3.02** An investigation will take place into the feasibility of deploying rural small cells which boost mobile phone signals without the need for intrusive mobile phone masts. Residents can also deploy local femtocells (small, low-power cellular base stations) to boost signals in their own houses.

## MAP 6: LOCAL BUSINESSES



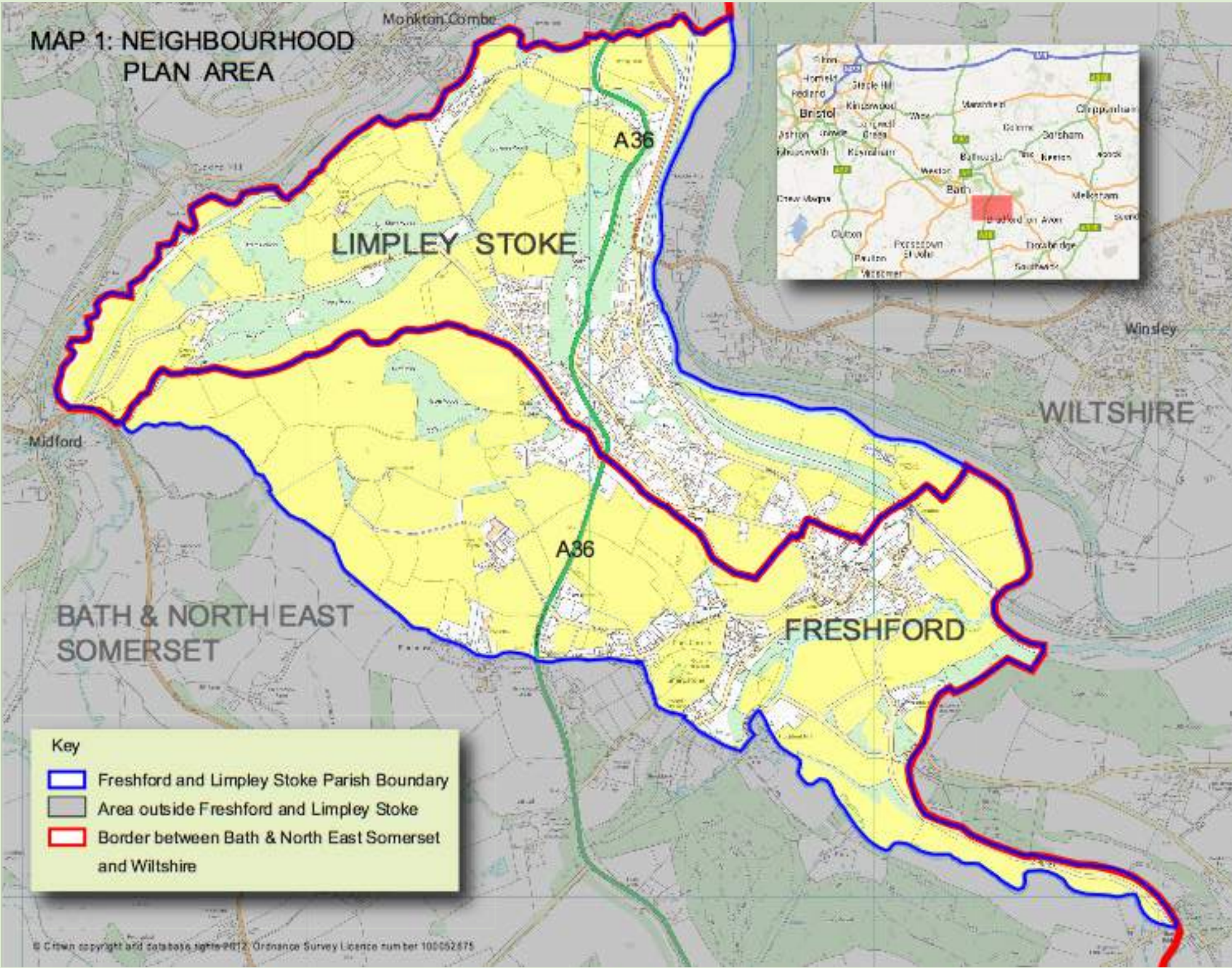
## Neighbourhood Plan Glossary of Terms

| Term                               | Definition  |
|------------------------------------|---|
| Affordable Housing                 | The National Planning Policy Framework (NPPF) defines affordable housing as social rented, affordable rented and intermediate housing. It is provided to meet the needs of people who cannot afford housing through the open market. Social rents are determined nationally, affordable rents are 80% of the market rent in that area, and intermediate housing allows people to part buy their home. |
| Area of Outstanding Natural Beauty | A formally assigned zone where planning control is based on the protection and enhancement of the natural beauty of the area.   |
| Brownfield Land                    | Land that has been previously developed on (excluding agricultural or forestry buildings and gardens). E.g. Freshford Mill.   |
| Biodiversity                       | The degree of variation of life forms within a particular ecosystem. Biodiversity is the measure of the health of the ecosystem.  |
| Community                          | A group of people who hold something in common. They could share a common place (e.g. individual neighbourhood), a common interest (e.g. interest in environment) a common identity (e.g. age) or common need (e.g. particular service focus).  |
| Community facilities               | Land and buildings used to help meet social, health and education needs for everyone in the community.  |
| Community Right to Bid             | Aims to give community groups the time to develop bids and raise money to buy public assets that come on the open market.   |
| Conservation Area                  | An area selected under Section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as being of 'special architectural or historical interest' the character and appearance of which it is desirable to preserve and enhance.   |
| Core Strategy                      | The Core Strategy is the main part of a local authority's Local Plan. It should set out the vision, spatial strategy and core policies for the spatial development of the area.   |
| Environmental Impact assessment    | A procedure to be followed for certain types of project to ensure decisions are made in full knowledge of any likely significant effects on the environment.  |
| Flood Plain                        | An area prone to flooding.  |
| Front Runners                      | A mix of urban and rural communities, selected and sponsored by government, that are spearheading Neighbourhood Planning.   |

| Term                           | Definition  |
|--------------------------------|---|
| Green Belt                     | Green Belt is a defined area of countryside around a town or city which is protected from 'inappropriate' forms of development – as defined in government planning policy on Green Belts. They aim to stop urban sprawl and the merging of settlements, preserve the character of historic towns and encourage development to take place within existing built-up areas.  |
| Greenfield site                | Land that has not previously been used for urban development. It is usually land last used for agriculture and located next to or outside existing built-up areas of a settlement.  |
| Habitat Regulations Assessment | <p>A Habitat Regulations Assessment is the assessment of the impacts of implementing a plan or policy on international protected sites for nature conservation. These sites are Special Protection Areas (SPAs) for birds identified under the Birds Directive and Special Areas of Conservation (SACs) for habitats and species under the Habitats Directive. Ramsar sites (wetlands of international importance designated under the Ramsar Convention) are also considered under the assessment, as are candidate SACs and proposed SPAs.</p> <p>The purpose of a Habitat Regulations Assessment is to ensure that plans will not result in significant damage to protected wildlife sites. The assessment considers the impacts of a land use plan against conservation objectives of the site and identifies whether it would adversely affect the integrity of the site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.</p> |
