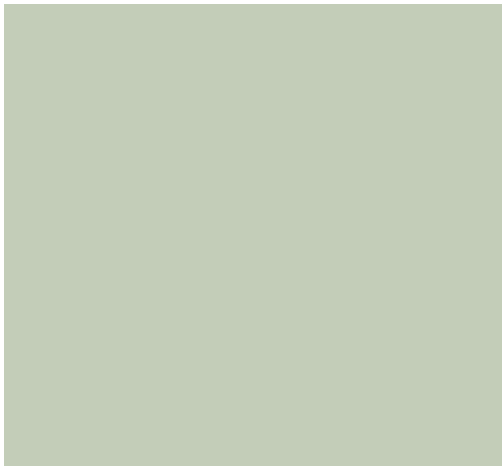


Freshford & Limpley Stoke Neighbourhood Plan 2014





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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 2011 Localism Act 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 consider that a neighbourhood development plan will allow the local population to have a greater influence on land use planning in Freshford and Limley Stoke. Under the 2011 Localism Act, the Neighbourhood 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. This Neighbourhood 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.

Once the Plan is accepted by the relevant local authorities, it will become an integral part of the

Development Plan and used to determine all planning applications. 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 development 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 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 Avon and Limley Stoke Valley and at the junction 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

Limpley 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 Limpley 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

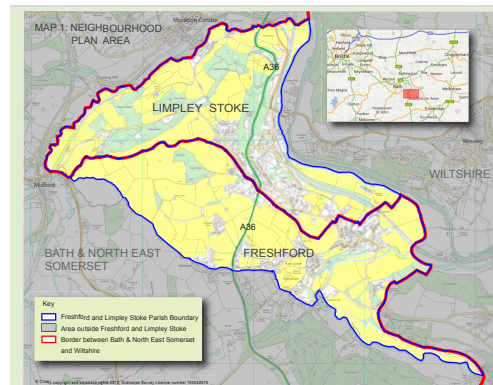
The Plan supplements Wiltshire and B&NES' Core Strategies. The Wiltshire core strategy is intended to provide strategic planning policy until 2026 and the timetable for the B&NES core strategy is "for the next 20 years and beyond". This Neighbourhood Plan seeks to shape and influence future planning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

1.4 Management structure

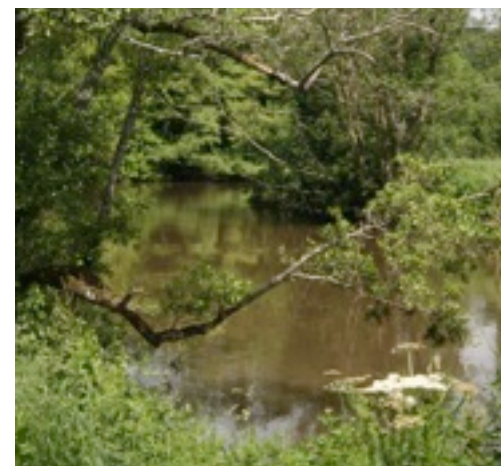
Freshford and Limpley Stoke Parish Councils ("the qualifying body") have the legal responsibility for the

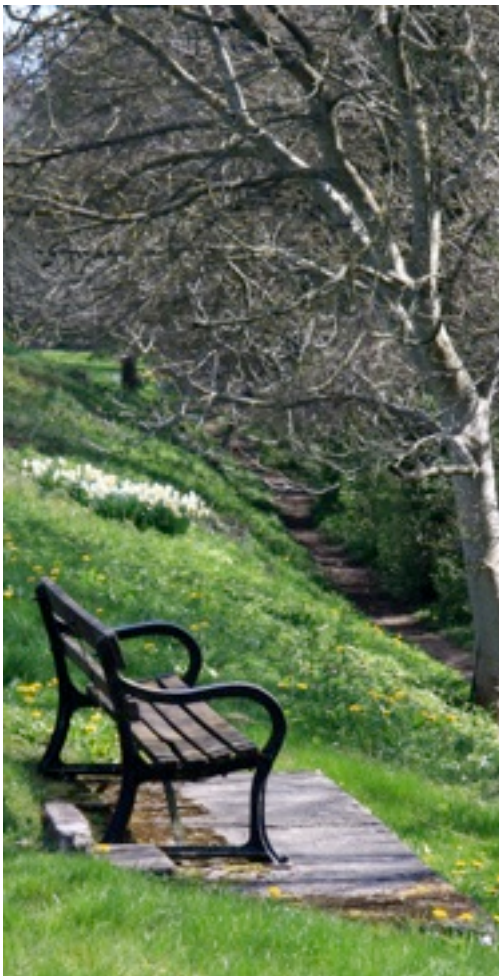
creation and implementation of the Plan and have been supported by the relevant local authorities. To progress the creation of the Plan, the following structure was set up:

- ♦ 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. This group will work with the respective Parish Councils on the implementation and regular 5-year reviews of the Neighbourhood Plan.
- ♦ A Clerk to the Management Committee responsible for administrative support and finances.
- ♦ Four Working Groups (see Section 2.2), who report in to the Management Committee, consisting 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



Plan Area map on back cover





Department of Communities & Local Government, the Prince's Foundation and CABI Design Council.

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 B). 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 B2).

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 projects and planning policies outlined in this Neighbourhood Plan (see Section 10).

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 Management Committee is confident that this Neighbourhood 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: Policy Options

Appendix C: Sustainability Appraisal

Appendix C1: Habitat Assessment

Appendix C2: Strategic Environmental Assessment



Section 2

Vision & Objectives

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 supported 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.





Section 3

Development Framework



3.0 Facts

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

3.02 Freshford and Limpley Stoke are located in the Green Belt and are protected from urban sprawl by National Planning Policy Framework (“NPPF”) paragraphs 79-92. These policies also aim to preserve the openness and permanence of the land surrounding and within the settlements.

3.03 Both villages are also located in the Cotswolds Area of Outstanding Natural Beauty (CAONB) and are covered by the CAONB Management Plan 2013-2018. This plan acknowledges the scenic diversity of the area, its richness in wildlife and heritage and its home to vibrant communities supported by a sustainable economy. This Management Plan recommends that, in the enclosed Limpley Stoke valley, new development should be avoided on visible valley sides and be contained within the existing settlement boundaries.

3.04 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 on the opposite page). 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.

3.05 Limpley Stoke is defined as a “small village” in the draft 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 draft Wiltshire Core Strategy plans for at least 160 houses to be built between the three large and four small villages around Bradford on Avon up until the year 2026.

3.1 Projects

3.11 Develop a Village Design Statement (VDS - see 3.3) used to guide the future development of any house extensions and new development, which will be policed by the Freshford and Limpley Stoke Parish Councils.

