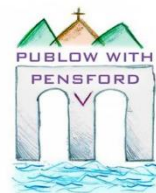


Publow with Pensford Parish Council
Neighbourhood
Development Plan
2016-2035

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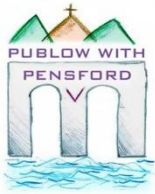
Resident Referendum Version
February 2016

Neighbourhood Plan 2016-2035



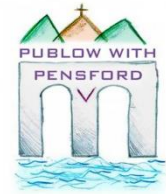
Contents

<i>Introduction</i>	3
<i>What is our Neighbourhood Plan?</i>	3
<i>Why develop our Neighbourhood Plan?</i>	3
<i>Publow with Pensford Parish</i>	3
<i>Community Engagement</i>	5
<i>Policies</i>	6
<i>Implementation of our Plan</i>	6
<i>Vision and Objectives</i>	6
<i>Delivery and Implementation</i>	7
<i>Housing & Development</i>	8
<i>Introduction</i>	8
<i>Our Aims</i>	10
<i>Our Policies</i>	10
<i>Business & Technology</i>	13
<i>Introduction</i>	13
<i>Our Aims</i>	13
<i>Our Policies</i>	14
<i>Environment & Leisure</i>	16
<i>Introduction</i>	16
<i>Our Aims</i>	17
<i>Our Policies</i>	17
<i>Traffic & Transport</i>	21
<i>Introduction</i>	21



Neighbourhood Plan 2016-2035

Road safety	21
Public Transport	22
Car Parking	23
Our Aims	23
Our Policies	23
Glossary	26
Appendices	30
A1 - Our Questionnaire (Oct/Nov 2015)	31
A2 - Heritage Trail	35
A3 - Listed Buildings	36
References	41



Neighbourhood Plan 2016-2035

INTRODUCTION

What is our Neighbourhood Plan?

The Localism Act (2011)^[5] gives communities the right to influence the future development of their areas by developing a Neighbourhood Plan, especially but not exclusively, in relation to land use and planning decisions (location and type of housing, business premises and local amenities). It must be aligned to the National Planning Policy Framework^[6] and the Bath & North East Somerset (B&NES) Core Strategy^[3] which sets out planning policies for developing and managing the area until 2029.

Our Neighbourhood Plan is a framework for guiding the future development, regeneration and conservation of our area.

This Plan looks forward 20 years and includes a community action list of non-planning issues e.g. renewable energy, high speed broadband, traffic on the A37 and through the villages, improved amenities, health and safety, conservation.

Why develop our Neighbourhood Plan?

Our Neighbourhood Plan gives everyone in the designated area (the Parish of Publow with Pensford) a chance to give their views on what they like about the area, what they would like to keep, what they would like to change and what they do not have but would like to have.

Our Plan is also a way of bringing people together so that we all feel involved in decisions that affect us and our families.

It is about promoting sustainable development and enhancing and protecting what we value as a community: it is about shaping our future.

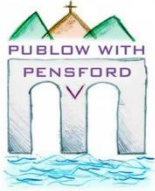
Once it is adopted by a local referendum, it is a legally binding document which cannot be ignored by the Local Authority when making decisions which affect the community.

Most of our neighbouring parishes are developing their own Neighbourhood Plan: Stanton Drew, Stowey Sutton, Whitchurch, and 7 parishes in the Chew Valley are developing a joint Plan. We plan to work with our neighbouring parishes on cross-parish initiatives and projects, such as traffic management/improvements; high speed broadband; mains gas; renewable energy projects; conservation; footpaths.

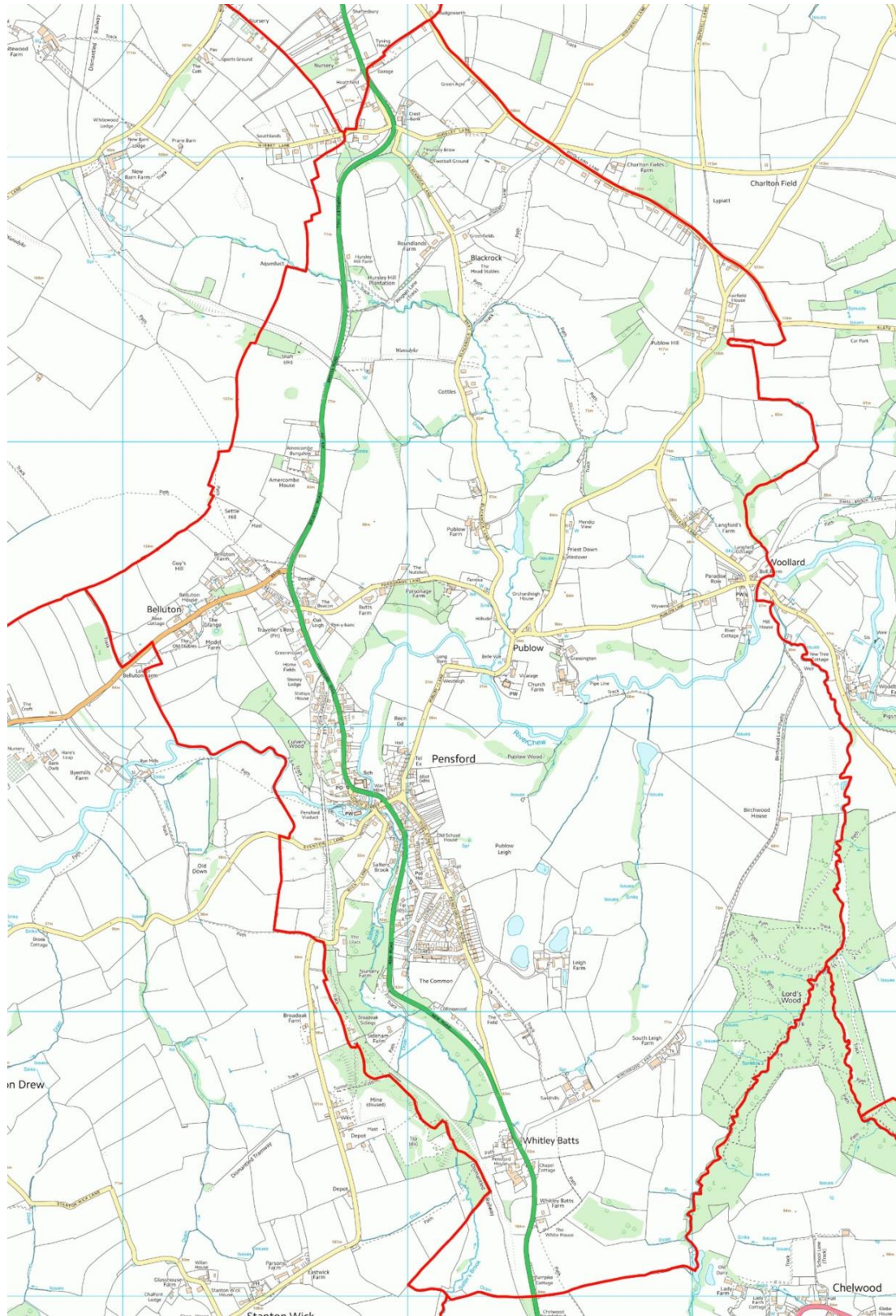
Publow with Pensford Parish

Our Neighbourhood Plan covers the civil Parish of Publow with Pensford and includes the part of Woollard (up to the bridge over the River Chew), Belluton and Whitley Batts.

Our Neighbourhood Plan area was designated by the Local Authority on 11 February 2015.



Neighbourhood Plan 2016-2035



1 - Publow with Pensford

Neighbourhood Plan 2016-2035

Community Engagement

Community engagement, through consultation and awareness raising, is at the heart of our Neighbourhood Plan. Our logo, for example, designed by a pupil at Pensford School, shows the iconic Pensford Viaduct with representations of the River Chew and our churches.

Our Plan was prepared by volunteer residents and members of Publow with Pensford Parish Council working as a Steering Group with support from B&NES Council.

