



DRAFT **Neighbourhood Plan**
2014 - 2034

Prepared by the Neighbourhood Planning Committee

Englishcombe Parish Council



Contents



1. Background & Vision	3
2. Englishcombe Parish	5
3. Planning & Development	6
3.1 Map of local Bat Roosts	8
3.2 Infrastructure Levy Aspirations	9
4. Environment:	10
4.1 Rural Environment	11
4.2 Historic Environment	14
4.3 Village Environment	16
4.4 Green Belt and CAONB	18
4.5 Climate Change	19
5. Facilities, Services and Amenities	20
6. Transport & Movement	21
7. Telecommunications	23
Appendices	
1 Footnotes	26
2 NPC Terms of Reference	27
3 Parish Design Statement	28
4 Amenities, Services & Sites of Historic Interest	29
5 Traffic Monitoring Results	31
6 Designation of Neighbourhood Area	32
7 Maps of villages and hamlets	37
8 Listed Buildings 1	44
9 Listed Buildings 2	45
10 Listed Buildings 3	46
11 Listed Buildings 4	47
12 Ancient Monuments – 1	48
13 Ancient Monuments – 2	49
14 Housing Development & Green Space Boundaries	50
15 Map of Businesses in the Parish	51



St Peter's Church



How we wish to see Englishcombe grow to meet the future needs of our Parish

1. Background & Vision

In 2011 Parliament passed The Localism Act which, among other things, removed some existing planning processes and introduced the concept of a Neighbourhood Plan which can be developed by a parish council but only can become effective if (a) it is approved by the residents affected through a referendum and (b) is consistent with other legislation and procedures.

Anticipating the need to develop a Neighbourhood Plan, the Englishcombe Parish Council conducted an initial survey in 2012. Later that year, the council formed a Neighbourhood Planning Committee [NPC]¹, comprised of councillors and residents and non-residents of the parish. The committee's terms of reference are in Appendix III.

The Parish is washed over by the Green Belt almost in its entirety; the only exceptions being a small portion of Kilkenny Lane and Padleigh.

The 2012 parish survey also suggested that residents preferred small-scale development, to preserve the predominantly open countryside and historic setting.

From this beginning, the Neighbourhood Planning Committee has developed its vision and plan as evidenced in this document.

This document is an important guide to help residents, B&NES and potential developers to understand the type of development that we would support. The document is based on what we know today, but plans for development several years ahead. As such, it is anticipated that regular reviews by the parish, probably at least every five years, would be desirable.

Although this document is set out with separate topics, the authors have found it impossible to avoid overlapping. For example, "the enjoyment of the parish's unique combination of historical assets that span centuries, all within easy walking distance and set within beautiful natural surroundings, maintained by local farmers" is in itself a phrase that spans three of the categories.

Our over-riding vision has been to preserve what is best about Englishcombe Parish today – its open rural environment and landscape, its small-village ambience, its history and its sense of place and timelessness -- while ensuring that it has a plan for the future to ensure the continuing health, happiness and well-being of all its residents.