3.2 Policy Objectives

3.21 Three Village Settlements have been drawn (see Map 2) defining the areas appropriate for a limited amount of new infill housing. These Settlements have been defined using the following criteria:

(i) 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.

(ii) They avoid environmentally sensitive areas such as green fields, woodlands, flood plains and areas of steep topography.

(iii) They exclude brownfield sites which are treated differently for planning purposes.

(iv) They exclude the village greens and play parks.

3.22 Proposals for limited infill development within the Village Settlements will be subject to the usual controls and restrictions of Green Belt Planning Policy. Furthermore the extra restrictions which apply to Conservation Areas within the Village Settlements will also need to be met.

3.23 Local Green Spaces have been drawn (see Map 2) defining the areas where infill development will be avoided. These Local Green Spaces are limited in size and have been defined according to the following criteria:

(i) They are adjacent to the curtilage, or built area, of the two villages and provide a green buffer to prevent coalescence between them.

(ii) They are limited in size to accord with the NPPF requirements.

(iii) They include environmentally sensitive areas such as green fields and woodlands.

(iii) They include historically important sites such as the Saxon church, St Mary's, and the remains of the medieval village of Woodwick.

(iv) They include the village greens and play parks.

3.24 Under NPPF policies, affordable housing is an exception to the policy of not building on Green Belt land. Sites for affordable housing not in Local Green Spaces will, however, be prioritised over sites located in it.

3.25 All development will need to accord with the Village Design Statement (see Page 10).

Definition of an Infill Site

Infill is defined as the filling of a small gap within the village settlements that is large enough for not more than a few dwellings and generally only one dwelling. It must be consistent with the goals of the Neighbourhood Plan and must be in line with the approach set out in Planning Policy Guidance 2 on the Green Belt which maintains a presumption against inappropriate development.



What is meant by 'Village Settlements'?

The three settlement boundaries define the main built areas of the two villages. They are shown on the Map as the North, East and South 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.

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 below left – as well as conforming to the Village Design Statement. A maximum of 5 houses across both villages will be allowed on infill land over the next five years.

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

Village Design Statement

3.3 Project to develop a Village Design Statement:

A working group will be set up to develop a comprehensive VDS, which will be used to guide the future development of any house extensions and new development. It will aim to improve the physical qualities of the area by promoting good quality architectural and landscape design in development. This will complement and reinforce the existing character of the rural landscape and ensure sustainability in the future. The general principles of the VDS are outlined below:

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

New developments: New developments must be mindful of and sensitive to the physical and environmental context of the site and its location in the Green Belt, the CAONB and (where applicable) the Conservation Area. They should be rural, not suburban, in character.

Design: The design, contemporary or traditional, must be a harmonious addition to the rural environment, complement the local built heritage, and sit well in the landscape.

Detailing: The detailing of new development and changes to existing buildings must seek to 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 in appearance with age.

Sustainability: New dwellings will be encouraged to be zero carbon and water efficient and meet the Code for Sustainable Homes level 5 and above.

Car Parking: New developments need to show adequate car parking, consistent with the use of the development, to prevent an exacerbation of car parking pressures in the villages.

Local concerns: Proposals for new development must take proper account of relevant planning considerations raised by immediate neighbours or by the community through their Parish Councils through comprehensive local engagement. Specific consideration needs to be taken on all matters relating to the Neighbourhood Plan and the VDS.



MAP 2: VILLAGE SETTLEMENTS & LOCAL GREEN SPACES

Key

- Northern Settlement
- Eastern Settlement
- Southern Settlement
- Brown Field Site
- Local Green Space
- Grassland / Other
- Woodland

Freshford Conservation Area

FRESHFORD CP

HINTON CHARTERHOUSE CP

LIMPLEY STOKE

Steepest Topography

Tynning Village Green

Freshford Mill Brown Field Site

Sharpstone

Hub

Rentokil Brown Field Site

A36

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MAP 2: VILLAGE SETTLEMENTS & LOCAL GREEN SPACES

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- Woodland

Labels on Map:

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- LIMPLEY STOKE
- Woodwick
- Southern Settlement
- Hub
- Eastern Settlement
- FRESHFORD
- Steepest Topography
- Tynning Village Green
- Freshford Mill
- Brown Field Site
- Rentokil Brown Field Site
- KG V Village Green
- Stoke Hill Quarry (dis)
- Stoke Wood
- Stoke Bridge
- Crockford Farm
- Sharpstone
- Mount Pleasant
- Quarry (disused)
- Park Corner
- Freshford Lane
- Freshford Mill
- Woodside House
- Reservoir (covered)
- Stoke Hill
- Stoke Wood
- Stoke Bridge
- Crockford Farm
- Sharpstone
- Mount Pleasant
- Quarry (disused)
- Park Corner
- Freshford Lane
- Freshford Mill
- Woodside House
- Reservoir (covered)

Inset Map: Freshford Conservation Area

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- Steepest Topography
- KGV Village Green
- Northern Settlement
- LIMPLEY STOKE
- Woodwick
- Rentokil Brown Field Site
- Homewood Farm
- Homewood Lodge
- Sharpstone
- Mount Pleasant
- Quarry (disused)
- Park Corner
- Freshford
- Eastern Settlement
- Hub
- Southern Settlement
- Tynning Village Green
- Freshford Mill
- Brown Field Site
- Freshford Conservation Area
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- Tynning Village Green
- Freshford Mill Brown Field Site
- Steep Topography

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- Hub
- Tying Village Green
- Freshford Mill Brown Field Site
- Rentokil Brown Field Site
- Pipehouse
- Homewood Farm
- Homewood Lodge
- Hog Wood
- Track
- MIDFORD LANE
- Cleeve Rocks
- Earthwork
- Hayes Wood
- Stoke Hill Quarry (dis)
- Stoke Wood
- PH
- Hotel
- Wk
- Well
- Crockford Farm
- Stokeford Bridge
- Towing Path
- Drain
- Track
- Grange Farm
- Freshford
- Rectory
- Path
- Playground
- Hall
- PO
- Park Corner
- Quarry (disused)
- Sharpstone
- Mount Pleasant
- Freshford Mill
- Weir
- Dunkirk
- War Meml
- The Gleebe
- THE HILL
- WOODSIDE HOUSE
- Reservoir (covered)
- STAYES WAY
- SEWAGE WORKS
- LC Station
- CHURCH LANE
- CLIFF DRIVE
- Path
- 103m
- 91m
- 74m
- 27m
- 28m
- 152m
- 154m
- 113m
- 134m
- 107m
- ROMAN ROAD
- Football Ground
- The Shrubbery
- Avon

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Inset Map: Freshford Conservation Area

- Freshford
- FRESHFORD CP
- HINTON CHARTERHOUSE CP

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Section 4

Housing

4.0 Facts

4.01 With the exception of the unfinished Freshford Mill development where planning permission for 21 Units has been granted, only one house has been built in Freshford and Limpley Stoke in the past ten years.