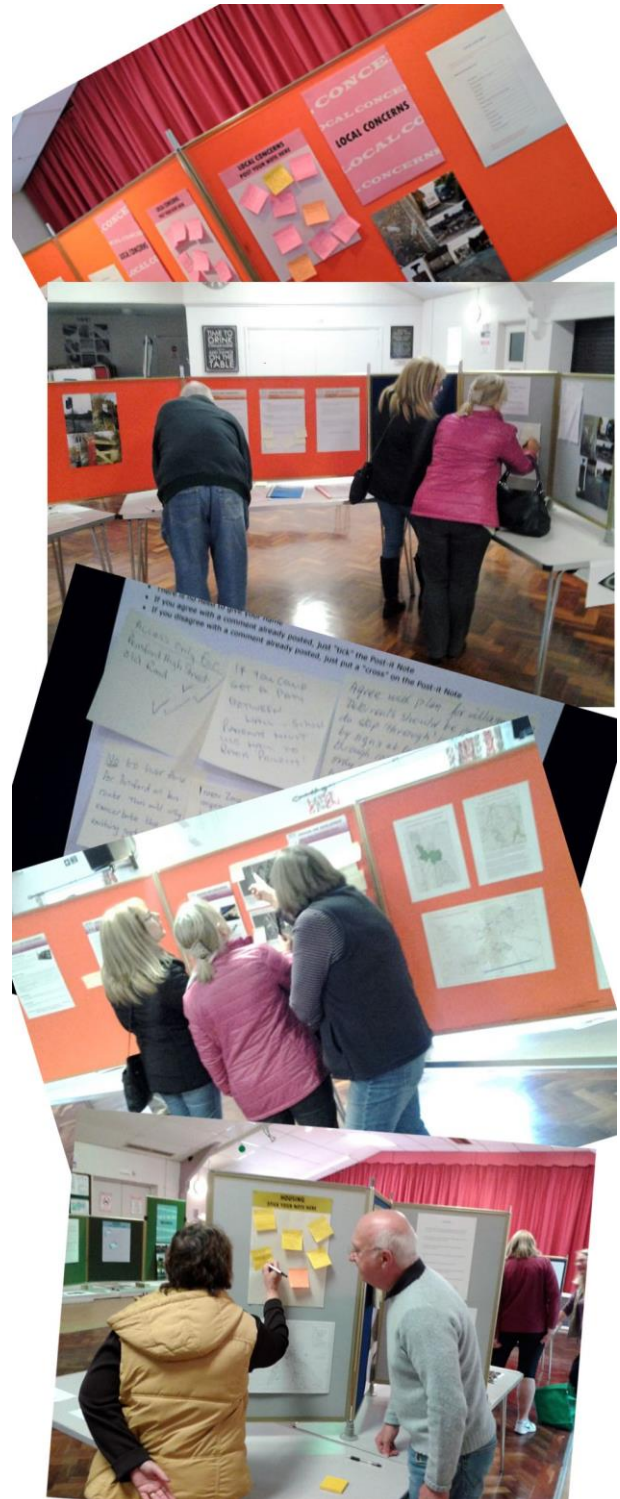
Awareness raising to encourage local involvement was initially through articles in the Parish magazine. This led to formal community consultation in May 2015 with well attended "drop in" meetings to determine the key areas for inclusion in the Plan.

In addition the Parish Council^[9] website has a dedicated section for our Neighbourhood Plan which explains the process, provides updates on progress and publishes the Minutes of the Steering Group meetings.

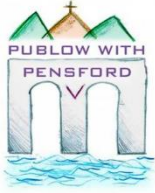
In October 2015 every household received a questionnaire, based on the findings of the May meetings, to further refine and research residents' views on the important issues. The return rate of 42% was above the local and national average and reflected our community's involvement in the Plan.

Further "drop in" meetings in March 2016 provided more evidence of the views and aspirations of the residents.

The policies in our Plan are based on this community consultation and other evidence (e.g. housing surveys).



2 - "Drop In" meeting



Neighbourhood Plan 2016-2035

Policies

Our Neighbourhood Plan includes two distinct groups of policies. The first group of policies (highlighted in green) relate to planning issues and land use, for example housing development, its location and character. The second group (highlighted in yellow), called Community Action Policies in our Plan, relate to issues identified through the consultation process as being important to the community, now and in the future, and where the community believes action is required. This action might come through local or national funding or pressure, for example pedestrian safety or improved public transport.

All policies in this Plan should be read alongside the National Planning Policy Framework's Green Belt^[6] policies and not read in isolation. These neighbourhood plan policies are in accordance with the B&NES adopted Core Strategy (2014)^[3] and the B&NES Saved Local Plan Policies (2007)^[11] and the emerging Draft Placemaking Plan (2015)^[8].

Implementation of our Plan

The Local Authority's Core Strategy^[3] runs to 2029. To allow for a possible extension our Plan covers the period to 2035.

Legal responsibility for the development and implementation of our Plan lies with the Parish Council. However, other local organisations and individuals will have important roles to play as the Plan is implemented and is reviewed over time, as new challenges and opportunities arise.

The policies relating to land use and planning issues will enable our

community to have a greater say in the number, location and character of housing and business development within the Parish: the aim is to provide long term, sustainable development to benefit all members of our community.

The Community Action Policies are equally important to our community because of their impact on our daily lives. The Parish Council in partnership with other organisations and groups will work to implement these policies, especially those in relation to road safety, parking, High Speed Broadband, improved amenities and the conservation of our rural and historic landscape.

Vision and Objectives

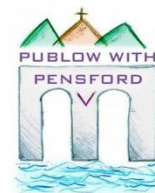
Our Neighbourhood Plan provides a flexible framework for the sustainable development of our Parish over the next 20 years. It sets out the views of the community on how best to preserve the rural and distinctive character of the Parish and at the same time encourage social, environmental and economic development for the benefit of all.

This Plan seeks to ensure that our Parish continues to thrive and remains an attractive place to live, work and visit. We wish to ensure that future generations will benefit from improved and sustainable facilities and that the distinctive rural nature of the Parish is maintained and protected.

Four key areas were identified from the community consultation process:

- 1) Housing and Development
- 2) Business and Technology
- 3) Environment and Leisure
- 4) Traffic and Transport.

Neighbourhood Plan 2016-2035



Our Neighbourhood Plan builds on these and identifies specific objectives and policies in relation to each. These form the bulk of the Plan.

The following Sections of the Plan deal with each of these key areas. Each has a brief introduction to describe relevant background and context and to identify:

- 1) **WHAT** we are trying to achieve (our objective)
- 2) **HOW** we plan to achieve it (our policy)
- 3) **WHY** we have the policy (reason/justification/rationale).

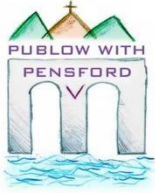
Delivery and Implementation

Our Neighbourhood Plan will be implemented over a long period and will involve the Parish Council and other local groups, the Local Authority and other stakeholders and partners. Some policies may be carried through locally; some may require regional or national support.

Our Plan is not rigid and flexibility will be needed to respond to new opportunities and challenges in the future. The Parish Council will, therefore, review the Plan at regular intervals.



3 – Pensford Viaduct and the Weir



Neighbourhood Plan 2016-2035

HOUSING & DEVELOPMENT

Introduction

The Parish of Publow with Pensford is “washed over” by the Green Belt which protects its rural character and limits development to infill and small sites within the Housing Development Boundary (HDB). B&NES have no plans to alter our HDB.

Parts of Pensford – mainly the original village around the church and at the bottom of the High Street – as well as the village of Woollard are Conservation Areas. Our heritage assets are central to our local distinctiveness and sense of place.



5 - Pensford (bottom of High Street)

Our Neighbourhood Plan supports the preservation and integrity of the existing Green Belt and Conservation Areas.

The existing Green Belt is vital to the preservation of the essentially rural nature of our Parish and provides access to the countryside for residents and visitors, some from towns and cities



4 - Woollard

with few green spaces. Large scale housing developments in Whitchurch and on the edge of Keynsham have already brought a significant housing development to within a mile of our parish boundary.

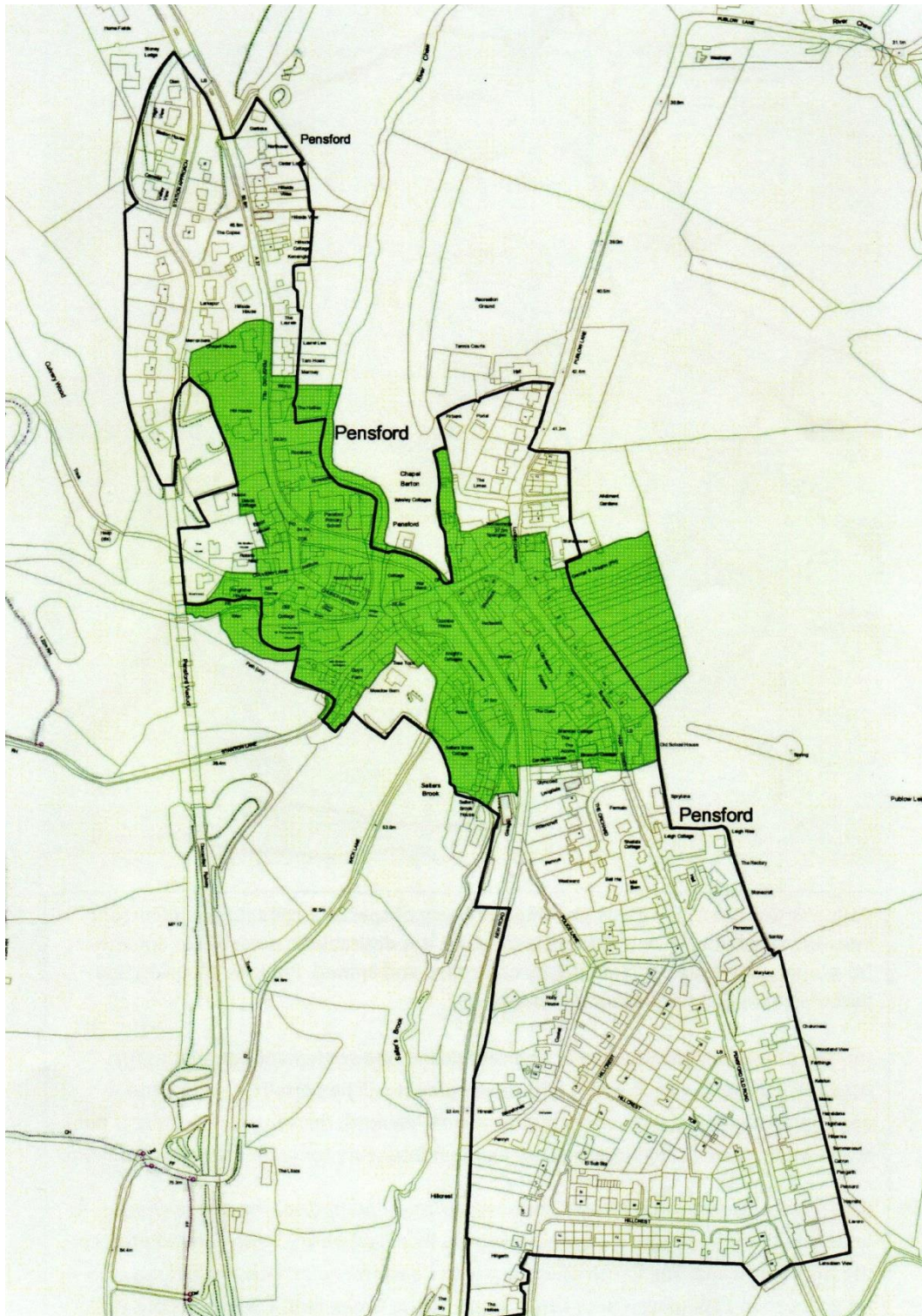
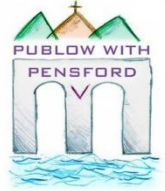
Both the Government and the local authority are committed to maintaining the Green Belt and recognise its importance in preserving a community’s identity. The National Planning Policy Framework (NPPF)^[6] Para 79 states: “The Government attaches great importance to Green Belts...the essential character of Green Belts is their openness and their permanence.”

