

FRESHFORD & LIMPLEY STOKE NEIGHBOURHOOD PLAN

MAKING PROGRESS



MAKING PROGRESS

INTRODUCTION

We start with a big THANK YOU to all members of the community, who have contributed so much to the development of the Neighbourhood Plan (NP) over the last six months. The members of the four Working Groups have spent many hours listening and talking to residents, leading to a wide range of proposals consistent with the responses received during the public consultation in February last year. Alongside their work has come the opportunity for people to talk to the Chairmen and members of the Groups and to Parish Councillors at the NP Surgeries held on Saturday mornings at various points around the two villages. Some 300 villagers in all attended on these days and another two surgeries are planned for the 23rd February (Hop Pole Inn) and 2nd March (Freshford Memorial Hall). Do please come along and particularly so if as yet you have not been able to let us have your views.

The Management Group has considered all the Working Group findings and sought advice from the Prince's Foundation consultants before setting out the specific proposals in this leaflet. Every proposal within this leaflet contains options with a tick box beside each one. The proposals are intended to benefit the whole community, from the young to the old, and the responses received from you will let us know if we are on the right track. Please do remember that 'Making Progress' is **NOT** the Neighbourhood Plan, but sets out options that could be considered for inclusion in the Plan itself. All proposals **MUST** be supported by clear evidence and show that in reaching the decision proper account has been taken of all other reasonable options. You all remain an integral part of that process and we look forward to your continuing interest and involvement over the next months.

Additional information on the specific proposals can be viewed on the Neighbourhood Planning pages of www.freshfordvillage.com.

Please remember, these proposals will be used to guide our community strategy for the next 15-20 years. Some goals will be realisable quickly but others are intended to be aspirational and may take some considerable time to implement.

Nick Stevens & Simon Coombe

Chairmen - Freshford & Limpley Stoke Parish Councils

February 2013

What is a Neighbourhood Plan?

Both Bath and North East Somerset (B&NES) and Wiltshire Councils are preparing new Local Plans which will be the basis of all planning decisions across the two Authorities' areas for the next 15-20 years. Under the new Government Regulations, local communities can also produce their own Neighbourhood Plan to provide more detailed proposals for their locality. These plans will be reviewed and checked by the Local Planning Authority, and an independent Government Inspector; ultimately they will be put to the community in a referendum. When agreed and adopted, they will have a legal basis and will become a formal part of future decision making, especially in considering planning applications. For this reason it is very important that our Plan has been subject to wide consultation and that the proposals included command support across the community as a whole.



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LETTING US KNOW YOUR VIEWS

Freshford & Limpley Stoke Neighbourhood Plan Draft Timetable

January - February 2013	Freshford & Limpley Stoke Neighbourhood Area Designation advertised in B&NES & Wiltshire
February 2013	'Making Progress' leaflet distributed to every household and responses received
March - May 2013	Consider responses and start to prepare Final Draft of Neighbourhood Plan
April - 2013	Community Event to let residents see proposed Neighbourhood Plan.
May-August 2013	Local Authorities validate and publicise proposed Neighbourhood Plan
By October 2013	Our Plan is examined by an Independent Inspector
October 2013	Feedback and results of the Inspection leading to possible Plan amendment and further consultation
November 2013	Neighbourhood Plan Referendum
December 2013	Approval of the Plan by B&NES and Wiltshire Councils

PLEASE LET US KNOW YOUR VIEWS

Many residents of Freshford and Limpley Stoke have contributed extensively to the discussions about our joint Neighbourhood Plan and it is beginning to take shape. Now your Parish Councils are asking residents to let us know your views.

This leaflet is part of the consultation process and summarises the key proposals which could go into our Neighbourhood Plan.

The leaflet contains simple tick box questions next to each proposal. We would be grateful if you would read the proposals and tick the appropriate boxes. If you have detailed points you would like to make, respond to the individual sections throughout the booklet. Write your comments alongside the section concerned, on the space below the form or continue on a separate sheet of paper.

When you have completed the leaflet, leave it in the polythene envelope provided out for collection on the day shown on the card that came with your copy (either the 4th, 5th, 6th March). If you prefer, hand them in at The Galleries Shop, St. Peter's Church, St. Mary's Church, The Inn at Freshford, The Hop Pole or to any Parish Councillor.

We will make every effort to collect the completed leaflet(s) from your home but if they have not been collected by Thursday 7th March please hand them in as above or contact Ingrid Maher Roberts, Neighbourhood Plan Co-ordinator, on 723036 to arrange collection.

