



Freshford and Limpley Stoke

COMMUNITY PLANNING WORKSHOP - JANUARY & FEBRUARY 2012



PRINCE'S
FOUNDATION

ESHA is an architectural practice established in 2004 by the three partners who had previously worked together in Bristol for more than twenty years. Whilst they do not have one house style, their approach is distinctive in that they seek in their designs to achieve harmony with context, emphasizing local identity and creating a sense of place. ESHA's contextual approach is just one aspect of a flexible design service which responds to the circumstances of each commission; appropriateness and quality remaining the touchstone.

ESHA has substantial experience in public consultation, particularly in the 'Enquiry by Design' method developed by The Prince's Foundation which directly involves residents and authority officers in developing design proposals in intensive three or five day workshops. The objective is to achieve a consensus between all those with a stake in the development which the residents are happy to support.

ESHA have been assisted in the workshop sessions by Alan Baxter Associates, highways and transportation engineers.

Both ESHA and Alan Baxter Associates are members of the Princes Foundation network of practitioners

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PRINCE'S
FOUNDATION

The Prince's Foundation teaches and demonstrates sustainable development placing community engagement at the heart of our work.

The environment within which people live affects the way they live. We believe that sustainably planned, built and maintained communities improve the quality of life of everyone who's part of them. They help us to both live better at a local level and start dealing with the broader global challenges of urbanisation and climate change. By actively and passionately promoting traditional principles, as well as understanding the importance of building in a more sustainable way, we've seen a resurgence in striving for easily achieved improvements in public health, and affordable, livelier and safer streets and communities.

Our goal is a future where all of us can take part in making our communities more sustainable. We're working with everyone from local residents' groups to governments to make it happen.

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Contents

1.	Introduction	Page 4	Appendix A - Programme	Page 31
2.	Planning context	Page 5	Appendix B - Key questions and issues	Page 32
3.	Summary of process	Page 6	Appendix C - Post-it note comments	Page 35
4.	First public meeting: outcomes	Page 8	Appendix D - Workshop attendees	Page 41
5.	Workshop sessions: transport and movement	Page 10	Appendix E - Community hall schedule of accommodation	Page 46
6.	Workshop Sessions: services and common facilities	Page 13	Appendix F - Community hall plan	Page 49
7.	Workshop Sessions: planning, economy and housing	Page 16	Appendix G - References	Page 50
8.	Workshop Sessions: environment, landscape and public realm	Page 18		
9.	Second public meeting	Page 20		
10.	Summary of workshop outcomes	Page 27		
11.	Conclusions and next steps	Page 32		

1. Introduction

1.1 Seldom, if ever, has the community of Freshford and Limpley Stoke had such an opportunity to shape its own future. The two Parish Councils have come together to begin the process of developing a plan for the community (a Neighbourhood Plan) which, unlike the existing Parish Plans produced some four years ago, will have legal force and which will help set out in clear terms the reasonable and considered plans for the future of our area.

1.2 There has been much change within the last five years. While the most visible and tangible change has been the building and opening of the community Galleries Shop, there has also been increasing public awareness and activity

on those matters which touch our daily lives such as the protection of the environment, improvements to community facilities and the delivery of services, roads and traffic speeds, schooling and housing.

1.3 The parishes of Freshford and Limpley Stoke invited The Prince's Foundation for Building Community to facilitate a community planning workshop for the two villages in the early part of 2012. The Parish Councils wished to review and revise their Parish Plans, and use The Foundation to provide the impetus and expertise to help advance the Design Brief for the redevelopment of the Memorial Hall at Freshford which is recognised as a valuable community resource.

1.4 The Parish Councils consider that the Community Planning Workshop is an opportunity for all residents of the two Parishes and all others with an interest in their community to create a positive vision for development of the villages which will be an initial step for the community to develop a Neighbourhood Plan, which will primarily address the following:

- Provision of affordable housing.
- Provision of homes for the elderly.
- Redevelopment of the Community Hall at Freshford, for use both by residents and the residents of neighbouring communities.
- Added provision of village green amenity and recreation facilities.
- Renewable energy and waste management initiatives.
- Safe integration of people and vehicles in relation to routes through the villages.
- Safe pedestrian crossing of the A36 trunk road which physically divides both parishes.
- Parking for Limpley Stoke village hall and King George V playground.
- Successful completion of the redevelopment of Freshford Mill.

Nick Stevens
Chairman
Freshford P C

Simon Coombe
Chairman
Limpley Stoke P C

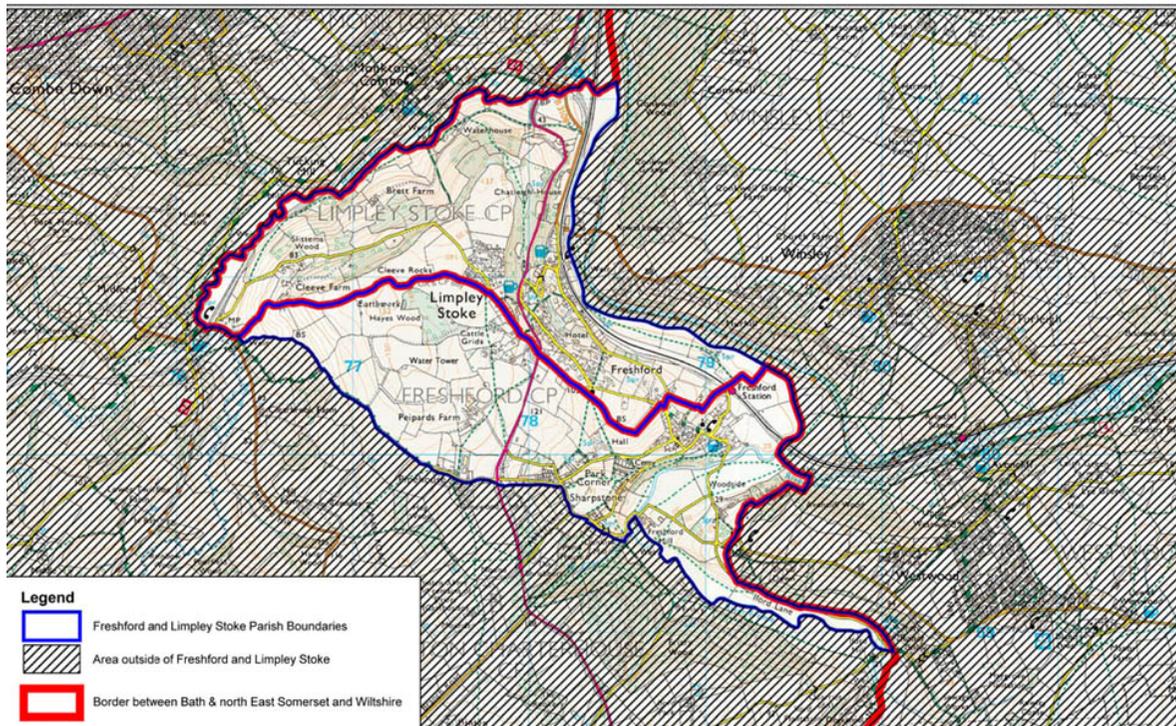


Image 1.1 The two parishes

2. Planning Context

2.1 THE LOCAL AUTHORITIES

2.1.1 Freshford and Limpley Stoke are administered by two separate local planning authorities (LPAs), Bath and North East Somerset, and Wiltshire Councils respectively.

2.1.2 Both Bath and North East Somerset and Wiltshire planning authorities have firm policies in relation to development in the Bristol/Bath Green Belt and the Cotswold Area of Natural Beauty in which both villages lie.

2.1.3 The Bath and North East Somerset Local Plan sets out specific policies for Freshford:

- Parts of Freshford and Sharpstone are designated as a Conservation Area and are subject to specific restrictions on development.
- The centre of Freshford has a defined housing development boundary within which infill development is permitted but outside is not permitted except in special circumstances, e.g. if it is affordable housing.
- Part of the Tynning (0.3 ha), adjacent to the west side of the school, is reserved for provision of a playing field.
- Development on Browns Field that involves loss of any part of the playing field will not normally be permitted.

2.1.4 Similarly the Wiltshire Local Plan has specific policies for Limpley Stoke:

- There is a buffer zone around the sewage treatment works within which any proposal for housing or other development which is sensitive to odours will not be permitted.

- While there is no equivalent to the Housing Development boundary in Freshford, West Wiltshire policy would allow modest infill development only in the built-up area of Limpley Stoke.

2.1.5 In parallel with the Community Planning Workshop the two LPAs working collaboratively, applied to the Department for Communities and Local Government for a grant under the Neighbourhood Front Runners Scheme which allows LPAs to apply for funding to support Neighbourhood Planning activities. The bid was successful and Freshford/Limpley Stoke are now a '5th wave front-runner'.

2.2 THE 2008 PARISH PLANS

2.2.1 Both Freshford and Limpley Stoke independently produced parish plans in 2008.

2.2.2 Over-riding priorities identified in both parish plans are:

- To maintain and enhance the beautiful rural environment of the villages.
- To maintain and develop the friendly community spirit in the villages.

2.2.3 The main positive outcomes of the two plans have been:

- Community shop opened.
- 'Shared space' footway demarcated on roads in Limpley Stoke.
- Pre-school opened in Freshford Memorial Hall.
- King George V playground, Limpley Stoke, extended and upgraded.

- Improvements to playground facilities in Freshford.
- 'Getting about in Freshford' documents produced.
- Photo voltaic array installed.

2.3 BACKGROUND TO THE WORKSHOP

2.3.1 The context of the Workshop is to explore the opportunities for improvements within the parishes subject to the constraints of Local Plan policies and Core Strategies, central government guidelines and strategies and the forthcoming National Planning Policy Framework

2.3.2 Key issues and questions identified by the two Parish Councils were circulated throughout the two villages in advance of the workshop. These key issues are split into broad subject headings as follows:

- Transport and movement.
- Services and common facilities.
- Planning, economy and housing.
- Environment, landscape and public realm.

2.3.3 Taking each in turn, the Councils listed their thoughts on each and acknowledged that the list is not exhaustive and there may well be other matters which residents and stakeholders might identify include for consideration.

These key issues and questions can be found in Appendix B.

3. Summary of Process

3.1 THE WORKSHOP PROGRAMME

3.1.1 The workshop consisted of four elements:

- A first public meeting.
- A day-long workshop with local stakeholders.
- A day-long design session.
- A second public meeting.

3.1.2 The detailed programme can be found in Appendix A.

3.2 PREPARATORY WORK

3.2.1 Prior to the first public meeting, the Parish Councils circulated a “have your say” paper to each household within the community together with a briefing paper which included the points set out in section 1, Introduction, and Appendix B, of this report.

3.2.2 Those people unable to attend the first public meeting were invited to submit written response.

3.3 THE FIRST PUBLIC MEETING, 31ST JANUARY 2012, FRESHFORD MEMORIAL HALL

3.3.1 The meeting was attended by over 140 people, including representatives of both Bath and North East Somerset Council (B&NES) planning authority and Wiltshire Council planning authority.

3.3.2 The Chairmen of the two Parish Councils opened the meeting and explained the background and aims of the workshop.

3.3.3 The Prince’s Foundation practitioners, ESHA Architects, gave a presentation on the principles of the Localism Act (giving decision making powers to Local Communities thus enabling them to formulate a positive vision of their future via the preparation and adoption of a Neighbourhood Plan), the process and the key issues the workshop should address.

3.3.4 In the ensuing question and answer session the majority of questions focussed on the provisions with the Localism Act and how a Neighbourhood Plan would be implemented.

3.3.5 The community were asked to discuss their thoughts on the Future of Freshford and Limpley Stoke. Each person was asked to write on post-it notes up to three points on each of the following topics:

- What they liked about the villages.
- What they did not like about the villages.
- What they would like to see in the villages in the future.
- What they would not like to see in the future.

People then placed these comments on boards split by topic:

- Transport and movement.
- Services and common facilities.
- Planning, economy and housing.
- Environment, landscape and public realm.
- Other.

A summary of the main points raised at the meeting follow in Section 4 and a full list of peoples’ comments can be found in Appendix C.



Image 3.1 First public meeting Jan 31 group discussion



Image 3.2 First public meeting Jan 31 post-it note exercise



Image 3.3 Workshop session Feb 16 group discussion

3.4 WORKSHOP SESSION, 16TH FEBRUARY 2012, FRESHFORD MEMORIAL HALL

3.4.1 Local stakeholders (residents representing the breadth of the community, parish council members, planning, highway and housing specialists from the local authorities and elsewhere) were invited to an all-day workshop held in Freshford. A full list of the stakeholders who were invited and those that attended can be found in Appendix C.

3.4.2 The Chair of Freshford Council welcomed everybody and with the Vice-Chair of Limpley Stoke Council, gave a synopsis of the results of the post-it note exercise undertaken at the first public meeting.

3.4.4 The stakeholders then worked for the morning in their allotted groups on the issues identified in the Parish Council's briefing papers and raised at the first public meeting.

3.4.5 Each group presented the results of their discussions to all stakeholders and following group discussion mapped out the issues and potential solutions taking into account the findings of other groups.

3.5 WORKSHOP SESSION, 17TH FEBRUARY 2012, FRESHFORD MEMORIAL HALL

3.5.1 The Prince's Foundation team worked on examining the outputs of the previous day and turning these into cogent proposals for the two villages.

3.5.2 Towards the end of the day they incorporated these proposals into a final presentation back to the community.

3.6 THE SECOND PUBLIC MEETING, 17TH FEBRUARY 2012, FRESHFORD MEMORIAL HALL

3.6.1 The meeting was attended by approximately 100 people and were welcomed by the Chair of Freshford and Vice-Chair of Limpley Stoke Councils.

3.6.2 ESHA Architects gave a presentation on the principle outcomes of the workshop sessions, with assistance from resident group leaders.

3.6.3 A question and answer session followed during which it was explained that a further description of the outcomes of the workshop would be covered in this report including items, which it had not been possible to include in the allotted timescale for the presentation.



Image 3.4 Workshop session Feb 16 group discussion



Image 3.5 Workshop session Feb 16 group presentation



Image 3.6 Second public meeting Feb 17 final presentation

4. First Public Meeting: Outcomes

The main points raised at the first public meeting are summarised as follows. A full list of peoples' comments can be found in Appendix C.

4.1 THINGS PEOPLE LIKE ABOUT THE VILLAGES

4.1.1 Community

- Community Spirit.
- Active Parish Councils/forward thinking.

4.1.2 Transport and Movement

- Public transport links - rail, bus.
- Ease of access/transport to Bath, Bradford on Avon, etc.
- Extensive footpath network/access to countryside.
- Station.

4.1.3 Services and Common Facilities

- Galleries shop and café.
- School.
- Pre-school.
- Surgery/Dispensing GP practice.
- Village Hall (s).
- Pubs.

