

Freshford and Limpley Stoke Neighbourhood Plan Consultation Statement

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Brief Outline

The Freshford and Limpley Stoke Neighbourhood Plan is the result of extensive consultation over almost two years. The process started in 2011 with discussions about the much-needed redevelopment of Freshford Village Memorial Hall. When the Localism Act became law in 2011 it was decided to broaden the scope of these discussions to include the development of a Neighbourhood Plan. The two Parish Councils of Freshford and Limpley Stoke agreed to join together and lead the project on behalf of the community. With the support of The Prince's Foundation, a public meeting was held on 31st January 2012 to generate suggestions and opinions from the community and this was followed by a workshop session on 16th February 2012.

These discussions led to the formation of the Neighbourhood Plan Management Group, made up of representatives of the two Parish Councils. A leaflet was published in June 2012 and circulated to all households. It outlined the process for development of a Neighbourhood Plan, proposed the formation of four Working Groups to consider various aspects of the Plan and invited attendance at a public meeting on 26th June to set up the Working Groups.

Alongside the deliberations of the Working Groups every effort was made to encourage and enable members of the community to engage with and contribute to the Neighbourhood Plan. The main focus of this activity was a series of open 'surgeries' held at key locations in both villages in September and October 2012. These surgeries were promoted through articles in the two Parish Councils' newsletters – The Clarion for Limpley Stoke and The Bulletin for Freshford -; by emails, with links to further information on the website; by local blackboard advertising; and by a mobile display barrow. Comments received were considered by the Management Team and fed through to the Working Groups as appropriate.

Drawing on input from the Working Groups and comments received from the community, the broad content of a Neighbourhood Plan began to emerge. In February 2013 the Management Group published a leaflet/questionnaire – 'Making Progress' – to gauge opinions on key issues. 'Making Progress' was well-publicised, with open surgeries and the other communication channels mentioned above, and an excellent response was achieved representing the views of about 57% of residents. In addition to the quantitative results many residents took the opportunity to submit further comments, which were carefully considered by the Management Group. Both the quantitative analysis of the questionnaire responses and the comments received were published in April 2013 by email and on the website.

In the meantime a Sustainability Appraisal Scoping Report was circulated to statutory consultees on 5th March 2013. Comments were received from Natural England and The Environment Agency.

The Management Group then pulled together this broad range of input from the consultees and the community into a Draft Neighbourhood Plan. Believing that the Neighbourhood Area designation had been approved by Wiltshire and B&NES Councils, the Management Team published this Draft Plan for consultation in the community in July and August 2013. This was again supported by open surgeries and the other methods of communication. It turned out that the Area Designation had not been formally approved, so the consultation was not valid. However a large number of useful comments were received, making specific points about the Draft Plan. Wiltshire and B&NES Councils also made helpful pre-submission comments. The comments from the Councils and from residents are shown in Section Four below, along with the responses of the Management Group.

The Management Team then produced a Revised Draft Plan for submission to statutory consultees and the community.

Section One – Who was consulted?

- Bath and North East Somerset Council
 - Wiltshire Council
 - Mendip District Council
 - Neighbouring Parish Councils
 - Norton St Philip
 - Claverton
 - Monkton Combe
 - Winsley
 - South Stoke
 - Westwood
 - Hinton Charterhouse
 - Combe Hay
 - Other organisations
 - BT
 - Southern Electric
 - British Gas
 - Wessex Water
 - Avon Wildlife Trust
 - English Heritage
 - Environment Agency
 - Highways Agency
 - Natural England
 - Heart of Wessex Rail Partnership
 - Homes and Communities Agency
 - FLiSCA - Freshford and Limpley Stoke Community Association
 - Parish Church - Benefice of Freshford with Limpley Stoke & Hinton Charterhouse
 - Royal British Legion
 - ?info@banes-pct.nhs.uk,
 - ?WCCG.info@nhs.net,
 - Business Link B&NES
 - Business Link Wilts
- Residents of Freshford and Limpley Stoke plus others who had asked to be kept informed.
- Local landowners

Section Two – Methods of consultation

Public Meetings

31st January 2012, Freshford Memorial Hall, led by ESHA Architects, funded by Prince's Foundation.

Over 140 people attended

- Presentations on the Localism Act and on implementation of a Neighbourhood Plan. Post-it note exercise to identify what was liked about the two villages, what was not liked, what residents would like to see in future, what residents would not like to see. These comments were split by topic: Transport and Movement; Services and Facilities; Planning and Housing; Environment and Public Realm. See CS Appendix 1

16th February 2012, Freshford Memorial Hall, Worksop Session, all day

43 stakeholder participants, plus 2 Highways Agency, 1 B&NES Highways, 6 others (mainly ESHA)

- Discussion groups according to the four topics. Presented the results of their discussions to whole meeting. See CS Appendix 1

17th February 2012, Freshford Memorial Hall

Approximately 100 people attended

- Prince's Foundation team fed back workshop ideas to public meeting. See CS Appendix 1

26th June 2012, Freshford Memorial Hall

Attended by about 60 people - Neighbourhood Plan Management Team, Working Group Chairmen plus 50 others

- To discuss the establishment of Working Groups to cover the four main topic areas and to recruit members.

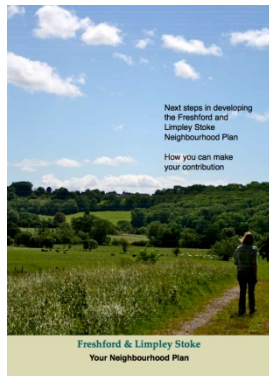
Publications



The Prince's Foundation document 'Freshford and Limpley Stoke Community Planning Workshop - January and February 2012'; 51 pages A4, made available online or on request

This summarised the Open Meetings and Workshops in January and February 2012.

See CS Appendix 1.



The Freshford and Limpley Stoke Neighbourhood Plan leaflet; June 2012, 12 pages A4, distributed to every household in Freshford and Limpley Stoke.

This launched the Working Groups, encouraged residents to put themselves forward for the Working Groups and invited attendance at the Public Meeting on 26th June 2012.

See CS Appendix 2.



The Leaflet/Questionnaire 'Making Progress'; February 2013, 12 pages A4, distributed to every household in Freshford and Limpley Stoke. Most replies were collected from homes but alternative 'drop-off' locations were arranged at the community shop, the two churches and the two pubs. Further copies of the leaflet were available from the community shop. Home visits were offered to discuss the leaflet for anyone who wished.

This summarised points being considered for the Freshford and Limpley Stoke Neighbourhood Plan and requested questionnaire response and comments. See CS Appendix 3.



Quiz involvement leaflet; from September 2012, A4 folded, handed out from barrow (see below) showing photo-quiz of places in the neighbourhood and inviting comments about proposed Neighbourhood Plan.

See CS Appendix 4.



Draft Neighbourhood Plan; July 2013, 40 pages A4, circulated by email to Community Database (see below), published on website (see below), displayed on posters at NP surgeries (see below) and published as hard copy at community shop and on request. Available for consultation throughout July and August 2013.

See CS Appendix 6.

**Freshford & Limpley Stoke
Draft Neighbourhood Plan**

Comment Form **Community Consultation 1st July to 12th August 2013**

Your comments are welcome. Please return to Ingrid Maher Roberts, 4 Cliffs Drive, Limpley Stoke BA2 7YV or hand in at Freshford Memorial Hall, 10.30 to 12.35, Saturday 9th or 20th July. Please continue overleaf or on a separate sheet if necessary.