This leaflet is being delivered to all households in Freshford and Limpley Stoke. Further copies are available from The Galleries Shop, the Neighbourhood Plan Surgeries or any Parish Councillor.

Your comments do not commit you in any way but will help your Councils gauge general opinions about the proposed Neighbourhood Plan.

We have tried to engage all interested residents with the Neighbourhood Plan - through open meetings, working groups and surgeries at various locations throughout the neighbourhood. Further surgeries will be held to coincide with the distribution of this leaflet. If you have not been in a position to take advantage of any of these opportunities but would like to speak to someone about the Neighbourhood Plan please contact Ingrid Maher Roberts on 723036 to arrange for someone to call on you.

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HOUSING

Housing

Do you support this proposal?

A1. Housing needs: To make adequate provision for local housing for our residents (especially young families and elderly residents) over the next 15-20 years, so that the vitality of our local community and services can be maintained.

YES NO DON'T KNOW

A2. Affordable Housing: To make provision of affordable housing and if appropriate to create a Community Housing Trust (see below).

YES NO DON'T KNOW

A3. New Housing: To limit any development to infill within or adjacent to the existing built area and to brownfield sites (e.g. the Rentokil site on Pipehouse Lane, Freshford, and Freshford Mill) provided the development meets with strict environmental and development guidelines (i.e. respects the existing character and form of our villages).

YES NO DON'T KNOW

A4. Freshford Mill: To continue discussions with the administrators/owners to encourage the inclusion of this site for mixed use purposes such as affordable housing and workshops.

YES NO DON'T KNOW

A5. Protect the green lungs of the community: To prevent any development on the existing green fields which surround and divide the two villages and key green sites (i.e. village greens) within the two villages.

YES NO DON'T KNOW

What is Affordable Housing and why have a Community Housing Trust?

Affordable Housing addresses the needs of the local community. It provides accommodation for households who are either residents, or who have an existing family or employment connection within the villages. (A need for such affordable housing was identified in two residents' polls in 2009 and 2011). It is proposed that such housing should be provided and managed by a newly formed, locally based Community Housing Trust, entirely in the control of the community.



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VILLAGE GREENS

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Develop/create village greens in the centre of both villages which local people can enjoy.

B1. Freshford Tynning: To purchase the Tynning (top photo) by and for the community then manage and maintain it for use by everyone. To enhance the area in front of the war memorial to show due respect.

YES NO DON'T KNOW

B2. Middle Stoke: To promote the opportunity of designating the unused land in Middle Stoke adjacent to the telephone exchange (bottom photo) as a village green, and investigate ownership thereafter. The land can be merged with the King George V Play Park, to be managed and maintained for use by the whole community.

YES NO DON'T KNOW



MAKING PROGRESS

WALKING, CYCLING, SAFER ROADS & PARKING

HIGHWAYS AGENCY COLLABORATION

C1. Speed Limits: To work with the Highways Agency to promote extending the 40mph speed limit on the A36 from the junction with Midford Lane to Branch Road. To provide continuous double white lines to prevent overtaking.

YES NO DON'T KNOW

C2. Protecting Pedestrians: To seek to improve the safety of pedestrians and cyclists crossing the A36 at Midford Lane and Pipehouse Lane by investigating traffic lights and/or pedestrian refuges.

YES NO DON'T KNOW



TRAFFIC CALMING

C3. 20mph zone: To support the creation of a unified 20mph zone throughout our community for the residential areas and key roads linking the two villages and services.

YES NO DON'T KNOW

C4. Gateways: Create carefully-designed 'gateways' at all village road entry points (for example Rosemary Lane) to deliver key messages in a clear and concise way. The reduced width and changed road surfaces will also demonstrate that wide or large vehicles will encounter access difficulties in parts of the villages.