4.02 Much of the existing housing stock has been extended to form larger homes. 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 of 4+ bedrooms, compared to less than 20% nationally (source: ONS 2011 Census). More 1-2 bedroom houses are needed to encourage an increased number of younger and older residents to remain in the community.

4.03 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, therefore, important to encourage young families to remain in the community.

4.04 An average of the housing needs surveys undertaken in the past 10 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 (see Section 4.27). 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 core strategies, particularly in the context of the environmental and physical constraints of the area.



How many new houses?

An annual development rate across both villages of 0.2% within the settlement areas, which equates to roughly one new dwelling per year, will be used to temper excessive development. Over the next five years this implies around 5 new houses, at least half of which should be affordable.

4.05 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 would however 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.

4.06 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. Three local housing needs assessments have been undertaken in the last 10 years in Limpley Stoke and Freshford (see Appendix E6). The results of these have been widely published over the period.

4.07 The housing needs assessment completed in 2004/05 indicated the need for a minimum of eight affordable houses in Freshford. These comprised six rental and two shared ownership homes.

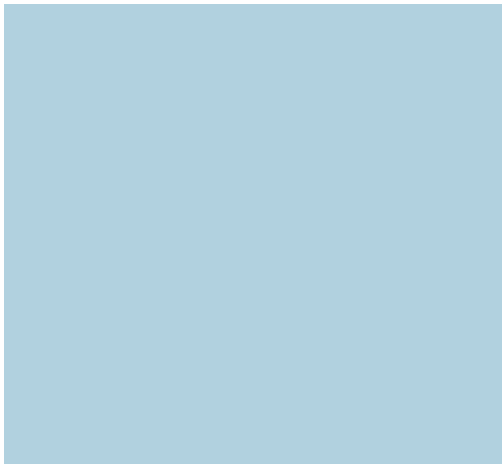
A joint parish housing needs assessment completed in August 2009 indicated the need for a minimum of eleven affordable houses in Freshford and Limpley Stoke between 2009-2012. These comprised seven

1-2 bedroom and four 2-3 bedroom houses with nine rental and two shared ownership homes.

4.08 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.

4.09 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. In 2009 planning permission was granted to construct 21 units of housing on this site but the developers, Ypres Rose, went into administration in 2010 and these units remain uncompleted. Concerns remain about the extent of the decontamination of this site and the current state of its flood defences. The Environment Agency have been consulted on the Neighbourhood Plan and their latest position on issues such as flood defences incorporated into the Sustainability Appraisal.





4.1 Projects

4.11 Engage with potential developers to encourage the appropriate completion of the Freshford Mill development, which is currently an eye-sore with the partially completed buildings deteriorating since the abandonment of the building work in 2010.

This development provides a mix of housing and includes some suitable apartment-style housing which might attract some “empty-nest” residents and free up some larger housing for growing families.

Discussions with potential developers have raised questions whether a revised planning application might be required to facilitate the completion of this development.

4.12 To make existing homes more energy efficient, affordable to run and comfortable to live in. The forthcoming B&NES Listed Building Guidance sets out how this can also enhance the character of historic

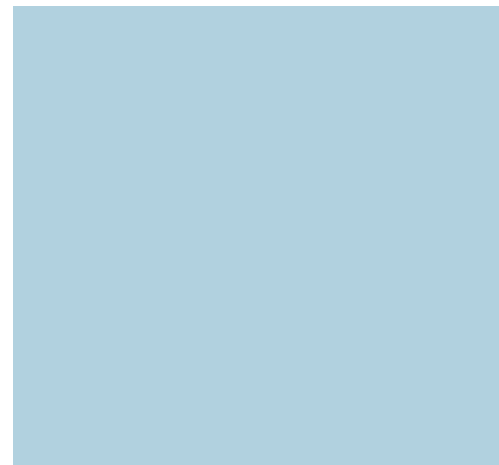
buildings, as do the English Heritage guidelines. In the future, more detailed guidance may be developed to support sensitive retrofitting in the Neighbourhood Plan area.

4.2 Policy objectives

4.21 There is a need for smaller houses for younger and older people to move into and thereby release larger homes for those with families.

4.22 Given the existing imbalance of the housing stock and the stated housing needs, the emphasis on any new housing should be on 1-2 bedroom houses with a limited number of 3-bedroom houses.

4.23 The Pipehouse Nursery (formerly Rentokil) brownfield site and Freshford Mill site have been identified as feasible sites for limited amounts of new housing under the Rural Exceptions Site policy (NPPF paragraph 54). Any development would to be justified in relation to RA/Local Plan policy HG.9. (ii) and (iii).



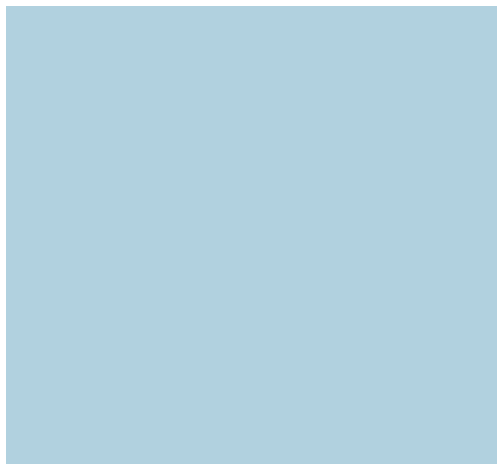
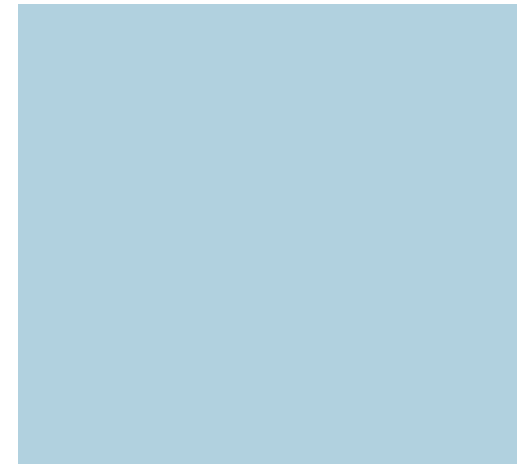
Discussions with local developers suggest the Pipehouse Nursery site could accommodate 6-8 houses and the Freshford Mill site could accommodate a further 4-6 homes.