4.1.4 Environment, Landscape and Public Realm

- Attractive villages/surroundings/rural environment.
- Rural idyll/beautiful location/country views.
- Beautiful environment and historic character of village.
- Unspoilt/tranquil/peaceful rural environment.

4.2 THINGS PEOPLE DON'T LIKE ABOUT THE VILLAGES

4.2.1 Community

- Political agendas/power cliques/hidden driving forces.

4.2.2 Transport and Movement

- Amount of traffic and speed of vehicles through village.
- The A36 barrier - HGVs/volume of traffic/noise/poor road surface.
- Rat run traffic (between Bradford and Bath) - Midford Lane, Church Lane, Woods Hill.
- Parking problems - lack of parking generally, near school, in Middle Stoke and at Limpley Stoke village hall.
- Dangerous/inconsiderate parking - parking on pavements, parking on junctions.
- Poor pedestrian facilities/inadequate pavements.

4.2.3 Services and Common Facilities

- Limited school size and facilities, class sizes, lack of room for local children.
- Rudimentary facilities that the GP practice works in.

4.2.4 Planning, Economy and Housing

- Lack of suitable (affordable) homes for elderly.
- Lack of (affordable) homes for young people.

4.3 THINGS THAT PEOPLE WOULD LIKE TO HAPPEN IN THE VILLAGES

4.3.1 Transport and Movement

- Solutions to parking problems - at Middle Stoke, school/surgery, Sharpstone, shop and community hall.
- Footbridge or light controlled crossing over A36 (or use old mining tunnel).
- Pedestrian bridge over River Avon to improve access to Freshford station and the canal.
- Safe pedestrian routes to school - access across field from Tynning to the school and from shop to school.
- Midford Lane - consider 20 mph speed limit, painted pavement, zebra crossing.
- Limpley Stoke station reopened.
- Purchase (compulsory?) of land adjacent BT in Middle Stoke for parking for Village Hall (or use pub/hotel)
- Shared space - for cars and pedestrians/cyclists - a la Limpley Stoke or in a more aesthetically pleasing way.

4.3.2 Services and Common Facilities

- Sensitive redevelopment of Memorial Hall to accommodate all village activities that serve all the community.
- Self contained pre-school - possibly within a redeveloped Memorial Hall.
- Improved/new GP practice premises.
- Scouts/Youth Club/develop the scout hut by the tennis courts as facility for teenagers.
- Better provision for school/more classroom space.
- Larger grassed/improved play area for school (next to school).

- Re-think/better use of existing public buildings/facilities, e.g. Old Bakery.

4.3.3 Planning, Economy and Housing

- Affordable housing (for the elderly/for young families/off the A36).
- Local employment opportunities: workshops; studio spaces; offices; freelance/homeworker workspaces.
- Develop plans for funding to release Freshford Mill so that it can be developed for social housing/homes for the elderly (e.g. Community purchase/lease mill with rents back to community to cover purchase/lease loans).
- Keep Limpley Stoke and Freshford small/limit expansion of population.

4.3.4 Environment, Landscape and Public Realm

- Open up the village green/Tyning for public and school use.
- Outdoor playing space/playing field for school.

4.4 THINGS THAT PEOPLE DO NOT WANT TO HAPPEN IN THE VILLAGES

4.4.1 Transport and Movement

- Significant upgrading or rerouting of A36, A36/A46 link or bypass through the valley.
- More traffic/heavy lorries.
- More road signs, yellow lines and marking as long-term solution to traffic/parking.

4.4.2 Services and Common Facilities

- Expansion of school.

4.4.3 Planning, Economy and Housing

- Modern/apartment style/poor quality housing.
- Social housing/affordable housing (use Freshford Mill).

4.4.4 Environment, Landscape and Public Realm

- Over-development/'Belgianisation' of the villages.
- Urbanisation/unsuitable or unsustainable development/loss of charm/villages become dormitory suburbia.



Image 4.1 What people like - The Galleries Shop



Image 4.2 What people like - The School



Image 4.3 What people like - The pubs

5. Workshop Sessions: Transport and Movement

5.1 TRAFFIC VOLUMES

5.1.1 It was noted that the number of vehicles passing through the villages on the A36 is 100,000 vehicles per week and on Woods Hill 4,000 vehicles per week.

5.2 A36

5.2.1 The group concluded that the section of the A36 passing through Limpley Stoke should be treated as passing through an urban area and that speed limits could be adjusted accordingly.

5.2.2 It was noted that there had been 5 incidents along the stretch of the A36 above Waterhouse Lane in December 2011 and January 2012 requiring emergency services.

5.2.3 Some reduction in vehicle speed and increase in safety could be achieved by introducing a villages 'Gateway' sign by the 40 mph limit sign.

5.2.4 Traffic lights could be installed at the top of Church Lane and Midford Lane realigned to create a crossroads.

5.2.5 The double white lines could be extended southwards from the Church Lane/Midford Lane crossing.

5.2.6 Traffic at the Pipehouse crossing needs to be slowed down.

5.2.7 The underpass to Branch Road could be reopened - as a cycleway/footpath linking Freshford to Hinton Charterhouse.

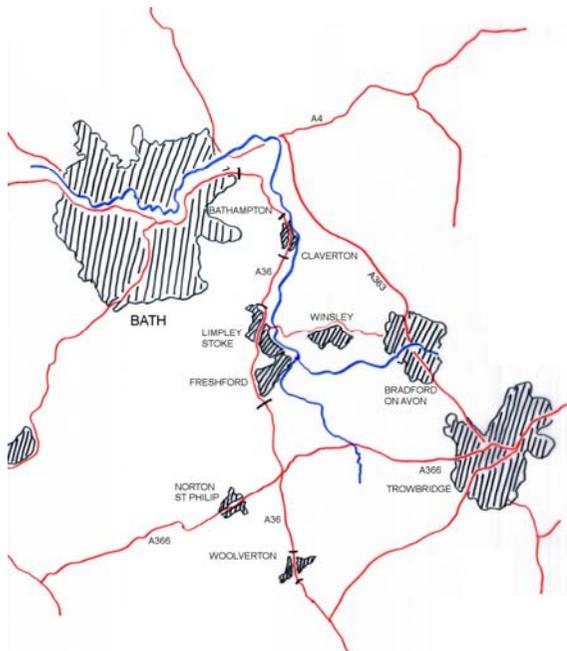


Image 5.1 'Urban areas' along the A36

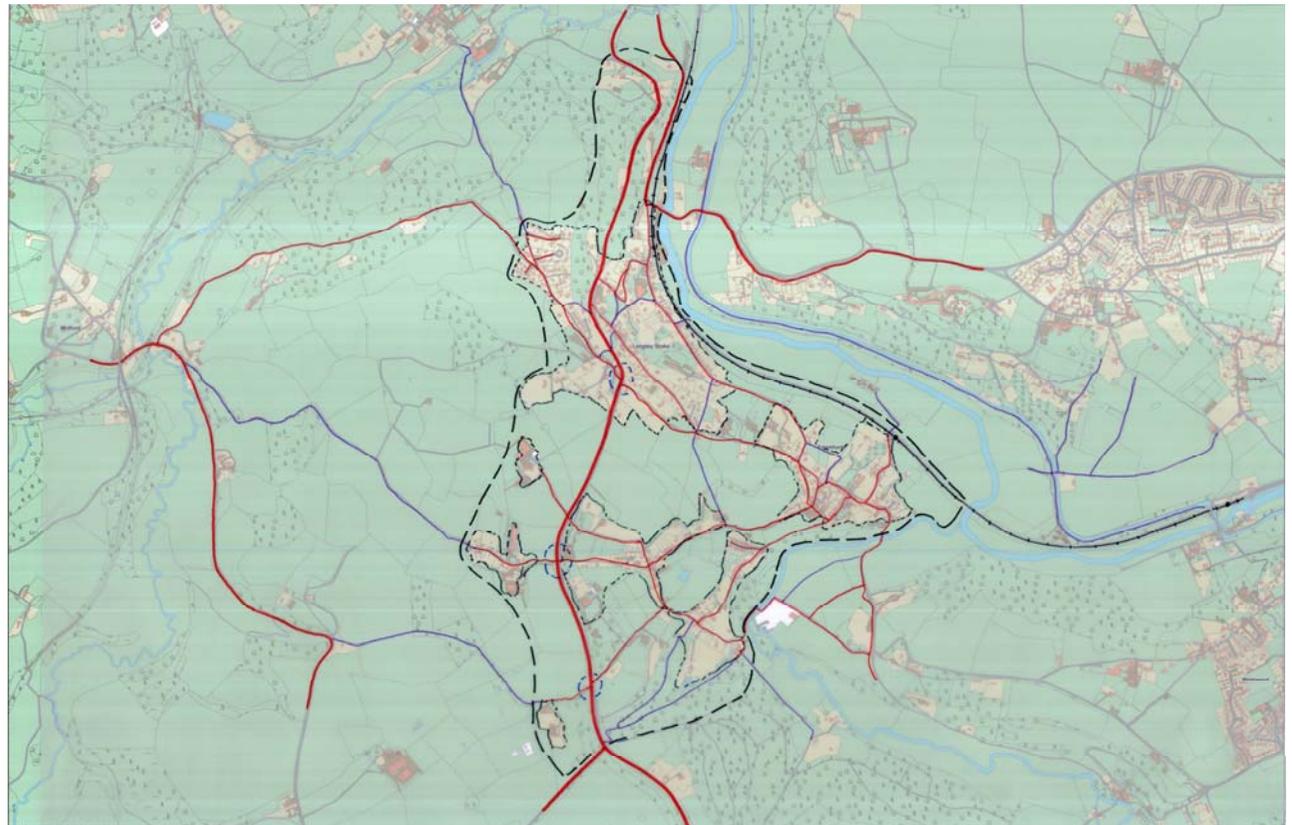


Image 5.2 Road and footpath network

- 5.3 PARKING
 - 5.3.1 The site next to the telephone exchange in Limpley Stoke could be developed for parking, with a footpath connection to the play park.
 - 5.3.2 There needs to be some short term parking spaces by Freshford school with longer term parking on Freshford Lane (end-on with trees).
- 5.4 FOOTPATHS
 - 5.4.1 Footpath across Church Fields needs to be given an all-weather surface and gates need to be buggy friendly.
 - 5.4.2 Crabtree Mead - riverside walk could be designated as a public footpath.
 - 5.4.3 Improve footpath links to station (path by railway from Limpley Stoke to Freshford).
 - 5.4.4 Implement new footpath link between school and shop on the Tyning and connect to path that crosses Church Fields.



Image 5.3 Photomontage of new footpath link between school and shop

- 5.4.5 Implement provision of cycleway to Bradford including bridge over River Avon. There could be funding available for this from Sustrans.
- 5.5 FRESHFORD MILL
 - 5.5.1 Address the access to Freshford Mill to reduce the use of Rosemary Lane.
 - 5.5.2 If the Mill comes into community ownership, consider using some of the building for studios and workshops and the land for allotments.
- 5.6 SHARED SPACE
 - 5.6.1 Expand on the principles set out in Hamilton Baillie's Shared Space report to create a village square on the cross roads by Freshford School incorporating part of the school playground and extending to the fronts of the buildings on the opposite side of High Street.
 - 5.6.2 Create village square by the Hop Pole, incorporating the area in front of the pub and the entrance to the Limpley Stoke Hotel
 - 5.6.3 Implement shared space markings on Woods Hill, from Freshford Lane to Browns Field and in the centre of Freshford. These could be painted on the road as recently done in Limpley Stoke, or preferably something better and more permanent.
- 5.7 OTHER HIGHWAY WORKS
 - 5.7.1 In Freshford, the Hill is dangerous for motorists and for pedestrians to use. As advocated in 'Getting About in Freshford' a new pavement could be built on the inside of the bend.

- 5.7.2 Similarly the section of Lower Stoke from the Hop Pole to the B3108 junction in Limpley Stoke is dangerous for motorists and pedestrians and a pavement could be provided on the west side of the road.
- 5.7.3 Also as advocated in 'Getting About in Freshford', realignment of kerbs at the Park Corner and Abbey Lane junctions on Rosemary Lane could be implemented to deter large vehicles from using Ashes Lane and Rosemary Lane.
- 5.8 PUBLIC TRANSPORT
 - 5.8.1 There is a need for an additional 94 bus that arrives in Bath around 9.00 am.
 - 5.8.2 There is a need for evening buses, particularly for the youths.
 - 5.8.3 It was noted that there was no coordination of timetables between buses and trains.
 - 5.8.4 Limpley Stoke station could be re-opened.
- 5.9 FUNDING
 - 5.9.1 There is funding available in B&NES system for improving the area by the school.
 - 5.9.2 The Highways Agency confirmed that there have been business case decisions that allowed funding for road improvements to overcome 'severance of communities' caused by trunk roads passing through them.

