

Appendix B

Sustainability

Introduction and Methodology

About this Report

The purpose of this scoping report is to identify the sustainability issues within the Stowey Sutton Parish and to set objectives for the Sustainability Appraisal of the Neighbourhood Plan that can be used to determine how the Neighbourhood Plan will address these issues.

Legislation at both a European and national level sets out the requirement to achieve sustainable development. In 2004 the European Directive on Strategic Environmental Assessment (SEA) set out the requirement for SEA, which has been incorporated into the

Sustainability Appraisal process in the UK. UK planning law also places a requirement on local development plan documents to ensure a contribution to sustainable development through Sustainability Appraisal.

This report will be the subject of consultation with Bath and North East Somerset (B&NES) Council, Wiltshire Council, the Environment Agency, Natural England, and English Heritage.

Sustainable Development

Sustainable Development has been defined by the Government as 'a better quality of life for everyone, now and for generations to come'. It is about considering the long-term environmental, social and economic issues and impacts. A set of shared UK principles provide the guidance to achieve the purposes of sustainable development. These principles form the basis for policy in the UK:

- Living within environmental limits
- Ensuring a strong, healthy and just society
- Building a strong, stable and sustainable economy
- Promoting good governance
- Using sound science responsibly

The land use planning process is a key tool in the delivery of sustainable development. The Stowey Sutton Neighbourhood Plan, which is currently being prepared, will need to be in conformity with the Local Development Plan of B&NES, as it will (if passing examination and referendum) comprise part of a hierarchy of the development plan documents that make up

the planning policy framework for the council area. The Neighbourhood Plan can help to achieve sustainable development in the parish, whilst at the same time helping to ensure that any adverse environmental impact is minimised.

Stowey Sutton Parish

The Stowey Sutton neighbourhood plan encompasses the civil parish of Stowey Sutton, which comprises of the villages of Bishop Sutton and Stowey, together with the surrounding rural landscape.



Figure 15 Map of Stowey Sutton Parish & Neighbourhood Plan Area Boundary

Neighbourhood Plan Scope and Main Objectives

The Localism Act introduced Neighbourhood Planning into the hierarchy of spatial planning in England, giving communities the right to shape their future development at a local level. In March 2014, Stowey Sutton Parish Council was successful with its application to become a Neighbourhood Planning area. The Stowey Sutton Neighbourhood Plan reflects community-wide comments, observations and concerns about its future, bringing them together with census information, strategic and statistical evidence into a “living promise” that mirrors the community’s overwhelming desire to make Stowey Sutton an even better place to live and work, both now and for future generations.

The plan has been produced by a Neighbourhood Planning Steering Group including Parish Council members and community volunteers. The Neighbourhood Plan includes policies for deciding where development should take place and the type and quality of that development, together with policies influencing social and community growth

Four key areas are being explored in the preparation of the plan:

- Housing and Development
- Roads and Transport
- Business and Employment
- Community and Recreation

Methodology

This report has been produced by Stowey Sutton Parish Council and the Stowey Sutton Neighbourhood Plan Steering Group. This sustainability appraisal has been based on the parish gathering baseline environmental evidence, identifying key issues and problems and engaged with B&NES Council.

The methodology for this initial scoping stage of the sustainability appraisal was developed in accordance with the following guidance:

- A Practical Guide to the Strategic Environmental Assessment (SEA) Directive (ODPM, 2005)
- Planning Advisory Service (PAS) Sustainability Appraisal online guidance at: <http://www.pas.gov.uk/pas/core/page.do?pageld=152450>

This report meets the scoping requirements of the SEA Directive. See attached appendices for an overview of how SEA requirements incorporated in this report.

Government guidance outlines a five stage process for undertaking a SA:

- Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
- Stage B: Developing and refining alternatives and assessing effects
- Stage C: Preparing the SA
- Stage D: Consulting on the draft plan and the SA
- Stage E: Monitoring implementation of the plan

This scoping report is Stage D in above process and consists of five tasks:

Task A1: Identifying other relevant policies, plans and programmes and sustainable development objectives. The development of the Neighbourhood Plan (NDP) may be influenced by other plans or programmes and by external environmental objectives such as

those laid down in policies or legislation. This stage outlines that policy context, ensuring compliance and highlighting any issues or constraints that may apply to Stowey Sutton NDP.

Task A2: Collecting baseline information.