4.24 Other housing can be accommodated as infill developments within the village settlements (see Section 3.22) where there is access to local services. Residents with large gardens, which may be suitable for small and high quality developments, might be interested in selling some of their land for affordable housing under the Rural Exceptions Site policy (NPPF paragraph 54). Whilst these sites will have to be judged on a case-by-case basis, all sites within the village settlements are regarded as accessible and sustainable for affordable housing.

4.25 As energy prices rise and the climate changes, new homes must be fit for the future. Policy CP2 in the B&NES draft core strategy and Wiltshire Council's Core

Policy 41 require sustainable design and construction to be integral to new developments. Proposals will need to be sensitive to potential impacts on landscape, in particular the CAONB. At all times the nature and character of the villages should be retained and enhanced by any measures applied.

4.26 Affordable housing allocations will be made in line with the adopted allocation policies of the Local Authorities.



Natural Environment



5.0 Facts

5.01 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.

5.02 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.

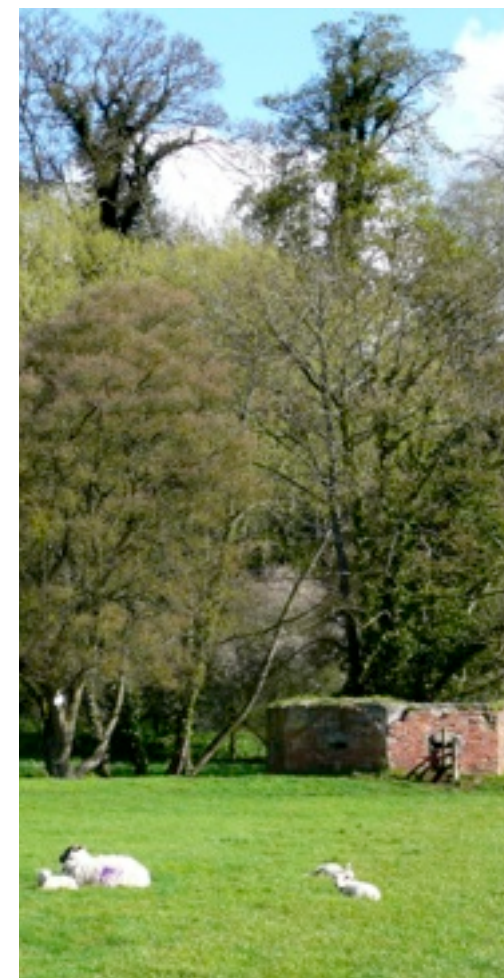
5.03 Many visitors come to the area to walk and engage with the attractive and tranquil landscape and this helps support the local economy.

5.04 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.

5.05 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.











5.06 A Habitat Assessment Report has been completed on this neighbourhood area (Appendix C1).

5.07 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 and water use. Clean, renewable energy can benefit the local economy as well as the environment and reduce energy costs for homeowners.



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



5.1 Projects

5.11 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.

5.12 Work with the Valley Parishes Alliance to protect and enhance the character and distinctiveness of the Avon Valley for present and future generations.

5.13 Set up a voluntary community Environment Group with a remit to advise upon, and promote, biodiversity and environment related issues related to the parishes (see www.flewg.weebly.com).

5.14 Investigate ways to stimulate resident and visitor interest in the local environment - flora, fauna, habitats, geology etc. Educational programmes can be

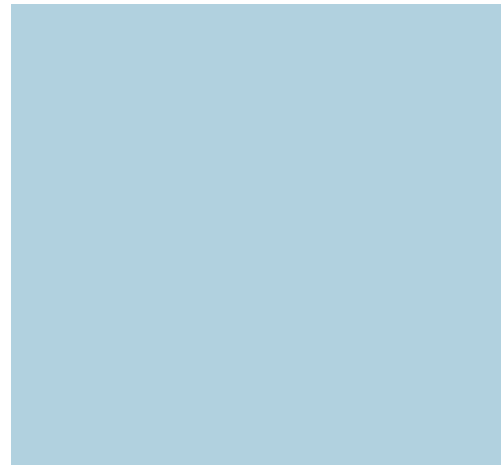
coordinated with the local schools, targeted at local children and teenagers.

5.15 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.

5.16 Design and develop an ecological reserve in the unused land in Middle Stoke (see Section 6.13).

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

5.18 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 (see Sections 7.16 and 7.17). Improve knowledge of the Countryside Code which clarifies the responsibilities for both the public and the people who manage the land.

5.19 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.

5.2 Policy objectives

5.21 To protect 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.

5.22 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.

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

5.24 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.

5.25 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.

5.26 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 turbine at Iford Manor. The area has potential for more such schemes.



Safeguarding Local Green Spaces



Image A

6.0 Facts

6.01 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 playing field.

6.02 The Tying 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.

6.03 The five acres of land known as the Tying 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 Tying, 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 is currently in private ownership but Freshford Parish Council is negotiating for the purchase of the land on behalf of the community.

6.04 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.

6.05 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 by a local property developer 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 B).

6.06 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.

6.1 Projects

6.11 Acquire the Tying by the Freshford Parish Council so that it can be accessed and enjoyed by all members of the Community. Then manage and maintain it in a manner consistent with its biodiversity and village green status and on behalf of the whole community.

6.12 Improve the land in front of the Freshford War Memorial so that it respects more appropriately the dignity of the site (see Image A).

6.13 Investigate 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. Convert this land into an ecological reserve which will be managed and maintained on behalf of the whole community (see Image B).

6.14 Designate King George V play park as a village green and incorporate the disused land in Middle Stoke.

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

6.16 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.

6.2 Policy objectives

6.21 To designate and safeguard the green spaces in the heart of Freshford and Limpley Stoke under Section 15 of the Commons Act.

6.22 To register the disused land and King George V playing field in Limpley Stoke as a Village Green under the Commons Act 2006.



Image B



Section 7

Walking, cycling & safer roads



7.0 Facts

7.01 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.

7.02 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.

7.03 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.

7.04 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.

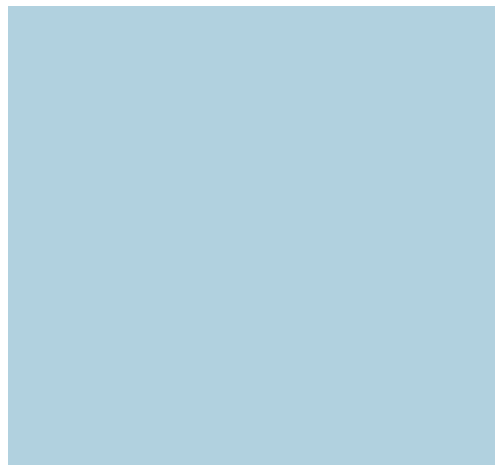
7.05 The A36 is a major trunk road which divides the community and acts as a barrier for residents in Waterhouse, Midford Lane and Pipehouse to access key services.