The Government’s Rural Exception Policy allows small scale development in the Green Belt only in exceptional circumstances, for example Affordable Housing development in response to proven local need.

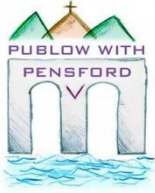
The Sheltered Housing at the top of Hillcrest is remote from village amenities and some elderly residents do not drive and/or have mobility difficulties.

The Parish Housing Needs Survey, published in August 2012, summarised the affordable housing stock in Pensford at that time as a total of 39 dwellings -

Neighbourhood Plan 2016-2035



**6 - Housing Development Boundary (outlined in Black)
Pensford Conservation Area (shaded green)**



Neighbourhood Plan 2016-2035

a mixture of sheltered accommodation, general needs and some shared ownership. The Survey identified a need for additional affordable housing of up to 12 homes.

Although this Housing Survey needs updating, the conclusions are in line with the earlier survey of 2004 and suggest, therefore, that there is a continuing need for an increase in the stock of affordable housing in the parish.

Analysis of the October 2015 Questionnaire showed a clear majority against any development in the Green Belt.

Our Aims

- ◆ To protect the Green Belt and the separation between communities within the Parish and between the Parish and Bristol and Keynsham
- ◆ To protect and enhance the historic character and rural environment and ecology of the Parish
- ◆ To find an appropriate site or sites for limited Affordable Housing
- ◆ To promote and support sustainable development
- ◆ To ensure that future development gives a high priority to the safety of pedestrians, other vulnerable road users and adequate parking provision for residents and visitors

Our Policies

Housing & Development Policy 1

Housing Development

All new development should:

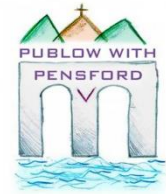
- a) be in keeping with the character, materials and design of existing buildings
- b) not dominate or be detrimental to the landscape or surrounding buildings
- c) provide adequate off-road parking
- d) be proportionate to the size of the site and surrounding areas
- e) be sustainable
- f) be designed to minimise light pollution
- g) promote, protect, conserve or enhance environmental assets.

Rationale

Much of the villages of Pensford and Woollard are designated Conservation Areas with most of the buildings in traditional local stone. New development and extensions to existing buildings should reflect their surroundings.

The 2012 Housing Needs Survey indicated that there is most demand for 2 or 3 bed-roomed houses.

These requirements, in conjunction with B&NES Draft Placemaking Plan (2015)^[8] POLICY D2: Local Character & Distinctiveness, will help determine the number of dwellings on a particular site. Policy D2 states that "Development proposals will be supported where they contribute positively to and do not harm local character and distinctiveness. In considering whether development proposals meet this requirement they will be assessed against the following



Neighbourhood Plan 2016-2035

criteria: Residential density must be compatible with character and higher net densities will be encouraged in accessible locations with good local facilities, to make efficient use of land.”

It is important for the sustainable development of our essentially rural parish that new development is in keeping with the existing natural and built environment. It should not dominate the landscape but be integrated into it.

The aim of B&NES Core Strategy^[3] is to ensure B&NES’ environmental quality is fostered both for existing and future generations (Policy CP6) and to maintain and enhance the character and local distinctiveness of the countryside and villages (Rural Areas Summary).

Car parking, particularly in Pensford, is already a major problem for residents and for local businesses. On-road parking contributes to traffic congestion and adds to the risk to pedestrians particularly in areas where there is no footpath. There is no public, off-road parking in Pensford.

Our Plan, therefore, requires any new development or significant extension to a dwelling or change of use, to provide adequate off-road parking for residents and visitors.

Housing & Development Policy 2

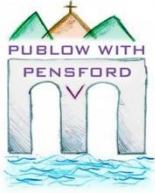
Affordable Housing

- a) Affordable Housing developments will be permitted subject to an up-to-date Housing Needs Survey and a suitable site being identified within the Housing Development Boundary or, if this is not possible, on a rural exceptions site
- b) Affordable Housing should be available in perpetuity to meet the needs of people with strong local connections in accordance with current B&NES housing allocation policy.

Rationale

The Housing Needs Survey of 2012 identified a need for rented accommodation for people with strong local ties (for example, family or work) and recommended providing up to 12 units of Affordable Housing which would be available in perpetuity for local people to rent, subject to existing local and national criteria.

Although this Survey needs up-dating, the indication is that there is a continuing need for Affordable Housing within the Parish.



Neighbourhood Plan 2016-2035

Housing & Development Policy 3

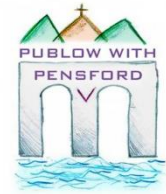
Lighting

Any new development must take into account all of the lighting needs associated with the development during operational hours and shall be the minimum required to perform the relevant lighting task. It shall be specifically designed to minimise the risk of light spillage beyond the development site boundary and into the wider countryside. In addition, dark corridors for bats and light sensitive species should be incorporated into all development within the site, where possible.

Rationale

Our Neighbourhood Plan seeks to minimise light pollution, especially in areas where wildlife could be disturbed and where there is no justification for lighting on health and safety grounds.

Further information is available from the Bats Conservation Trust^[1] and the Bats and Lighting Research Project^[2].



Neighbourhood Plan 2016-2035

BUSINESS & TECHNOLOGY

Introduction

Since the Second World War there has been a significant change in the number and type of shops and businesses in Pensford and surrounding villages, reflecting the changes in our lifestyle and increased car ownership.

We now have only the Post Office for shopping and banking services – no butcher or baker – but we still have our pubs!!

However, our local business community is thriving: there are well over 20 local businesses. Some of these businesses are “traditional” premises-based - shops, printing, farming, car repair, hairdressing, catering – but increasingly businesses are home-based or mobile.

For many businesses reliable internet access and speed is essential.

Situated between Bristol and Bath, the Chew Valley and Pensford offer opportunities for tourism – local Bed and Breakfast businesses attract both

temporary workers and tourists to the area.

Our footpaths and lanes are well used by walkers and cyclists, often from outside the area, offering opportunities to promote the local economy.

The growing number and type of local businesses can make a significant contribution to the sustainable development of our Parish and the local economy and employment over the next 20 years.

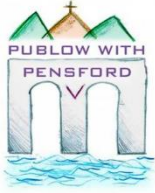
Our Neighbourhood Plan for Business and Technology identifies policies which support local business and are beneficial to the community as a whole.

Our Aims

- ◆ To support local business to promote economic sustainability
- ◆ To maintain and extend local employment opportunities
- ◆ To support improvements to the infrastructure, utilities and amenities which benefit local businesses and the community as a whole.



7 - "Pensford village hub"



Neighbourhood Plan 2016-2035

Our Policies

Our Neighbourhood Plan supports in principle building alterations which encourage homeworking, subject to the conditions in Policy 1 in our Plan and appropriate planning consent.

Business & Technology Policy 1

Applications for non-residential development within the Housing Development Boundary should not have a detrimental effect on neighbours and traffic, including issues of noise, traffic congestion, smells and vibration.

Business & Technology Policy 2

Our Neighbourhood Plan requires a traffic assessment as part of any planning application for new non-residential development that generates significant amounts of movement, including parking provision, vehicle movements and access.

Rationale

These policies in relation to planning for local businesses are in line with the policies set out in the B&NES Draft Placemaking Plan (2015)^[8] and aim to promote local business while having regard to any adverse effects on the community.

They reflect the views of the community in The Neighbourhood Planning Questionnaire and on the various Open Days.

The following are Community Action Policies which will be taken forward by local groups and individuals, the Parish Council, the Local Authority and other interested parties and organisations.

Business & Technology Community Action Policy 1

Our Neighbourhood Plan supports the need for faster, more reliable broadband, to support existing businesses and to encourage new business.