The description of the baseline environment and elements within it establishes information on the current context and highlights sensitive elements within the plan area. The information that has been collected is relevant to SEA objectives and is relevant to the characteristics of the plan to provide the evidence base against which its potential effects can be measured and assessed.

Task A3: Identifying sustainability issues and problems

Within the parish, certain sustainability issues are more significant than others, e.g. flooding. These issues will need to be highlighted as areas of concern within the sustainability appraisal. Issues are identified through:

- The review of relevant regional and local plans and programmes.
- Identification of baseline characteristics.
- Sustainability issues known locally.

The key sustainability issues have been divided into environmental, social and economic and set out in a table.

Task A4: Developing the SA framework.

The sustainability framework will be used during the next stage to test options and the draft Plan. The starting point for identifying a set of draft objectives specific to the two parishes are those objectives considered in the Sustainability Appraisal of the B&NES Core Strategy.

Task A5: Consulting on the scope of the Sustainability Appraisal.

This report will be sent to statutory consultees and others with an interest in sustainability issues. Feedback from the consultation will be considered and – where appropriate – taken on board in the ongoing SA process.

Policy Context (task A1)

This section provides a summary of key relevant plans and programmes which could influence the Stowey Sutton Neighbourhood Plan.

The purpose of sustainability appraisal is to ensure that the principles of sustainable development are incorporated into all levels of planning policy. The Stowey Sutton Neighbourhood Plan will sit within a hierarchy of national and local planning policies and will need to be in 'general conformity' with the local development plans. It is therefore, this scoping

report does not propose to review all international, national and regional policies other than the National Planning Policy Framework (NPPF), as the Sustainability Appraisal of the B&NES Core Strategy reviewed all programme, policies, strategies and guidance that were taken into account in drafting these documents.

National Planning Policy Framework (NPPF)

The NPPF sets out a presumption in favour of sustainable development, so that it is clear that development which is sustainable can be approved without delay. Local and Neighbourhood Plans policies guide how this presumption will be applied at a local level, in line with 12 core planning principles. Of particular relevance to the parishes are direct references to rural economies and communities, and also the continued importance placed on the protection of the Green Belt and AONB.

B&NES Local Plan 2007 - 2011

The Local Plan contains “saved policies” applicable to Stowey Sutton.

B&NES Core Strategy

The Core Strategy sets out the policy framework for the location and level of new housing and other development and is the key development plan document for the next 15-20 years. The B&NES Core Strategy was adopted in July 2014 and contains policies applicable to Stowey Sutton. For example, Stowey Sutton has been identified as a RA1 settlement and was allocated about 50 dwellings over the plan period of 2011-2029. This has now been met through recent housing developments.

Biodiversity Action Plan (BAP)

- WILDthings Biodiversity Action Plan for Bath and North East Somerset (2006)

The BAP is a strategic framework for the conservation and enhancement of habitats and species. The BAP includes a series of Habitat Action Plans each covering a priority habitat and species. There a number of sensitive habitats within the neighbourhood plan area including the Chew Valley Lake.

Flood Risk Assessment

- Bath and North East Somerset Level 1 Strategic Flood Risk Assessment 2008 evidence base document used to inform the production of the local authority’s Local Development Framework. The study provide a summary of flood risk in the local

authority area, along with how development and allocations may be affected by flooding.

- Regard has been had to the Bristol Avon Catchment Flood Management Plan, Summary Report – June 2012. http://www.environmentagency.gov.uk/static/documents/Leisure/_CFMP_Bristol_Avon_2012.pdf Any application site within Flood Zone 3 & 2 (see EA Stowey Sutton Flood Plane map below) as defined by NPPF will require applicants for planning permission to submit a Flood Risk Assessment when development is proposed in such locations.
- Further, sustainable drainage systems should be used for any development to reduce run off, improve water quality and benefit biodiversity and aesthetics.

Refer to the Environment Agency Flood map for the Parish and plan area Page 110

Landscape Character Assessment (LCA)

- Rural Landscapes of Bath North East Somerset LCA Supplementary Planning Document (2003).

The assessments identify and describe the component features and characteristics of the landscape, and guide the maintenance and enhancement of landscape character and local distinctiveness. The neighbourhood plan area is set within a sensitive rural landscape.

Information included in the assessments should be used to inform the location of sites of development and the type of development along with a reference for conservation and enhancement activities.