7.06 Road signage in the villages is confusing and cluttered.

7.07 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).

7.08 The Limpley Stoke and Freshford Transport Link service help the elderly, the frail or people with disabilities to make important journeys which they could not do by public transport.

7.09 The community is served by two bus routes (94 and 264/265) and Freshford Railway Station is on the Bristol to Weymouth "Heart of Wessex Line".



7.1 Projects

7.11 Construct new and sensitively-designed ‘village gateways’ at all entry points (see Map 4), using natural, durable materials (see Image E page 24). These are proven as an effective way to address traffic speeds and cluttered road signage. The gateways will mark the entrance into quiet villages in a rural setting. 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.

7.12 Introduce a 20mph zone to cover the residential area of the two villages (see Map 4) in accordance with consultation work being carried out by Bath and North East Somerset and Wiltshire Councils. Traffic calming measures may also be required within the 20mph zone and some speed reminders may be needed within the village area. Painted road surfaces might be used as an interim measure with a long-term goal to lay granite setts to encourage speed reduction.

7.13 A raised road surface will be made at the Freshford Primary School crossroad and a similar arrangement will be investigated for the Hop Pole junction in Limpley Stoke. These would help reduce traffic speeds and encourage more pedestrian use.

7.14 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.

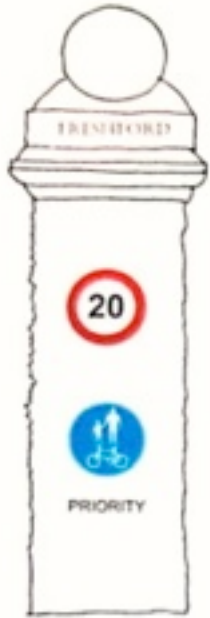
7.15 Encourage the use of public transport by publishing the times for trains and buses on the village websites.

7.16 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 (see Image C).

7.17 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 (see Diagram D). 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.



Image E



7.2 Policy objectives

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

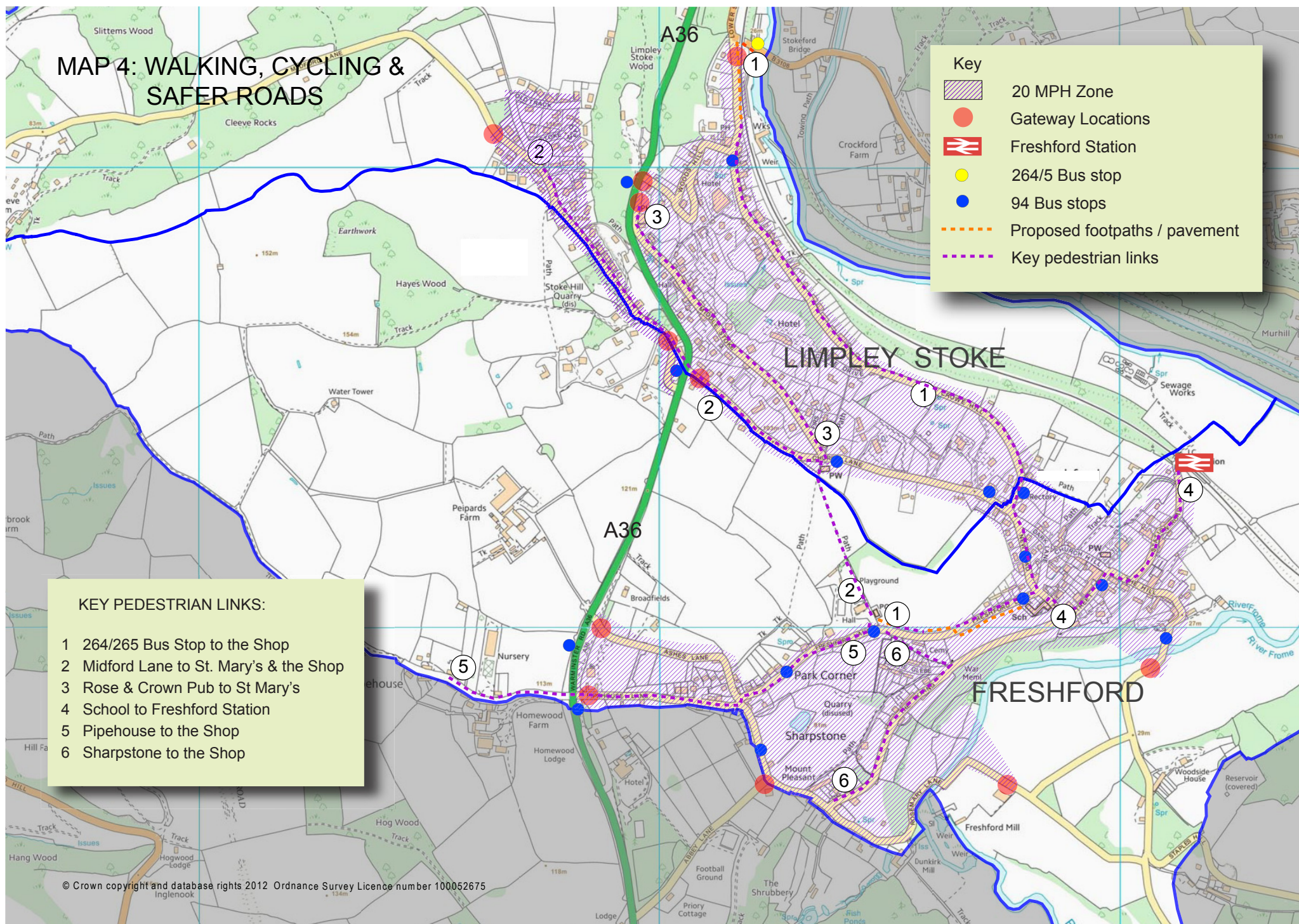
7.22 To recognise the importance of the Village Gateways as a means of improving the safety, amenity and sustainability of the neighbourhood.

7.23 To preserve and support public transport links covering 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.

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



MAP 4: WALKING, CYCLING & SAFER ROADS





Section 8 Village Hub, Community Facilities and Assets



8.0 Facts

8.01 The two villages benefit from a large number of community facilities and assets; these are shown on Map 5.

8.02 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 run through the Freshford & Limpley Stoke Community Association (FLISCA) which is a charity which reinvests its profits in community projects.

8.03 Freshford Primary School is a co-educational primary school for children between the ages of 4 – 11 and 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. The primary school suffers from a shortage of play space and the pre-school needs some dedicated working space.

8.04 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 and also hosts the Freshford Pre-school. This building is 50 years old and needs to be modernised and have additional capability added attuned to community needs now and in the future. The Limpley Stoke Village Hall is a smaller facility which suffers from a shortage of parking.