Business & Technology Community Action Policy 2

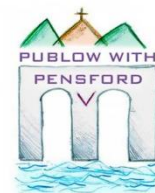
Our Neighbourhood Plan encourages and supports new retail, small office and business units or the expansion of existing premises, providing they can be shown to be viable, sustainable and benefit the local economy and community in accordance with Green Belt policy.

Business & Technology Community Action Policy 3

Our Neighbourhood Plan supports initiatives which build on the growth of tourism and increased visitor numbers to our area and which benefit the local economy and community as a whole.

Business & Technology Community Action Policy 4

Our Neighbourhood Plan supports the need to develop community-based renewable energy projects, providing they are sustainable and are not detrimental to the natural environment or Conservation Areas in our villages.



Neighbourhood Plan 2016-2035

Business & Technology Community Action Policy 5

Our Neighbourhood Plan supports efforts to bring mains gas to the Parish and to extend connection, where feasible and at reasonable cost, to the sewerage system.

Rationale

Our Community Action Policies will benefit not only local businesses but also the community as a whole. They contribute to the sustainable future for our Parish.

The Neighbourhood Planning Questionnaire and the Open Meetings showed that there is strong support for these policies, in particular improved communication (high speed broadband) and community-based renewable energy projects.

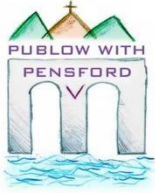
Business & Technology Community Action Policy 6

Assets of Community Value

Our Neighbourhood Plan supports the creation of a register of Assets of Community Value.

Rationale

A register of Assets of Community Value could, under certain circumstances, prevent the loss of a local amenity (for example shop or business). Retaining the amenity for the community contributes to the sustainability of the local economy and encourages residents to work together for the benefit of the community as a whole.



Neighbourhood Plan 2016-2035

ENVIRONMENT & LEISURE

Introduction

Our Neighbourhood Plan is concerned with the natural environment and the historic built environment. They are inter-dependent and both are important to the sustainability of the Parish into the future and central to our local distinctiveness.

Pensford was identified as being of special architectural and historic interest and was designated a Conservation Area in May 1988. Its inclusion within the Bristol-Bath Green Belt shows the importance of the landscape setting and helps prevent development which would be harmful to the area. We are



8 - Culvery Wood

fortunate to have Culvery Wood, as Woodland Trust Land, within the Parish boundary.

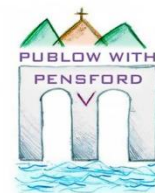
There is a wide range of habitats and a diverse range of flora and fauna across the Parish^[10]. We should encourage and promote work by local landowners and Trusts to enhance this habitat. The Parish contains a number of protected species including owls and bats, namely the Greater Horseshoe and Pipistrelle. Birds of prey and Kingfishers are also in evidence in Pensford and other Parish locations along with many other species of water birds.

The Pensford and Woollard Conservation Area Character Appraisals^{[7][12]} of March 2008 include, as being of Special Interest, in the case of Pensford, the exceptional landscape setting, the medieval street pattern, miners' cottages, the viaduct and "the contrast between intimate enclosure within the village and the fine open space of the surrounding countryside".

The Woollard Conservation Area Appraisal^[12] highlights the peaceful rural environment and a significant proportion of listed and other historic buildings forming the nucleus of the village together with remnants of Woollard's industrial heritage, particularly along the River Chew, including mill ponds, sluices and weirs.

Pensford has sixteen structures on the statutory list of Buildings of Special Architectural and Historic Interest. These include the church, the railway viaduct, the village 'Lock Up', the medieval bridge, several public houses and a mixture of mostly eighteenth and nineteenth century houses and cottages. Woollard has a number of listed buildings.

Many visitors already come to the area, many to walk and cycle, attracted by



Neighbourhood Plan 2016-2035

the countryside and our historic buildings. Visitor numbers are likely to increase in the future which could benefit the local economy.

Leisure activities and facilities are important to the sustainability of a community. The Memorial Hall and Playing Fields provide recreational and social facilities and together with other venues and local organisations and groups make a significant contribution to the wellbeing and social cohesion of our community.

The B&NES Draft Placemaking Plan (2015), states that "In line with national policy great weight should be given to protecting, conserving and enhancing the landscape".

The range of benefits that green infrastructure can deliver are summarised as:

- ◆ supporting healthy lifestyles and thriving communities
- ◆ providing active access to the outdoors
- ◆ enhancing landscape character and built heritage
- ◆ enhancing biodiversity
- ◆ supporting healthy ecosystems
- ◆ providing climate change solutions
- ◆ invigorating the local economy and natural tourism
- ◆ enhancing sense of place.

These form the basis for the aims and policies for the Environment in our Neighbourhood Plan.

Our Aims

- ◆ To conserve, protect and raise awareness of the characteristic landscape and ecology of our Parish

- ◆ To safeguard, improve and raise awareness of our heritage assets and historic built environment
- ◆ To promote and extend social and recreational activities and facilities within the Parish
- ◆ To encourage healthier lifestyles and improve the health of our community.

Our Policies

These are Community Action Policies which will be taken forward by local groups and individuals, the Parish Council, the Local Authority and other interested parties and organisations.

Environment & Leisure Community Action Policy 1

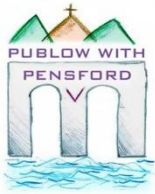
Historic Built Environment

Our Neighbourhood Plan supports the preservation, protection and enhancement of our historic built environment by:

- a) Encouraging the development of a Heritage Trail for the Parish
- b) Promoting the creation of an extended Pensford Village Green
- c) Supporting only development within the Conservation Areas which preserves or enhances those elements which contribute to its special character.

Rationale

The Conservation Areas in Pensford and Woollard are of historic importance, but also link the original villages to the surrounding countryside. Our policies conform to the B&NES Draft Placemaking Plan (2015)^[8] by seeking to "manage the historic environment in the most efficient and effective way in

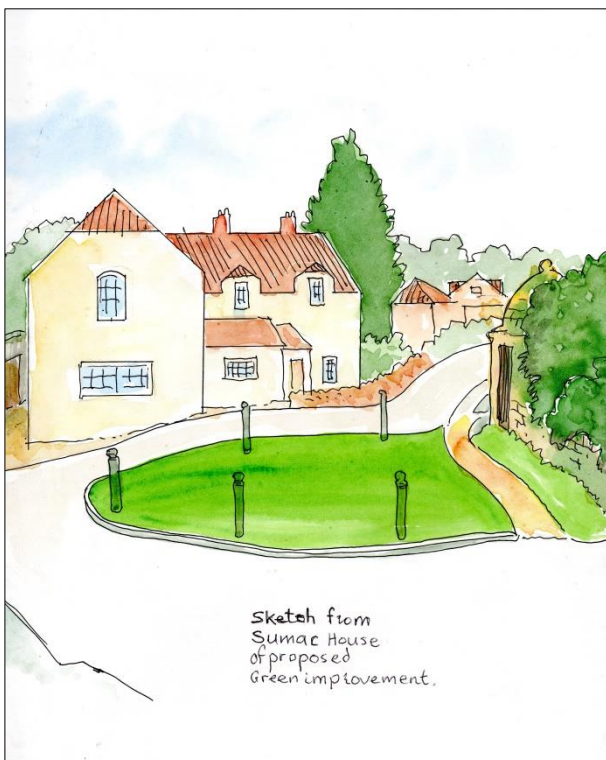


Neighbourhood Plan 2016-2035

order to sustain its overall value to society”.

The Neighbourhood Planning Questionnaire indicated significant support for the development of a “Heritage Trail” and this was confirmed at the Open Days in March 2016.

Extending Pensford village green back to the Lock Up would provide a real



9 - Proposed Village Green
(painted by J. Gully)

“green” centre to the village and give greater prominence to the major heritage asset of the Lock Up. It will also address some of the traffic and pedestrian safety issues in this part of the village by providing a safe pedestrian route from the High St. along towards the Memorial Hall and preventing traffic from accessing the High Street directly from Publow Lane. This plan to extend the village green

was well supported during the Open Days in March 2016.

Environment & Leisure Community Action Policy 2

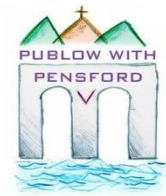
Natural Environment

Our Neighbourhood Plan supports the conservation, protection and enhancement of our natural environment by:

- a) Maintaining and extending our hedgerows, woodlands and green space
- b) Encouraging the development of feasible community-led green technologies
- c) Protecting and promoting biodiversity
- d) Reducing the use of pesticides and herbicides
- e) Improving access to the countryside
- f) Creating signed nature and wildlife trails, including some accessible to wheelchair/pushchair users
- g) Improving safe walking and cycling routes in the Parish in accordance with Green Belt policy and to encourage healthier lifestyles
- h) Mapping and, wherever possible, linking our local Green Spaces
- i) Improving flood control and water quality on the River Chew.

Rationale

The Parish of Publow with Pensford is essentially a rural area but housing developments on the edge of Bristol and Keynsham are bringing urbanisation ever closer. There is clear evidence from the Neighbourhood Planning Questionnaire and the Open Days that



Neighbourhood Plan 2016-2035

residents wish to protect and improve the landscape and ecology of our Parish while at the same time maximising its amenity value for the benefit of local people and visitors.

These Community Action Policies are in line with the B&NES Draft Placemaking Plan (2015)^[8] and will contribute to the sustainable development of the Parish by “making sure that the natural environment works for the community, by making the most of the benefits that the natural environment can and should be providing for people, places and nature.”