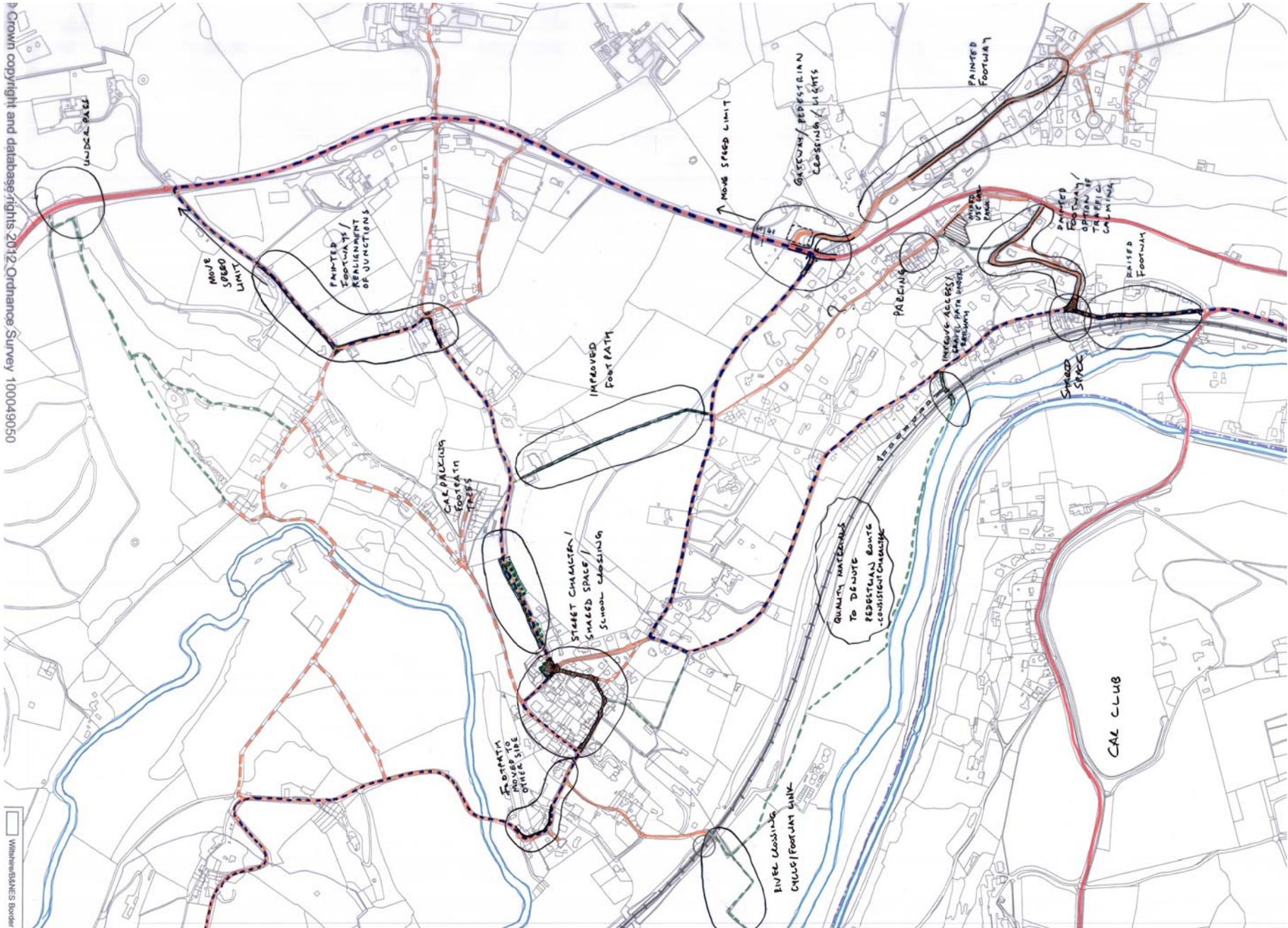


Image 5.4 Transport and movement group annotated village plan

6. Workshop Sessions: Services and Common Facilities

- | | | |
|---|--|---|
| <p>6.1 THE SCHOOL</p> <p>6.1.1 At present the school has 150 pupils, is oversubscribed and space is an issue. The need is to aim for 25 class size rather than 30 as at present. This demands a 7 classroom school.</p> <p>6.1.2 The group noted the contradictions in the villagers' views about developing the size of the school and the concerns about parking and traffic outside the school. The admissions policy and catchment area of the school and the needs of working parents mean that there has to be a drop-off facility at the school gate. Even so the school constantly encourages 'walk to school' and the need for safe parking.</p> <p>6.1.3 The school's principle concern is the need for outside play space. It was strongly felt that all or part of the Tynning field could be accessible to the school, but not necessarily fenced off, and used as a school playing field. It was noted that the Tynning field is subject to a covenant and village green status and that the implications of this need to be sorted out.</p> <p>6.1.4 The group considered that a new school built on Memorial Hall site is not feasible as site is not big enough for shop, pre-school and 7 class primary school - mainly because of the size required for new school building.</p> | <p>6.2.2 It was noted that it was important for the pre-school to be close to the school for morning drop-offs for families with children at both the pre-school and the school, and for the pre-school to visit the school on foot.</p> <p>6.3 YOUTH FACILITIES</p> <p>6.3.1 There was a feeling that youths were being ostracised and that there should be an ambition to encourage young people to be part of the neighbourhood plan process.</p> <p>6.3.2 Browns Park was seen as a good location for youth facilities in a new building, possibly on the site of the existing scout hut, that would be capable of incorporating the youth club as well as the scouts. The building could be combined with a sports pavilion rather than providing several buildings on Browns Park.</p> <p>6.3.3 Outside youth facilities at Browns Park could include a skateboard ramp, barbeque area and an off-road bike track around the perimeter of Browns Park.</p> <p>6.3.4 There should be a safe footpath link from the hall area to Browns Park along Abbey Lane.</p> | <p>6.4.2 The Galleries Shop managers have applied for planning permission to extend the café area but there is also a need for improvements to the kitchen.</p> <p>6.5 THE OLD BAKERY</p> <p>Church owned and subject to various restrictions. Currently used by the Parent and Toddler Group.</p> <p>6.6 THE SURGERY</p> <p>6.6.1 It was agreed that the surgery should be part of the new Community Hall.</p> <p>6.6.2 The existing surgery and flat above could be used for the school for music lessons/ technology and other non-classroom based activities.</p> <p>6.7 LIMPLEY STOKE VILLAGE HALL</p> <p>6.7.1 Church owned ex-school, quite small.</p> <p>6.7.2 Limpley Stoke Village Hall has a chronic lack of carparking and the village have been unsuccessful in persuading a nearby landowner to part with land that would provide parking for both the Hall and the King George V playground. Land next to St Mary's church is used for events but is some way from the village hall.</p> <p>6.7.3 It was confirmed that the building of a new Memorial Hall would not render the Limpley Stoke Village Hall redundant - the two should be seen as complimentary to each other.</p> |
| <p>6.2 THE PRE-SCHOOL</p> <p>6.2.1 The idea of relocating the pre-school to Browns Field was discussed but the walking distance from the centre of the villages and parking problems at Browns Field probably preclude this.</p> | <p>6.4 GALLERIES SHOP AND CAFE</p> <p>6.4.1 Built in the last 5 years and run with a largely volunteer workforce. Profits are channelled back into the community via the Freshford and Limpley Stoke Community Association (FLISCA).</p> | |

6.8 SPORTS FACILITIES

6.8.1 It was agreed that the tennis club and football club should remain at Browns Field.

6.8.2 The changing facilities need to be improved and possibly incorporated into a new sports pavilion combined with youth facilities.

6.9 FOOTPATHS

6.9.1 The group discussed the improvement of all footpaths around the two villages to encourage more people to walk rather than drive and hence minimise parking problems at the hall/shop and other venues.

6.9.2 Improvements to footpaths could include bark chip surfacing and gates accessible to pushchairs.

6.10 THE MEMORIAL HALL

6.10.1 The location of the hall and whether it is centrally placed for both villages or could be relocated elsewhere was discussed. It was felt that planning permission was more likely to be granted for a new hall in its current location than elsewhere. During construction temporary hall facilities could be provided in Portakabins on part of the car park.

6.10.2 Whatever the location, the hall needs more parking spaces than at present.

6.10.3 ESHA Architects tabled a draft schedule of accommodation (that can be found in Appendix E) that takes into account the requirements of the various clubs and organisations as set out in the Memorial Hall Redevelopment Feasibility Study Design Brief and Current User Requirements documents. This was discussed, particularly the needs of the drama group, the height of the main hall, foldaway raked seating and storage.

6.10.4 As much storage as possible is needed in the hall and accessible directly from the hall for all users, e.g. school P.E. mats.

6.10.5 It was considered that the Memorial Hall, Limpley Stoke Village Hall and the Old Bakery could be administered under one booking system.



Image 6.1 Existing facilities at Brown's Field



Image 6.2 Freshford Memorial Hall



Image 6.3 Limpley Stoke Village Hall

7. Workshop Sessions: Planning, Economy and Housing

7.1 EMPTY AND UNDER-USED PROPERTY	The Village Agents promote services and identify needs for individuals that are not currently being met. There is already one scheme operating in the B&NES area covering the Chew Valley.	7.4 FRESHFORD MILL
7.1.1 Before building new houses, empty or under-used property in the villages could be identified and steps taken to inhabit or develop these.		7.4.1 No affordable housing is being provided at Freshford Mill as agreed with B&NES at the time of granting planning permission.
7.1.2 The 2-bedroom flat above the surgery in Freshford, owned by Youngusband's Trust is empty and was investigated by English Rural Housing Association but was ruled out as unsuitable.	7.3 POTENTIAL HOUSING SITES	7.4.2 The 'hanger' building site is not shown as being developed in the planning permission. This building is just outside the flood zone and would be a good position for further (possibly affordable) housing and/or workshops.
7.1.3 There is a large Victorian house in Middle Stoke that has been empty for many years.	7.3.1 The group considered various sites in the two villages as potential locations for new housing, which includes affordable houses. The assessment criteria used were: reasonably level (i.e. developable) land, next to roads and/or where planning applications had been made previously. The sites identified were:	7.4.3 Consider purchasing the site via a Community Land Trust.
7.1.4 It may be possible to find properties that have been empty from Council Tax data.	<ul style="list-style-type: none"> • Next to the telephone exchange in Limpley Stoke (shared with parking for Village Hall). • At Church Lane/Middle Stoke junction. • On Church Lane near junction with A36. • On land released by reconfiguration of the Midford Lane /A36 junction. • At bottom of field on Freshford Lane opposite the Memorial Hall. • The Glebe garages. • Off Station Road behind the Orchard. 	7.5 BUSINESS
7.1.5 Owners and occupiers of under-used property might consider letting room(s) to single people/ students in exchange for assistance. This might apply particularly to older people who do not want to give up their lifelong home.		7.5.1 There are 50 different businesses at present in Freshford and Limpley Stoke.
7.1.6 Empty rooms at Freshford Inn could be brought back into use for bed and breakfast accommodation - up to eight rooms.	Many of these sites have been investigated in the past as suitable locations for affordable homes and deemed unsuitable.	7.5.2 Links between business and the community need to be enhanced. Local businesses could support the community more and the community could be more business friendly.
7.2 HOUSING FOR THE ELDERLY		7.5.3 Business needs to be encouraged to grow in the two villages. This could either be by provision of small 'incubator' units or workshops/offices/studios built as part of any new housing development.
7.2.1 The extent of the need for housing for the elderly should be established.	7.3.2 Development on land in Pipehouse would be dependent on implementing solution(s) for crossing the A36.	7.5.4 There needs to be better mobile phone reception and superfast broadband to encourage businesses to stay.
7.2.2 Investigate setting up a Village Agents scheme to bridge the gap left by the lack of local networks for isolated people and provide a focal point for help and assistance between people in the community and statutory and/or voluntary organisations.	7.3.3 Previously, possible sites west of the A36 have been discounted on the basis that the local authority regard this as a boundary beyond which any development is non-sustainable.	7.5.5 Consider setting up a small business centre.
		7.5.6 There is concern about the long term future of the Hop Pole pub and there have been some thoughts of a community buy-in.

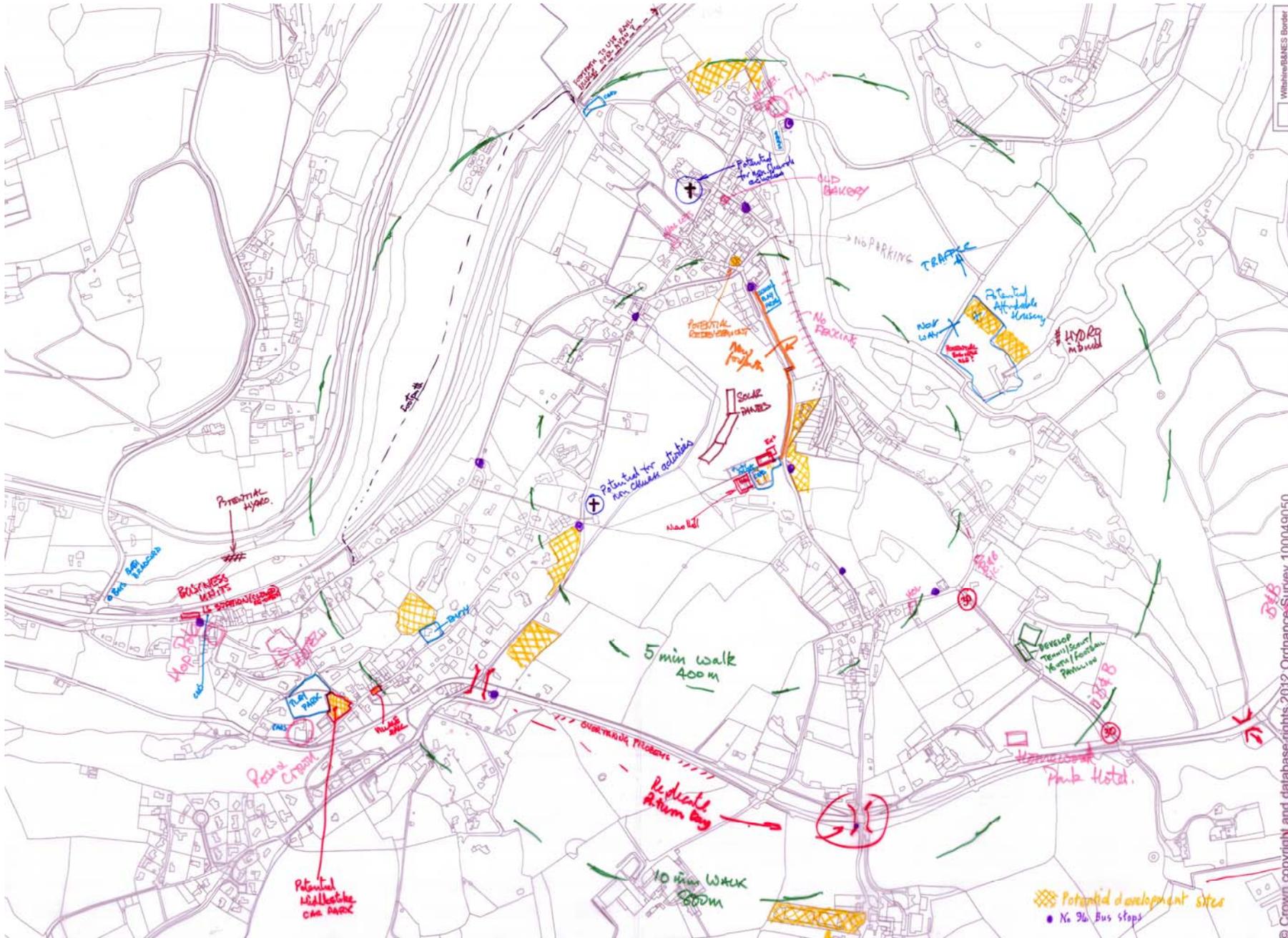


Image 7.1 Planning, economy and housing group annotated village plan

8. Workshop Sessions: Environment, Landscape and Public Realm

8.1 OPEN SPACE

8.1.1 Parts of the Tynning should no longer be fenced off; it is public land and could become the Village Green - open for all to use and enjoy.

8.1.2 Canvass the community on the use of the Green, e.g. flower meadow, community orchard, mown grass, grazing (would require cattle grids on roads).

8.1.3 The area around the school crossroads could be exploited and redesigned as a village square.

8.2 THE COMMUNITY HALL

8.2.1 The group questioned whether the location of the hall was right and if it could be moved to be opposite the Tynning - the Village Green - and therefore halfway between the school and the shop. The existing hall site could be used for more car parking, extending the Galleries shop and building some housing for the elderly.

8.3 THE A36

8.3.1 The group supported the proposal to reinstate the Church Lane/Midford Lane crossing to its old alignment and control the junction with traffic lights.