8.05 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.

8.06 The Beckington Family Practice has a branch GP surgery in a building owned by the Younghusband Trust Freshford. Parking is limited and disabled access to this building is unsuitable.

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

8.08 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.

8.09 Essential utilities in the area include the water tower, sewerage works and telephone exchange. Local pubs also provide important local meeting places for socialising and public meetings.

8.10 An extension has been built on to the Galleries community shop to increase the profitable café business.

8.1 Projects

8.11 Freshford Primary School 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 (see Section 6.11).

8.12 An initiative is under way to modernise Freshford Village Memorial Hall. A feasibility study (viewed here: tinyurl.com/njkwfsfr) has been undertaken which has identified the potential for a large 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. 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.

8.13 The relocation of the GP surgery from the Younghusband building would free up space which might be useful for the expansion of the Freshford Primary School, which is opposite.

8.14 St Mary's Church has added a toilet and pantry and is investigating removing some pews to encourage greater non-ecumenical use of this building from 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.

8.15 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.

8.16 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).

8.17 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.

8.18 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.



8.19 In order to help safeguard important privately owned local community facilities, the assets identified in Table 2 will be included on a List of Assets of Community Value (as provided for in the Localism Act 2011). The list will be reviewed every five years. There will be a presumption in favour of safeguarding them from any adverse proposal which would result in their loss.

8.2 Policy objectives

8.20 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.

8.21 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.

8.22 To recognise that the area that includes the Galleries community shop and Freshford Village Memorial Hall is, de facto, the centre or hub of the combined community. This area is separate from the centre of the two communities but is accessible from both. It is an important community meeting place and contains the community shop, pre-school and largest village hall, which is regularly used by the community for social, educational, sporting and dramatic events. There are plans in place for possibly relocating the local GP surgery to this site (see section 8.13).

8.23 Assets and land of a community value can be protected under The Assets of Community Value (England) Regulations 2012. If an asset is listed and then comes up for sale, these regulations give communities six months to put together a bid to buy it. This improves the probability for communities to save important local facilities. Many of the assets and land of community value are already owned or controlled by local charities, trusts or the Parish Councils (see Appendix E).

Important, privately owned assets include the three 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. Many pubs across the country are under threat of being closed and redeveloped and the community has expressed a strong interest in protecting the status of these local pubs (see questionnaire results). The Freshford and Limpley Stoke Parish Councils intend to list the three pubs in the community and the disused land in Middle Stoke (see Map 5) assets as Assets of Community Value with their respective Local Authorities (see Table 4).

The disused land in Middle Stoke (see section 6.05) is adjacent to the King George V play park and the Limpley Stoke Parish Council has been attempting to purchase it for many years to enhance the green space in the centre of the village and improve access to the play park. The community has expressed a strong interest in the acquisition of the disused land by the Limpley Stoke Parish Council in order to convert this land into an ecological reserve on behalf of the whole community.



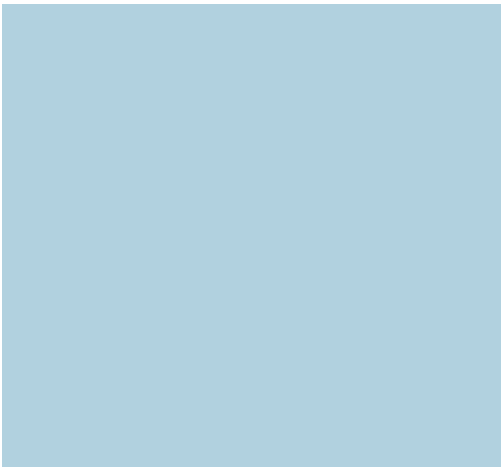


Table 1: Key neighbourhood facilities and services

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



Table 2. Assets and Land of Community Value to register

Neighbourhood facility / land	Owner	Map Ref:
The Inn	The Roberts family	A
The Hop Pole	Wellington Pub Group	B
The Rose & Crown	n/a	C
Middle Stoke land (next to LS telephone exchange)	The Foulkes Family	D