Name _____ Address _____

Email _____ Telephone _____

Your personal details are not required but mean that we can contact you to discuss your comments if appropriate

Comment form, A5, for use in connection with Draft Neighbourhood Plan.

Articles in Limpley Stoke Clarion. Distributed to residents and published village website. See CS Appendix 7.

Articles in Freshford Bulletin. Distributed to residents and published village website. See CS Appendix 8.

Community emails

- In the early stages of the Neighbourhood Plan process it was decided to develop a Community Email Database to facilitate communication with residents. Residents were asked to opt in. A small number of households have more than one email contact. The size of the database (at November 2013) is
 - o Freshford: 185 email addresses (corresponding to c165 households out of 242 – 68%)
 - o Limpley Stoke: 149 email addresses (corresponding to c130 households out of 225 – 58%)
- From September 2012 onwards the Community Databases have been used to publicise every significant development of the Neighbourhood Plan process. See CS Appendix 9.

NP Surgeries

These were held at central locations in the neighbourhood and were designed to generate discussion and engagement. Members of the NP Management Group and representatives of the four Working Groups were in attendance to answer questions and receive comments. The Surgeries were held between 10.30 and 12.30 on Saturday mornings as shown in the table below. An approximate tally was kept of people, excluding the Surgery team, who joined the discussion.

Surgery sessions have been held in three phases – September/October 2012, to discuss the ideas being considered by the Working Groups; February/March 2013, to help with any queries or comments about the ‘Making Progress’ questionnaire; and July 2013, to discuss and receive comments about the Draft Neighbourhood Plan. At the time of writing (November 2013) a fourth phase is planned for January 2014, to discuss and receive comments about the Revised Draft Neighbourhood Plan.

NP Surgery timetable

Date	Village	Location	Contacts (approx)
29 th September 2012	Limpley Stoke	St Mary's Car Park	65
6 th October 2012	Freshford	Memorial Hall	95
13 th October 2012	Limpley Stoke	Hop Pole Inn	55
20 th October 2012	Freshford	Memorial Hall	90
23 rd February 2013	Limpley Stoke	Hop Pole Inn	15
2 nd March 2013	Freshford	Memorial Hall	45
6 th July 2013	Freshford	Memorial Hall	20
20 th July 2013	Freshford	Memorial Hall	70
11 th January 2014	Limpley Stoke	Limpley Stoke Hotel	
18 th January 2014	Freshford	Memorial Hall	



NP Surgery 29/09/12



NP Surgery 13/10/12



NP Surgery 02/03/13



NP Surgery 06/10/12



NP Surgery 23/02/13

Display barrow

This was used in conjunction with the Open Surgeries, to help draw attention to them and to provide a more approachable access point. The display varied according to the current stage of the Neighbourhood Plan process. The early outings of the barrow featured a photo-quiz to identify photographs of locations in the neighbourhood and to help demonstrate points of discussion. The barrow was also used as a point from which to hand out and receive comment forms. The comment forms were incorporated in a leaflet summarising the photo-quiz, which also enabled people to add their details to the Community Email Database.



NP Surgery - Barrow, showing Working Group summaries



NP Surgery Barrow, showing map and photo-quiz

18 forms were returned with comments. As evidence that younger residents felt able to engage, one form was completed by a 12 year-old boy, one was completed jointly by a 14 year-old girl and a 15 year-old boy and one was completed on behalf of a young girl though no age was given. All comments were scanned and circulated to the Neighbourhood Plan Management Group and to appropriate Working Group Chairmen, so that they could be carefully considered. A further 17 forms were completed by people who wanted to make sure that they received any future emails about the Neighbourhood Plan process. They were added to the Community Email Database.

Involvement Quiz

With the headline 'Do you know your village', this was a light-hearted way to get involvement and to encourage residents to think about the sort of discussions being carried on within the working groups. 12 photographs of places around the neighbourhood showed issues and opportunities in the locality. The photographs needed to be matched to stickers on the map which was carried on one side of the display barrow. The photographs were reprinted on the Comment Form leaflet, which many people took home with them. There was no prize for the quiz but all Comment Forms returned were entered into a draw for £50 Marks & Spencer vouchers.

Candyboards

A local resident, Candy Harrison, produces distinctive noticeboards – Candyboards. Residents are familiar with these boards, which are displayed around the community to help advertise any important local event. Candyboards have been used extensively to support any public meetings, surgeries and other activities connected with the Neighbourhood Plan process.



Website

A considerable amount of content related to the Neighbourhood Plan process is hosted within the Freshford village website – FreshfordVillage.com. Each Working Group had a section, showing members, calendar of meetings, meeting summaries etc. In addition there were sections for Resources – commonly used documents etc – for the programme of Open Surgeries and for Frequently Asked Questions. The site is updated with each new phase of activity, though the older content remains for reference if needed. The Neighbourhood Plan section is the most-visited section of the Freshford website, receiving an average of 280 pageviews a month in autumn 2012.

Home Living in Freshford Transport Visiting Freshford

Links in Freshford > Parish Council > Neighbourhood Plan - Resources > Neighbourhood Plan - contact now suspended >

Working Group: Facilities and Development

We want to improve health, social and cultural wellbeing for all, and ensure facilities and services are in place to meet local needs.

Among other things, the Group will need to consider:

- Developing a joint village hub, which will include, if possible, proposals for an improved community hall, together with the pre-school and shop, and the surgery
- Developing and improving communications infrastructures, including mobile phone networks and broadband
- Support for small and medium sized businesses
- Improved provision and space for children and young people - this could include facilities at Brown's Field.

Get Involved

Meet the Facilities Working Group
Meetings and discussion topics

Mike Newby - Chairman

Please contact Mike at mikenewby7@btinternet.com if you have any suggestions, comments or queries about this working group

NP Website Facilities Group

Home Living in Freshford Transport Visiting Freshford

Links in Freshford > Parish Council > Neighbourhood Plan - Resources > Neighbourhood Plan - contact now suspended >

Working Group: Planning and Development

We want to drive and support sustainable development which delivers homes, businesses and infrastructures, helping our community to flourish as it meets present and future demands.

We will need to consider:

- How we can provide affordable housing, and homes suitable for the elderly
- Identifying areas where employment opportunities, business and housing development can be supported, but not in a way which jeopardises Conservation Areas, the Green Belt or our rural surroundings
- Improving access to open spaces and developing links between important hubs within our communities
- Maximising the use of buildings, including those currently under-utilised, and providing improved space for community use.

Get Involved

Meet the Planning Working Group
Meetings dates and topics

Chairman Hugh Delap

Please contact Hugh at hbdelap@gmail.com if you have any suggestions, comments or queries about this working group.

NP Website Planning Group

Home Living in Freshford Transport Visiting Freshford

Links in Freshford > Parish Council > Neighbourhood Plan - Resources > Neighbourhood Plan - contact now suspended >

Frequently asked questions

Contents

- What is the background?
- What is a Neighbourhood Plan?
- How is the Neighbourhood Plan drafted?
- How do Freshford and Limsey Stoke decide to work together?
- Who members the plan and proposals that will be in the Plan?
- How do the plans affect the views of the Parish Councils?
- How can I have a say in the development of the Neighbourhood Plan?
- How can I have a say in the development of the Neighbourhood Plan?
- What are the plans that have to be considered for the Neighbourhood Plan?
- How can I have a say in the development of the Neighbourhood Plan?