8.3.2 It was felt that reopening the underpass to Branch Road would be useful but not essential.

8.4 FOOT/CYCLE PATHS

8.4.1 The group supported the idea of a bridge over the river for cyclists and pedestrians. An alternative to a new bridge might be reopening the path that used to exist as part of the railway bridge.

8.4.2 The path from St Mary's Church crossing the field to the shop could be given an all weather surface.

8.5 ENERGY GENERATION

8.5.1 The group supported the development of hydro electric generation schemes at both Freshford and Limpley Stoke mills.

8.5.2 Locations for solar farms could be investigated.

8.6 FRESHFORD MILL

8.6.1 The group supported the idea of taking the Mill back into community ownership and that some of the accommodation could be used for studios.

8.7 ALLOTMENTS

8.7.1 An area in the field next to St Peters Church was identified as a possible site for allotments - in conjunction with a new car park principally serving the church.

8.7.2 There is also an opportunity to include allotments within the Freshford Mill site.

8.8 POSSIBLE SITES FOR DEVELOPMENT

8.8.1 The group felt that any new housing could be in the form of infilling between existing buildings rather than on new sites outside the built-up area.

8.8.2 The existing doctors surgery could be used for a new business, e.g. hairdresser.



Image 8.1 Potential village square on crossroads and corner of Freshford School playground



Image 8.2 Possible site for car park and allotments next to St Peters Church

9. Second Public Meeting

9.1 ESHA PRESENTATION

ESHA presented their thoughts from the two-day workshop in the form of a simple slide show illustrating some of the ideas that had arisen and been debated during the workshop.

9.1.1 Freshford Village Green

The Tying is opened up to be a true village green, without fences or hedges, but with a path alongside Freshford Lane linking the school to the Community Hall and Galleries Shop. Part of the Tying is used as a playing field for the school; either to the south, or to the west, which is identified as such in the B&NES Local Plan.

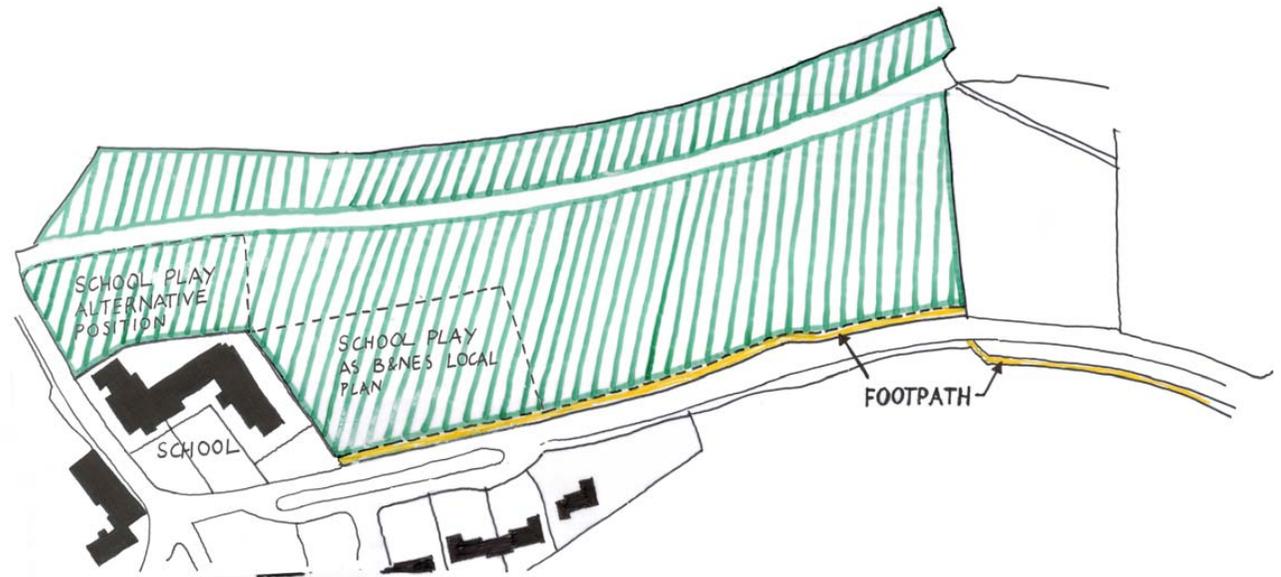


Image 9.1 Freshford Village Green, School and Square

9.1.2 Freshford Village Square

The corner of the existing school playground and the crossroads are transformed into a village square – with a shared surface treatment. The space is large enough for parents to drop-off and pick-up their children, for buses and coaches to wait and for staff to park their cars – so freeing the site of the existing staff car park for possible future extension of the school.

9.1.3 Limpley Stoke Village Square

The area outside the Hop Pole pub, at the junction of Lower Stoke and Woods Hill, is made into a village square - with a shared surface treatment. The space provides parking in front of the pub and an improved gateway into the hotel. The shared surface should help to deter motorists using Woods Hill as a rat run - the square would not be perceived as a through route but as a destination.



Image 9.2 Freshford Village Square

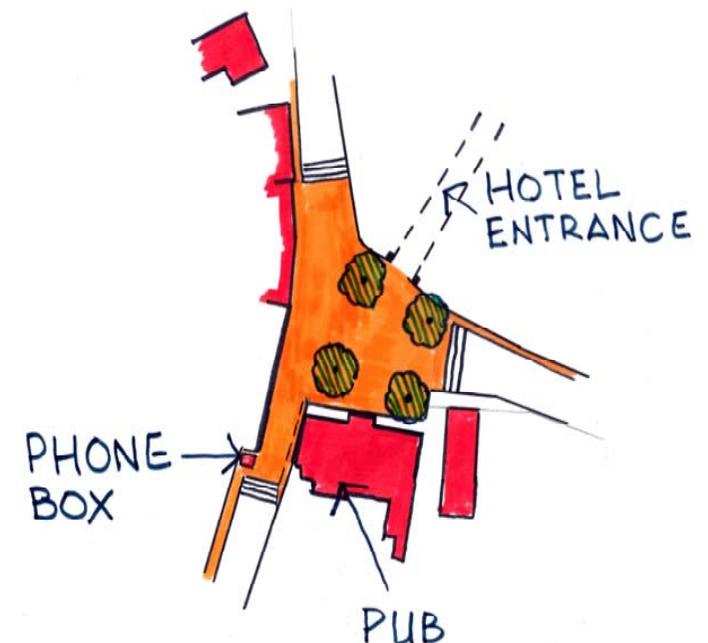


Image 9.3 Limpley Stoke Village Square

9.1.4 The Community Hall Plan

Sketch plans produced based on a detailed schedule of accommodation (which can be found in Appendix E) with pre-school and surgery on ground floor and hall on first floor - each with their own separate entrance. The hall itself is high enough for playing badminton and for the drama group's requirements. There are two meeting rooms in addition to the main hall. The sketch view shows what the new hall building might look like and its relationship with the Galleries Shop. A detailed layout for the hall can be found in Appendix F.

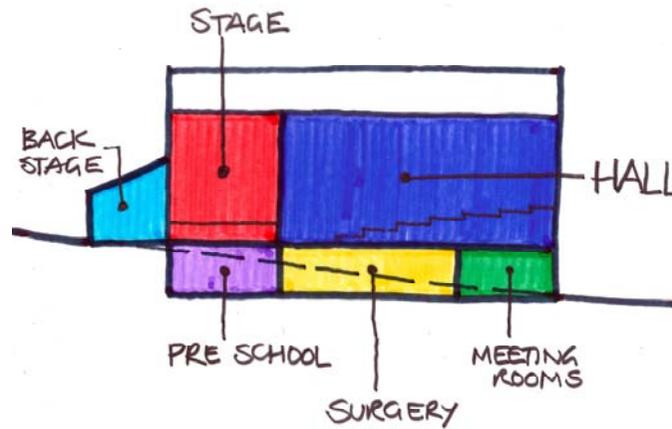


Image 9.6 Long section and cross section

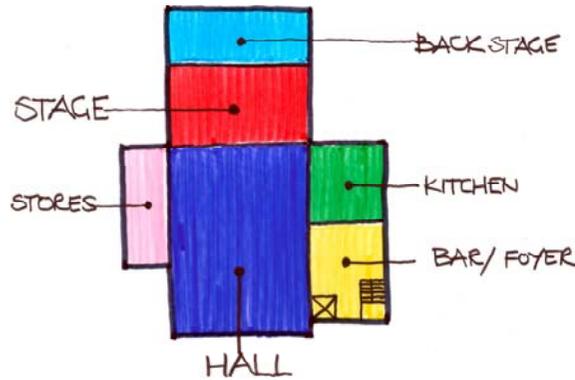


Image 9.4 First floor plan

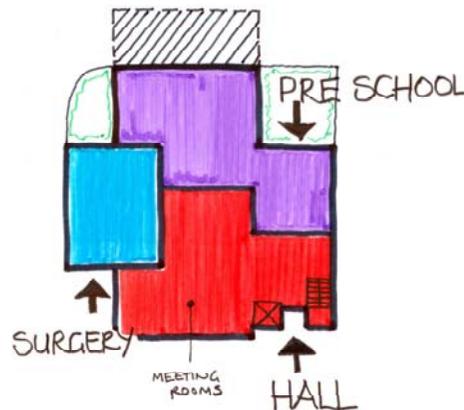


Image 9.5 Ground floor plan



Image 9.7 Sketch view

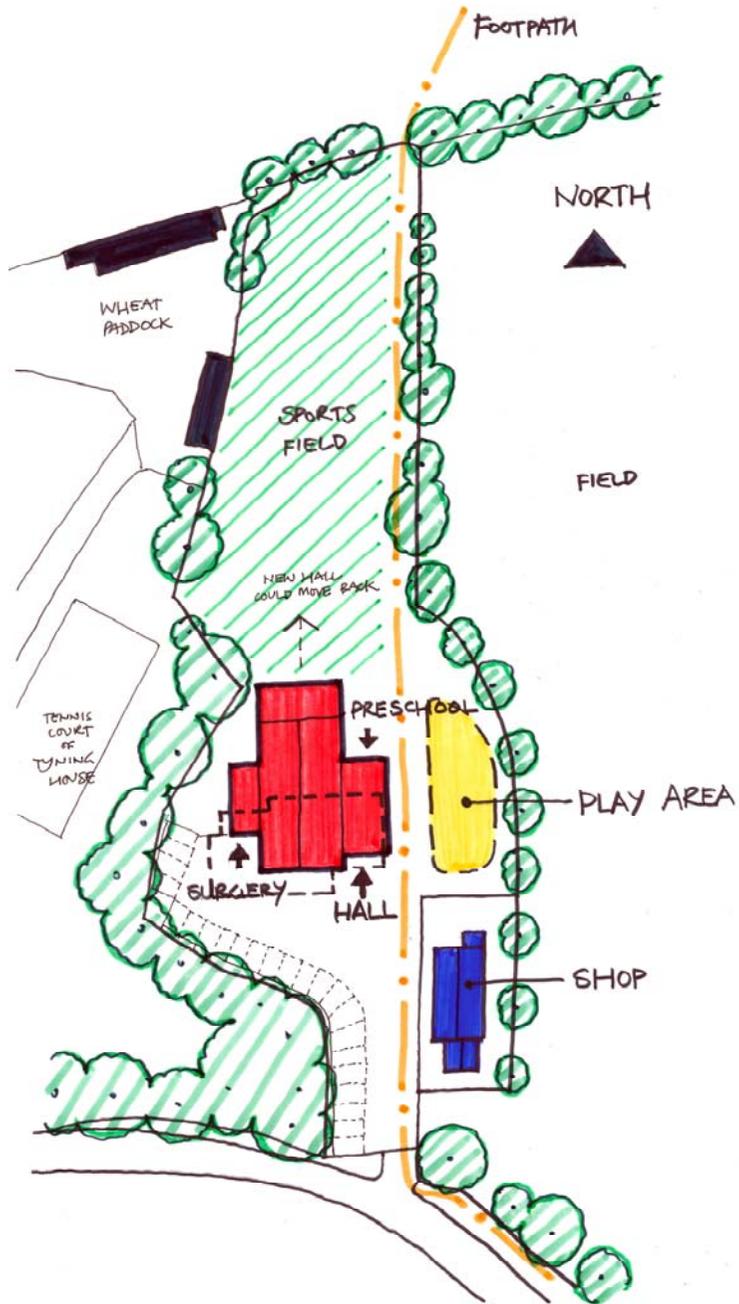


Image 9.8 Site plan of new hall on existing site

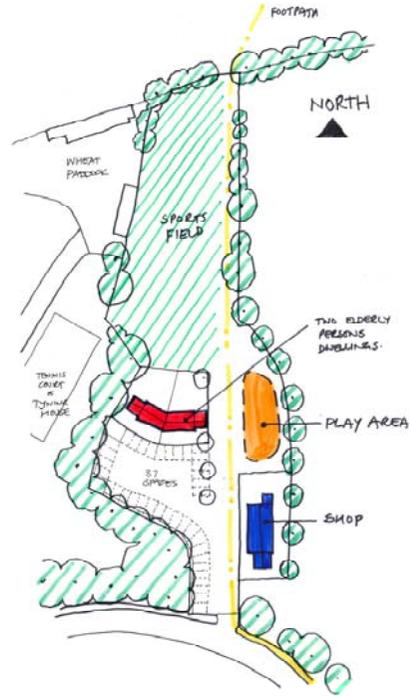


Image 9.9 Alternative site plan for existing hall site

9.1.5 The Hall Location

Two alternative positions are suggested for the new hall. The first on the existing hall site and the second on Freshford Lane overlooking the Village Green on the Tynning. If the second option were adopted, the existing hall site could be released for development of houses - specifically for older people.

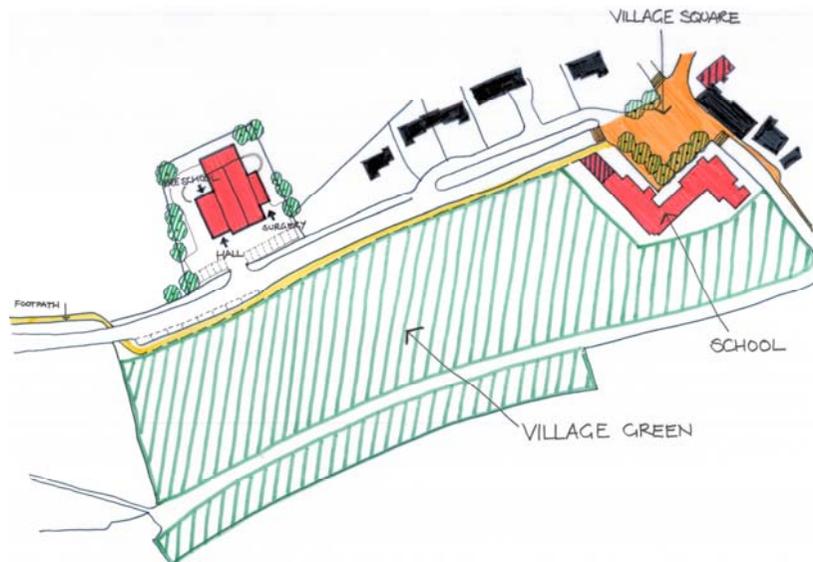


Image 9.10 Alternative site plan for new hall facing village green

9.1.6 Church Lane/Midford Lane/A36 Junction

It is proposed that traffic lights are installed at the junction between Church Lane, Midford Lane and the A36 to aid access and egress to/from the A36 and give a safe route across the A36 for pedestrians. The roads can stay in the existing configuration but the layout would be improved if Midford Lane is reconfigured so that it is opposite Church Lane and the two form a crossroads with the A36. This would release land that could be used for development of up to six houses.