The most appropriate community-led green technology will be identified through feasibility studies, but is likely to include consideration of solar, wind and water power generation.

Environment and Leisure Community Action Policy 3

Air Pollution

Our Neighbourhood Plan supports measures to monitor and mitigate the effects of air pollution, in particular on the A37, Pensford Hill and in the vicinity of Pensford Primary School.

Rationale

Traffic on the A37 at Pensford Hill and near Pensford School is often slow moving or stationary. This is a busy main road which carries an increasing number of HGVs. During our community consultation concern was expressed at the potential risks from these traffic emissions to the health of local residents and the schoolchildren and staff of Pensford School.

Environment & Leisure Community Action Policy 4

Social and Recreational Facilities and Activities

Our Neighbourhood Plan supports the work of the Memorial Hall Management Committee and other local organisations and groups in promoting, and where possible extending, the range of social and recreational activities and facilities available to the community.

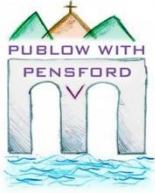
Rationale

As leisure time increases and as the population grows and ages, local organisations have an increasingly important role in supporting healthy lifestyles, in providing a focus for community activities and offering opportunities for all members of the community, of different ages and interests, to participate in a range of activities.

Providing activities and facilities open to all is essential to ensure the sustainability of our community into the future, to improve health and wellbeing and reduce the loneliness and feeling of isolation experienced by some members of our community.

Pensford Memorial Hall and Playing Fields already provide a venue for many of these activities, ranging from occasional and regular social and recreational events in the Hall, the Children’s Play Area and the Playing Fields which are used regularly by various sports teams and the village school.

In addition, other venues in the parish, for example The Church Room, Pensford School and Publow Church, offer opportunities for a variety of events,



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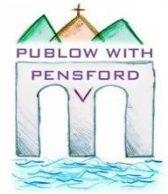
organised by local groups and organisations.

Analysis of the October 2015 Questionnaire showed strong support for community based activities and facilities, in particular the Memorial Hall, Playing Fields and Children's Play Area. A measure of this is the response to the question about contributions to the Memorial Hall when a third of those who answered this question were willing to provide regular contributions with a total value approaching £300 per month.



10 - 2016 Pensford 10k event
*(photographed by George Bladon
www.gbpix.co.uk)*

Neighbourhood Plan 2016-2035



TRAFFIC & TRANSPORT

Introduction

Traffic and Transport issues, highlighted through the consultation process, are identified as Community Action Policies.

The Traffic and Transport section of our Neighbourhood Plan seeks to advance those shared space principles recognised by the National Planning Policy Framework^[6] in order to improve road safety and to give local people a real choice about how they travel.

Road safety

By far the area of greatest concern highlighted in the consultation process related to road safety. The busy A37 trunk road goes through the narrow and steep valley of Pensford and is a popular route for not only commuter traffic but by an increasing volume of heavy goods vehicles. These vehicles have become heavier and wider with no commensurate improvements to the A37 which is constrained by buildings, narrow pavements and limited road width.



11 - Narrow A37 on Pensford Hill

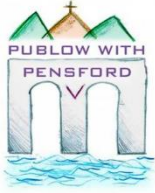
The road is not wide enough for two HGVs to pass each other resulting in them regularly mounting the kerb and damaging walls, bollards, and pavements.



12 - Lorry on Pensford Hill

There are frequent traffic accidents, including fatalities and several pedestrians have been clipped by lorry wing mirrors whilst walking down Pensford Hill. These, together with a large volume of HGVs and cars, have a negative and polluting effect on the village and cause pedestrians and cyclists to feel unsafe, particularly going up Pensford Hill where in places the retaining walls bulge out.

This is not a new issue and for many years local people have expressed concern about noise, excessive speed



Neighbourhood Plan 2016-2035

and pedestrian road safety. In March 2008 the Pensford Conservation Area Appraisal^[7] mentioned that “the busy main road to Bristol is a dominant and noisy feature, dividing the village in two. The impact of speeding traffic could be reduced by careful traffic management and appropriately designed speed control at the entrance and exit of the village, or traffic calming methods in Line with Manual for Streets”.

There is an increasingly urgent need to address the impact of through traffic and achieve a better balance between the interests of traffic, pedestrians and cyclists.

Suggestions from the Parish Neighbourhood Planning consultations and from meetings with parishioners, our Ward Councillor, Parish Councillors, B&NES Head of Strategic Highways and B&NES Highways and Traffic Manager include:

- 1) Extending traffic calming on the A37 in and around Pensford by reducing speed limits between Chelwood roundabout and the B3130 junction and introducing a 20mph speed limit on Pensford Hill, High St./Old Road and narrow country lanes
- 2) The building of a roundabout on the junction of the A37 and the B3130 to reduce traffic speeds and to improve safety at this busy junction
- 3) Increase pedestrian safety on Pensford Hill by raising the kerb to prevent HGVs mounting the pavement. The existing bollards restrict the width of the pavement, do not prevent HGVs from mounting the pavement and need frequently replacing
- 4) Make Pensford High St/Old Road and Parsonage Lane 'Access only' as

these routes are being used as 'rat runs'. These roads are narrow, have no pavement for much of their lengths and no street lighting which already presents a serious risk to road users, especially pedestrians. Increased traffic, at busy times, increases this risk

- 5) Install “sleeping policemen” in High St./Old Road. Traffic frequently speeds down this road (and up!): “sleeping policemen” are an effective way of reducing speed in high risk areas.

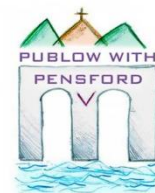
Many of the lanes running through and between the villages are too narrow for pavements. Pedestrians are very concerned about the dangers of walking along roads with passing traffic.

There is a need to improve the safety of children walking from Pensford Primary School to the Memorial Hall Playing Fields as part of the route is without a pavement and round a blind bend.

The lack of street lighting, apart from on the A37, increases the risk to pedestrians and other vulnerable road users, particularly in residential areas without pavements (e.g. the High Street).

Public Transport

Pensford is well served by buses to Bristol and Bath and south to Wells and beyond, but poorly served for buses to Keynsham and the villages of the Chew Valley. In addition, residents of Woollard and Publow have to walk or drive to and from Pensford to get a bus. This increases the number of car journeys by residents going shopping to Keynsham or Chew Magna or to the main local doctors' surgery in Chew Stoke and



Neighbourhood Plan 2016-2035

restricts access to public transport for those of limited mobility.

Although there is a coach service for local children attending Chew Valley School, there is no bus for those pupils who stay on late after school or who have to arrive during the school day (e.g. after dental or doctor's appointments).

We recognise, however, that bus operators will not run unprofitable services: our Neighbourhood Plan encourages the use of public transport as a way of reducing local traffic movements and extending a viable public transport network.

Car Parking

The lack of adequate car parking for residents, visitors and businesses, is a major problem, especially in Pensford. The Housing and Development section of our Neighbourhood Plan stresses the need for new developments to provide adequate off road parking.

However, the lack of parking is particularly acute in Church Street, the High Street and the residential part of Publow Lane. These residential roads are narrow and for the most part have no pavements. There are some parking restrictions – double yellow lines – which prohibit parking in the most dangerous spots, but the demand for parking continues to grow.

Our Aims

We have eight key aims:

- ◆ To continue to lobby the transport authorities, through the Parish Council, to consider incorporating our suggested improvements regarding traffic management

- ◆ To work with B&NES as local highways authority to establish a scheme to reduce HGV traffic through the village
- ◆ To work with B&NES and the Police to reduce vehicle speed through the villages and in the surrounding lanes
- ◆ To improve the safety of residents by lowering the speed limits on the A37 through Pensford
- ◆ Explore ways of providing a safe footpath from Pensford Primary School to the Memorial Hall Playing Fields
- ◆ To improve and extend the public transport network to reduce reliance on private vehicles
- ◆ To explore ways of providing additional parking in Pensford for residents and visitors
- ◆ To provide energy efficient street lighting in residential areas where appropriate.

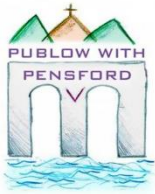
Our Policies

These are Community Action Policies which will be taken forward by local groups and individuals, the Parish Council, the Local Authority and other interested parties and organisations.

Traffic & Transport Community Action Policy 1

Through Traffic

Design and highways proposals that mitigate the impact of through traffic within Pensford will be supported. These proposals may include traffic management measures to minimise the impact of through traffic on residential streets.



Neighbourhood Plan 2016-2035

Traffic & Transport Community Action Policy 2

Residential roads

Proposals to protect and militate against the impact of traffic within residential areas will be supported. Such proposals may include:

- a) Traffic calming
- b) Making the High Street/Old Road and other similar areas "Access Only".

Rationale

The main A37 in Pensford – in particular Pensford Hill and the area by Pensford School and the Post Office - is an area where children, parents and shoppers congregate and cross the busy road. The increasing traffic, especially HGVs, is a source of noise pollution and harmful emissions and danger for pedestrians, cyclists and residents accessing or leaving their properties on foot or by car.

Traffic & Transport Community Action Policy 3

Footpaths

Our Neighbourhood Plan supports the provision of a safe walking path to the Memorial Hall Playing Fields from the centre of Pensford.

Rationale

A new access path would improve the safety of all parishioners and children walking from the village to Memorial Hall Playing Fields and car park. The current route is unsafe in places as part of the route is without a pavement. Improved access to the car park could

help to reduce Pensford's parking problems.