What is the background?

Freshford and Limsey Stoke Parish Councils have decided to develop a Neighbourhood Plan which will provide a legal basis for residents to determine the future for our community - where and how we want to develop, and where we don't. The process includes the development within our communities of the Draft Plan, which is then submitted first to BANES and Wiltshire Councils and then to an Independent Inspector. After any amendments which may be required, the Plan is submitted to a referendum across the two villages. If it is approved by a majority of residents, the Neighbourhood Plan gains legal force and must be reflected in any future planning decisions that affect our community. This is a once-in-a-generation opportunity for us to take control over development in our two villages and we urge all residents to participate in the discussions, if you don't make your voice heard, how will we know what you want to happen? Working Groups have been set up to consider various aspects of the draft Neighbourhood Plan. They are detailed on this web site. Please contact the Neighbourhood Plan Co-ordinator, Ingrid Maher-Roberts, at ingrid.maher@btinternet.com with any more general comments or queries.

What is a Neighbourhood Plan?

A Neighbourhood Plan (NP) is a new way of helping local communities to influence the planning of the area in which they live and work. Introduced by the Localism Act 2011 it provides a legal framework through which a community can be directly involved in shaping its own future. Proposals to have a Neighbourhood Plan are first reviewed by the council and, if a case is made, are referred to a referendum to which members of the

NP Website FAQs

Home Living in Freshford Transport Visiting Freshford

Links in Freshford > Parish Council > Neighbourhood Plan - Resources > Neighbourhood Plan - contact now suspended >

Working Group: Environment, Green Belt and the local Landscape

We want to protect and enhance our natural, built and historic environment within the Green Belt, 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.

Among other things, the Group will need to consider:

- Continual pressure for the Green Belt, preserving the rural character of the community
- How the 'Ponying' can be a 'Managed green' - open to all
- Supporting local agriculture and the preservation of trees, woods, the open countryside and the farming and wildlife it supports
- Considering approval for limited development that the community supports, while protecting our environment
- Using natural resources such as, minimizing waste and pollution, and encouraging the use of renewable energy.

Get Involved

Meet the Environment Working Group
Meetings dates and topics to be discussed

Chairman Bob Broadhead

Please contact Bob at rob.broadhead@btmail.co.uk if you have any suggestions, comments or queries about this working group.

NP Website 1Environment Group

Home Living in Freshford Transport Visiting Freshford

Links in Freshford > Parish Council > Neighbourhood Plan - Resources > Neighbourhood Plan - contact now suspended >

Working Group: Transport and Movement

We want to create a safe environment for traffic on roads, pedestrian movements, cyclists, and accessible public transport.

We will need to consider:

- How pedestrian movement can be improved on the A36 in terms of speed limits and pedestrian crossings
- Encouraging 'shared space' initiatives, including 'virtual' pavements
- Developing footpaths and cycle ways and possible river bridges
- Encouraging and supporting public transport, and its regular use
- How to discourage 'rat run'
- Resolving car parking problems across both village areas.

Get Involved

Meet the Transport Working Group
Meetings and topics for discussion
Map of footpaths and bridleways

Chairman Bob Broadhead

Please contact Bob at rob.broadhead@btmail.co.uk if you have any suggestions, comments or queries about this working group.

NP Website Transport Group

Home Living in Freshford Transport Visiting Freshford

Links in Freshford > Parish Council >

Neighbourhood Plan - Resources

The two County Councils have published our application for the designation of our neighbourhood area:

- Wiltshire County Council
- BANES

The interim reports - November 2012 - from the Working Groups can be viewed by clicking the links below.

Interim Reports from Working Groups

Planning and Development
Facilities and Services
Transport and Movement
Environment and Landscapes

Resources

Neighbourhood Plan FAQs
Launch Leaflet - June 2013
Map of parishes - general
Map of parishes - footpaths
BANES NP leaflet
Wiltshire CC leaflet
Wiltshire CC NP process chart
NP Proposals April 2014
ESHA workshops
Freshford Village Plan 2009
Limsey Stoke Village Plan 2009
Environment Group Web Pages

Section Three - Consultation Timetable

	2012 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2013 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2014 Jan	Feb	Mar
Public Meetings	✓	✓				✓																					
Leaflet		✓				✓								✓					✓						✓		
Open surgeries									✓	✓				✓	✓					✓					✓		
Display barrow									✓	✓				✓	✓					✓							
Comment forms									✓	✓															✓		
Photo quiz									✓	✓																	
Candy boards	✓	✓							✓	✓				✓	✓					✓					✓		
Website						✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Emails									✓	✓				✓	✓	✓		✓	✓			✓		✓	✓		
Freshford Bulletin	✓		✓						✓			✓			✓			✓			✓				✓		
LS Clarion	✓	✓	✓			✓			✓	✓		✓		✓		✓			✓				✓		✓		

Section Four – Summary of main issues raised and how they were addressed

Draft Neighbourhood Plan – open for comment July/August 2013			
A large number of comments and suggestions were received in response to the Draft Neighbourhood Plan. Many of the comments were broadly supportive. This document summarises the main issues and concerns raised. Where the same or similar points were made by more than one resident, their views are represented by a single comment. A schedule of all written comments received is included as CS Appendix 10.			
Draft Plan Section	Comment from	Comment	Response (Abbreviations: RP - Revised Plan, MPQ - 'Making Progress' Questionnaire)
1.0	B&NES/Wilts	Amend to reflect joint designation process – have regard to the wording used in the designation report prepared by B&NES Council as the 'lead authority'. Suggest replace second sentence with: "Freshford and Limpley Stoke was designated as a Neighbourhood Area on xx xx 2013."	Accepted RP
1.1	B&NES/Wilts	Delete the first paragraph under 1.1 - this is not factually correct. Or reword to something more positive along the lines of "Freshford and Limpley 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 Limpley Stoke". Third para: Delete "Which is not served by the respective core strategies of Bath & North East Somerset or Wiltshire ("the relevant local authorities"). This is particularly important given the cross border nature of this community which is not reflected in either core strategy." Replace with something like: This Neighbourhood Plan, prepared for and by the community is locally specific and cross-border in nature. Para six: Repeats paragraph 4 in part, suggest moving reference to "statutory agencies and utility providers" into paragraph 4. For brevity.	Accepted RP Accepted. RP Noted – no amendment thought necessary
1.3	B&NES/Wilts	Para 2: Delete first sentence, removing reference to 'adoption'. New second sentence: "This Plan supplements Wiltshire and B&NES' Core Strategies." For this reason it is considered appropriate for this plan period to be until 2026,	Accepted. RP