Image 9.11 Existing junction looking south



Image 9.12 Existing junction looking north



Image 9.13 Signalised Church Lane/Midford Lane/A36 junction

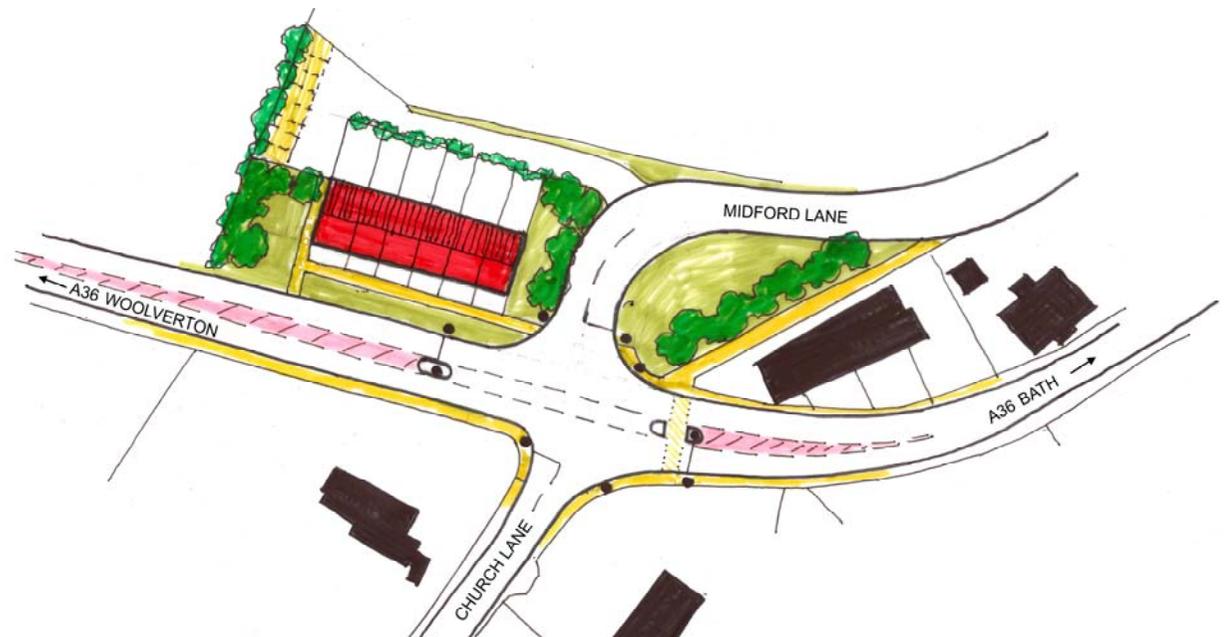


Image 9.14 Signalised and reconfigured Church Lane/Midford Lane/A36 junction with housing site

9.1.7 Middle Stoke Housing and Car Parking

Land in front of the telephone exchange can be used for end-on parking (8 spaces) directly off Middle Stoke and the vacant site next to the telephone exchange developed with four houses with parking behind (21 Spaces) and direct access into King George V playing field. Each house has its own parking space to the side and incorporates a full basement level below the street, like the existing houses further along Middle Stoke. The basement opens out onto the garden which is at the same level as the car park for the Village Hall and Playpark. This arrangement addresses the problem of the steepness of the land. The houses would give the land significant value as well as solving the Village Hall parking problem.



Image 9.15 Middle Stoke: site for 4 houses and car parking

9.1.8 Freshford Mill

There is the potential to provide up to four houses on part of the Freshford Mill site that is currently occupied by a large industrial shed. The land is outside the flood plain and can be developed without affecting the rest of the Mill development, apart from some adjustment to the line of the access road. The housing could be 'affordable' and thereby redress the lack of any affordable housing on the development as negotiated as part of the planning permission. The open area in front of the proposed site for 4 houses is shown on the planning permission as a 'flood compensation area' and so is designed to fill with water and therefore would be unsuitable for anything else, probably not even allotments.

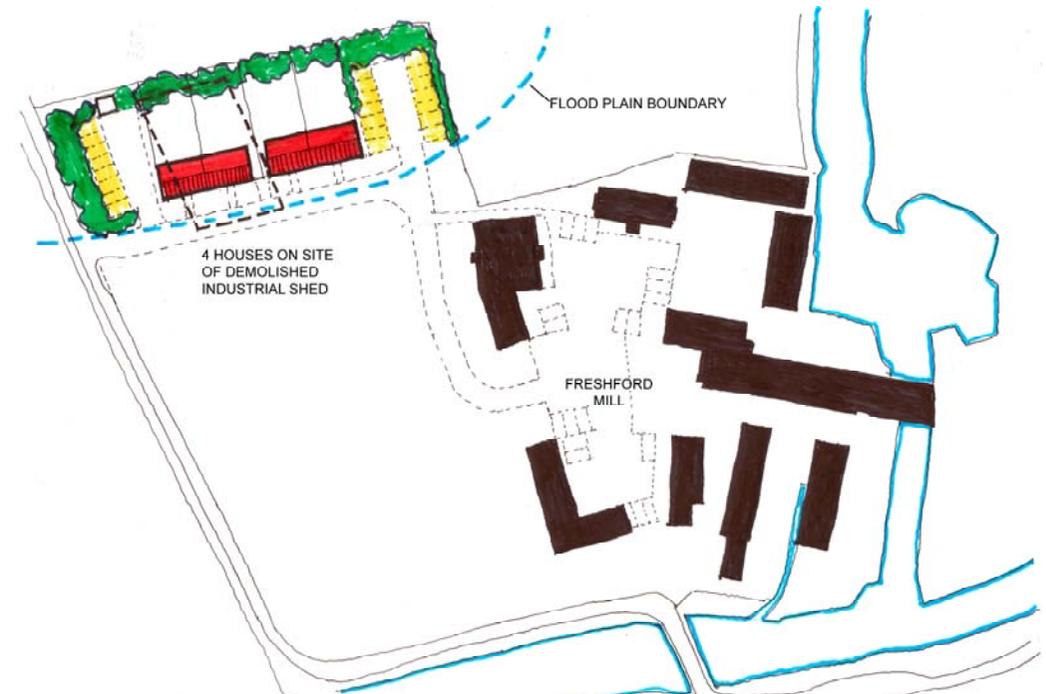


Image 9.16 Freshford Mill: site for 4 houses

9.1.9 Proposed Overall Plan

In addition to the above, the proposed overall plan (on the next page) shows:

- Browns Field developed for youth facilities.
- Further possible infill development sites (shown by red hatching).
- All weather footpath from St Mary's Church to the Memorial Hall and Galleries Shop.
- Existing and proposed communal parking areas (shown in yellow)

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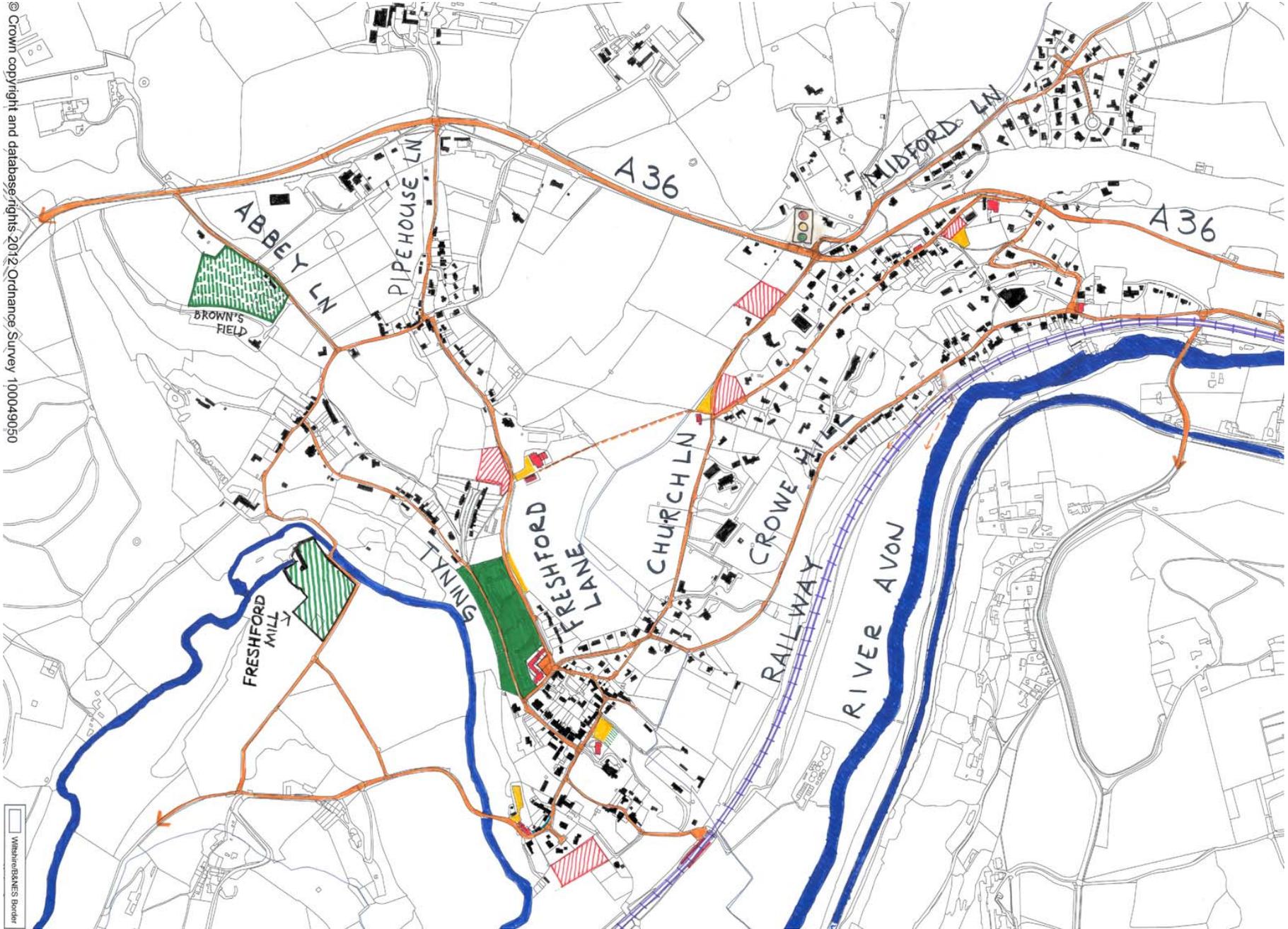


Image 9.17 Proposed overall plan

<p>9.2 QUESTION AND ANSWER SESSION</p> <p>Following the presentation various questions were raised and comments made.</p>		
<p>9.2.1 Concern was raised about the shared surface square proposed in front of Freshford School and how lorries would be accommodated and what effect it would have on Traffic Flow. Successful examples of shared surface treatment were cited; in the town centre of Blandford Forum and more locally in Julian Square in Bath.</p>	<p>9.2.5 Using part of the Tynning for the school playground was welcomed; however it was pointed out that the land would not remain open but would have to be fenced off. There are two alternative sitings for the playground extension; one alongside Freshford Lane (as included in B&NES planning policy) and the other on the rectangle of land between the school and the Tynning abutting High Street.</p>	<p>9.2.11 It was confirmed that the Highways Agency were part of the workshop stakeholder sessions and were open to the ideas of signalling the junction of Church Lane/ Midford Lane and the A36 and that there may be funding available as the Trunk Road 'severs the community'.</p>
<p>9.2.2 Similar concern was raised about the shared surface square proposed in Limpley Stoke and how this would affect access to the hotel (particularly for coaches) and whether it catered for the 4,000 vehicles that use Woods Hill each week.</p>	<p>9.2.6 Although 80% of respondents to a poll wanted more affordable housing in the village, and that over 60 sites within the two villages had been considered, it had not been possible to reach agreement with any of the landowners to sell their land.</p>	<p>9.2.12 A suggestion was made that there should be 'champions' in each part of the villages to coordinate any communication and involvement in preparation of a neighbourhood plan.</p>
<p>9.2.3 While the proposal to open up the Tynning as a Village Green was welcomed, it became clear that some people did not know that the field between the Tynning and Freshford Lane was part of the Tynning land and that it has always had public access, even though used for grazing, via an unlocked gate. The existing covenants on the field could prove to be a problem that would need to be overcome before the field could be part of the Village Green.</p>	<p>9.2.7 The proposed provision of a sports pavilion youth club facility at Browns Field was welcomed.</p>	<p>9.2.13 B&NES planning policy officer summed up the process for preparation of a neighbourhood plan as required by the Localism Act:</p> <ol style="list-style-type: none"> 1. Consultation on the neighbourhood plan. 2. Local authority validation of the plan: <ul style="list-style-type: none"> – Conformity with national policy; – General conformity with the local plan. 3. Examination of the plan by an independent inspector. 4. Referendum of those eligible to vote in the two villages. 5. Adoption of plan if there is more than 50% majority approval of those who vote in the referendum.
<p>9.2.4 Concern was raised about the use of Woods Hill as a 'rat run' and it was pointed out that one reason why motorists use the route as a short cut is the lack of a dedicated right turn from the A36 onto the B3108 at Midford viaduct.</p>	<p>9.2.8 It was pointed out that a neighbourhood plan should not only comprise drawn maps but also should encompass many other aspects of life in the village that cannot be displayed in graphic form.</p>	
	<p>9.2.9 The proposed dual use of the site next to the telephone exchange in Limpley Stoke for housing as well as a car park for the Village Hall and the King George V playpark was welcomed, although there was some concern about the steepness of the land.</p>	
	<p>9.2.10 ESHA confirmed that the outline design for the Community Hall was based on a schedule of accommodation (Appendix E) that they had prepared which takes into account all the requirements of the various clubs and organisations that use the hall .</p>	