Traffic & Transport Community Action Policy 4

Public Transport

Our Neighbourhood Plan supports improving and extending the existing bus routes to include routes to Chew Magna and the Chew Valley and to Keynsham and a direct route to Bath.

Rationale

An improved and extended public transport network will reduce the number of private car journeys, make more areas accessible for non-car drivers and could benefit the local economy by attracting more visitors to the area, without adding to the existing parking problems.

Traffic & Transport Community Action Policy 5

Car Parking

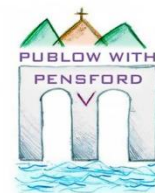
Our Neighbourhood Plan supports the provision of additional car parking, particularly for limited periods (dropping off/collecting at school; shopping) and visitors, including friends and family.

This could include discussion with the Memorial Hall Management Committee and Trustees to see whether and how the use of the Hall car park could help to provide additional parking for residents and visitors.

Rationale

Road and pedestrian safety will be improved if parking in the narrow streets in the centre of Pensford can be reduced.

Neighbourhood Plan 2016-2035



Traffic & Transport Community Action Policy 6

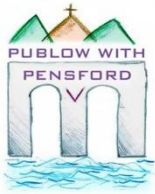
Street Lighting

Our Neighbourhood Plan supports the provision of energy efficient street lighting in residential areas without pavements, for example in High St. and Church St.

Decisions on street lighting should be taken in consultation with local residents and should consider the impact on wildlife.

Rationale

Energy efficient street lighting is sustainable and will contribute to pedestrian safety, particularly during the winter when many children set out for and return from school in the dark.

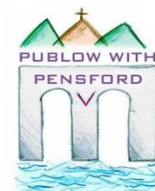


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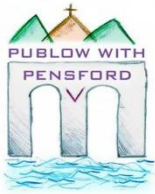
GLOSSARY

<i>Phrase</i>	<i>Meaning</i>
Affordable Housing	<p>Housing that meets the needs of households whose income does not allow them to rent or buy at prevailing local market prices. It can include social rented housing i.e. rented housing owned and managed by local authorities or Registered Social landlords for which guideline target rents are determined through the national rent regime or intermediate housing where housing prices and rents are above social rent but below market prices or rents.</p>
Assets of Community Value	<p>This new Community Right (sometimes called the "Community Right to Buy" or "Community Right to Bid") allows defined community groups, including Parish Councils, to ask the Council to list certain assets as being of "community value". This is designed to give communities more opportunities to take control of the assets and facilities important to them.</p> <p>If an asset is listed and then comes up for sale, the new right could give communities that want it a total of 6 months to put together a bid to buy it (including a 6-week cut-off for an initial proposal to be put forward).</p> <p>Once an asset is listed, the owner cannot then dispose of it without:</p> <ul style="list-style-type: none"> ◆ letting the local authority know that they intend to sell the asset or grant a lease of more than 25 years ◆ waiting until the end of a six week 'interim moratorium' period if the local authority does not receive a request from a community interest group to be treated as a potential bidder ◆ waiting until the end of a six month 'full moratorium' period if the local authority receives a request from a community interest group to be treated as a potential bidder ◆ The owner does not have to sell the asset to the community interest group.

Neighbourhood Plan 2016-2035

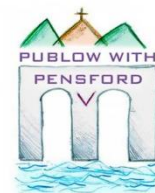


Phrase	Meaning
B&NES Core Strategy	The Core Strategy is a key policy document for B&NES that puts in place a strategic planning framework to guide change and development in the District over the next 20 years and beyond.
B&NES Draft Placemaking Plan (2015)	<p>Whilst the Council's Adopted Core Strategy sets out the broad and strategic approach to the level and location of new development throughout B&NES, the Council's Placemaking Plan focuses more on the specifics, including detailed design principles and development aspirations and updating the planning policies used in determining planning applications.</p> <p>The Placemaking Plan will:</p> <ul style="list-style-type: none"> ◆ allocate sites for development for housing, employment and other uses to help meet development needs identified in the Core Strategy ◆ review and update the development management policies used in the determination of planning applications ◆ facilitate the delivery of key development sites; ◆ safeguard and enhance the quality and diversity of places in B&NES including the protection of valued assets and identifying opportunities for change; and ◆ provide the opportunity to work together with local communities to review Housing Development Boundaries. <p>The Core Strategy and the Placemaking Plan are complementary planning policy documents and should be read as one.</p>
Conservation Areas	'Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' - Planning (Listed Buildings and Conservation Areas) Act 1990.



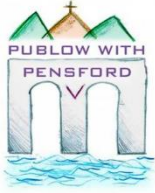
Neighbourhood Plan 2016-2035

Phrase	Meaning
Green Belt	Areas of land where development is particularly tightly controlled. The purposes of Green Belt are to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration by encouraging the recycling of derelict and other urban land.
Housing Development Boundary (HDB)	<p>A line controlling and identifying the limits to developments for an individual village. The line is tightly defined around the housing of the village.</p> <p>It excludes:</p> <ul style="list-style-type: none"> ◆ Playing fields or open space at the edge of settlements (existing or proposed) ◆ Isolated developments which are physically or visually detached from the village (including farm buildings or agricultural buildings on the edge of the settlement which relate more to the countryside than the settlement) ◆ Large gardens and other open areas which are visually open and relate to the open countryside rather than the settlement ◆ Large gardens or other areas whose inclusion or possible development would harm the structure, form and character of the village ◆ Areas where development and intensification would harm the character of the village or would have an unacceptable impact on the highway or on the character and landscape.
Housing Needs Survey	A survey carried out to determine the housing needs of residents. The last one for our Parish was published in 2012.
Infilling	The filling of small gaps within existing development e.g. the building of one or two houses on a small vacant plot in an otherwise extensively built up frontage. The plot will generally be surrounded on at least three sides by developed sites or roads.



Neighbourhood Plan 2016-2035

Phrase	Meaning
Localism Act (2011)	The Act which established the framework for the development of Neighbourhood Plans.
National Planning Policy Framework (NPPF)	Document which set out the government's planning policies for England and how they are expected to be applied.
Rural Exception Site	<p>The NPPF defines Rural Exception Sites as:</p> <p>Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.</p>
Sustainable Development	<p>Essentially, sustainability is about enabling growth to cater for the needs of current generations but ensuring that growth does not mean worse lives for future generations.</p> <p>Examples are:</p> <ul style="list-style-type: none"> ◆ Improved public transport and safe pedestrian routes ◆ Provision of affordable housing and a good mix of housing types ◆ Recycling, local energy generation ◆ Conservation of historic buildings and the natural environment ◆ Facilities to support and encourage homeworking ◆ Protection and enhancement of wildlife areas and measures to support bio-diversity.
"Washed over" by the Green Belt	The Parish is entirely within the Green Belt and housing development outside the Housing Development Boundary is not permitted, except in certain very special circumstances.



Neighbourhood Plan 2016-2035

APPENDICES

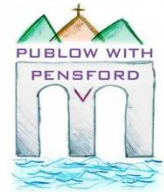
These appendices are additional pieces of information that contribute to the logic and meaning of the main document. However, the content of these appendices is not essential for the completeness of the document and does not (or intend to) change the meaning of the document.

Much of the content of these appendices is taken from or is identical to other documents and is intended to help the interested reader without having to access the full source of information.

More information on our Neighbourhood Plan, including a detailed analysis of the results of the October 2015 Questionnaire (Appendix 1), can be found on the Publow with Pensford Parish Council website:

<http://www.publow-with-pensford-pc.gov.uk/pc/>

Neighbourhood Plan 2016-2035

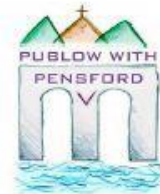


A1 - Our Questionnaire (Oct/Nov 2015)

HAVE YOUR NEIGHBOURHOOD PLAN SAY !

YOUR QUESTIONNAIRE

October 2015



Dear Neighbours,

After many months of discussion and consultation the Parish Council, helped by a Steering Group consisting of councillors and local residents, have produced this Questionnaire based on topics and concerns expressed at the well attended Open Meetings held in May.

The Questionnaire gives all of us in the Parish, from school children to senior citizens, an opportunity to say what we want for the future of our community and, once it is approved by a local referendum, it becomes a legally binding document which the Local Authority cannot ignore.

That is why it is important to HAVE YOUR SAY by completing your Questionnaire and making sure that it is returned before the closing date.

For more information about your Neighbourhood Plan please visit <http://www.publow-with-pensford-pc.gov.uk/pc/neighbourhood-planning/> or you can pick up a printed version from Pensford Post Office.

The Questionnaire has been designed with a simple 1 to 5 answering structure with a KEY at the top of each page. **Please put a tick in the box that best reflects your views.**

If you have any comments that are not addressed in the Questionnaire, or if you want to expand your answers, make suggestions or have any concerns, please add them to the separate Comments Sheet and enclose it in the envelope with your Questionnaire.

If members of your household want to complete an individual Questionnaire, or it gets mislaid, extra copies are available, on request, from Pensford Post Office.

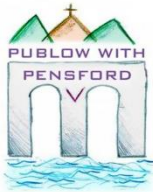
There is a Prize Draw of 10 prizes to the value of £25 each. To qualify for entry return your completed Questionnaire, with your phone number in the box on the Questionnaire, to the special box in Pensford Post Office by 24 October.