		which is in line with the 'youngest' higher level plan (i.e. the Wiltshire Core Strategy 2006-2026). Need to check that the 2026 plan period is correctly referenced in the remainder of the plan.	
1.3	Resident	How will local people vote on the plan? If only 59% (or thereabouts) responded to the consultation survey, how many will vote? Will those who don't vote be seen to be in favour?	The NP Regulations detail the Referendum and voting requirements – if more than 50% of those voting vote in favour of the NP then it may be Adopted by the local authorities
1.8	B&NES/Wilts	Suggest adding a more general reference to the evidence base, including Sustainability Appraisal (SA). Mention other options considered are also presented in the evidence base. There are some issues with the SA / Strategic Environmental Assessment (SEA) process followed during the preparation of this plan, as identified at the end of this table. Stages B and C of the SA/SEA process need to be completed / evidenced if not already done so – i.e. assessment of policy options and the environmental report.	RP RP And further work completed on the SA and SEA and incorporated into NP Appendices
Map 1	B&NES/Wilts	Regulation 15 states that the draft neighbourhood plan submitted must include a map identifying the area to which the plan relates so Map 1 is valuable. It may be possible to improve the clarity and prominence of this map – perhaps consider bringing it to the front of the plan.	Accepted. Map 1 moved to outside back cover for greater prominence, with thumbnail shown on Page 5
3.02	B&NES/Wilts	Should reflect that Management Plan very recently adopted	Date of CAONB Management Plan inserted.
3.03	Resident	<i>3.03 – "...new development should be...contained within the existing settlement boundaries."</i> Where are these boundaries defined and identified?	See RP for identification and definition of settlement areas
3.04	B&NES/Wilts	[refers to B&NES policies] Line 2 amend to "Freshford is a small rural settlement (Policy R.3). Add in footnote R.3 Policy is found in B&NES' Local Plan. Reflect NPPF para 89 wording i.e. "Limited infilling and limited affordable housing for	RP Definition now

		<p>local community needs" and "Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land)...which would not have a greater impact on the openness of the Green Belt...than the existing development"</p> <p>Replace "800 houses" with "1100 houses" to reflect Proposed Changes.</p> <p>Include reference to RA2 alongside "RA1".</p> <p>Last phrase should read: "...settlements outside the Green Belt with good local facilities...".</p> <p>There is no specific allocation for Freshford but it is expected to deliver limited infill/windfall sites and Freshford Mill 21 houses (existing planning permission).</p>	<p>incorporated. RP</p> <p>RP</p> <p>RP</p> <p>RP</p> <p>Noted</p>
3.04	Resident	The Housing Development Boundary is not shown.	RP shows the three settlement areas
3.05	B&NES/Wilts	<p>[refers to Wiltshire policies]</p> <p>It is correct that Limpley Stoke is designated as a 'Small Village' in the Wiltshire Core Strategy with respect to the Core Strategy Settlement Strategy (see Core Policies 1 and 2). Through the preparation of the Wiltshire Core Strategy, settlement boundaries at all Small Villages and settlements outside the settlement hierarchy have been removed – in any case, however, Limpley Stoke did not formerly have a boundary.</p> <p>It should be noted in paragraph 3.05 of the draft neighbourhood plan that development proposals in the green belt will be considered against the whole of the plan (i.e. not only Core Policy 51 but all of the relevant Core Policies of the Wiltshire Core Strategy).</p> <p>The last sentence in paragraph 3.05 should be reworded to state that "The draft Wiltshire draft Core Strategy assumes that plans for at least 160 houses will to be built between the three large and four small villages around Bradford on Avon up until the year 2026."</p> <p>This housing requirement includes affordable housing. So if the Freshford and</p>	<p>Noted</p> <p>Noted (suggested amendment does not appear in RP)</p> <p>RP</p>

		Limpley Stoke Neighbourhood Plan plans for more than the 40% affordable housing requirement, this is positive in terms of meeting Core Strategy objectives – if it is deliverable.	Noted
3.1	B&NES/Wilts	3.11 Is the Village Design Statement actually a planning policy rather than a project? Unclear if 3.3 is the actual VDS. Is this sufficient / clear enough? The plan also refers to a questionnaire required to support any application – it is considered that this would not be feasible.	First point accepted. Development of VDS now more clearly a project – see RP 3.3. which sets out the guiding principles. Questionnaire retained, but to be policed by Freshford and Limpley Stoke Parish Councils – see RP Policy 2c.
3.2	B&NES/Wilts	General Wiltshire comment: It has been previously suggested that Freshford and Limpley Stoke take a different approach for each of the two parishes given their different planning boundary backgrounds – the qualifying body has considered this option but chosen to treat the two villages the same in terms of defining their own 'boundary'. At a previous meeting between Wiltshire planning officers and Limpley Stoke Parish Council, it was suggested that a map defining the built up area of Limpley Stoke, combined with a criteria-based policy to help define the limited infill area in line with the NPPF may be appropriate. The proposed Limpley Stoke ' boundary' is ok in principle (if clearly evidenced), as it relates well to NPPF green belt policy on allowing for limited infill within the built area – which is what the proposed boundary helps to define.	Noted Noted and see revisions to the draft Plan.
3.21	B&NES/Wilts	Need to explain relationship of the new "village envelopes" to HDBs in B&NES and Wilts context more clearly. Explain the purpose of this policy is to set the context for future infill development. Previously developed sites do not need to be within an HDB to be redeveloped as per NPPF para 89. However, for the Rentokil site you will need to demonstrate that development of this site will not have greater impact on the openness of the Green Belt and Green Belt purposes than the existing B8 development.	Terminology changed. Areas now described as settlement areas rather than village envelopes. RP 'Rentokil' site now outside the defined settlement

	<p>Final sentence under para 1 is misleading as by re-drawing village envelopes/HDB boundaries to include southern envelopes 2-5 there is increased scope for infill development within the village in areas that would currently not be considered to be infill sites.</p> <p>Reference B&NES/Wilts definition of infilling. When redefining HDB consider the following:</p> <ul style="list-style-type: none"> • Evidence of need-your local housing needs survey fulfils this. • Availability of public transport links and access to the sites within the HDB. • Development boundaries need not be continuous. It may be appropriate given the form of the settlement to define two separate areas-as is the case for Freshford. Perhaps consider adding more detail to justify this, however. • Development boundaries should include peripheral built development on the edge of a settlement, which contributes to the economic and/or social life of a settlement e.g. shop, community hall, church or pub. Southern envelope 4 fulfils this. • Isolated or sporadic development which is clearly detached from the main built up area will generally not be supported e.g. Southern envelope 3. Further justification is needed for southern envelope 3. Can the brown field Rentokil site be identified in another way. • Existing and proposed playing fields, allotments, community gardens, green spaces etc. should not be included within the boundary. This criterion appears to have been met. • Boundaries should generally follow the curtilage of properties except where there are large gardens or other open areas which would be inappropriately included in the built-up area as they are not suitable for development. <p>Please see Neighbourhood Planning Guidance Note 20: Guide to settlement boundaries, Herefordshire council, June 2012 for further details. http://news.herefordshire.gov.uk/docs/Guide_to_settlement_boundaries.pdf</p> <p>Current HDB link: http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Local-Plan/Maps/35_FRESHFORD.pdf</p>	<p>areas.</p> <p>RP Settlement areas define the substantive built environment. Plan clarifies the restrictions on development.</p> <p>Noted Noted. Noted.</p> <p>Noted..</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>See Appendix X for supporting paper: Criteria for Settlement Boundaries.</p>
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		Para 4: There is a need to justify the designation of Local Green Spaces in accordance with NPPF para 77. There are strict criteria to be met in line with NPPF para 77 – have these criteria been met? Is this evidenced? (cross reference to evidence base).	Criteria met. See supporting paper Appendix Y – Local Green Spaces
3.21	Resident	We would be interested in the definition of 'infilling' and would like to see a limit on how much would be allowed in any given area.	Infill now defined. RP
3.21	Resident	This Plan proposes a dramatic change to the areas where development can be permitted in the parish of Freshford. My view would be that the majority of Freshford residents are not fully aware of the implications of this proposed major change to where new housing can now be built in Freshford. These new housing envelopes were not highlighted to residents throughout the period of discussions on the Plan. Such a major change should surely be a matter for further discussion at an open Parish meeting	RP And further Surgeries to be held in January 2014. Formal public consultation for 6 weeks to commence 11 th January 2014
3.21	Resident	There are no firm guidelines given for the number of open market properties to be provided within the envelopes – surely there needs to be some limit to prevent on-going development?	RP Development Rate incorporated into NP
3.21	Resident	The draft states “Importantly, the controls and restrictions of Green Belt Planning Policy would continue to apply” to the envelopes. This is at best confusing, at worst contradictory, as the envelopes by their very nature remove the most powerful Green Belt restrictions on building. In real terms of housing development, they are “Holes”.	RP Have sought to achieve the right balance in emphasis on Green Belt Policy and the provisions of Para 89NPPF which set out the development exceptions
3.22	B&NES/Wilts	Limited infill only or partial/complete redevelopment of brown field land (which would not have a greater impact on Green Belt) is possible, therefore, paragraph 3.22 may well be redundant.	RP Brown field sites now outside settlement areas.
3.22	Resident	We do not agree with this. A single large development with good access could alter	Noted and it remains an