Landscape character map and key see Appendix H, Map of Green Belt page 105 & Map of the AONB page 106

Mendip Hills AONB Management Plan (2014-2019)

The parish is set within the Mendip Hills Area of Outstanding Natural Beauty. The action plan operates alongside other statutory plans and programmes, especially community strategies, and development plans. The plan provides the vision for a 20-25 year period. The plan has two main statutory purposes:

1. To conserve and enhance the natural beauty of the AONB
2. To increase the understanding and enjoyment of the special qualities of the AONB.

http://www.mendiphillsaonb.org.uk/wp-content/uploads/2010/11/up_161122_management_plan_final_word_version_nov_08.pdf

Next Steps

Appendix A at the end of this report provides a summary of the local programmes, plans and other documents which influence the Neighbourhood Plan. Key objectives and indicators have been identified from the emerging local authority plans and other key plans.

These have been incorporated into the sustainability framework and used to inform baseline data and the identification of key issues. Note that the policy context for the Stowey Sutton Neighbourhood Plan Sustainability Appraisal is not static. Therefore, as further relevant plans or programmes are developed, they should be reviewed and incorporated within the assessment at future stages of publication of this Sustainability Appraisal report.

Sustainability Context (task A2)

A collection of information on environmental, social and economic characteristics of the parishes is required to provide a basis for predicting and monitoring the effects of the policies of the Neighbourhood Plan. The topic areas considered by this scoping report encompass those required by sustainability appraisal guidance and SEA Regulations, and have been informed by the topics included in the Core Strategy Sustainability appraisals of the local authority.

Table: Baseline Information Topics

Topic	SEA Regulation Topic	Sustainability Theme
Biodiversity	Biodiversity	Environmental
	Fauna	
	Flora	
Landscape	Landscape	
Heritage and Character	Cultural Heritage including architectural and archaeological heritage	
Water	Water	

Soil	Soil	
Climatic Factors	Climatic Factors	
Roads, Transport and Movement		Economic
The Local Population	Education and Employment	
	Health	Social
	Housing	
Air Quality	Transport	Environmental
Material Assets	Housing and Facilities	Social/Economic

Biodiversity

The Plan area supports a wide range of habitats and a diverse flora and fauna. Designations along with plans and programme that cover the area aim to provide protection and management to protect habitats.

International Designations- North Somerset and Mendip Bats Special Area of Conservation (SAC)

Natura 2000 sites are Special Areas of Conservation (SACs) designated under the Habitats Directive. Stowey Sutton falls partly within the 5km buffer around components of the North Somerset & Mendips Bats SAC. *Component Sites of Special Scientific Interest (SSSIs)*: Banwell Ochre Caves, Brockley Hall Stables, Compton Martin Ochre Mine, King's Wood and Urchin Wood, The Cheddar Complex and Wookey Hole provide habitats for a number of bat species including the Greater horseshoe bat (*Rhinolophus ferrumequinum*) and the Lesser horseshoe bat (*Rhinolophus hipposideros*).

International Designations- Chew Valley Lake (SPA)

The Parish encompasses almost half of Chew Valley Lake and lies entirely within a 5km buffer zone around the lake. The Chew Valley Lake is designated as such under the European Birds Directive because of importance to birds.

NOTE: The proximity of the SAC may trigger the need for an Appropriate Assessment, (Habitat Regulation Assessment HRA).

The Draft Stowey Sutton Neighbourhood Plan has been subject to an HRA Screening and all recommendations have been incorporated into the Draft Plan.

National Designations- Site of Special Scientific Interest (SSSI)

- Chew Valley Lake is a SSSI and makes a full contribution to achieving the aims of the Birds Directive by supporting migrating populations of Shoveler Anus clypeata (Source: English Nature).
- Burlledge Hill is the site of a SSSI and a univallate Iron Age hillfort (Source: English Nature).
- Folly farm SSSI is owned by Avon Wildlife Trust and supports living landscapes which aims to restore, recreate and reconnect habitats to enable wildlife to move through the landscape.

Regional and Local Priority Habitats

At regional and local levels Biodiversity Action Plans (BAPs) provide a strategic framework for the conservation and enhancement of habitats and species. Strategic Nature Areas (SNAs) and priority habitats are identified to improve habitat networks and to sustain wildlife within them.