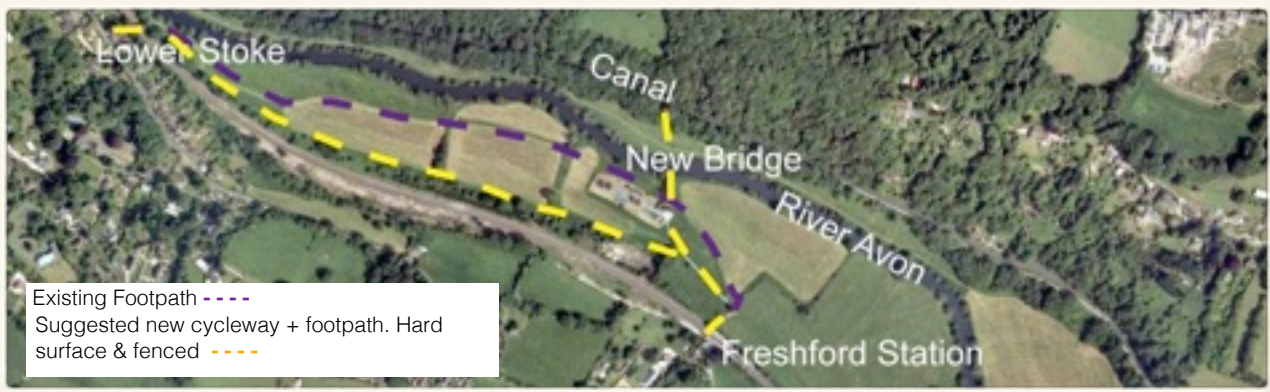
YES NO DON'T KNOW

C5. Hop Pole junction: Deliver a cobbled/textured road surface at the Hop Pole and Woods Hill junction to reduce traffic speeds and increase the safety of residents using the local garage and bus services.

YES NO DON'T KNOW

C6. Freshford School crossroads: To lay a cobbled/textured road surface at the Freshford School crossroads to reduce traffic speeds and increase safety for school children and residents.

YES NO DON'T KNOW



PARKING

C7. Limpley Stoke: As part of the planned village green - on the unused land in Middle Stoke adjacent to the telephone exchange - provide parking by users of the Limpley Stoke Hall and the George V Play Park.

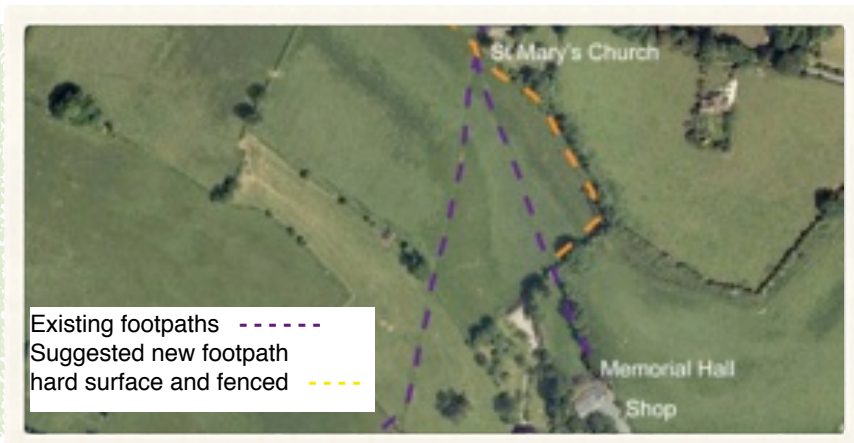
YES NO DON'T KNOW

C8. Memorial Hall/community shop: Improve parking at the village hub as part of the Memorial Hall refurbishment/redevelopment.

YES NO DON'T KNOW

C9. Freshford: To improve road safety for school children, parents and supervisors by providing space for the school bus to park off road and by increasing parking on Freshford Lane adjacent to the Tynning (see photo opposite page).

YES NO DON'T KNOW



FOOTPATHS, PAVEMENTS & CYCLEWAYS

C10. Church Field footpath: To make a new and safer all-weather footpath - with shallow buggy-friendly steps - from St Mary's Church to the community hub – a vital link for the joint neighbourhood. (See photo above.)

YES NO DON'T KNOW

C11. School Pathway: To increase safety by making a new footpath from the village School to The Galleries Shop. (Photo opposite page.)

YES NO DON'T KNOW

C12. Cycleway & Meadow footpath: To assess the viability of upgrading the existing public footpath to all-weather use for pedestrians and bicycles along the river from Limpley Stoke to Freshford Station and investigate the feasibility of building a bridge over the river Avon to access the canal towpath.

YES NO DON'T KNOW

C13. More pavements: To extend the use of 'painted pavements' along key access roads within the villages and build a new pavement between the Hop Pole and B3108 to help residents access the bus stop and canal towpath.