		the character of the villages less and cause less pressure on parking, traffic and services than multiple "infill" developments of 9 houses squeezed on every scrap of space all over the villages.	option under consideration should a suitable site for AH come forward.
3.3	B&NES/Wilts	Village Design Statements are usually more specific e.g. define character areas, specify materials and detailing. Should refer closely to conservation area appraisal.	Noted and see remit of working party to develop a comprehensive VDS when this and following points can be considered.
3.3	Resident	Village Design Statement should refer to biodiversity	Noted and see above
3.3	Resident	Firm proposal on building materials - no more render please	Noted and see above
Map 2	B&NES/Wilts	Suggest naming central local green space as other 2 are labelled. Southern envelope 3 brown field site designation underneath may suffice? Should large gardens be included off Pipehouse Lane. What is the justification for including undeveloped land off Ashes Lane/large gardens at Broadfields. What is the status of the white areas on the map? Further explanation needed to justify specific HDB boundaries/changes. Southern envelope-worth specifying this is effectively an HDB for B&NES. Land must meet Infill considerations and HBD criteria listed above to be included.	RP And see previous comments above Mistake and rectified. RP
Map 2	Resident	The problem with the locally unprecedented increase in land which Map2 covers as enveloped is that it indicates that it is suitable for development, not just some of it to meet limited aims.	RP and see above.
Map 2	Resident	The map key does not indicate the significance of areas left white on the map.	A printing mistake. Now rectified. RP
Map 2	Resident	The Southern Envelope should not include the paddock behind Chapel House, nor the orchard called Long Acre between Chapel House and Pipehouse Nursery – these are both grassland and give a misrepresentation of the shape of the built environment in Pipehouse.	RP Hamlet of Pipehouse removed from settlement area.
4.0	B&NES/Wilts	Affordable housing – there are some concerns/conflicts with Wiltshire’s adopted affordable housing policies, which could cause difficulties when we come to try and deliver affordable housing. For example, as we discussed at the previous housing meeting, stating in the plan that market housing is going to be used to cross subsidise affordable housing limits options and is also contra to the Wiltshire policy unless	Noted and plan revised.

		exceptional circumstances have been determined to do so. The Wiltshire policy states that the Council can only investigate cross-subsidy using market housing in exceptional circumstances / as a last resort after trying alternative options and undertaking a financial viability exercise to establish it is essential to do so. Understand that having this flexibility was agreed at the meeting – but just has not made its way into the revised draft plan.	
4.01	B&NES/Wilts	Mention exiting planning permission for 21 units at Freshford Mill to clarify planning status.	RP
4.03	B&NES/Wilts and residents	Is there evidence of this?	Housing Surveys and Census 2011.
4.04		Now referenced that there is little evidence of need for housing for the elderly – this is useful in justifying why there is not a specific policy on the matter (beyond what is contained in the higher level Core Strategies).	RP
4.07	B&NES	07 Cross-reference Environment Agency comments on the Sustainability Appraisal and their latest position in evidence base.	To be clarified
4.11	B&NES/Wilts	This reads like a planning policy rather than a project, please clarify. How would completion be ‘encouraged’? Evidence of these discussions would be useful to include in the Evidence Base. Need to demonstrate suitability of site and site-selection process, deliverability etc. Can confirm that a revised planning application would be required if the plans were changed.	RP Brown field sites now outside settlement boundaries
4.11	Resident	The inclusion of the section on “empty-nest residents” is wishful thinking because of the site’s location away from facilities	Noted. At the time when the development was nearing completion by Ypres Rose there was an acknowledgement from the developers that some residents had expressed interest in purchasing housing on the site – to downsize yet remain within the village.

4.21	Resident	I oppose affordable housing in Freshford when there are many underdeveloped brownfield sites in Bath which are closer to employment and transport links.	Noted but AH Surveys have demonstrated a small but identifiable need for local housing.
4.21	Resident	We fundamentally disagree that affordable housing should be provided for local young people who have grown up in the area. In Freshford we are close to several more 'affordable' settlements such that a young person already has ample opportunity to remain in the locality.	Noted
4.24	B&NES/Wilts and residents	Possibly add "This need may also be met partially by conversion of larger properties to multiple homes on the same or permitted enlargement of footprint"	Plan to be modified
4.24	Resident	Understand the need for smaller properties but what would stop these being extended over time?	NP cannot be more prohibitive than existing planning legislation.
4.24	Resident	Is there a way to stop these being used as holiday lets?	Outside scope of NP
4.24	Resident	We would be very concerned over the extra cars this would generate.	Noted and this would be a matter for consideration should planning applications be submitted.
4.25	B&NES	<p>Refer to core strategy policy RA4/Local Plan policy HG.9. These sites need to be justified against criteria ii and iii of HG.9. i.e.</p> <p>ii the development comprises a small group of dwellings within or adjoining the built up area of the village well related to existing developments and surrounding uses and which would not adversely affect the character of the village.</p> <ul style="list-style-type: none"> • Justify relationship of sites to existing development. • Show how well related to surrounding/existing uses. • Justify impact on character and why appropriate. <p>iii in the case of a proposed development at a Green Belt village, the site has been selected to cause the minimum possible harm to the openness and purposes of the Green Belt.</p> <ul style="list-style-type: none"> • Green Belt Impact Assessment needed to show how the sites cause minimum 	Nothing in the NP seeks to undermine existing planning requirements either Local or National in relation to the development of Affordable Housing

		harm to Green Belt purposes and openness. See B&NES Green Belt Review 1 and 2 for example. Justify additional 4-6 at Freshford Mill.	
4.25	Resident	Whilst Freshford Mill is a brownfield site and therefore its future on this basis merits comment in the Plan, further build on the site is inappropriate due to highways access concerns and other factors. Its mention as a “feasible site” for 4 to 6 homes of any description is highly debatable, although the distinction between “houses” at Rentokil and “homes” at the Mill is noted.	Mill site now outside settlement boundary. And see comment below.
4.25	Resident	Statements about Freshford Mill providing 4 to 6 affordable homes should be removed from the document. This is clearly wishful thinking and presents the false impression that this will solve the problem.....the developers will never agree to selling affordable homes	Plan comments only that the site could accommodate a further 4-6 homes. While the future of the site remains uncertain it is not unreasonable to comment in these terms and it reflects accurately the expressed wishes of the community to seek to place affordable homes on brown field sites.
4.25	Resident	Clarify exactly how the cross-subsidy with the rural Housing Association will work and its potential impact on land value and whether ‘a limited amount of market housing’ is viable.	RP
4.25	Resident	If affordable houses are appropriate (which is questionable) they should be included within the 21 houses already proposed.	NP cannot reverse the Planning Permission already granted and which makes no provision for AH
4.25	Resident	The Freshford Mill site itself is partially in the parish of Freshford and partially in the parish of Hinton Charterhouse. It is not appropriate and perhaps not legal, for a plan for Freshford and Limpley Stoke to include within its scope a site of which a substantial proportion falls within another parish. Furthermore, some of the nearest	RP PP for Mill Site was determined to be within Freshford parish.