Stowey Sutton contains a number of protected species including a colony of white clawed crayfish. During the mid-1990's reference was made to greater crested newts in the pond within Stowey quarry. Other species include owls (barn owl), bats namely the greater horseshoe and pipistrelle, birds of prey and kingfishers are also in evidence throughout the Parish, many species of water birds pass through Chew Valley Lake on migration paths. A wide range of habitats and a diverse range of flora and fauna are in evidence across the Parish. Meadowlands are encouraged and promoted by Avon Wildlife Trust as these support many species including butterflies and moths. Grasslands are important such as Burlledge and Folly Farm as these provide a habitat for species which in turn support other endangered animals such as Barn Owls.

Landscape

Designations

The plan area sits with the Mendip Hills Area of Outstanding Natural Beauty (AONB) and also falls within Bristol and Bath Green Belt. Both designations highlight the sensitive and outstanding nature of the setting of the parish. The AONB Management plan (and accompanying topic papers) highlights fundamental principles that should inform approaches to development in this sensitive landscape.

Character

The character of the Parish is that of lowland around the Chew Valley Lake and then rising land to the south to the area of Burlledge and higher level plain area. A number of valleys cut through the escarpments which are water created and contain streams which feed the Lake. This area is carboniferous

Landscape Character Assessments (LCA) has been prepared by B&NES. B&NES identifies the area as the “Chew valley character area”. A Landscape Assessment has been completed by local residents and presented to the Parish Council and B&NES see Appendix E, Character Assessment.

Dark Skies

The Mendip Hills AONB is important as the character and landscape contribute to the tranquillity of the area and the ‘dark skies’. The CPRE has developed maps to show comparative levels of both across England and are available to inform planning policy development and planning applications. CPRE <http://www.cpre.org.uk/wht-we-do/countryside/tranquil-places>

Heritage and Character

The housing dates back to the early 19th century with a history of agriculture and mining. The character of the Parish is therefore of individual houses many built from locally quarried limestone dating back to housing to support farming and large estates such as Sutton Court, this is more obvious in Stowey, to cottages in Bishop Sutton associated with coal mining. There is therefore no one predominant character of housing across the Parish but more a mixed ‘pallet’ of different designs, age and building materials. There were some small developments built in the 1950’s, 1960’s 1980’s and 1990’s which in turn add to the mixture.

Listed Buildings and Structures

There are 11 listed buildings within the Plan area, a full list can be found at Appendix F of the Neighbourhood Plan. The Church of St Nicholas and St Mary, Stowey is a grade II listed building and dates back to 13th century, and there is reference to Stowey Castle to the south of the Church dating back to a similar date.

Scheduled Ancient Monuments and Archaeology

Burledge camp is a Scheduled Ancient Monument.

Flooding

The Parish is within a Flood Zone 1 area (EA designation) which means a one in one hundred years event will lead to flooding. Climate change has impacted on this and many experts now claim that the one in a hundred year event can now be expected to occur in one in five years. Rainfall on the plateau to the south of Bishop Sutton and Burledge flows to the north into Chew Valley Lake cutting a series of small gullies (drings). In the last three years heavy rainfall has reduced the ability of drains to cope with the water and there has been both road and properties flooded.

Soils

The rocks of region are all of sedimentary origin and range in rock type through limestone, sandstones, clays (marl) to coals. Limestone being hardest form Burledge whilst the softer clays and marls can be found underlying limestone and in the lower areas of the Parish especially around the Chew Valley area. Limestone has over the years been quarried and used for local building. Evidence of this is particularly apparent with cottages built in the latter half of the 19th century and the earlier cottages built notably in Stowey. (Source: B&NES LCA & Magic.gov.uk).

Climatic factors

It is now widely recognised that climate change is an inescapable fact and that its causes and consequences must be addressed. Climate change measures are planned for at a local, national and international level. B&NES have highlighted the need to encourage lower electricity and gas consumption in light of evidence to indicate that national and international carbon reduction targets are not being met at a local level.

Roads, Transport and Movement

Road Network

Bishop Sutton has developed as a linear village along the A368 (Weston super Mare to Bath). This is the main access route to Bath. Access to Bristol is through narrow roads to Chew Magna and then over Dundry Hill or else along the A368 to the A37 and then into Bristol.

The questionnaire (April 2014) identified insufficient parking at the shop and primary school as a concern; both are located on the main road. Residents also raised concerns in respect of insufficient pavement width along the main road and no pavement to the east of the village connecting Stowey, Redland and the village of Bishop Sutton.