Newton St Loe

Bath City

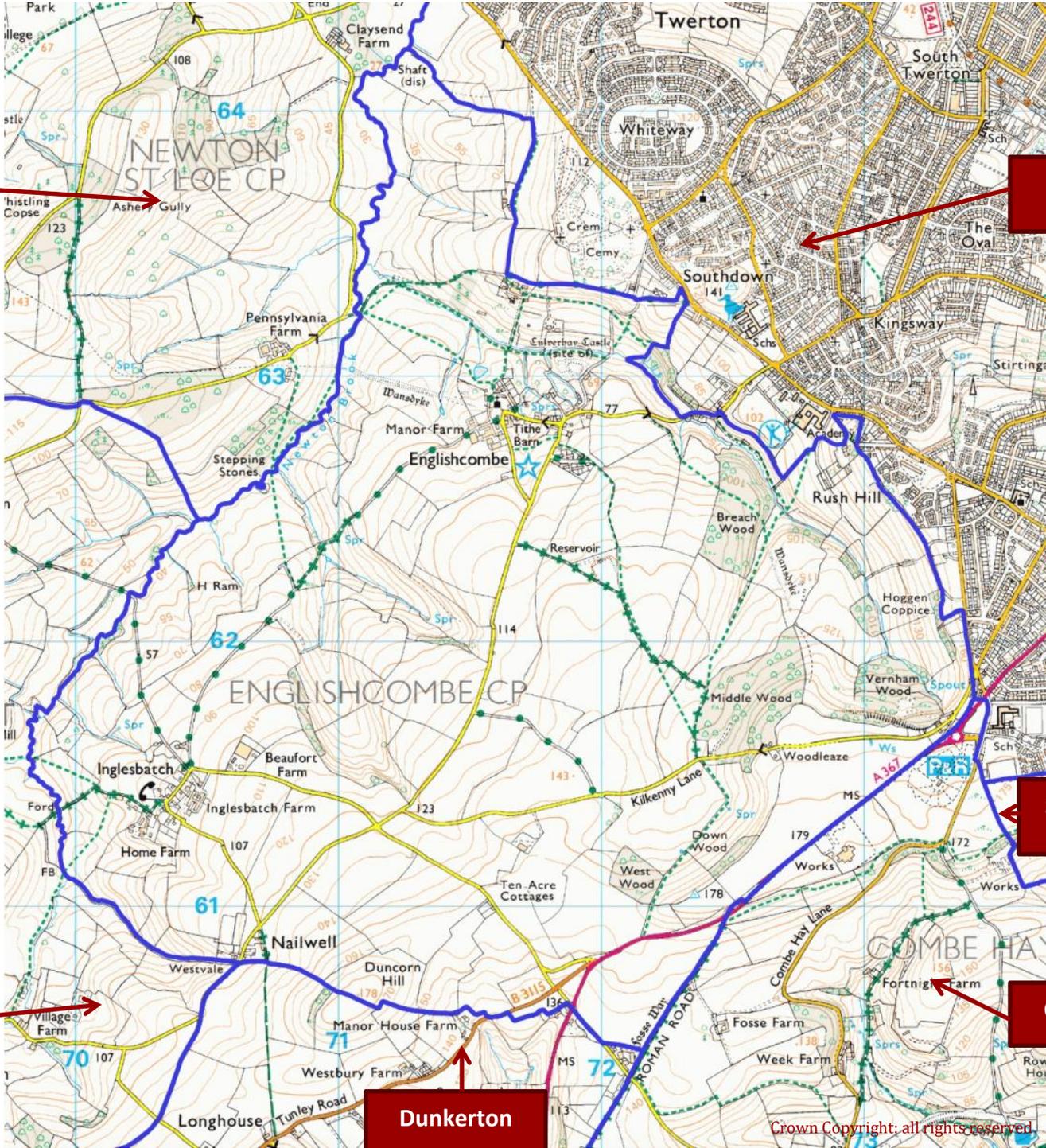
Englishcombe Parish Boundaries with the City of Bath and surrounding rural parishes

Priston

Dunkerton

South Stoke

Combe Hay



Crown Copyright, all rights reserved.



Rectory Farmhouse



Haycombe



Padleigh and Barrow



Inglesbatch

2. Englishcombe Parish

Englishcombe Parish covers approximately 2.8 square miles, with domestic buildings representing 1.3% of the land, including gardens; 1% of the area is roads and more than 97% is green space, predominantly farmland and farm buildings².

It lies adjacent to the south-western edge of the city of Bath. The parish has unique historical assets, significant geological variety, and is extensively used to support a diverse range of recreational activities for local residents, for Bath itself, for surrounding communities and for international visitors. Therefore, while we acknowledge that there is currently pressure on the city of Bath to provide sites for development;

care must be taken to avoid spoiling existing assets and amenities. Therefore our plan is supportive of development that is sensitive to preserving assets and amenities that are important to the immediate, national and international communities.

The parish is made up of a number of separate and differing villages, hamlets and clusters of dwellings – Englishcombe itself, Inglesbatch, Nailwell, Kilkenny, Barrow, Padleigh and Haycombe; each with its own unique characteristics.

Planning & Development -- Other considerations

Due to the scattered nature of the Parish, there is no one style or period of dwellings. We have therefore drawn up a Parish Design Statement⁵ to aid and assist those who would wish to renovate, extend or build in the Parish. This statement will assist B&NES and ECP when considering Planning Applications.

Conservation Area Review – This needs to be completed and adopted by BaNES (the current draft will make up part of this paper) together with the proposed extensions to the Conservation Area. These include the restored Mill Pond in Bussons Field and the “Model Farm” range of working buildings attached to Manor Farm⁶

NPPF Clause states that “Local Planning Authorities should avoid new isolated homes in the country unless there are special circumstances including:

1. Rural workers’ dwelling;
2. Development of a heritage asset;
3. Reuse of a redundant or disused building, leading to the enhancement of the setting.”