		residents (e.g. Dunkirk Mill, Middle House, Walnut Grove and all of Staples Hill), who would be most affected by the development there, are in the parishes of Hinton Charterhouse and Westwood and have no right to vote on this plan. It is not appropriate for Freshford residents and Limpley Stoke residents, in particular, to impose policies on local residents from other parishes.	Inspector has the right to extend voting rights to others outside the NP area.
4.26	Resident	I am worried that there is no limit to the number of houses allowed in 'infill' in each envelope. Can we put a cap on it?	RP. Development rate now incorporated.
4.26	Resident	Spacious gardens contribute to the rural ambiance of the villages and are part of their unique character. As recognised by the BANES Council Planning Services and set out in the March 2007 Freshford and Sharpstone Conservation Area Character Appraisal: " Large formal gardens attached to the grander houses [of Freshford and Sharpstone] enhance the setting of the higher status buildings and contrast with the more modest plots attached to the cottages" (page 17 - Trees and Green Spaces) Spacious gardens are not just an asset to the houses they are associated with, but to the community as a whole, providing views, privacy and tranquility to others. Sub-urbanising the villages by building on gardens would be to the detriment of their character and should not generally be encouraged. The grounds of Abbotsleigh for example, including the wooded field adjoining Rosemary Lane are important to the character of Sharpstone and should not be ear-marked for development.	The NP makes clear the restrictions in place and recognises the importance of the status of the Conservation Area. The settlement areas define the three substantive built areas within the NP area.
4.26	Resident	As set out in the 2007 Freshford and Sharpstone Conservation Area Character Appraisal " infill may affect the integrity of the village within its rural setting." (page 18 - Management Proposals) and the impact of any infilling must be carefully considered on a case-by-case basis. Sanctioning infilling generally through a Neighbourhood Plan presents a material risk to the character of the villages.	Noted and see above.
4.45	Resident	Extremely concerned over the idea of allowing more housing on the Freshford Mill site	Noted – and see above.
4.26	B&NES/Wilts	Clarify that within village envelopes limited infill will be allowed, rural exceptions policy does not need to be used. It would also be more appropriate to say “Residents with large gardens, which would may be suitable...” as further investigations would be needed to determine this i.e. can we say all sites within the village envelopes are accessible / sustainable until investigations are carried out?	RP
4.47	Wilts	The criteria listed here are contra to the Wiltshire Allocations Policies and as such would be inoperable. As such we would not be able to agree to the wording currently	RP

		set out in paragraph 4.27. Advise rewording the paragraph to along the lines of: <i>"Affordable housing allocations are made in line with the adopted allocation policies of the local authorities"</i> .	
4.48	B&NES/Wilts	Due to conflict with national policy, it is advised that paragraph 4.28 should be removed. NPPF reference para 89 extension/alteration that does not result in disproportionate addition. Cannot be more restrictive than National policy on this point. NPPF gives greater flexibility re extensions/adaptations to buildings in the Green Belt.	RP
5	Resident	No mention of renewables and low carbon. This should be rectified.	RP
5.1	Resident	Initiate a tree protection order survey to identify significant trees.	Project not NP Policy
5.1	Resident	Include reference for allotments. Are existing or proposed?	No land identified. Still remains a matter for PCs to pursue
5.13	Resident	Assumes a considerable amount of work on untrained volunteers to audit. They therefore request a more suitable and realistic replacement that is based on liaison with various agencies and government arms	Noted – for further consideration
5.16	B&NES/Wilts	This should be in "Facts" rather than "Projects" as it is completed. Colleagues have mentioned there could be potential to reference climate change mitigation/impacts and community energy generation. Habitat Assessment Report – Ecologists at the two authorities will need to follow up on their drafted HRA scoping report now further information about the plan is available.	Noted Noted. Noted.
5.19	Residents	For proposed new footpaths across fields tarmac should not be used but some sort of softer and visually more acceptable surface should be used instead.	Noted and see revision to footpath plans. –upgrade existing path rather than plan a new footpath. RP
5.19	Residents	The proposed footpath between Limpley Stoke and the Shop would have a detrimental effect on the existing badger sets and the other biodiversity contained with the most habitat rich area of the field	RP And see above
5.19	Residents	Felt that the path would not be used and become a white elephant because people	RP

		would ignore it and take the most direct route	And see above
5.19	Resident	The gradients involved make easy passage across Church Stoke Tynning impractical for prams, pushchairs and the elderly, whilst those occupying the rest of the age spectrum are well able to negotiate the existing path at any time of year wearing appropriate clothing. The plan to construct a new path surely has too many practical disadvantages to be worthwhile considering.	RP And see above
5.19	Resident	Why has this footpath been included when the idea of a bridge over the river, which had a greater degree of support from residents, has been dropped?	RP Bridge reviewed and not pursued on grounds of costs and viability. May still be pursued as a project outside the scope of the NP
5.23	Resident	Has anybody thought about the fact that neither of the villages has a public toilet?	Reviewed. Not incorporated within NP but may be a project to be pursued by PCs
5.24	Resident	How exactly does the plan help reduce light pollution? The document also doesn't mention noise pollution which is an issue on the west side of Freshford from the A36.	VDS may be applied in appropriate cases. Street lighting (Freshford) is being upgraded to reduce pollution. Projects may be pursued independently of NP
6.03	School Governors	Include words after reference to village green: "it includes an area identified for school play space within the B&NES local plan"	No further revision required for the purposes of the NP
6.03	Resident	The Tynning is a historical icon of Freshford with a significance equivalent to that of its church. This was appreciated when it was originally given to the village for the enjoyment of the community and later when the land was purchased by a group of villagers to prevent its fate being determined by a single interest group. The idea of making it a Village Green was to preserve this status. It seems to me that land given for the enjoyment of the villagers of Freshford was not given for the convenience of the school or any other body. Certainly the spirit of the gift did not include giving part	There is no proposal for part of the Tynning to be given over for exclusive use of the school. Any proposals that may be put forward in the future must comply