YES NO DON'T KNOW

COMMUNITY FACILITIES, ASSETS & TRANSPORT

INTEGRATED COMMUNITY CENTRE

D1. Memorial Hall & Shop: To develop an integrated centre at Freshford based around the Hall, Shop and playing fields where a number of services, including a re-located doctor's surgery, for the two villages can be centralised.

YES NO DON'T KNOW

D2. Memorial Hall: To support the Memorial Hall trustees to refurbish/redevelop the Memorial Hall in line with the stated demand of existing and potential users.

YES NO DON'T KNOW

D3. Community shop: To work with the trustees of FLiSCA and The Galleries community shop to develop the shop as required and to help maintain its viability.

YES NO DON'T KNOW

COMMUNITY ASSETS

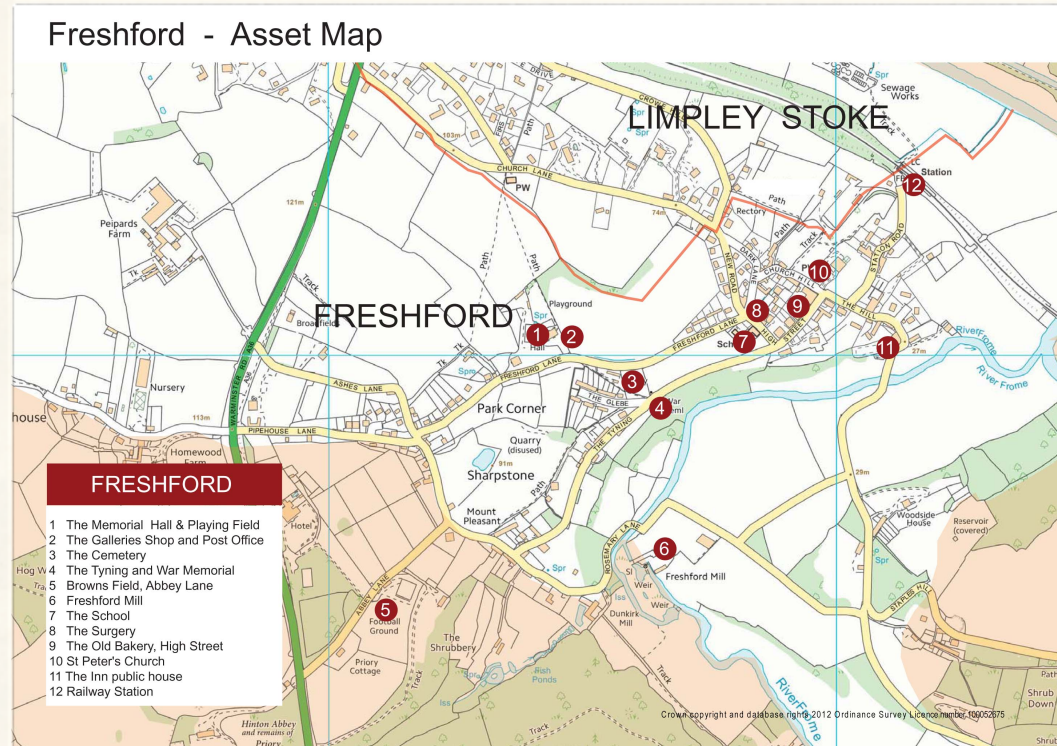
D4. Key Community Assets. To protect, sustain and enhance the community assets listed below for Freshford and on the opposite page Limpley Stoke.

YES NO DON'T KNOW

PUBLIC TRANSPORT

D5. Train & Bus Services: By improving ease of access, security and facilities, encourage and support the use of Freshford Train Station and local Bus Services to ensure their sustainability for the community in the future.

YES NO DON'T KNOW



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BUSINESS & TECHNOLOGY

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E1. Superfast broadband: To support the development of the upgrading of the Limpley Stoke telephone exchange (which serves both villages and beyond) to superfast broadband.