Public Transport

Current bus services are limited both in terms of journeys and the times of services making commuting to Bristol, Bath and other potential employment places impractical if not impossible. Examples of the available public transport timetable can be found in Appendix J (see page 115).

Cycle

The parish does not have any designated car free cycle ways. Some roads are designated as part of national cycle routes. A reoccurring aspiration of residents is to have a safe car free footpath/cycle route available around Chew Valley Lake providing safe leisure access for walkers, bird watchers etc.

Walking

There are a number of public footpaths in the area along with a number of long distance walking routes including the Three Peaks Walk. The footpaths are well used by locals and tourists. Within the villages, narrow roads and, in places, a lack of pavements contribute to concerns about the safety of pedestrians. Improvements are needed to crossing the road on foot both by the school.

The Local Population – facts and characteristics

- Stowey Sutton has a total population of 1,361 (2011 census) comprising of 546 households.
- 70% of the population are in socio-economic groups 1 to 5 inclusive.

- When the parish is measured against national statistics is not within a deprived area. However not all residents necessarily enjoy the same levels of prosperity and health.

Health

The Parish has access to two surgeries which both necessitating travel, one in West Harptree and the other in Chew Stoke. Both have a pharmacy and the Parish Council provides a weekly bus link to the Chew Stoke Surgery.

The 2011 census identified 1,361 people living in the Parish. The Parish has a lower proportion of people whose day to day activities are limited a lot at 5.25 compared to all of B&NES (7%) and the national average (8.3%) and a slightly lower proportion of people whose day to day activities are limited a little at 8.5% compared to B&NES (9.1%) and national average (9.3%).

Economic well -being in the Parish is above that for the national average with 66 median income more than double the average for the UK. A large number of residents own their own home outright (45 – 50%) and the majority of residents either own or are buying their own home with a smaller proportion renting. Well-being and contentment is further evidenced as residents stay in the Parish for a long time with over 65% of residents living in Stowey Sutton for over 10 years and 45% having lived in the Parish for over 20 years. Healthy Lives, Healthy People 2010 supports incentives to promote more healthy living.

Housing

Of the 565 dwellings in Stowey Sutton at the time of 2011 census 546 were occupied and 19 not occupied.

300 of the properties are detached, 186 semi-detached and 57 terraced.

45.2% properties are owned outright, 35% owned with a mortgage and 8.2% socially rented incorporating Local Authority housing.

The average household composition is 2.5.

Education and Employment

There is a pre-school which runs from the Methodist Hall three full days and one morning a week plus a half day Forest School session. OfSTED inspected the Pre-School in Sept 2011 and judged it to be 'outstanding'. Bishop Sutton Primary school has a total school number of 147 with a pupil admission number (PAN) of 2.1. A predicted population peak means that the pupil admission number for September 2014 will be 24 which is above the PAN. Currently the school has five classrooms which means classes are mixed year groups.

Three classrooms are in the original Victorian school building with the other two in temporary classrooms. The additional housing in Bishop Sutton has led B&NES to prioritise and agree a Capital fund programme for two additional classrooms and the replacement of the temporary classrooms, this would bring the total PAN to a max of 30 and a total school pupil number ultimately of 210.

As part of the school build project a 'Travel Plan' will be required which looks to reduce car usage and should cross refer to transport policies and aspirations within the Neighbourhood Plan. As the current time early years nursery and after school provision is not available in the Parish although is accessible in other villages within the Chew Valley area.

Secondary schooling is provided at Chew Valley School which is approximately 5 miles away in a neighbouring village, this necessitates transport by coach.

Key Neighbourhood Facilities

- The Parish's key facilities including:
- Pre-school in Bishop Sutton
- Primary school in Bishop Sutton
- Bishop Sutton recreation field
- Bishop Sutton Tennis Club
- Bishop Sutton Football Club
- Bishop Sutton Methodist Church and hall
- Bishop Sutton Village Hall
- Bishop Sutton Shop and Post Office
- Bishop Sutton Holy Trinity Parish Church

Key Environmental and Sustainability Issues (task A3)

Within the parish, certain sustainability issues are more significant than others, e.g. flooding or limited broadband which has an impact on the business in Stowey Sutton. These issues will need to be highlighted as areas of concern within the sustainability appraisal. Issues are identified through:

- The review of relevant regional and local plans and programmes.
- Identification of baseline characteristics.
- Local knowledge.