		of it over to exclusive use by the school or to irreversible development to provide parking and pathways.	with village green legislation.
6.03	Resident	The Tynning – High Street end. What measures are being undertaken to ensure this is not used as a convenient 'car parking' area?	Outside NP but will come under consideration if land is purchased by Freshford PC
6.11	School Governors	"manage & maintain....in a manner consistent with biodiversity"....ADD IN "provision of school play space"	Reviewed. No revision required for the purposes of the NP
7	B&NES/Wilts	20mph background – Wiltshire and B&NES have different approaches to 20mph restrictions. What this neighbourhood plan is asking for is a 20mph 'speed limit' – a 20mph 'zone' is something different. In Wiltshire, average speed has to be less than 24mph before a 20mph speed limit is introduced. Wiltshire is running five trial 20mph sites including (parts of) Limpley Stoke. A recent Cabinet report proposes to make this permanent, subject to consultation. It should be noted that there are other, more appropriate, routes of pursuing a 20mph speed limit outside of neighbourhood planning.	Noted. 20mph zone high on the wish list of the community and remains an NP Policy (Policy 5)
7.02	B&NES/Wilts	Suggest changing wording to " <i>Pedestrians are very concerned with the dangers of walking along roads with <u>speeding passing</u> traffic</i> ".	RP
7.02	Resident	There are 2 main sources of avoidable traffic are not addressed by this report: a. school traffic b. rat run traffic during rush hour. The school traffic could be addressed by a re- examination of the school traffic plan to find out why there are so many half empty cars driving pupils to schools – mechanisms for addressing this include car sharing and persuading parents to walk or cycle with their children to school.	These are issues which are ongoing and are being addressed outside of the NP. School has a Travel Plan
7.02	Resident	I agree that to limit vehicle speed makes sense but do not widen roads for pedestrians, contrary to rural character.	Noted
7.03	B&NES/Wilts	School travel in Wiltshire should come through the 'school travel plan' process rather than neighbourhood plan.	Noted
7.04	B&NES/Wilts	Is this point evidenced?	See 'Getting About' report in Appendix which details existing road signage.
7.06	B&NES/Wilts	Is this point evidenced?	See 7.04
7.1	Resident	NO increase in parking at the station please - Station Road is not suitable for large	No plans to increase

		volumes of vehicles.	parking at the station.
7.1	Resident	We cannot have more traffic using Rosemary Lane - blocking it off is the only practical option . This did not seem to be in the draft.	Blocking off Rosemary Lane is not supported and is outside the remit of the NP
7.1	Resident	Please, dropped pavement for mobility scooters, wheelchairs, pushchairs, prams. Especially access to the pavement that goes under the railway bridge in Limply Stoke and the other end of that short pavement. Also along Lower Stoke.	Noted and issues of access remain foremost in the consideration of any plans to upgrade and/or build new footpaths and pavements.
7.11	B&NES/Wilts	Suggest removing reference to 'ribbed surface' – this is not recommended as they generate noise / vibration.	Noted and discussions ongoing with Highways department.
7.12	B&NES/Wilts	Suggest removing reference to 'granite sets' – this is not recommended as there are maintenance issues with this.	Noted but not accepted.
7.14	B&NES/Wilts	Hope Pole – understand funding is about to be allocated to allow the footway, with delivery on the ground in 6-9 months. Cross-reference to light pollution point raised in section 5.	Noted
7.15	Resident	The idea of including transport information in the Welcome Pack for new residents is introduced, but I can't find any other references to Welcome Packs.	Outside scope of NP. Information on transport on Freshford PC website
7.17	Resident	ALL the proposed new footpaths/pavements are not in keeping with the rural openness of the area. (See facts 3.0, paragraph 3.02) "Policies also aim to preserve the openness and permanence of the lands surrounding and within the settlements"	Noted and see comments above in Para 5 RP
7.17	Resident	Footpath from St. Mary's church to village hall playing field. PLEASE reconsider the repositioning of this footpath as the new route is extremely steep alongside the Dawson's field. Please walk up it before you choose this route - the original route is far more ' user friendly'.	RP
7.24	B&NES/Wilts	Reference to Highways Agency is correct – and there is a need for problems to be passed on to the Agency. However there is a jump to the solution in this paragraph – in reality the use of double white lines would generally not be permitted.	Noted
7.24	Resident	Why is the improvement of safety for pedestrians on the A36 a policy and not a project? 7.12 puts forward a project to introduce 20MPH limits, so why don't	Noted. Consultation with the

		pedestrian refuges and safety improvements on the A36 also deserve to be a project? The questionnaire showed 70% and 82% in favour of A36 improvements, so doing something concrete about it seems important.	Highways Agency on improving safety on the A36 is ongoing.
7.24	Residents	It is exactly this road that separates our hamlet and makes it unique. Whilst we can only speak for ourselves we have never seen the road as a barrier to using local services. We have used all the local services available for over 30 years and cannot recall an occasion when we were prevented from doing so by the A36, with the possible exception of bad weather but that is to be expected when one lives in a rural community. In that time there have not been any serious accidents to our knowledge. Therefore we do not feel that our safety needs to be improved by any of the measures mentioned in 7.24.	Noted
7.24	Resident	Pedestrian refuge or traffic lights at Pipehouse Lane are inappropriate and unnecessary.	Noted
7.24	Resident	We could not see any reference to safer access to and from Hinton Charterhouse although exploring opening the existing tunnel under the A36 was mentioned in the initial workshops. We would have thought this was an important route to explore given that children from Hinton attend Freshford school, and Hinton Church is part of the united parish.	Good point but the existing tunnel is in Hinton Charterhouse and outside the NP area. May be pursued independently of NP.
7.24	Resident	I strongly object to the concept of traffic lights on A36 at either Pipehouse or Midford Lane. These will effectively signpost or force the traffic into the villages which is what we wish to ignore. It seems contradictory to the safe gateways, red markings and 30 mph signs.	Noted and proposal dropped. RP
7.24	Resident	Traffic lights on the A36, especially at the top of Church Lane, could increase traffic through the villages. Already many motorists rat-run through the village (e.g. Trowbridge to Bath traffic). The provision of traffic lights would encourage traffic to divert through the villages along Church Lane to avoid waiting in queues.	RP
7.24	Resident	Traffic lights will cause traffic backlogs along the A36 from waiting vehicles leading to increased noise and chemical pollution. Similarly, traffic will be queued along Church Lane, Midford Lane, Pipehouse Lane and Pipehouse causing the same issues.	RP
7.24	Resident	Waiting traffic will contribute to the increased likelihood of emergency vehicles needing to use their sirens along the A36. There is already this issue of siren noise pollution on the A36.	RP

7.24	Resident	The A36 is a trunk road (as residents we need to accept the fact that we have a busy road to where we have chosen to live) and traffic lights could cause dangerous collisions. Focus should be on speed reduction.	RP
7.24	Resident	Traffic lights will effectively highlight and promote 'turn off' options into the village directing more traffic from non-residents into the two villages, using them as a cut through. Such traffic might have been unaware of these roads or at present have waited further along the A36 outside of the villages to turn left or right. In creating a pause point on the A36 it makes it easy to turn off. Encouraging more traffic down these village roads will directly undermine the considerable effort that has been put into recent traffic calming measures on Church Lane and Midford Lane as well as the proposed village gateway signs elsewhere in this plan.	RP
7.24	Resident	In reviewing the feedback in the Making Progress questionnaire pertaining to this policy point there were a significant number of comments made in reference to this initiative of crossing options on the A36, yet only two comments were in favour of traffic lights on the A36. Approximately 16 respondents specifically stated 'no' to traffic lights on the A36 with the rest raising general concerns about the feasibility of various calming measures. Most positive feedback was for pedestrian crossings. Therefore I believe that the continued inclusion of proposed traffic lights in the Plan is in direct contradiction to the feedback received to date on the Plan.	RP
7.24	Resident	I believe that adding traffic lights on that junction will create a more 'urbanised' environment for the villages, directly contradicting the essence of what the Plan is trying to achieve in terms of maintaining a rural feel of the village.	RP
8.03	B&NES/Wilts	Education Department commented that the Freshford Pre-School is not part of the Primary School.	RP
8.11	Resident	Café extension should not be a project as it is now a fact.	RP
8.12	School Governors	Add at start "Freshford primary school has play space provision identified within the B&NES local plan on land within the Tyning" and would benefit..... The school governors would welcome an opportunity to discuss these details if appropriate. The governors feel strongly that the clarity of the plan would be much improved if it included mention of the existing and very relevant local plan designation regarding the school's formally recognised need for additional play space. clarity at this stage should greatly reduce possible problems or misunderstanding at later stages of plan implementation.	RP