YES NO DON'T KNOW

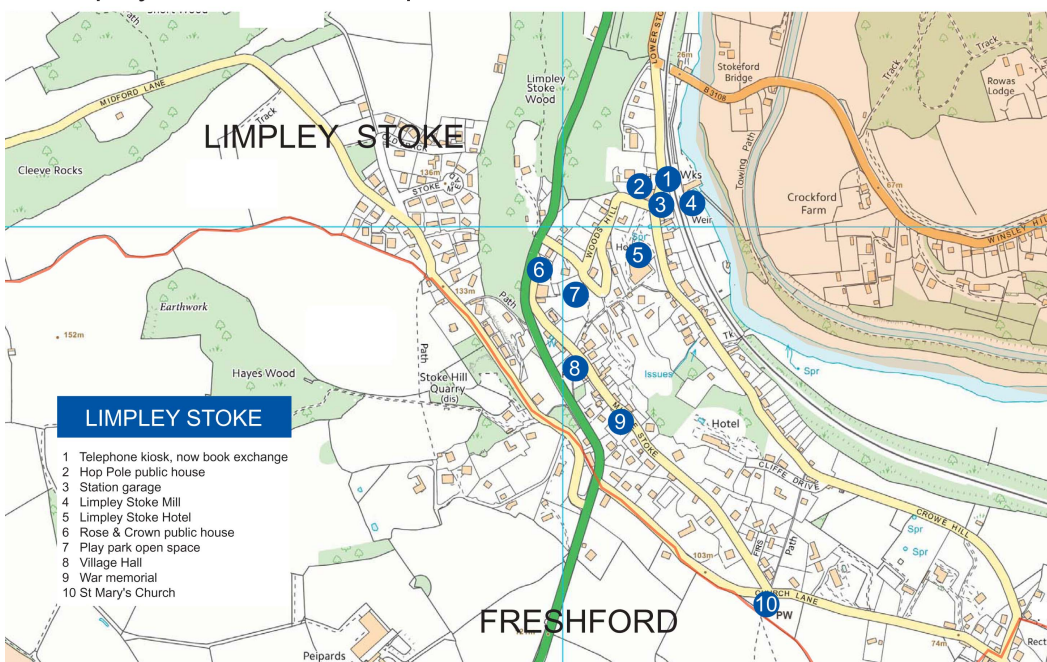
E2. Workshops: To support the proposal which creates business premises/artisan workshops as part of any small brownfield/infill development within the community.

YES NO DON'T KNOW

E3. Telephone coverage: To promote the improvement of mobile phone and other ICT networks serving the local communities, in consultation with the network companies and other neighbouring local communities.

YES NO DON'T KNOW

Limpley Stoke - Asset Map



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ENVIRONMENT

ENVIRONMENT

In addition to the proposals for village greens, sustainable public transport links and improved public footpaths contained in other parts of this leaflet, the following environmental options were considered:

F1. Energy Conservation and Green Energy: To encourage improved insulation within our homes and the generation and use of alternative power sources including the possibility of hydroelectric power at the Limpley Stoke Mill weir.

YES NO DON'T KNOW

F2. Street Lighting: Prepare a master plan for the two villages to upgrade the coverage, efficiency, economy, environmental acceptability, and options for vehicles, pedestrians and security. To include conversion of existing, provision of new lighting, capital and running costs, and comparison with existing arrangements.

YES NO DON'T KNOW

F3. Woodland areas: Better management of woodland and open spaces.

YES NO DON'T KNOW

BUILT ENVIRONMENT

F4. Built Areas: Ensure any guidance given for new development and changes to the existing buildings retains the unique character of our villages and hamlets.

YES NO DON'T KNOW

Things we are already doing

- **Environment Group:** We have established a community wide Environmental Group to raise awareness on improving environmental sustainability. The Group acts as a source of information and learning available to both Parish Councils and the community at large.
- **Our Heritage:** We have started to record, conserve and communicate the natural and rural heritage of our villages. (Initial enquiry has been made to the National Lottery Fund for a Grant to enable this to take place.) To undertake a study of our flora, fauna and history to help protect them for future generations.
- **Flooding and Drainage:** We have set up a Committee to understand and record the drainage of the whole area. Seeking to improve the drainage of Freshford Stream along its length and water courses in general.



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YOUR COMMENTS REPLY FORM

We hope to receive at least one form from each household but all adult residents are welcome to complete a form individually. Younger residents, those who work in the neighbourhood and those who have local interests are also welcome to give their views. If required, further copies of the leaflet are available from The Galleries Shop, from Neighbourhood Plan surgeries or by contacting any Parish Councillor.

If there are detailed points you would like to make, respond to the individual sections throughout the booklet. Write your comments alongside the section concerned, on the space below or continue on a separate sheet of paper.

When you have made your comments, we would be grateful if you could complete the details below and leave the entire leaflet(s) out for collection on the day shown on the card that came with this leaflet.

This form is completely confidential however the following information would be helpful.