Aspirations

Our overarching aspiration is to preserve the rural nature of the parish, as expressed in the findings of the 2012 Parish Survey⁷.

It is also our aspiration to support development where it meets the criteria set out in this document, B&NES Core Strategy and the National Planning Policy Framework.

We will use our design statement to help developers understand what is expected in our Parish as early as possible in the planning process.

We will continue to take our Conservation Area status very seriously when considering future development, conversions or extensions.

Planning & Development Policies

P&D 1 – The Neighbourhood Plan will encourage and support development proposals for farming businesses, arboricultural enterprise, small holdings, fruit growing, light industry, artisan workshops, providing they can be shown to be sustainable and benefit the local economy and the wellbeing of the parish.

They should be sensitive to the local setting and not have a detrimental impact on the surrounding landscape, the openness of the Green Belt or historical buildings.

P&D 2 – The Neighbourhood Plan will seek to support development proposals where they make use of existing buildings and those that are under-used or derelict in accordance with other policies within this Plan and national Green Belt policy.

It must be clearly demonstrated that the impacts of a proposed development does not have an impact upon existing (& likely) bat roosts or other European Protected Species. Developments involving works to roofs are most likely to encounter bats or birds, for instance: demolitions, barn conversions, loft conversions, roof raising and other alterations to roofs and appropriate mitigation will need to be incorporated to prevent unacceptable damage.

P&D 3 – The Neighbourhood Plan will support buildings, conversions and additions of a size, design and height which does not have an adverse impact on the openness of the Green Belt, Cotswold Area of Outstanding Natural Beauty or the historical assets of the Parish.

P&D 4 Any 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 into the wider countryside.

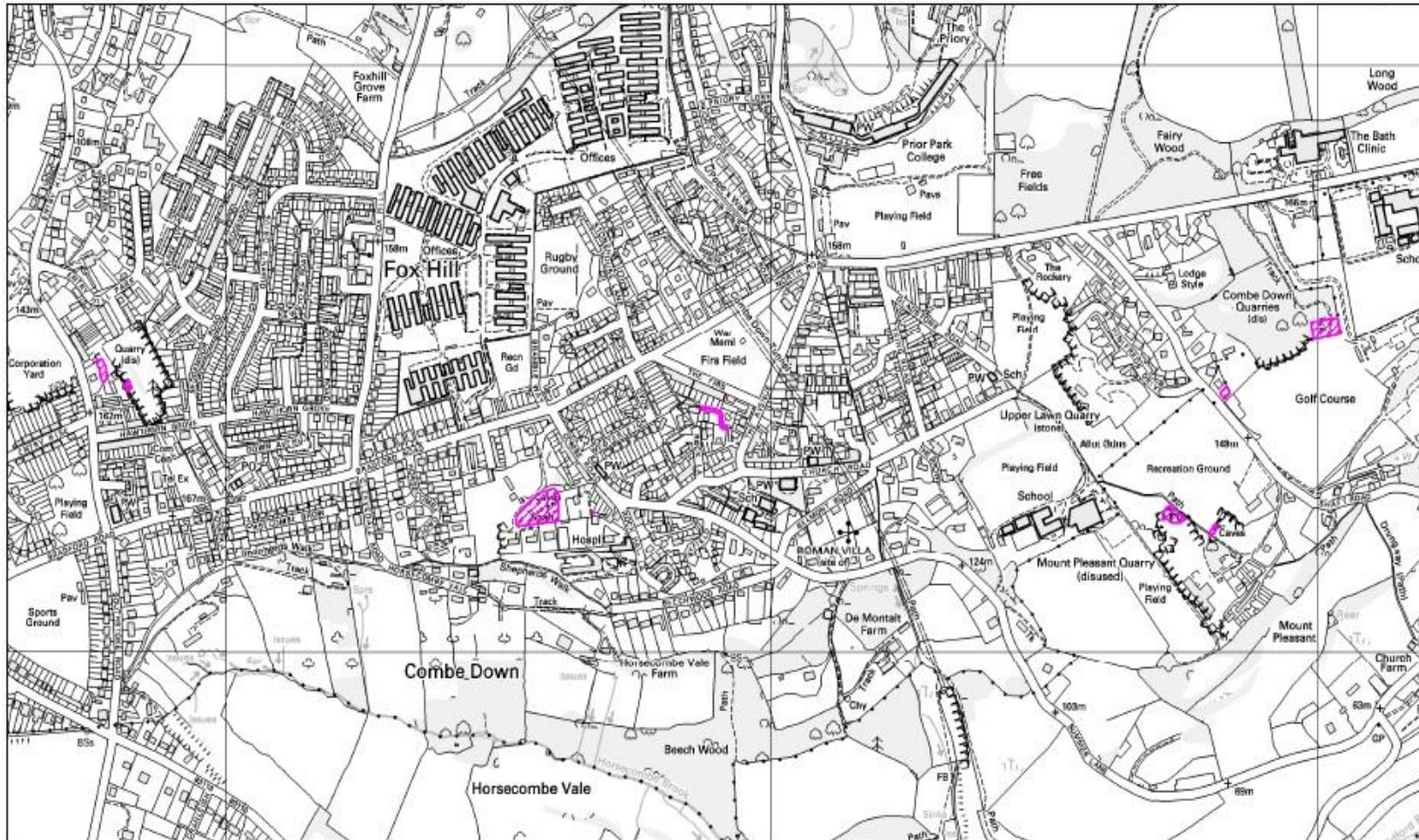
In addition, dark corridors for bats and light sensitive species should be incorporated into all new development or redevelopments within the Parish, where possible.