10. Summary of Workshop Outcomes

Points arising from the workshop that could be integrated into a neighbourhood plan are as follows:	10.3	FOOTPATHS	4. Freshford Lane - for first part from Rosemary Lane. 5. Midford Lane.
10.1 IMPROVEMENTS TO A36	10.3.1	Complete all weather surfaced path from the school to the Galleries Shop.	10.4.5 Provide/alter footways in the following locations:
10.1.1 Reconfigure Church Lane/Midford Lane junction so that Midford Lane is closer to its original alignment and install traffic lights to control the crossroads and allow safe passage for pedestrians.	10.3.2	Provide all weather surfacing to path across Church Fields between St Mary's Church and the Galleries Shop. Replace kissing gates with gates accessible by buggies.	1. Lower Stoke - provide pavement from the Hop Pole to the B3108 junction. 2. The Hill - move pavement from one side of road to the other, to the inside of the bend opposite the Orchard.
10.1.2 Reconfigure Pipehouse junction to provide safe right turns.	10.3.3	Improve footpath links from Limpley Stoke to Freshford Station either by building a new path alongside the railway line or by designating the riverside path as a public footpath.	10.4.6 Reconfigure junctions in the following places: 1. Freshford Lane/Pipehouse Lane/Rosemary Lane. 2. Abbey Lane/Rosemary Lane.
10.1.3 Move beginning of 40 mph speed limit southwards to beyond Abbey Lane junction.	10.3.4	General improvements to all village footpaths to improve surfacing and to make them more buggy friendly.	10.5 THE TYNING
10.1.4 Improve safety by extending double white line southwards from Church Lane/Midford Lane to join up with double white line at Abbey Lane junction.	10.4	ROADS WITHIN THE VILLAGES	10.5.1 Reclaim the Tynning for community use - it becomes the Village Green - remove fencing and hedges.
10.2 CYCLEWAYS	10.4.1	Create a 'shared space' square on the crossroads by the entrance to the school including the corner of the existing playground.	10.5.2 Canvass the community on the use of the Green.
10.2.1 Reopen tunnel under A36 at Branch Road junction as part of cycle route from Freshford to Hinton Charterhouse.	10.4.2	Create a 'shared space' square by the Hop Pole.	10.5.3 Allocate part of the Tynning for school playground.
10.2.2 Build footbridge over River Avon either close to or alongside and part of the railway bridge to link cycle routes through Freshford with those on the other side of the river and canal heading towards Winsley and Bradford-on-Avon.	10.4.3	Designate Church Hill and Dark Lane as shared space roadways.	10.6 THE SCHOOL
	10.4.4	Implement shared space markings in the following locations to denote footways:	10.6.1 School to remain where it is but staff car park could be used for an extension (staff would park in new square).
		1. Woods Hill - whole length. 2. Abbey Lane - from Browns Field to Rosemary Lane. 3. Rosemary Lane - from Abbey Lane to Pipehouse Lane.	

- 10.6.2 Consider using existing surgery building as space for non-classroom based activities, e.g. music lessons, technology, thereby releasing space within the existing building to increase the capacity to a 7-classroom school.
- 10.7 SURGERY
- 10.7.1 Incorporate the surgery into the new hall building.
- 10.7.2 Existing surgery becomes:
1. Extra space for school; or
 2. Space for a new business, e.g. hairdresser; or
 3. A development site.
- 10.7.3 The Surgery and flat above have been deemed not suitable for affordable housing.
- 10.8 CHURCHES
- 10.8.1 Investigate potential for non-church activity within existing buildings.
- 10.8.2 Make the Old Bakery available for a more diverse range of activities.
- 10.9 THE COMMUNITY HALL
- 10.9.1 Rebuild the hall on its existing site but also consider alternative siting opposite the Tynning/Village Green.
- 10.9.2 Community hall to include the surgery and pre-school, each with separate entrances.
- 10.9.3 Consider detailed siting of new hall, either:
1. On existing footprint and using temporary accommodation during the rebuild; or
 2. On the existing playground, with playground reprovided on strip of land to north of shops; or
 3. On the existing playground, with playground reprovided on strip of land to north of shop and with new village square in front of hall, additional parking on ground to south of shop and café extension moved to north of shop.
- 10.9.4 Consider placing Memorial Hall, Limpley Stoke Village Hall and Old Bakery under one booking system.
- 10.10 BROWNS FIELD
- 10.10.1 Improve facilities for sports changing.
- 10.10.2 Replace empty scout hut with new building combining youth/scouting facilities with sports pavilion.
- 10.10.3 Include outdoor activity space, e.g. barbecue, skateboard ramps.
- 10.11 HOUSING
- 10.11.1 Compile a register of empty and under-used property.
- 10.11.2 Investigate method of offering space in under-used property for single people/students.
- 10.11.3 Confirm extent of need for housing for the elderly.
- 10.11.4 Investigate setting up a Village Agents Scheme for the two parishes.
- 10.11.5 Potential sites for development have been identified:
1. Next to the telephone exchange in Limpley Stoke (shared with car park for Village Hall).
 2. On the site of the industrial storage shed on the Freshford Mill site.
 3. At the junction of Middle Stoke and Church Lane.
 4. On Church Lane close to the junction with A36.
 5. Off Station Road behind the Orchard.
 6. On land released by the reconfiguration of Midford Lane/A36 junction.
- 10.12 BUSINESS
- 10.12.1 Encourage business growth by provision of 'incubator' units or workshops/offices/studios built as part of any new housing development.
- 10.12.2 Consider setting up a small business centre in the community.
- 10.12.3 Unused rooms at Freshford Inn could be brought back into use as bed and breakfast accommodation.
- 10.12.4 Provide support to the Hop Pole Inn.

10.13 CAR PARKING

10.13.1 Potential locations for additional car parking identified as follows:

1. In front of telephone exchange in Limpley Stoke.
2. Next to telephone exchange in Limpley Stoke (together with housing).
3. In conjunction with the new hall.
4. End-on parking under trees on Freshford Lane opposite the Tynning.
5. Next to St Peters Church, together with allotments.

10.13.2 Consider providing a permanent surface to the car park next to St Mary's Church.

10.14 TRANSPORT

10.14.1 Lobby for an additional 94 bus in the morning and additional evening buses.

10.14.2 Consider the purchase of a community mini bus/school bus.

10.14.3 Lobby for reopening of Limpley Stoke station.

10.15 ENERGY GENERATION

10.15.1 Investigate sites for the provision of more communal photo voltaic arrays.

10.15.2 Promote hydro electricity generation at Limpley Stoke Mill.

10.16 FRESHFORD MILL

10.16.1 If a buyer has not been found for Freshford Mill, consider setting up a Community Land Trust to purchase the site on behalf of the community.

10.17 COMMUNICATION

10.17.1 Lobby for better mobile reception and superfast broadband (essential if small businesses and home workers are to be attracted to the villages).

10.17.2 Consider appointing 'champions' in each part of the village to coordinate communication and involvement in preparation of a neighbourhood plan.



Image 10.1 Potential village square in front of the Hop Pole in Limpley Stoke



Image 10.2 Potential site for houses and car parking next to the telephone exchange in Limpley Stoke



Image 10.3 Freshford Mill, awaiting successful completion

11. Conclusions and Next Steps

- 11.1 The ideas raised in the workshop by residents have neither been tested for feasibility nor prioritized and are not necessarily endorsed by the Freshford or Limpley Stoke Parish Councils.
- 11.2 Limpley Stoke and Freshford Parish Councils will establish a process to prioritise the ideas arising from these workshops and will work with the relevant officers in Wiltshire Council and B&NES Council to complete a Neighbourhood Plan and its associated recommendations in line with the 2011 Localism Act.
- 11.3 The Freshford & Limpley Stoke Neighbourhood plan will be audited to ensure it does not conflict with the strategic policies in the existing Local Plan and conforms to the overall principles of the new National Planning Policy Network.
- 11.4 The Freshford & Limpley Stoke Neighbourhood plan will be subject to a local referendum based upon a simple majority vote.

Appendix A - Programme

TUESDAY 31st JANUARY 2012

PUBLIC SESSION

19.30 - 19.35 Welcome and introduction by Community Group and their objectives

19.35 - 19.50 Presentation by ESHA Architects about process, principles and key issues

19.50 - 20.15 Questions and answers on key issues

20.15 - 21.00 Discussion in groups and dot/post-it exercise

THURSDAY 16th FEBRUARY 2012 - Day One

GROUP WORKSHOP

09.15 - 09.30 Welcome and introductions by Nick Stevens, Chairman, Freshford Parish

09.30 - 10.00 An overview of the key issues affecting Freshford and Limpley Stoke

10.00 - 10.30 Presentation from ESHA Architects on process, principles and key issues

10.30 - 10.45 Coffee break

10.45 - 11.45 Divide into groups to identify key issues:

- Transport and movement
- Services and common facilities
- Planning, economy and housing
- Environment, landscape and public realm

11.45 - 12.45 Feedback and review

12.45 - 13.30 Lunch

13.30 - 15.45 Group discussion and design sessions

15.45 - 16.00 Tea break

16.00 - 17.00 Groups present back: review

FRIDAY 17th FEBRUARY 2012 - Day Two

INTERNAL WORKSHOP

09.00 - 11.00 Consolidation and preferred option discussion

11.00 - 13.00 Design session

13.00 - 13.45 Lunch

13.45 - 16.00 Preparation of presentation and continuation of design work

16.00 - 18.00 Finalisation of presentation

EVENING PUBLIC MEETING

19.30 - 20.15 Team presentation of outputs of concepts, ideas and principles emerging from the two days

20.15 - 20.45 Questions and answers

20.45 - 21.00 Conclusion

Appendix B - Key Questions and Issues

TRANSPORT AND MOVEMENT

Traffic speeds and volume of traffic

- The new reduced speed limits and painted pavements in Limpley Stoke have been well received but the impact on measured traffic speeds appear to have been negligible – what more traffic calming measures do you think should be considered?
- Do you think more painted pavements/ traffic calming measures are needed for Lower Stoke (between the Hop Pole and B3108), Woods Hill (to help families access the play park) and Midford Lane (to help residents walk to the bus stop on the A36)?
- Should painted pavements be put in along Abbey Lane extending as far as Park Corner? This Lane is at least in part a Safe Walking to School route.
- One-third of the village of Limpley Stoke lives along Midford Lane and there are also a significant numbers of Freshford residents living in Upper Stoke and Pipehouse. Most facilities are on the other side of the A36. Several footpaths cross the A36 but these crossings are dangerous. What can be done to help residents safely cross the A36? And what can be done to reduce road speeds along the A36?
- Many children attend Freshford School from Hinton Charterhouse, but again the pedestrian and cycle routes between the villages are dangerous because of traffic speeds on the A36 and Branch Road. How could the two villages be linked safely?
- Should the 20mph zone be increased to incorporate the section of Freshford Lane from Park Corner to the Galleries Shop?
- Should the 30mph limit at the junction of Abbey Lane with Rosemary Lane be moved to the A36?
- What steps should be taken to seek to improve the safety of pedestrians in and around the Memorial Hall car park?

- There is the prospect of receiving funding from B&NES in the financial years 2012/13 and 2013/14 to advance the concept of shared space at the High Street junction with Freshford Lane, by Freshford School and the Surgery and to improve road safety along Freshford Lane. How do you think we could most effectively improve pedestrian safety in the vicinity of the School, and between the School and the Galleries Shop/Memorial Hall?
- Freshford Parish Plan mentioned a wish to link the village to the National Cycle Network via a pedestrian/cycle bridge across the River Avon near the station. Would you still like to see such a bridge constructed?

Traffic Volumes and Impact

- Long-term concerns remain about the possibility of an A36-A46 Link Road to reduce traffic congestion in Bath. This would significantly increase traffic along the A36 and is being opposed strongly by both Parish Councils and the Valley Parishes Alliance.
- Traffic volumes through the villages appear to increase each year. What do you think could be done to reduce traffic volumes through the village?
- Do you have ideas on how to dissuade rat runners (for example, are sat-nav systems the main problem?)?
- How do you view the idea of 'shared space' as a way of correcting the imbalance between the motorist and everyone else? You may recall the report produced by Hamilton Baillie Associates in 2008.

SERVICES AND COMMON FACILITIES

Village halls

- The Freshford Memorial Hall trustees are committed to developing plans for the improvement/new development of the Hall for use both by residents and the residents of neighbouring communities. Already there has been widespread consultation following which a Design Brief has been produced. It is expected that the Workshop days will help develop the Design Brief so that everyone can see just how the proposal might be taken forward.
- The lack of car parking reduces the useage for the Limpley Stoke village hall.
- Freshford Old Bakery is under utilised. How can this facility be made more accessible to village groups?

School and pre-school

- There is over-demand for places at Freshford School, but expansion is seriously limited by the space available on the school site. How do you think the school can find more classroom space, in order to provide one class per year group, or do you think there should be no further expansion of the school?
- Freshford Pre-school is also over-subscribed and its operation is limited by its current shared setting at the Memorial Hall. The design brief for a new Hall includes the specification for self-contained Pre-school accommodation on the Hall site, which would avoid the need for packing away equipment on a weekly basis. Would you support purpose-built Pre-school accommodation being included in the plans for a new Hall?

Playgrounds and playing fields

- Play facilities for young children have been improved in recent years but there is still a lack of provision for teenagers and young adults. What should be done?
- The old Scout Hut at Brown's Park is in a very poor state of repair. What additional sport facilities would you like to see at Brown's Park?

Doctors' surgery

- The Doctors' Surgery is a vital facility for both villages. We would wish to seek to secure its future in the community.

Churches

- St Mary's church Committee are keen to promote greater community use of the 1,000 year-old village church (which does have car parking) and a £20k investment is being considered to install a loo and kitchenette.

Public transport

- Can public transport be improved to encourage less use of the car? Would you use the bus more if there was a more frequent service? Would you use the train more if the Limpley Stoke station was reopened?
- Freshford station continues to attract more users year on year. Only recently more carriages have been added at peak times to accommodate more passengers and the station has been improved with real train-time displays. What more should be done to stimulate increased use?

Other services

- The Mobile Library Service for Freshford is in danger of being axed. How can we secure its future?

Communication

- Mobile reception in Limpley Stoke is poor but no one is keen to have mobile phone masts located near where they live or work.
- There are businesses and increasing numbers of "work at home" residents who are dependent upon broadband connections for their work.
- The Limpley Stoke exchange covers Limpley Stoke, Freshford and parts of Winsley (including the Dorothy House hospice). Broadband speed and reliability is inadequate and needs improving.
- Printed information continues to be a popular and welcome method of communication. The Parish Magazine, The Limpley Stoke Clarion, the Freshford Bulletin, and The Pinny, all contribute towards letting residents know what is going on. Running alongside this are the traditional notice boards and, reflecting the huge technological advances that have been made in recent years, are the use of web sites for both villages, a school web site, a pre school web site, Galleries Shop web site and so on. The use of email, Facebook, Twitter, has brought into common public use instant forms of communication which allow a freedom of choice and expression far removed from the experience of many more mature residents. How can these new technologies be best adapted for use by the community as a whole?