Are you replying on behalf of your whole household? YES NO

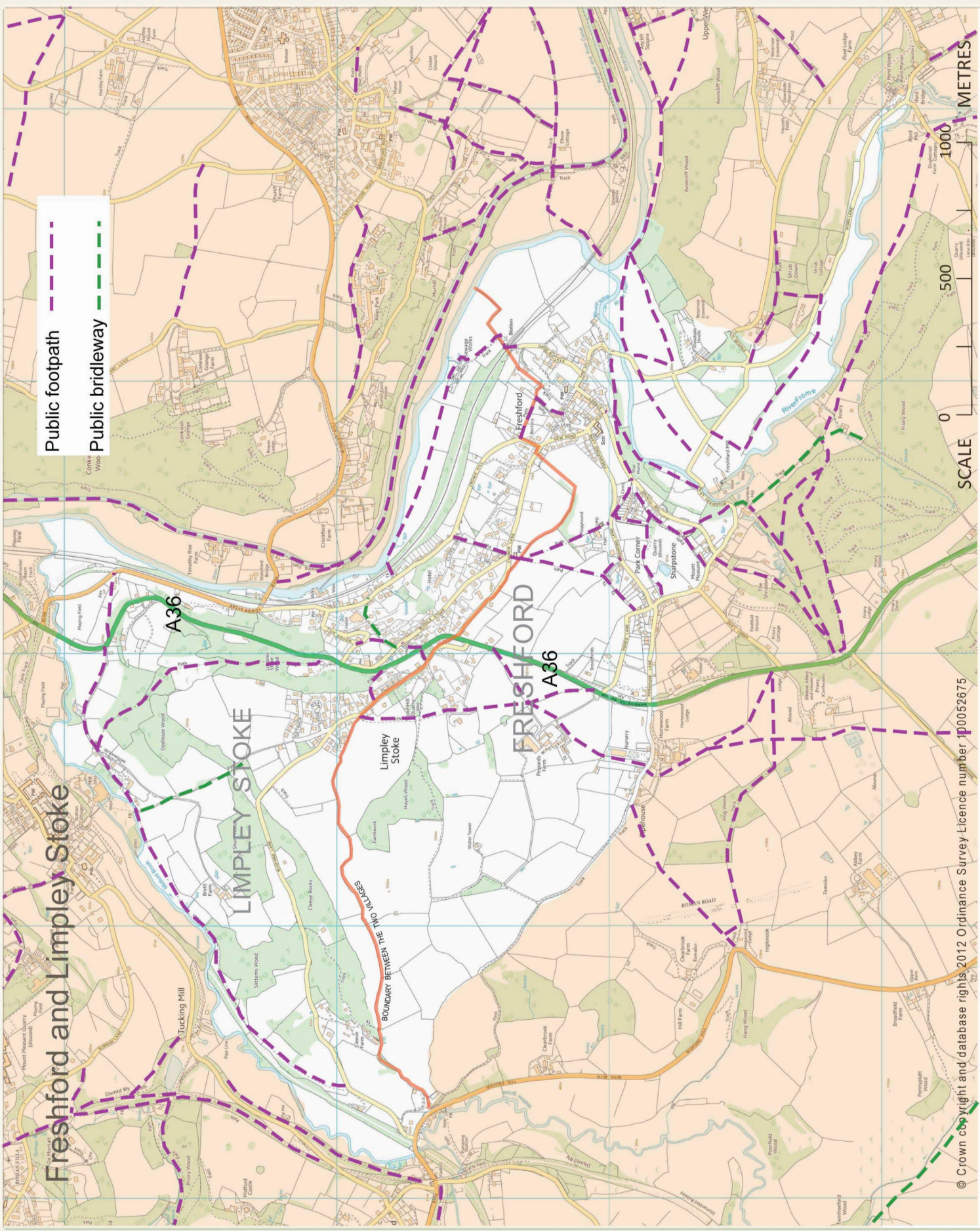
If YES, how many are in the household? **How many on the Electoral Roll?**

If replying on your own behalf only: Are you on the Electoral Roll? YES NO

Please make your general comments or ideas about the Neighbourhood Plan here.

If you need more space for your comments please continue on a separate sheet if necessary.

If you wish to be updated on the Neighbourhood Plan please let us have your email address:



Public footpath
Public bridleway

1000 METRES
500
0 SCALE

Freshford and Limley Stoke

A36

LIMLEY STOKES

BOUNDARY BETWEEN THE VILLAGES

Limley Stoke

FRESHFORD

A36