The Questionnaire takes about 10 minutes to read through and complete so, please take 10 minutes to put forward your views on the future development of our community.

The final date for returning your completed Questionnaire is 31 October. Details of all the addresses where you can return the Questionnaire are printed on the envelope.

Janette Stephenson,
Chair, Publow with Pensford Parish Council

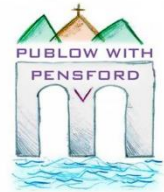
Chris James,
Chair, Neighbourhood Planning Steering Group



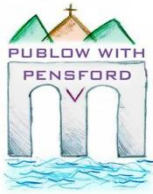
Neighbourhood Plan 2016-2035

Our Community					
Q 1	The Parish Council is keen to work with the community and improve its communication and consultation to ensure that you know what is happening in the Parish. How would you prefer to be kept informed? <i>Please tick the boxes that apply</i>				
a	Parish News		b	Local newspapers/magazines	
c	Parish Council website		d	Notices/minutes on public notice boards	
e	E-mail		f	Regular public meetings	
KEY: 1 = Strongly Disagree 2 = Disagree 3 = No Opinion 4 = Agree 5 = Strongly Agree					
Local Businesses					
Q 2	We should seek to:	1	2	3	4 5
a	Install high-speed Broadband	1	2	3	4 5
b	Encourage more businesses, shops, tourism and related businesses to move into the Parish	1	2	3	4 5
c	Encourage the creation of a local Heritage Trail, as well as develop "Walking Guides", and advertise them via links to the Parish Council website	1	2	3	4 5
d	Support the supply of local products to local shops and markets	1	2	3	4 5
Amenities					
Q 3	The following amenities are valuable to the community:	1	2	3	4 5
a	Memorial Hall	1	2	3	4 5
b	Playing Fields	1	2	3	4 5
c	Children's Play area	1	2	3	4 5
d	Sports clubs	1	2	3	4 5
e	Allotments	1	2	3	4 5
f	Services and activities for older people	1	2	3	4 5
g	Community entertainment both professional and amateur	1	2	3	4 5
h	Places of worship	1	2	3	4 5
i	Public footpaths/public rights-of-way/bridleways	1	2	3	4 5
j	Woodland/landscape and open spaces				
k	Youth clubs and other organisations for young people	1	2	3	4 5
l	Childcare/out of school club/nursery/crèche facilities	1	2	3	4 5
m	Mobile library	1	2	3	4 5
Q 4	The following amenities would be valuable to the community if they were introduced:	1	2	3	4 5
a	Other community-based activities e.g. Parish Fair/music festival	1	2	3	4 5
b	Doctors surgery/health facilities	1	2	3	4 5
c	Daytime and evening adult education classes	1	2	3	4 5
Q 5	Would you be prepared to make a monthly contribution to help maintain and improve the Memorial Hall? <i>If yes please put the amount you would be prepared to contribute in the Yes box</i>	Yes		No	

Neighbourhood Plan 2016-2035



KEY : 1 = Strongly Disagree 2 = Disagree 3 = No Opinion 4 = Agree 5 = Strongly Agree		1	2	3	4	5
Q 6	We should seek to have installed in all parts of the parish:	1	2	3	4	5
a	Mains drainage/sewerage	1	2	3	4	5
b	Mains gas supply	1	2	3	4	5
The Environment						
Q 7	We should take the necessary action to:	1	2	3	4	5
a	Reduce air /water/noise and light pollution	1	2	3	4	5
b	Oppose fracking and other forms of energy extraction in the Parish	1	2	3	4	5
c	Promote the use of sustainable energy systems for both domestic and commercial properties	1	2	3	4	5
d	Promote measures to reduce our carbon footprint	1	2	3	4	5
e	Introduce solar-powered, motion sensitive lighting in dark areas	1	2	3	4	5
f	Reduce litter on our streets, playing fields, public footpaths and rivers	1	2	3	4	5
g	Reduce dog fouling on our streets, playing fields and public footpaths	1	2	3	4	5
h	Support flood control strategies	1	2	3	4	5
i	Reduce the use of chemical pesticides and herbicides	1	2	3	4	5
j	Designate areas of the Parish as protected wildlife sites	1	2	3	4	5
k	Use appropriate planting to alleviate the effects of motor pollution e.g. outside Pensford Primary School	1	2	3	4	5
Housing						
Q 8	We need more of the following types of housing:	1	2	3	4	5
a	Family housing	1	2	3	4	5
b	Homes for first time buyers	1	2	3	4	5
c	Retirement flats/housing/sheltered accommodation	1	2	3	4	5
d	Affordable/low cost/shared-cost housing	1	2	3	4	5
Q 9	If more housing is needed, developments should be considered as follows:	1	2	3	4	5
a	Relocate the existing allotments and build affordable housing in its place	1	2	3	4	5
b	Restrict local developments to within the Housing Development Boundary	1	2	3	4	5
c	Support low energy usage, environmentally friendly housing	1	2	3	4	5
d	Acknowledge the distinctive character of the local area	1	2	3	4	5
e	Extend the Housing Development Boundary to allow suitable developments	1	2	3	4	5
f	Support the policy of protecting the "Green Belt"	1	2	3	4	5
Transport, Highways, Parking & Road Safety						
Q 10	We should seek to:	1	2	3	4	5
a	Extend traffic calming, including introducing appropriate speed limits, on the A37 in and around Pensford	1	2	3	4	5
b	Explore ways to improve on-street car parking for residents and visitors	1	2	3	4	5
c	Propose to the Bus Companies that they extend their 'Inner Zone' fares from the top of Pensford Hill to include the whole of Pensford	1	2	3	4	5

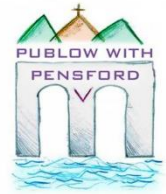


Neighbourhood Plan 2016-2035

KEY: 1 = Strongly Disagree 2 = Disagree 3 = No Opinion 4 = Agree 5 = Strongly Agree						
d	Negotiate access to alternative routes to provide a safe footpath from Pensford Primary school to the Memorial Hall Playing Fields	1	2	3	4	5
e	Make the High Street, Old Road, Parsonage Lane and other similar areas "Access Only"	1	2	3	4	5
f	Build a roundabout on the junction of the A37 and the B3130	1	2	3	4	5
g	Introduce traffic calming measures, including a 20 mph limit, on narrow lanes and streets	1	2	3	4	5
h	Make the village green at the foot of the High Street, Pensford into a safe place for pedestrians	1	2	3	4	5
i	Introduce traffic lights to make Pensford Hill a single lane highway and widen and raise the height of the pavement accordingly	1	2	3	4	5
J	Support by-passing the A37 from residential areas	1	2	3	4	5
Q 11	The following bus services are important to the community:	1	2	3	4	5
a	Bath to Street (376)	1	2	3	4	5
b	Bristol to Bath via Midsomer Norton (379)	1	2	3	4	5
e	A regular service down the Chew Valley from the Harptrees, Bishop Sutton, Chew Stoke, Chew Magna, Stanton Drew, Pensford, Woolard and Keynsham	1	2	3	4	5
About your household						
Q 12	How many people in your household are in the following age bands?	Under 17	18-24	25-34	35-44	
		45-54	55-64	65-74	75+	
Q 13	What area of the Parish do you live in?					
Q 14	What do you like about living in the Parish?					
<p>Please Note: If you would like to volunteer to help with any of the activities, existing, and/or proposed, described in the Questionnaire, please name the activity, or activities, and put your name and contact details on the Comments Sheet and attach it to the Questionnaire.</p>						
<p>If you would like to enter the prize draw please put your phone number in the box and ensure that your Questionnaire is returned by 24th October 2015</p>						

Thank you for completing the Questionnaire. The results will be analysed and published early in 2016. A Draft Neighbourhood Plan will then be developed based on the views and comments from the Questionnaire.

Neighbourhood Plan 2016-2035

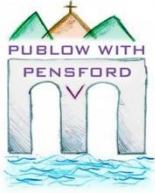


A2 - Heritage Trail

A local "Heritage Trail", perhaps linking with "Nature/Wildlife Trails", can benefit our community, our local economy and safeguard our environment and ecology. It can include historic sites and buildings and also places of environmental and ecological interest. A Visitor's Guide to our Parish could be produced setting out different walking routes around the parish and information boards placed at appropriate points. Profits from the sale of the Guide could be used to support other community activities. Interested local groups and individuals could take the lead in developing and shaping the Heritage Trail.

A Heritage and Wildlife Trail will:

- 1) make residents more aware of the history and heritage of the area in which we live and help to identify and preserve these sites of historic or ecological interest for the future
- 2) provide opportunities for greater community collaboration to preserve and enhance our heritage, history and environment
- 3) benefit the local economy through increased visitors to the Parish.



Neighbourhood Plan 2016-2035

A3 - Listed Buildings

There are a number of buildings and other structures within the parish that have an associated listing status. These are listed below and are given the name or identification used by Historic England in their official record of the listing. The number in brackets is the official, unique Entry Number that is used by Historic England to identify each building or structure. Further details are available from the Historic England list for the parish.