Strengths Weaknesses Opportunities and Threats (SWOT Analysis)

The table below gives a SWOT overview of the plan area. It has been informed by baseline information collected in chapter three and neighbourhood plan workshops and consultation.

<p>Strengths</p> <p>Greenbelt, AONB, Chew Valley Lake, Folly Farm and Burlledge , rural walks and views of the Chew Valley Lake , two halls for social use , Caravan Park and tourists adding revenue, recreation ground, community strength, primary school, Landscape setting – good condition & high quality, Extensive footpath network</p>	<p>Weakness</p> <p>Bishop Sutton Village split by main road, Stowey by cut through route, all Bishop Sutton village amenities are on the main road, limited safe parking, limited pedestrian links, poor public transport links, limited children’s play area, no skateboard/scooter provision, limited youth provision, Poor Broadband connectivity, no drop off or school parking, travel to GP practice in other villages , inadequate pavement width , crossover single pavement on A368 requiring frequent main road crossing with no safe crossing points for pedestrians</p>
<p>Opportunities</p> <p>Improving the broadband, providing affordable housing, improving the recreational facilities, improving the sewage and flooding in the parish all of which contribute to improving the infrastructure and sustainability</p>	<p>Threats</p> <p>Urbanisation of village with little or no improvement to infrastructure, high house prices pushing out families with local links, water pollution from landfill at quarry, loss or damage to biodiversity / loss of rural character /adverse impact on AONB setting / erosion of heritage assets, more traffic, lack of small (1-2 bed) houses</p>

Key Issues

There are a number of sustainability issues and challenges facing the parish. While the plan area offers a high quality environment for those who live, work and visit the area, the Neighbourhood Plan will need to manage and seek to resolve a series of issues over its lifetime to achieve sensitive development that meets environmental, social and economic needs of the parish. The absence of a Neighbourhood Plan (and as a consequence a lack of vision and strategy for land use in the parishes), will result in fewer opportunities to address the issues and challenges facing the parishes in a coordinated way.

Sustainability framework

The list of sustainability issues and baseline environmental information set out in this report, along with the framework from the Core Strategy from the local authority, together with other plans, has been used to formulate the sustainability objectives which form the basis of the Sustainability Framework. The draft framework for Stowey Sutton Neighbourhood Plan is set out below.

Objectives are listed on the left and in a right hand column will be expanded on to further explain how the objective may be applied to the Neighbourhood Plan.

Objectives	X	X X	0	✓	✓✓	Supporting Evidence
Objective1: Improve the health and well-being of all communities					✓✓	<p>Yes.</p> <p>Action Policies SSRT03 & SSRT05 will make it easy to reach everyday destinations (e.g. schools, workplaces, homes, shops, community facilities) by “active” travel e.g. through high quality cycling and walking infrastructure.</p> <p>Increasing the opportunities to engage in play, leisure and informal recreation which are promoted by Policy SSCR01.</p> <p>Action Policy SSCR02 supports local sustainable food production, including the provision of allotments and community gardening, supported by.</p> <p>Action Policy SSCR02 seeks to maintain or increasing access to existing open space.</p>

Objectives	X	X X	0	✓	✓✓	Supporting Evidence
Objective 2: Meet identified needs for sufficient, high quality and affordable housing					✓✓	Yes. Policies SSHP01, SSHP02, SSHP03, SSHP04 and SSHP05 all seek to provide viable and deliverable good quality housing and affordable housing to meet identified needs identified in the parishes Housing Needs Survey.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime				✓		Yes. Action Policies SSRT03, SSRT04, SSRT05, SSCR01 and SSCR02 promote public spaces together with safe pedestrian access that might support civic, cultural, recreational and community functions.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper					✓✓	Policies SSBE01, SSBE02, SSBE04 and SSBE05 seek to encourage and facilitate the establishment and growth of sustainable businesses to create local employment opportunities. Policies SSRT01, SSBE01 and SSBE03 seek to correct imbalances between residential and employment development to help reduce travel distances to work.
Objective 5: Ensure everyone has access to high quality and affordable				✓		Policy SSHP06 and Action Policies SSRT01, SSRT03 and SSRT05 prioritise access to good public transport and safe walking and cycling infrastructure (including

Objectives	x	x x	0	✓	✓✓	Supporting Evidence
public transport and promote cycling and walking						segregated cycle lanes), avoiding any detrimental impacts of the special interests of the SAC.
Objective 6: Protect and enhance local distinctiveness					✓✓	Placemaking Plan Character assessment. The neighbourhood plan will support future housing development which will reflect the character, varied materials and varied build design as identified through the Character Assessment through Policy SSHP03.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets					✓✓	Yes. Policy SSHP02 provides added layers of protection for the Green Belt and to the Mendip Hills AONB. Placemaking Plan character assessment Development in accordance with policies in this Plan that affects cultural and historic assets and this is supported by SSHP03. Policies SSHP02, SSHP03 and SSHP06 support well-designed development in accordance with other policies in this Plan that is well related to the surrounding villagescape.