PLANNING, ECONOMY AND HOUSING

Affordable housing

- House prices in Limpley Stoke and Freshford are unaffordable for very many young adults and families. - a recent survey indicated 80% of residents are keen for some limited affordable housing to be built in the village and a needs assessment identified the need for 6-8 houses for Freshford/ Limpley Stoke residents.
- A comprehensive search over the last 3-5 years for appropriate locations for affordable housing near the centres of Limpley Stoke and Freshford has failed to identify any suitable sites.
- Should we look at more sites 1 km from the Galleries shop?

Housing for the elderly

- Freshford Parish Plan identified that much of the housing stock in the village is not conducive to occupation by the elderly. The Plan suggested that there needed to be a modest increase in the provision of housing specifically geared towards the needs of the elderly.

Freshford Mill

- The Freshford Mill development is now for sale on the open market. Planning permission exists for the build of 21 units of housing. Does the community favour developing a scheme for bringing the site under the umbrella of a Community Land Trust (CLT)?

- A CLT is a non-profit, community-based organisation run by volunteers that develops housing or other assets at permanently affordable levels for long-term community benefit. The CLT ensures that occupiers pay for the use of buildings and services at prices they can afford. The difference between the cost of the home or asset and the market value are permanently locked in by the CLT who holds the asset or equity in trust for long-term community benefit.

ENVIRONMENT, LANDSCAPE AND PUBLIC REALM

Open space

- The whole of the Tynning land, which stretches to Freshford Lane, is registered as Village Green. What steps can be taken to both improve it as a village facility and to increase access to it?
- Freshford School continues to seek an additional grassed area for use by the children while at play. Can the Tynning land be used to make this a reality?
- A number of Freshford residents have expressed a desire for allotments within the village. To date, we have not managed to secure suitable land for this use.

Renewable energy

- Increasing numbers of residents are installing solar panels. How can this be done in a way which does not detract from the visual amenity of our community.
- Hydro-electric schemes are being pursued in Freshford, Iford, Bathampton, etc. - a feasibility study has indicated a significant opportunity for generating electricity from the water flowing over the weir in Limpley Stoke however the current owners of the Mill and weir are unwilling to countenance any hydro development at the moment.

Appendix C - Post-it Note Comments

TRANSPORT AND MOVEMENT

<u>Like</u>		<u>Don't Like</u>		<u>Want/Need</u>		<u>Don't Want/Never</u>	
Public transport links - rail, bus	6	Amount of traffic and speed of vehicles through village	14	More parking or imaginative solutions to parking problems - at Middle Stoke, school/surgery, Sharpstone, shop and community hall	8	Significant upgrading or rerouting of A36	4
Ease of access/transport to Bath, Bradford on Avon, etc.	3	The A36 barrier - HGVs/volume of traffic/noise/poor road surface	12	Footbridge or light controlled crossing over A36 (or use old mining tunnel)	7	More traffic/heavy lorries	3
Extensive footpath network/access to countryside	3	Rat run traffic (between Bradford and Bath) - Midford Lane, Church Lane, Woods Hill	10	Pedestrian bridge over River Avon to improve access to Freshford station and the canal	6	More road signs, yellow lines and marking as long-term solution to traffic/parking	3
Train station	2	Parking problems - lack of parking generally, near school, in Middle Stoke and at Limpley Stoke village hall.	10	Safe pedestrian routes to school - access across field from Tying to the school and from shop to school	4	More traffic in or through village	2
Buses/the 94 bus	2	Dangerous/inconsiderate parking - parking on pavements, parking on junction of The Tying and New Road/High Street, parking (up to 4 vehicles) on the junction of Rosemary Lane and Freshford Lane.	8	Midford Lane - consider 20 mph speed limit, painted pavement, zebra crossing	4	A36/A46 link or bypass through the valley	2
Narrow roads	1	Poor pedestrian facilities/inadequate pavements	3	Limpley Stoke station reopened	4	Reduction in bus service	2
Marked walkways on roads	1	Careless drivers/poor road safety	2	Purchase (compulsory?) of land adjacent BT in Middle Stoke for parking for Village Hall (or use pub/hotel)	4	Car parks	1
		State of local footpaths - very dangerous in bad (and good) weather - insufficiently signed	2	Shared space - between cars and pedestrians/cyclists - a la Limpley Stoke or in an aesthetically pleasing way as Exhibition Road.	4	Traffic lights	1
		2-way traffic on Woods Hill	1	Reduce speed on A36	2	More pavements	1
		1-way down from A36	1	Painted pavements and/or traffic calming measures (speed bumps) between the Hop Pole and B3108	2	Unsuitable heavy traffic via Crowe Hill	1
		Traffic congestion especially near school	1	Larger school car parking/bus parking and drop off area	2		

TRANSPORT AND MOVEMENT

<u>Like</u>		<u>Don't Like</u>		<u>Want/Need</u>		<u>Don't Want/Never</u>	
		Road signs and street markings	1	Footpath on B3108 to Dundas as many tourists walkers to canal (compulsory purchase of verge)	1		
		Inappropriate use of roads by large through vehicles	1	Make Woods Hill one way (down)	1		
		Transport problems, particularly in bad weather - roads icy or blocked	1	The footpath between Lower and Middle Stoke accessible and safe	1		
		State of roads	1	Traffic calming in Lower Stoke	1		
		Lack of Limpley Stoke station	1	Pavement in Lower Stoke	1		
		Concern of risks to walkers from cows - experiences of being chased (especially Peipards Farm)	1	Better bus service and bus stop displays	1		
				Bus into Bradford on Avon	1		
				Bus service arrive in Bath for 9 am	1		
				Keep regular public transport	1		
				Community bus used for school run, elderly and disabled during school hours, possibly 'dial-a-ride' model	1		
				Safer roads for pedestrians	1		
				Less traffic and/or traffic control	1		
				Better roads and pavements	1		
				Better information about/signing of footpaths	1		
				Traffic calming measures	1		
				A way to advise motorists that they are exceeding the statutory speed limits	1		
				More respect for footpaths and livestock	1		
				Cleaner footpaths	1		

SERVICES AND COMMON FACILITIES

Like		Don't Like		Want/Need		Don't Want/Never	
Galleries shop and café	19	Limited school size and facilities, class sizes, lack of room for local children	4	Sensitive development of hall complex to accommodate all village activities and serve all the community	11	Expansion of school	3
Surgery/Dispensing GP practice	6	Rudimentary facilities that the GP practice works in	3	Redevelop Memorial Hall to include self contained pre-school	5	Reduction/loss of existing facilities	2
School	12	Pre-school shared facilities which compromises running of pre-school	2	Redevelop Memorial Hall to include surgery	4	Don't let the train station go	2
Pre-school	10	Bigger school building on existing site	1	Improved/new GP practice premises	4	Expansion of shop	1
Village Hall(s)	6	Underused 'Old Bakery' as a facility - all in deeds!	1	Scouts/Youth Club/develop the scout hut by the tennis courts as facility for teenagers.	4	Don't let school go	1
Station	2	Lack of flexibility for school - can't use The Old Bakery or The Tynning	1	Better provision for school/more classroom space	4	Don't let doctors go	1
Pubs (particularly Limpley Stoke)	5	Apparent lack of support for school	1	Larger grassed/improved play area for school (next to school)	4	Lose pub!	1
Churches	2			Re-think/better use of existing public buildings/facilities e.g. Old Bakery	3	Scout hut to fall down	1
				Better provision/accessible facilities for the elderly and disabled	2	Facilities that encourage those outside the village to routinely use	1
				Unique space to run a pre-school	2		
				More indoor/outdoor recreational facilities	2		
				Commitment to keep the Hop Pole Inn as part of Limpley Stoke community	1		
				Alternative medicines to be available in local surgery	1		
				Keep facilities as now	1		
				One or two small rooms available for hire/rented workspace, e.g. book club, hairdresser, after school clubs	1		
				Priority for local children in school and pre-school	1		

PLANNING, ECONOMY AND HOUSING

Like		Don't Like		Want/Need		Don't Want/Never	
		Lack of suitable (affordable) homes for elderly	4	Affordable housing (for the elderly/for young families/off the A36)	8	Over-development/Belgianisation of the villages	6
		Lack of (affordable) homes for young people	3	Local employment opportunities - workshops; studio spaces; offices; freelance/homeworker workspaces	4	Urbanisation/unsuitable development/modernise the charm out of the village/Villages to become dormitory suburbia/ Unsustainable development	6
		Convolutated planning process	2	Develop plans for funding to release Freshford Mill so that it can be developed for social housing/homes for the elderly (e.g. Community PC to purchase/lease mill with rents back to community to cover purchase/lease loans)	4	Modern/apartment style/poor quality housing	5
		Freshford Mill - part finished/ overdeveloped	2	Keep Limpley Stoke and Freshford small/limit expansion of population	3	Social housing/affordable housing (use Freshford Mill)	4
		Focussed/limited thinking - need to look at key issues and look at all sites and options without closed mind and pre-conceived ideas/decisions	1	Independent living support for elderly so that they can continue to live in their homes	2	Development that increases traffic/ congestion, i.e. develop what's here	1
		Security lights	1	More joint planning for the two communities	1	Invasion of Green Belt	1
		Slightly less people (more spread out need critical mass)	1	Green energy	1	More noise	1
				High speed broadband	1	More crime	1
				Shop and new hall to become the hub	1	Sodium lighting/lighting pollution	1
						Wind farms	1
						Expansion of villages	1
						Planning to be relaxed	1

ENVIRONMENT, LANDSCAPE AND PUBLIC REALM

Like		Don't Like		Want/Need		Don't Want/Never	
Rural idyll/beautiful location/country views	10	Encroachment of built environment	1	Open up the village green/Tynning for public and school use	4	To lose public open spaces, e.g. Tynning or footpaths	2
Beautiful environment and historic character of village	6	Environmental clutter - road signs, cables, abandoned vehicles	1	Outdoor playing space/playing field for school	2	Destruction of the environment	1
Unspoilt/tranquil/peaceful rural environment	4	Dog mess	1	Recycling /rationalised bins - now too many	2	No more street lighting	1
Green space	2	Use of village green	1	More dog poo bins	1	Noise on Sundays	1
Safe environment	1	Rubbish collection system not always thorough	1	Local sustainable energy scheme	1	Wind farms	1
Beautiful walks and buildings	1	Multiple recycling bins	1	Hydro power in Freshford and Limpley Stoke	1	Telephone masts	1
				Restriction of use of solar panels on properties if they are at all visible	1		
				How to enable more recreational use of the river (as we used to have)	1		
				Protection of our green belt	1		
				Allotments	1		
				Community orchard	1		

COMMUNITY

Like		Don't Like		Want/Need		Don't Want/Never	
Community spirit	17	Political agendas/power cliques/hidden driving forces	3	More co-operation between Freshford and Limpley Stoke (re-draw boundary)	2	Bureaucracy	1
Attractive villages/surroundings/rural environment	10	Dog fouling	2	One newsletter for both communities	2	Village decisions made by a clique	1
Living here, proximity to countryside, close to Bath/Bristol/Bradford on Avon/Trowbridge,	4	Lack of balance across ages and family situations	1	More local events/local societies	2	'Rat bag families'	1
Active Parish Councils/forward thinking	3	Tendency for many local initiatives to be focused on Freshford	1	Democracy	1		
Polite and kind inhabitants	3	Demographics - services, e.g. transport and recycling; school for local kids	1	A less biased housing survey	1		
Sustainable population size and density/demographics	2	Parochialism - small mindedness, nimby, fear of change	1	More diversity in political and social shop activities	1		
Village events	2			Participation in local events from more villagers	1		
Peaceful, crime free environment	2			Better television reception	1		
Social mix of residents, variety of lifestyles and employment/occupation	2			Better mobile phone reception	1		
Happy children	1			Better broadband or BT Infinity	1		
				Defibrillators at strategic locations around both villages	1		
				More visible policing	1		
				More local control of planning	1		
				Better food in pubs	1		
				Greater integration of church/ community activity and responsibility - neighbourhood 'care' - inclusion - alongside existing community events	1		

Appendix D - Workshop Attendees

FULL LIST OF PEOPLE INVITED TO ATTEND THE WORKSHOP DAY ONE

Name	Affiliation	Acceptance/ Not Available
Alan Dodge	Freshford Local History Society. Hall Committee member. Ex-Parish Council Chairman	Yes
Andrew Orme	Parish Councillor elect	Yes
Ann Deighton	Limpley Stoke PC member. Footpaths	No
Ann Robbins	Shop Board	
Anna Lee	Wiltshire Council planning policy	Yes
Anne Forrest	Freshford Primary School Head teacher	
Annette Sharp	Shop Board	Yes
Barry Whitehead	Freshford resident	
Belinda Kanzurouska	Wiltshire Council	Yes
Bill Bailey	Limpley Stoke PC member.	Yes
Bob Broadhead	LS Traffic Calming Committee. Architect	Yes
Candy Harrison	Greener Together Group and Fete organiser. Graphic designer	Yes
Charlie Murray	Youth Group	
Chloe French	Brownies	
Christine McKenzie	Shop manager	
Claire Eley	Chairman, Hinton Charterhouse PC	
Claudia Towner	Freshford PC Vice-Chairman. Chair of Freshford Pre-school. Hall Committee. Hall Development Advisory Group	Yes
Cleo Newcombe-Jones	BANES Planning Policy	No
David Rogers	Former member of parish plan steering group	Yes x 2
David Woods	Governor, Freshford School	Yes
Derek Perham	Limpley Stoke Art Group	Yes
Elaine Marson	Stoke End Mine	
Elizabeth Barnes	Limpley Stoke Art Group	No
Elizabeth Gee	LS Village Hall Committee	
Emily Parry	PhD Student	
Emma Purdie Shakespeare	Freshford Primary School Chair of Governors	

FULL LIST OF PEOPLE INVITED TO ATTEND THE WORKSHOP DAY ONE

Name	Affiliation	Acceptance/ Not Available
Gary Ward	Affordable Housing, B&NES	Yes
Gaye Fairfield	Highways Agency	Yes
Georgina Clampitt-Dix	Wiltshire Planning Policy	
Georgina Muxworthy	Freshford Pre-school Leader	Yes
Gitte Dawson	FLiSCA and Shop Board	Yes
Gordon Tucker	Limpley Stoke PC member. Rural Environment. Local Farmer	
Graham Jenkinson	Hall Development Advisory Group. Architect.	Yes
Guy Richie	Freshford PC member, communication	Yes
Hugh Delap	Freshford PC member and ex-Chairman. Affordable housing.	Yes
Ian Greenhalgh	Hall Development Advisory Group. Landscape Designer.	Yes
Ian Pocock	Hall Development Advisory Group. Funding. Freshford Pre-school Committee	
Ingrid Maher Roberts	Clerk to VPA and Freshford PC	No
Jacqui Catcheside	Freshford and Limpley Stoke Baby and Toddler group and Church Youth groups	Yes
Jean Hawker	Freshford PC member. Natural Environment	Yes
Jim Barker	Shop Board and Friends of Freshford	No
Joan Benfield	Freshford Badminton Group	
John Adler	Freshford PC member. Safe Environment. Hall Development Advisory Group	
John Ager	FLiSCA and Friends of Freshford	
John Jenkins	Shop Board	
John Symonds	Royal British Legion	Yes
Jon Hoffmann	Rector	No
Julie Newitt	Wiltshire Affordable Housing	Yes
Kathy Tucker	St Mary's Church Committee	
Ken Birleson	Football Club/Browns Field	
Krissy Bamber	Hall Development Advisory Group, Shop Board and Cafe Manager	
Laytona Leisure	Laytona Leisure (LS hotel and Hop Pole)	