Church of All Saints (1129484)

Grade: I

Location in the Parish: Publow

Publow Bridge (1129485)

Grade: II

Location in the Parish: Publow

Bellevue (1129486)

Grade: II

Location in the Parish: Publow

Belluton House (1129487)

Grade: II

Location in the Parish: Belluton

The Grange (1129488)

Grade: II

Location in the Parish: Belluton

169 and 170 Blackrock Lane (1129489)

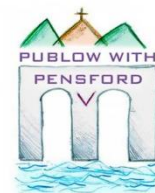
Grade: II

Location in the Parish: Blackrock Lane, Publow

Milestone at National Grid Reference ST 6169 6506 (1129490)

Grade: II

Location in the Parish: A37 north of Pensford, near Amercombe



Neighbourhood Plan 2016-2035

Amercombe (1129491)

Grade: II

Location in the Parish: A37 north of Pensford

Bridge Over the River Chew (1129492)

Grade: II

Location in the Parish: Church Street, Pensford

Gill's Shoe Shop (1129493)

Grade: II

Location in the Parish: 1-5 Church Street, Pensford

Lock Up (1129494)

Grade: II

Location in the Parish: High Street, Pensford

Parsonage Farmhouse (1129495)

Grade: II

Location in the Parish: Parsonage Lane, Publow

Bell Farmhouse (1129496)

Grade: II

Location in the Parish: Woollard

Chew Cottage Newbridge House (1129497)

Grade: II

Location in the Parish: Woollard

John Locke's Cottage (1136376)

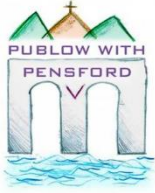
Grade: II

Location in the Parish: Belluton

Cottle's Farmhouse (1136380)

Grade: II

Location in the Parish: Blackrock Lane, Publow



Neighbourhood Plan 2016-2035

Publow Farmhouse (1136390)

Grade: II

Location in the Parish: Blackrock Lane, Publow

Church of St Thomas a Becket (1136393)

Grade: II*

Location in the Parish: Church Street, Pensford

Bridge House (1136398)

Grade: II

Location in the Parish: Stanton Lane, Pensford

129-131, High Street, Pensford (1136406)

Grade: II

Location in the Parish: 129-131 High Street, Pensford

George and Dragon Public House (1136411)

Grade: II

Location in the Parish: High Street, Pensford

Paradise Row (1136429)

Grade: II

Location in the Parish: Woollard

K6 Telephone Kiosk, Woollard (1136483)

Grade: II

Location in the Parish: Woollard

Guys Farm (1194767)

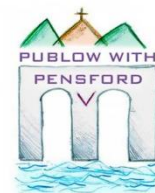
Grade: II

Location in the Parish: Stanton Lane, Pensford

Old School House (1285549)

Grade: II

Location in the Parish: High Street, Pensford



Neighbourhood Plan 2016-2035

Woollard House (1312778)

Grade: II

Location in the Parish: Woollard

Old Bakery (1312807)

Grade: II

Location in the Parish: High Street, Pensford

Pensford Viaduct (1312811)

Grade: II

Location in the Parish: Pensford

Viaduct View (1365671)

Grade: II

Location in the Parish: 142 High Street, Pensford

149, High Street, Pensford (1365672)

Grade: II

Location in the Parish: 149 High Street, Pensford

182-185, Woollard (1365673)

Grade: II

Location in the Parish: 182-185 Publow Lane, Woollard

Pensford War Memorial (1430676)

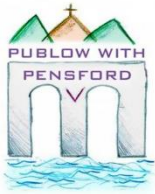
Grade: II

Location in the Parish: Junction of Church Street, New Road & Publow Lane, Pensford

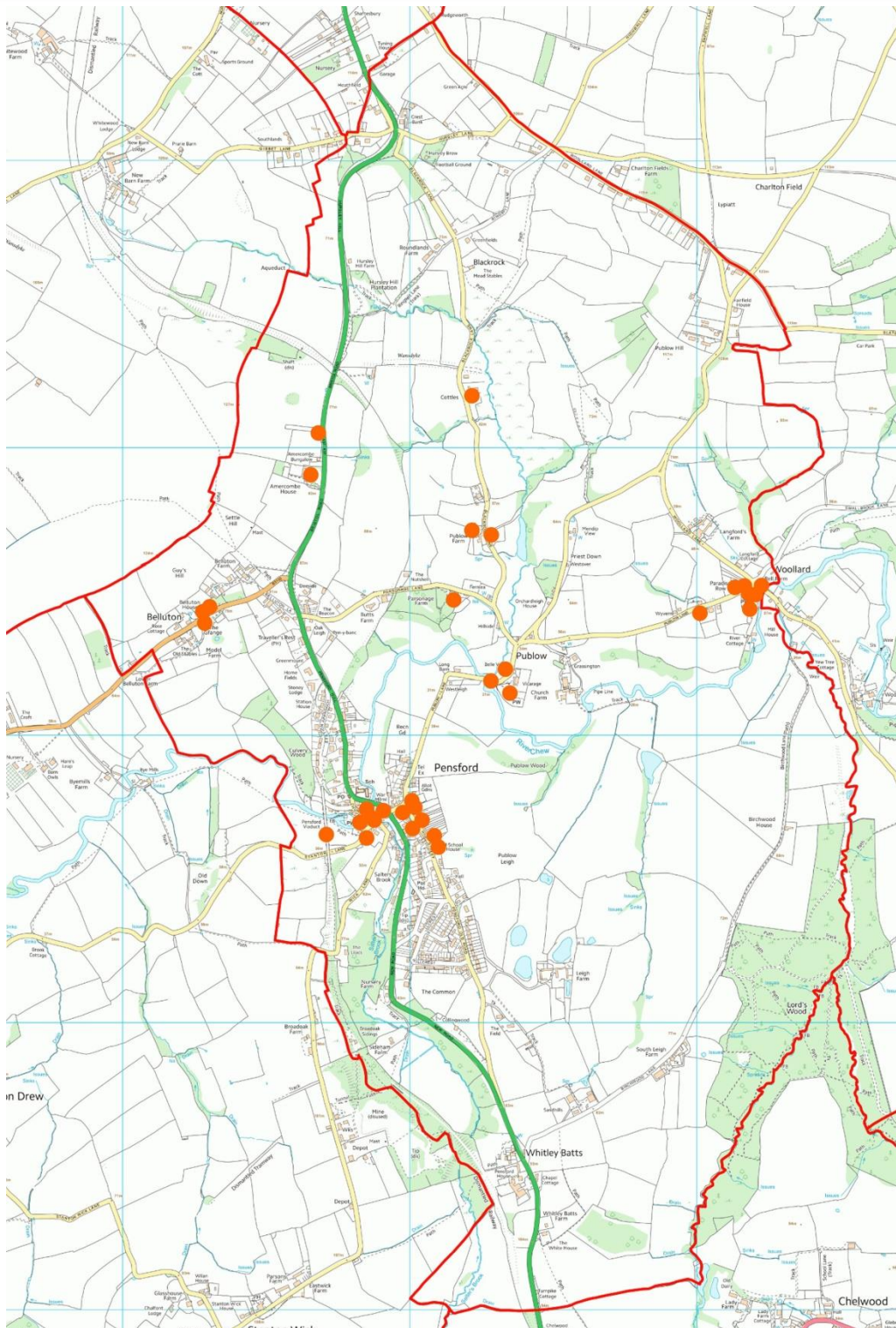
Part of the linear boundary known as the Wansdyke 210m north west of Cottles (1007010)

Grade: Scheduling

Location in the Parish: North West of Cottle's Farmhouse, Blackrock Lane, Publow

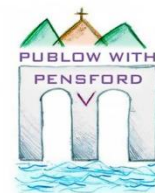


Neighbourhood Plan 2016-2035



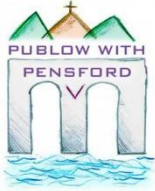
13- The Orange circles indicate the location of each of the listed buildings within the Parish

Neighbourhood Plan 2016-2035



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- [1] Bat Conservation Trust
http://www.bats.org.uk/pages/bats_and_lighting.html
 - [2] Bats and Lighting Research Project
<http://www.batsandlighting.co.uk>
 - [3] Core Strategy; Bath & North East Somerset Council
http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Core-Strategy/core_strategy_-_adopted_interactive_version.pdf
 - [4] Historic England – Publow with Pensford listed buildings
<https://historicengland.org.uk/listing/the-list/results?q=Publow&searchtype=nhle>
 - [5] Localism Act (2011)
<http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted>
 - [6] National Planning Policy Framework (NPPF)
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
 - [7] Pensford Conservation Area Appraisal
<http://www.bathnes.gov.uk/services/planning-and-building-control/conservation-areas/pensford-conservation-area-appraisal>
 - [8] Placemaking Plan (DRAFT); Bath & North East Somerset Council
<http://ads.bathnes.gov.uk/services/planning-and-building-control/planning-policy/placemaking-plan/placemaking-plan-pre>
 - [9] Publow and Pensford Parish Council
<http://www.publow-with-pensford-pc.gov.uk/pc/>
 - [10] Publow Parish – Green Infrastructure Profile
<http://www.publow-with-pensford-pc.gov.uk/pub/images/Green%20Map.pdf>
 - [11] Saved Local Plan Policies (2007); Bath & North East Somerset Council
http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Local-Plan/Local-Plan-Archive/schedule_of_saved_local_plan_policies.pdf
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Neighbourhood Plan 2016-2035

[12] Woollard Conservation Area Appraisal

<http://www.bathnes.gov.uk/services/planning-and-building-control/conservation-areas/woollard-conservation-area-appraisal>