Objectives	x	x x	0	✓	✓✓	Supporting Evidence
Objective 8: Encourage and protect habitats and biodiversity (taking account of climate change)					✓✓	<p>Avoidance of potential impacts of development on designated sites which is supported by Policies SSHP02, SSHP05 and SSHP06.</p> <p>Avoidance of net loss, damage to, or fragmentation and positive enhancement of designated and undesignated wildlife sites protected species and priority species which is supported by Polices SSHP02, SSHP05 and SSHP06.</p> <p>Development in accordance with policies in this Plan which incorporates biodiversity into the design e.g. green corridors, linking open space etc. which is supported by Polices SSHP02, SSHP05, SSHP06.</p>
Objective 9: Reduce land, water, air, light, noise pollution				✓		<p>Minimise increase in traffic congestion which will help to improve air pollution which is supported by Policies SSHP05 and Action Polices SSRT01, SSRT03, SSRT05, SSBE03.</p>
Objective 10: Increase resilience to climate change including flood risk					✓✓	<p>Development in accordance with policies in this Plan which supports and corresponds with appropriate flood risk management guidance including applying a sequential approach and policies for any form of flooding including surface water flooding. Supported by Policy SSHP05 in the draft Plan.</p>

The relationship between the policies of the National Planning Policy Framework, the Bath and North East Somerset District Council Core Strategy and the Stowey Sutton Neighbourhood Plan

Policy No.	Subject Area	Objective	B&NES Core Strategy Policy/Placemaking Plan/Saved Polices of the Local Plan (2007)	National Planning policy Framework (2012)
SSHP01	Housing Development Boundary Review	To review the existing Housing development boundary and ensure it incorporate two new developments outside the housing development boundary.	Policy RA1: Housing in rural areas	Delivering a wide choice of high quality homes
SSHP02	Development Scale	The neighbourhood plan will support infill housing and not support inappropriate development in the Green Belt or in the AONB.	Policy RA1: Housing in Rural Areas Saved Policy: HG.4 of the Local Plan (2007) Policy CP8: Green Belt	Delivering a wide choice of high quality homes Conserving and enhancing the natural environment

Policy No.	Subject Area	Objective	B&NES Core Strategy Policy/Placemaking Plan/Saved Polices of the Local Plan (2007)	National Planning policy Framework (2012)
			<p>Policy DW1: District Wide Spatial Strategy</p> <p>Policy CP10: Housing Mix</p>	<p>Conserving and enhancing the historic environment</p> <p>Protecting Green Belt Land</p>
SSHP03	Development Character	The neighbourhood plan will support future housing development which will reflect the character, varied materials and varied build design as identified through the Character Assessment	Objective 2 of the Core Strategy: maintaining an outstanding built and natural environment by ensuring that new development responds appropriately to the locally distinctive context and meets high standards of design	<p>Delivering a wide choice of high quality homes</p> <p>Requiring good design</p>

Policy No.	Subject Area	Objective	B&NES Core Strategy Policy/Placemaking Plan/Saved Polices of the Local Plan (2007)	National Planning policy Framework (2012)
		and should be limited to infill within the amended HDB.	Objective 5 of the core Strategy: ensuring that the new homes provided are of high quality design and reflect and cater for a range of incomes and types of household, including those in need of affordable housing Saved Policy D.2: General design & public realm considerations	
SSHP04	Property Size	The neighbourhood plan strongly supports infill development which proposes to build small (1 and 2 bedroom) low cost open market houses to meet the local	Objective 5 of the core Strategy: ensuring that the new homes provided are of high quality design and reflect and cater for a range of incomes and types of household, including those in need of affordable housing	Delivering a wide choice of high quality homes Requiring good design