| Highways Agency                | An executive agency of the Department for Transport, responsible for the construction, maintenance and management of the trunk road and motorway network.   |
| Infill                         | Infill is the filling of a gap normally capable of taking no more than two houses. Infill development must be consistent with the policies set out in the Plan and preserve the openness of the Green Belt.   |
| Inspector                      | Someone employed by the Planning Inspectorate, an independent agency of Government appointed by the Secretary of State to preside over inquiries into development plans and rule on planning appeals.   |
| Local Authority                | An umbrella term for the administrative body that governs local services such as education, housing and social services.  |
| Local Plan                     | The Local Plan identifies where future development should take place to meet local needs for homes, businesses, shops and other services, plus the infrastructure to support them. It also decides which areas should be protected from development because they are important to local people or have environmental or heritage qualities that should be conserved.  |

| Term                            | Definition   |
|---------------------------------|--|
| Localism Act 2011               | This Act includes wide-ranging changes to local government, housing and planning. Significantly, the Act abolished regional planning, and introduced the possibility of Neighbourhood Plans as part of the development plan.   |
| Local Referendum                | A direct vote in which communities will be asked to either accept or reject a particular proposal or plan.   |
| Neighbourhood Plan              | Neighbourhood Plans sometimes called Neighbourhood Development Plans, were introduced by the Localism Act 2011. Communities are able to prepare neighbourhood planning policy documents, outlining how they envisage their area developing in the future.  |
| Parish Plan                     | Community led plans, which contain a wide range of community issues and aspirations.   |
| Permitted Development Rights    | Rights to carry out certain limited forms of development without the need to make an application for planning permission, as granted under the terms of the Town and Country Planning (General Permitted Development) Order 1995.  |
| Renewable and low carbon energy | Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).   |
| Rural Exceptions sites          | Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding. |
| Scoping Report                  | The process of working out the issues, environmental impacts, alternatives and depth of investigation which an environmental impact assessment or strategic environmental assessment should go into.   |
| Sustainability Appraisal        | Sustainability Appraisal assesses the economic, environmental and social impacts of a proposed policy or plan, to ensure that it would contribute to achieving sustainable development.  |
| Sustainable Development         | Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. It is central to the economic, environmental and social success of the country and is the core principle underpinning planning. Simply stated, the principle recognises the importance of ensuring that all people should be able to satisfy their basic needs and enjoy a better quality of life, both now and in the future.                     |
| Village Settlement              | Boundaries on a map, usually set out in the local development plan, beyond which the local planning authority proposes that a village should not be allowed to extend.   |
| Village Green                   | This is a open space usually within a settlement upon which the local community have an absolute right of access and to use for leisure purposes.  |

# MAP 1: NEIGHBOURHOOD PLAN AREA



## Key

-  Freshford and Limpley Stoke Parish Boundary
-  Area outside Freshford and Limpley Stoke
-  Border between Bath & North East Somerset and Wiltshire