8.13	B&NES/Wilts	Freshford Memorial Hall redevelopment could warrant a specific policy. Need to consider Green Belt impact. Worth revisiting the original Freshford village shop application barriers to development.	Noted but this is a NP only and not a Neighbourhood Plan Development Order
8.15	B&NES/Wilts	Education Department questioned whether the GP surgery building would be suitable for Primary school use due to steep-stepped access and small rooms. Do you have any expression of interest from the Primary School to demonstrate that this could be a viable use? Could this be better used as housing?	Noted. The concept is not unreasonable but will need to be explored in more detail to see if it is at all viable.
10.1	B&NES/Wilts	NP Policy 1: Need to think about whether reference to “any” new development is appropriate, bearing in mind that development extends beyond just housing. Add additional reference to redevelopment of brown field sites in relation to Rentokil (assuming this is no longer included in southern envelope 3). Again, reference to Local Green Spaces and Village Design Statement which there is a need to consider further.	Noted and NP revised accordingly
10.2	B&NES/Wilts	NP Policy 2: Unsure on use of the word ‘emphasis’. Part (i) is not justifiable due to permitted development rights. Refer to NPPF para. 89 and extensions to Existing Dwellings in the Green Belt SPD B&NES. What is the evidence base? Rural needs surveys show there is a current need for 1-2 bedroom houses but this may not be the case for the whole plan period – suggest referring to a “ <i>demonstrable need at the time a planning application is submitted</i> ”.	Accepted. RP
10.2	Resident	NP policy 2 (ii) – How will you do this? Does this policy allow you to review schemes for 3 bed units?	All planning applications will be subject to the usual scrutiny by the PC’s and by residents who wish to make representations.
10.2	Resident	Draft policy - NP policy 2 states 1 - 2 bed houses. No mention of limited 3 bed houses	To be clarified. See para4.22
10.3	B&NES/Wilts	NP Policy 3: Are these figures correct? Where has the 11 come from? There is also reference to a 2033 timescale when the plan is to 2026 and AH needs surveys are based on 5 year projections. Thought that the need is 6-8 in 5 years according to the housing needs surveys. More appropriate to refer to “at least”? Need clearly earlier than 2033. Remove reference to cross subsidy – as previously explained, this limits your options in delivering affordable housing. Deleting this part of the sentence would allow more flexibility to investigate all other options/avenues for delivery first before using	RP RP

		market housing to cross subsidise a scheme.	
10.3	Resident	Rentokil and Freshford Mill happen to both be in Freshford so is the Neighbourhood Plan saying that Limpley Stoke's housing need is provided by Freshford?	AH may be on exception sites, brown field sites or on sites within the settlement areas. Market housing may be developed within any of the settlement boundaries provided it is in line with planning policy and the NP
10.3	Residents	Freshford Mill has consent for 21 units, so if completed the currently identified housing need is already satisfied in excess?	No. the NP takes account of the PP already granted for the Mill
10.3	Resident	'A limited amount of market housing' should be defined.	RP – cap placed on development rate
10.3	Residents	Further developments relating specifically to the development of the Rentokil site should involve full consultation with the residents of Pipehouse	RP – Pipehouse hamlet removed from settlement area
10.3	Residents	No objections to the type of housing proposed, but to the quantity proposed as we believe this will totally change the looks and feel to the Hamlet and will not benefit the local community of Pipehouse	See above
10.3	Residents	There is a natural rear building line in Pipehouse with all the houses having a frontage to the Lane. To fill this site with eleven houses would go completely against this putting the properties back into the line of the surrounding fields	See above
10.3	Residents	The Lane to Pipehouse is an "ancient lane" which is narrow and twisting. This Lane may have to be widened and a footpath included to account for the extra pressure of the number of proposed houses. This would be devastating to the approach to Pipehouse as the Ancient Lane is part of the character of Pipehouse Hamlet.	See above
10.3	Residents	This proposal would destroy the isolation and specific identity of Pipehouse and it is doubtful that any developer would be prepared to go to the expense of using natural stone to build eight houses on this site, particularly when some of them will be affordable housing.	See above
10.4	B&NES/Wilts	NP Policy 4: Consider whether to include this policy hook and whether to include a	

		VDS in the Neighbourhood Plan or to produce it as a separate document. It is considered that a questionnaire could not reasonably be administered – although development proposals must have regard to the neighbourhood plan, it is not feasible to include a questionnaire as part of the local validation checklist.	Noted Reviewed but proposal remains within NP
10.5	B&NES/Wilts	NP Policy 5/6/8/9/12: Are these deliverable through a Planning Policy? As they are outside the scope of planning applications.	RP
10.5	B&NES/Wilts	NP Policy 5: Suggest removing, as covered by existing protected status.	RP
10.5	Residents	This suggests that we would consider some development of woodland as long as there is no net loss i.e. a developer plants some trees. Is this what we want?	RP
10.6	B&NES/Wilts	NP Policy 6: Outside the remit of planning – a highways matter	Noted
10.7	B&NES/Wilts	NP Policy 7: As previously identified, is the designation of Local Green Spaces as referred to in the NPPF (para 77) appropriate? These are large pieces of land – do they meet strict NPPF criteria? E.g. if inaccessible then land cannot be designated as a Local Green Space. Defining village envelopes may be more appropriate and satisfactory. Needs to be evidenced.	See previous comments
10.8	B&NES/Wilts	NP Policy 8: Transport colleagues have issues with this policy – and interpret it as referring to a 20mph ‘speed restriction’ rather than ‘zone’. The introduction of 20mph speed limits in Wiltshire are managed through the ‘Community Area Transport Group’ and designated in priority order (two 20mph speed limits to be introduced per Community Area per year – measured against criteria). This is not part of the planning process – so could be mentioned as an aspiration (project) rather than separate planning policy?	Noted
10.10	B&NES/Wilts	NP Policy 10: Remove ‘de facto’ reference. Green Belt impact needs to be quantified and Very Special Circumstances need to be justified.	Noted
10.11	B&NES/Wilts	NP Policy 11: Re-phrase to protect assets shown in Map 6. Separate from assets of community value application as this is not a planning policy.	Noted
-	B&NES/Wilts	Site selection. Further work is needed in this area in terms of demonstrating the appropriateness of sites and their deliverability/viability. Freshford Mill and former Rentokil site are both in the B&NES (Freshford) area. What is the support for these sites? What are the issues? Contamination / floodplain / etc? Linked to this, further sustainability appraisal work is needed.	Brown field sites removed from village settlement areas.