Policy No.	Subject Area	Objective	B&NES Core Strategy Policy/Placemaking Plan/Saved Polices of the Local Plan (2007)	National Planning policy Framework (2012)
		need identified in the Housing Needs Survey.	<p>Policy DW1 District Wide Spatial Strategy</p> <p>Policy CP9: Affordable Housing</p> <p>Policy CP10: Housing Mix</p> <p>Policy CP13: Infrastructure Provision</p>	<p>Core Planning Principle 17</p> <p>Delivering a wide choice of high quality homes</p>
SSHPO5	Sustainability Impact	All planning applications must address the sustainability of each proposal and the impact on the whole community,	Policy SD1: Presumption in favour of sustainable development	Core Planning Principle 17

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		in order to assess the mitigation necessary to balance the impact on the existing infrastructure & community.	Policy CP5: Flood Risk Management	Requiring good design
SSBE01	Business Conservation & Preservation	The neighbourhood plan supports the continued usage of business or office units in preference to converting such properties to domestic housing wherever planning permission is required.	Core Strategy: 6e A Prosperous Economy Economic Strategy for Bath and North east Somerset 2010-2026	Paragraph 7 of the NPPF); i) an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development

Policy No.	Subject Area	Objective	B&NES Core Strategy Policy/Placemaking Plan/Saved Polices of the Local Plan (2007)	National Planning policy Framework (2012)
				<p>requirements, including the provision of infrastructure;</p> <p>The Rural Economy (paragraph 28 of the NPPF)</p> <p>To promote a strong rural economy, the NPPF state that local an</p> <p>neighbourhood plans should:</p> <p>support the sustainable growth and expansion of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;</p>

Policy No.	Subject Area	Objective	B&NES Core Strategy Policy/Placemaking Plan/Saved Policies of the Local Plan (2007)	National Planning policy Framework (2012)
				<p>promote the development and diversification of agricultural and other rural businesses;</p>
SSBE002	Business Type	<p>The Neighbourhood Plan will encourage & support new retail, catering, small office & business units or the expansion of existing businesses, providing they can be shown to be viable, sustainable, benefit the local economy and the wellbeing of the parish.</p>	<p>Core Strategy: 6e A Prosperous Economy</p> <p>Economic Strategy for Bath and North east Somerset 2010-2026</p>	<p>Paragraph 7 of the NPPF);</p> <p>i) an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development</p>

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				<p>promote the development and diversification of agricultural and other rural businesses;</p>
SSBE03	Policy Employee Parking	The Neighbourhood Plan recognises the importance that new businesses provide adequate parking for both staff & customers.	<p>Core Strategy: 6e A Prosperous Economy</p> <p>Economic Strategy for Bath and North east Somerset 2010-2026</p>	<p>Paragraph 7 of the NPPF);</p> <p>i) an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development</p>

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				<p>requirements, including the provision of infrastructure;</p> <p>The Rural Economy (paragraph 28 of the NPPF)</p> <p>To promote a strong rural economy, the NPPF state that local an</p> <p>neighbourhood plans should:</p> <p>support the sustainable growth and expansion of business and enterprise in rural areas, both through conversion of existing</p>

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				<p>buildings and well designed new buildings;</p> <p>promote the development and diversification of agricultural and other rural businesses;</p>
SSBE04	Homeworking	Building alterations that support homeworking for residents will be supported in principle by this neighbourhood plan.	<p>Core Strategy: 6e A Prosperous Economy</p> <p>Economic Strategy for Bath and North east Somerset 2010-2026</p>	<p>Paragraph 7 of the NPPF);</p> <p>i) an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by</p>

Policy No.	Subject Area	Objective	B&NES Core Strategy Policy/Placemaking Plan/Saved Polices of the Local Plan (2007)	National Planning policy Framework (2012)
				<p>identifying and coordinating development requirements, including the provision of infrastructure;</p> <p>The Rural Economy (paragraph 28 of the NPPF)</p> <p>To promote a strong rural economy, the NPPF state that local an neighbourhood plans should:</p> <p>support the sustainable growth and expansion of business and enterprise in</p>

Policy No.	Subject Area	Objective	B&NES Core Strategy Policy/Placemaking Plan/Saved Polices of the Local Plan (2007)	National Planning policy Framework (2012)
				<p>rural areas, both through conversion of existing buildings and well-designed new buildings;</p> <p>promote the development and diversification of agricultural and other rural businesses;</p>