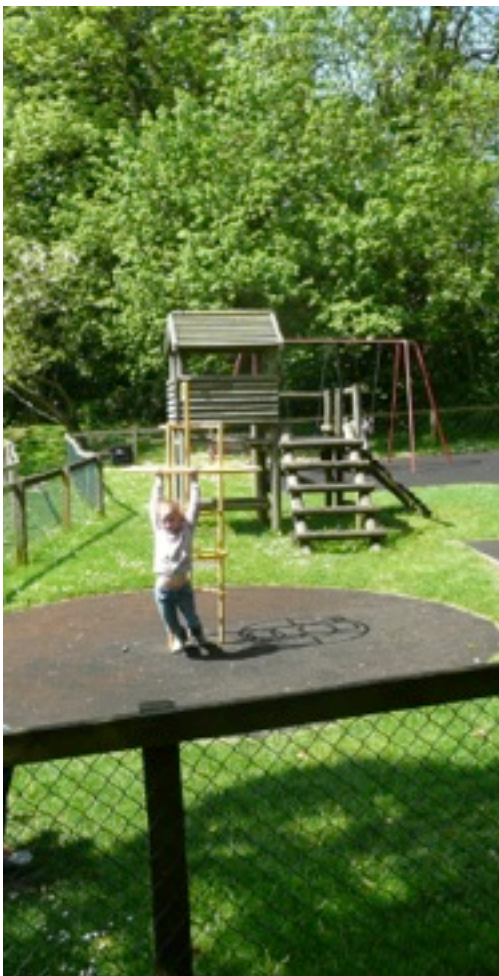
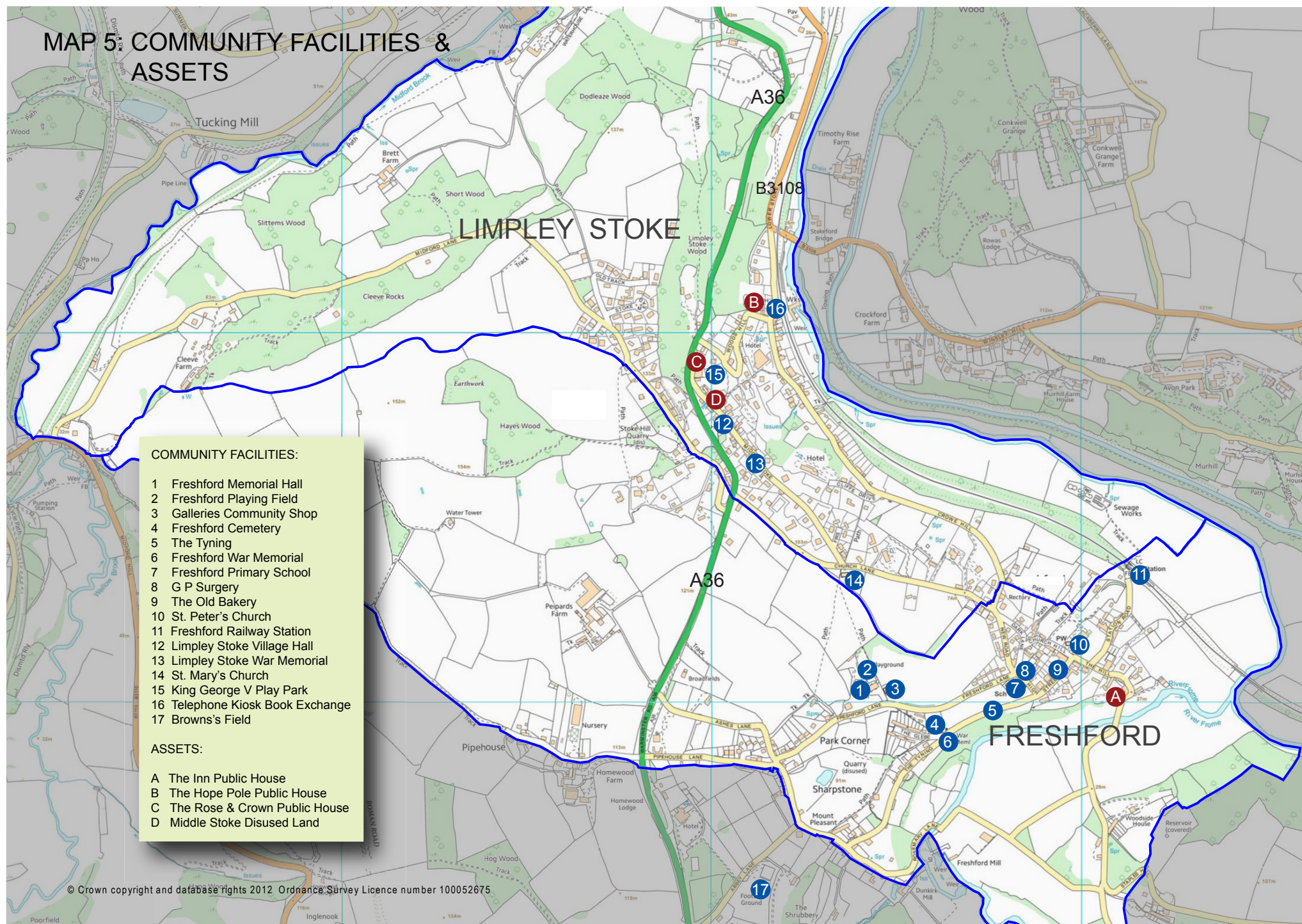


Image F 2

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
- D Middle Stoke Disused Land



Business and Technology



9. Business and Technology

9.0 Facts

9.1 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.

9.2 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.

9.3 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.

9.4 The local topography results in poor mobile phone reception.

9.5 The Limpley Stoke telephone exchange has been recently upgraded with fibre optic to 20Mb. 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.

9.1 Projects

9.11 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.

9.12 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.

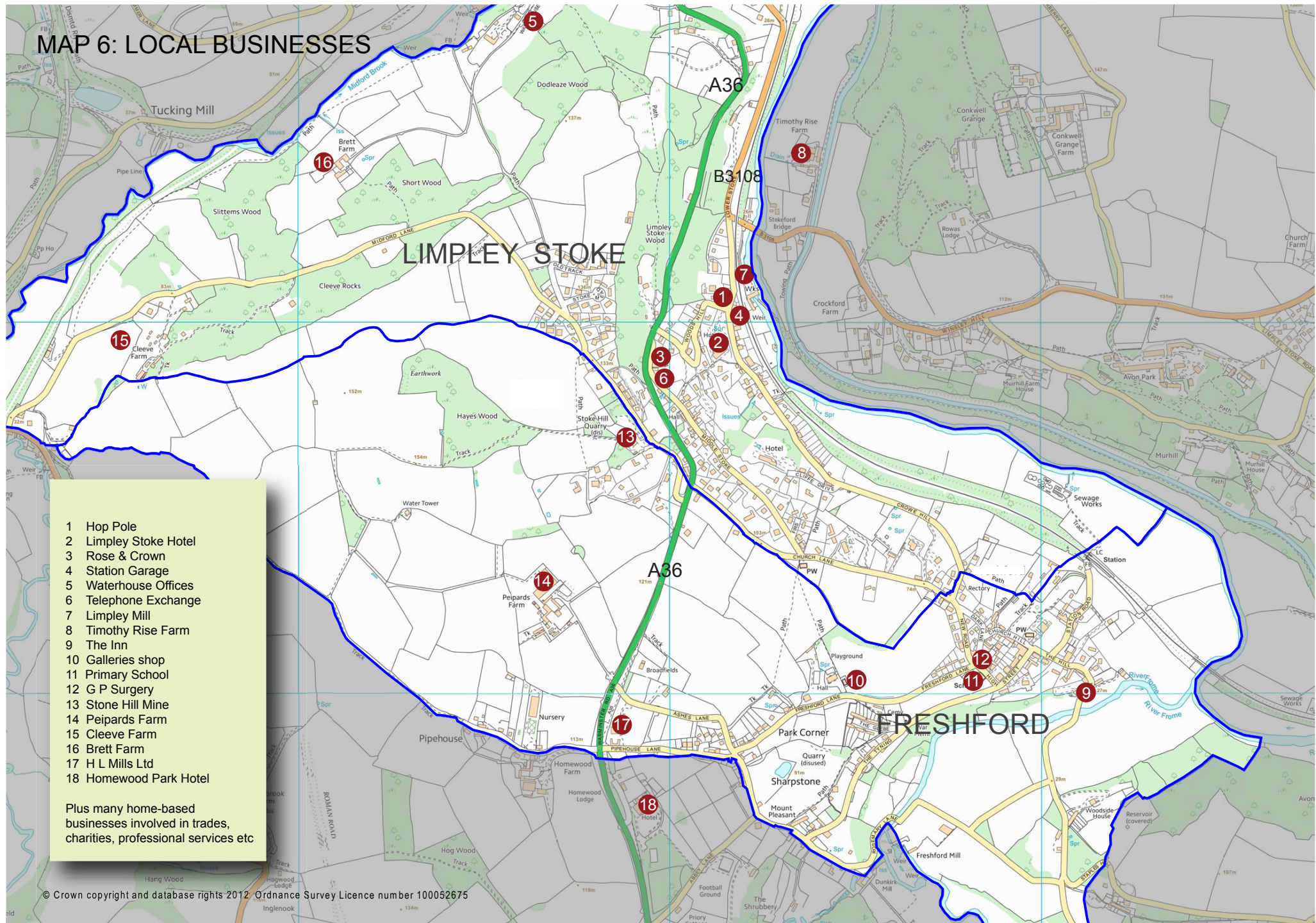
9.2 Policy objectives

9.21 To protect the livelihood of local farms and prevent their redevelopment.

9.22 To retain local employment and create new employment by protecting existing businesses and encouraging the development of new local and artisan businesses.