FULL LIST OF PEOPLE INVITED TO ATTEND THE WORKSHOP DAY ONE

Name	Affiliation	Acceptance/ Not Available
Lizzie Vincent	WI	Yes
Louise Davidson	English Rural Housing Association (ERHA)	Yes
Louise Fleming	Hall Treasurer	No
Louise Kirby-Garton	Freshford PC member. Communication. FliSCA	Yes
LS Mill (Tenants)	LS Mill (Tenants)	
Lyn Alvis	Monkton Combe PC	No
Malcolm Shirley	FliSCA Board	Yes
Mandy Knowles	Freshford PC member. Services	
Margaret Field	Limpley Stoke PC Vice Chairman. Affordable Housing	Yes
Maria Stevens	President WI	No
Mark Birchell	Manager of Inn at Freshford	Yes
Mark Reynolds	BANES Planning Officer	
Martin Walker	Hall Committee member and ex-Chairman. Hall Development Advisory Group. Friends of St Peters. Freshford	Yes
Mike Newby	Limpley Stoke PC member elect	Yes
Mike Wilson	Highways Agency	No
Neil Butters	District Councillor, Bathavon South	No
Nick Stevens	Freshford PC Chairman and Horticultural Society	Yes
Nicky Thomas	Hall Development Advisory Group. Professional fundraiser.	No
Orla Morrish	FliSCA Board and Shop Board	No
Paddy Fitzgerald	Former chairman of parish plan steering group	
Pat Smith	Freshford resident	
Peter Duppa-Miller	ALCA (Avon Local Councils Association)	Yes
Peter King	Shop Board, Building Issues.	
Peter Wyatt	Limpley Stoke PC member. Planning and Roads and Transport. FliSCA trustee. Limpley Stoke Hydro project	Yes
Philip Challinor	Hall Development Advisory Group. Architect.	Yes
Rachel Moore	Freshford resident	

FULL LIST OF PEOPLE INVITED TO ATTEND THE WORKSHOP DAY ONE

<u>Name</u>	<u>Affiliation</u>	<u>Acceptance/ Not Available</u>
Ray Benfield	Chairman of the Highways Group in Freshford	
Rene Closuit	FliSCA Board	Yes
Representative from Winsley PC	Winsley PC	
Representative of Homewood Park Hotel	Homewood Park Hotel	
Robert Slade	Beckington Family Practice and Freshford Surgery	
Robin Davies	Winsley PC	No
Roger Coleman	Westwood PC	
Roger Paine	Freshford PC member. Planning	Yes
Roger Purcell	Hall Chairman and Music and Drama group	Maybe
Rowena Wood	Former PC chairman	Yes
Sarah Fraser	Limpley Stoke PC member. Sustainability and Environment.	No
Sarah Joynt	School Parent	
Sean Walsh	Highways Agency	Yes
Sheena Broadhead	Limpley Stoke PC member. Communications and Traffic Calming Committee	Yes
Sheila Reiter	Link and FLISCA.	No
Simon Coombe	Limpley Stoke PC Chairman. Freshford Tennis Club.	No
Simon Lord	Limpley Stoke PC member, Planning	
Simon Wilsher	Waterhouse	
Sophie Hughes	Pre School Parent	
Stefan Chiffers	BANES Highways	Yes
Stephen Dawson	FLISCA	No
Stuart Campbell	Former PC chairman	Yes
Tim Tuckey	Limpley Stoke Events Committee	
VPA	Valley Parishes Alliance	

WORKSHOP GROUPS

<u>Transport and Movement</u>	<u>Services and Common Facilities</u>	<u>Planning, Economy and Housing</u>	<u>Environment, Landscape, Public Realm</u>
Facilitator: Roger Paine	Facilitator: Claudia Towner	Facilitator: Peter Wyatt	Facilitator: Candy Harrison
Rowena Wood	Georgina Muxworthy	Mark Birchell	Jean Hawker
Philip Challinor	Ian Greenhalgh	Malcolm Shirley	Louise Kirby-Garton
Bob Broadhead	Lizzie Vincent	Sophie Hughes	Jacqui Catcheside
Graham Jenkinson	Rachel Moore	Emily Parry	Stuart Campbell
Andrew Orme	John Symonds	Hugh Delap	Derek Perham
Stefan Chiffers (HD)	Rene Closuit	Guy Ritchie	Pat Smith
David Cornford (HA)	Sarah Joynt	Sheena Broadhead	Elizabeth Barnes
Gay Fairfield (HA)	Margaret Field	Mike Newby	
	Annette Sharp	Anna Lee	
	David Woods	Louise Davidson	
	Gitte Dawson	Gary Ward	
		Belinda Kanzurouska	
Nick Stevens *			Peter Duppa-Miller *
David Taylor	Neil Embleton	Willie Harbinson	Peterjohn Smyth
Phil Royston-Bishop			

* observers

Appendix E - Community Hall Schedule of Accommodation

REQUIREMENTS OF DIFFERENT USERS OF THE MEMORIAL HALL

- Friends of Freshford
 - 200 seat hall with stage and projection room
 - 25 seat meeting room
 - 70 space car park
- Freshford Singers
 - 80 seat hall with stage and dias for conductor
 - Secure cloaks storage
 - 60 space car park
- Music & Drama Group
 - 160 seat hall with stage and possibly raked seating
 - Large backstage area, scene dock and storage
 - Dressing rooms
 - Green room
- Horticultural Society
 - Use whole hall for annual show
 - 50 seat hall for meetings
- WI
 - Room for meetings with a sink
 - Smaller meeting room
 - Both separate from pre-school
- Village Fete
 - Hall and field that are contiguous
- Ballet
 - Room at least half as big as current hall
 - Changing area
- Badminton
 - High ceiling
- Youth Club
 - Large hall/external play space/meeting area/café kitchen
- Freshford School
 - Uses main hall for PE, theatrical productions, PTA events, school disco
 - Uses field for football club and some PE lessons
 - Hall used for PE activities needs to be 140 m²

MEMORIAL HALL USES

HALL AREA

- Theatre/music/lecturing - including stage, green room, etc.
- Sporting activities - badminton court, hockey, five-a-side football, archery, yoga, ballet and storage.
- Education - PE classes from Primary School, after school and holiday youth activities, adult evening classes.
- Small group meetings - Parish Council, societies.
- Evening functions, parties, dances.
- Brownie camps.
- Entrance hall.
- Kitchen - no smaller than existing.
- WCs (male and female).
- Plant room.
- Small hall/manager's office.

SURGERY

- Primary care consultation and treatment.
- Pharmacy.

PRE-SCHOOL

- Education.
- Child care.

EXTERNAL

- Playing field, running track.
- Playground.
- pre-school garden.
- Car park with 30 places.

INTERNAL SPACE

Space	Function	Area m ²	Length m	Width m	Height m	Comments
Main hall	Auditorium (music/drama)	140.0	16.5	8.5	7.5	Multi-purpose space seating 150 - 160 people for performances
	Badminton court/yoga Dances/parties/lectures/meetings	59.5	7.0	8.5	7.5	
Stage	Including proscenium/cyclorama/dias for conductor/rear tabs and apron	198.9				Proscenium height 5.5 m
Back stage	Women's dressing room	12.0	4.0	3.0		To include basin
	2 female WCs	2.9	1.5	1.9		
	Men's dressing room	12.0	4.0	3.0		To include basin
	with male WC and urinal	2.9	1.5	1.9		
	Green room	20.0				
	Costume storage	3.6	6.0	0.6		Cupboards off other spaces
	Props storage	3.6	6.0	0.6		
		58.0				
Pre-school	Main pre-school room	72.0				Ideally split into 2 rooms To include table and 4 chairs, equipment and files
	Private office	11.0				
	Adult WC and basin	1.8	1.5	1.2		
	3 WCs and basins (children)	5.4				
	Kitchen area	15.0	5.0	3.0		Child height and adult areas
	Cloakroom area	3.6	6.0	0.6		24 children/off main room
	Storage - say	3.6	6.0	0.6		For resources not in current use
	External play equipment store - say	6.0				
		118.4				
Surgery	Entrance/waiting	15.0				For 10 patients
	Reception	6.0				
	Consulting rooms (2)	36.0				Consulting and consulting/ treatment
	Dispensary	10.0				
	WCs	3.6				WC/basin for both sexes (may be shared with other facilities)
			70.6			
Catering	Finishing kitchen	50.0				
	Servery/bar	30.0				
		80.0				

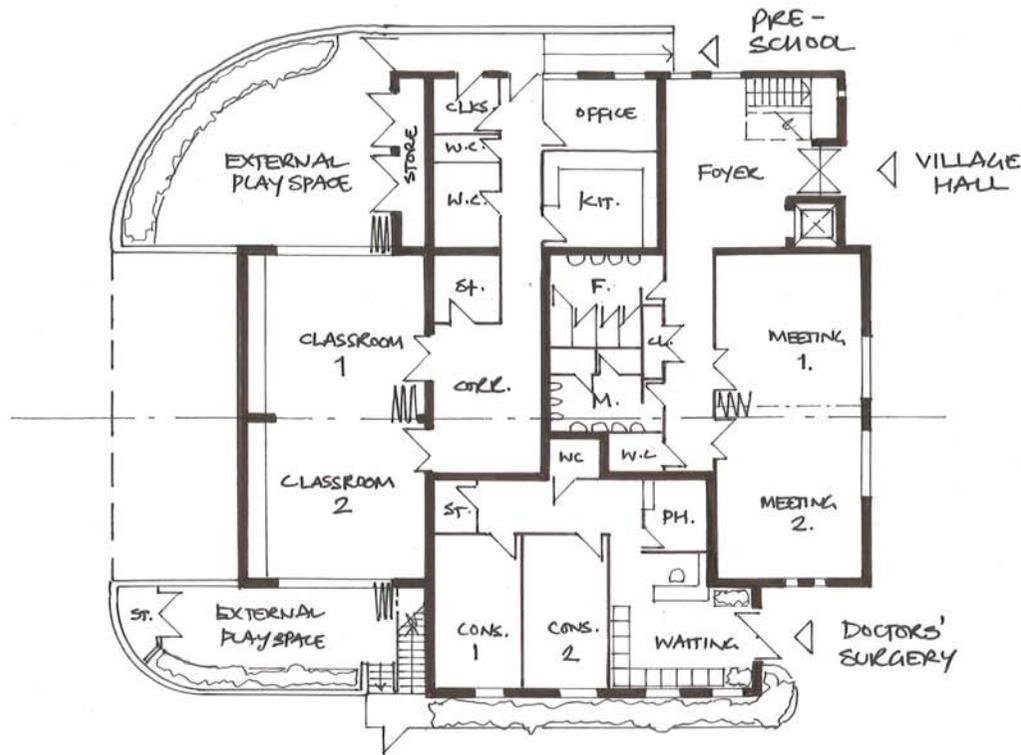
INTERNAL SPACE

Space	Function	Area m ²	Length m	Width m	Height m	Comments
Toilets	Male (2 WCs, 3 urinals and 3 basins)	10.0				
	Female (4 WCs and 4 basins)	15.0				
	Disabled WC	3.5				
		<u>28.5</u>				
Storage	For hall seating	50.0				
	For tables, etc.	50.0				
	For youth club	20.0				
		<u>120.0</u>				
Meeting	General	30.0				To include library shelving
	Youth club	40.0				
		<u>70.0</u>				
Foyer	Space at entrance	50.0				
Totals	Net area	794.0				
	Circulation (say 15%)	119.0				
	Gross internal area	913.0				

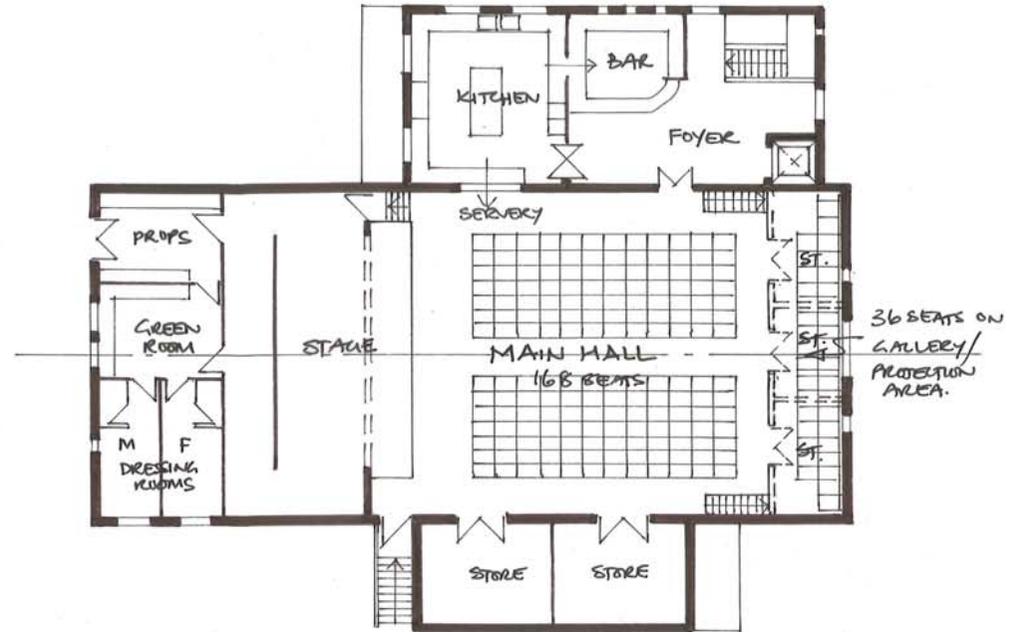
EXTERNAL SPACE

Space	Function	Area m ²	Length m	Width m	Height m	Comments
Sports fields	Pre-school play	150.0				Separate area For 5-a-side football, hockey, running track, etc. With miscellaneous facilities
	Main pitch	1,000.0	40.0	25.0		
	Youth area	300.0				
		<u>1,450.0</u>				
Cars	30 parking spaces	468.0	36.0	15.6		
Forecourt	Entrance area	100.0	10.0	10.0		Very approximate minimum area
Total minimum external area		2,018.0				
Existing site area						Within red dotted line in draft brief

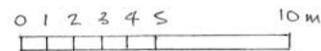
Appendix F - Community Hall Plan



GROUND FLOOR



FIRST FLOOR



Appendix G - References

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