9.23 To retain local employment and create new employment by encouraging and promoting more home working.

MAP 6: LOCAL BUSINESSES





Draft policies



10. Draft 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.

Policy Area 1: Development framework

NP Policy 1:

In order to promote the quality of life of the villages in the Neighbourhood and to safeguard the Greenbelt and the landscape of the CAONB, an annual development rate for new housing across both villages of 0.2% will be used within the settlement areas (see page 12). Any new infill development within the Neighbourhood Plan Area shall:

(i) Be contained within the Village Settlements of Freshford and Limpley Stoke, as defined in Map 2:

- (ii) Protect and enhance the quality of the Local Green Spaces (see section 3.2) which provide a buffer zone between the two villages as defined on Map 2; and
- (iii) Accord with the guidance set out in the VDS (see section 3.11).

Infill Definition - See page 9

Policy Area 2: Housing Policies

NP Policy 2 (a) - Affordable Housing Policy

The preferred option for the development of 6-8 new units of affordable housing will be through the conversion of existing underused buildings and/or the construction of new houses on brownfield sites within the Neighbourhood Plan Area and/or on infill sites (see definition below) within the Village Settlements. The provision of affordable housing will meet the needs of people with a local connection (see section 4.26 of the NP).

Rural Exceptions Site Policy

Existing Planning Policy permits residential development of 100% affordable housing on land outside the scope of housing policies if it meets a particular demonstrable need for local affordable housing and cannot be met in any other way. This Rural Exceptions Site Policy will only be invoked if affordable housing need cannot be met under the Affordable Housing Policy.

NP Policy (2b) - Market Housing Policy

This Policy recognises that Planning permission has been granted for 21 units of housing on the brownfield site of Freshford Mill.

A limited number of new market housing will be restricted to brownfield sites within the Neighbourhood Plan Area and/or to infill sites (see definition below) within the Village Settlements.

To replenish an imbalance to the existing market housing stock, which is hampering the sustainability of the community by limiting opportunities for young

families to move into the villages and for elderly residents to remain therein, preference will be given to the provision of 1-2 bedroom housing.

Home adaptations or extensions which are demonstrably required to provide additional home working capacity will be supported.

NP Policy (2c) - Planning Questionnaire

All planning applicants within the Neighbourhood Plan Area will be requested by the Parish Councils to complete a questionnaire confirming they have read and considered the VDS (when drafted) and explain how their application conforms to it.

Policy area 3: Local Green Spaces:

NP Policy 3 - Village Greens

The two village greens, known as the Tynning and King George V Play Park, and the Freshford Play Park are limited in size, are located in the middle of the villages and are of particular importance to the community for recreation and peaceful reflection (see section 6). They will be safeguarded from development, other than in very special circumstances, in accordance with the provisions of Paragraph 77 of the NPPF.

The environmentally sensitive fields between the two villages, which include the historically important remains of the medieval village of Woodwick, are limited in size and are adjacent to the two villages. These will also be safeguarded from development to preserve the rural character of the villages and prevent incremental development which might merge

them together, other than in very special circumstances in accordance with the provisions of Paragraph 77 of the NPPF.

Policy area 4: Community Hub:

NP Policy 4 - Community Hub Designation

Designate the area that includes the Galleries community shop and Freshford Village Memorial Hall as the centre, or hub, of the combined community. Development in this area, compatible with its role as the centre of the community service provision, will be permitted.

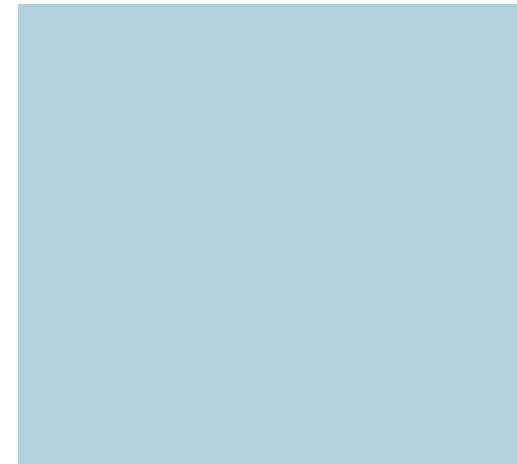
Policy Area 5: Transport and Safer Movement

NP Policy 5 - 20mph Zones

Introduce a 20mph zone to cover the residential areas of the two villages, construct “village gateways” at all entry points and improve access to public transport and upgrade pathways to the community hub.

Planning Applications Process

This Housing Policy contemplates a modest growth of development within clearly defined areas within the two villages. It does not alter the fact that, as now, every planning application will need to fulfill existing planning law requirements and that the two Parish Councils and private individuals may continue to support, object or make representation. Any housing development that exceeds a modest level of provision will need to demonstrate how it will be of positive benefit to the character of the landscape and of benefit to the community.



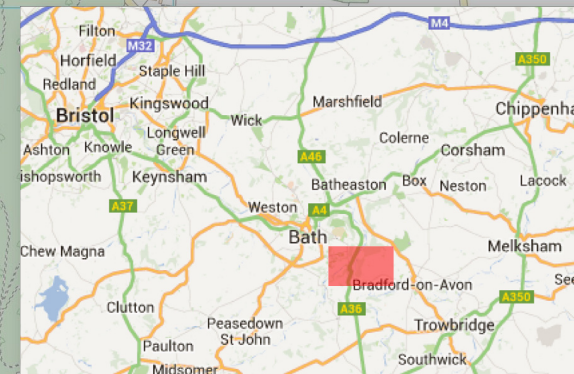
Neighbourhood Plan Glossary of Terms

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.
Annual Development Rate	Permitted new housing development as a percentage of existing housing stock
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 pertaining to all R.3 settlements is defined as the filling of a small gap within the village or existing development that is only large enough for not more than a few dwellings, generally only one dwelling. Exceptions to this approach will only be considered through the neighbourhood plan process.
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, or Neighbourhood Development Plans, were introduced by the Localism Act 2011. Communities are able to prepare neighbourhood planning 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.
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 common open space within a settlement

MAP 1: NEIGHBOURHOOD PLAN AREA



LIMPLEY STOKE

A36

A36

FRESHFORD

BATH & NORTH EAST
SOMERSET

WILTSHIRE

Key

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