Bath & Bradford on Avon Bats SAC Map2

Map showing boundaries for nine of the eleven sub-sites

Compiled by LC on 3 September 2009 Scale 1:10000

Bath & North East Somerset Council
Trimbridge House
Trim Street
Bath BA1 2DP
Tel 01225 477000





3.2 Englishcombe Parish Aspirations in respect of the Community Infrastructure Levy

to be revisited annually:

The preservation and maintenance of our ancient hedgerows

The creation of new, native species hedgerows

The planting of new trees

To support our heritage assets

To support development and implementation of policy FSA1

To support traffic signage around the parish, particularly at the village entry points, to promote safety for drivers and pedestrians

To support traffic calming measures that are in keeping with the rural environment

To explore ways of encouraging use of available public transport

To consider the feasibility of 'shared road' signage in selected areas of the parish

To repeat the traffic survey every five years

To introduce a formal stopping point at the top of Padleigh Hill

To consider the feasibility of introducing cycle routes in the parish

To consider contributing to the cost of burying utility cables in the parish.



Rural Englishcombe: Copyright: Microsoft Corporation 2015

4. Environment

Protected by its Green Belt status, Englishcombe Parish enjoys a landscape of open fields, ancient hedges, managed woodlands, rolling hills and picturesque villages. Agriculture is the main industry in the parish and farmers have a key role in sustaining the rural environment in terms of keeping the fields open, maintaining the hedges and agricultural buildings. A large part of the parish's rural environment is crisscrossed by public footpaths and permitted paths, which are used on a daily basis as an amenity, not just by residents of the parish, but also by residents of surrounding areas, particularly Southdown and Odd Down.

Any loss of open countryside, especially agricultural land, would be detrimental not just to our community, but to much wider communities. The parish is a gateway to a valley full of magnificent rural landscapes which enhances the lives of residents and visitors. Our parish draws international visitors in search of "the English countryside" and for particular events, such as weddings and Heritage Days, and remains an important component of the rural setting of the World Heritage City of Bath.



Looking north from Millstream

4.1 Rural Environment

A predominant characteristic of the landscape is its narrow sunken roadways with their ancient hedges which have been little altered since at least medieval times. The hedgerows have been the subject of extensive fieldwork and have been well-documented. For example, in 1983 the Duchy of Cornwall commissioned the “Historic Landscape Survey of the Manor of Englishcombe” which numbered and graded all the existing hedges in the parish, documenting their species, flora and fauna, and dated them. The report graded the hedges for historical significance and with consideration of the general condition of the hedges. Twenty two (6%) of the hedges were awarded Grade 1 status – primarily those along the Priston Road which were dated early medieval.⁸ The Management Recommendations were that all sites and features in Grade I, II and III should be conserved. The report further recommended an increase in hedge laying.

Despite its proximity to the City of Bath, most of the parish enjoys the benefits of minimal light pollution, (other than the areas affected by the roundabout next to the Odd Down Park and Ride, and the Bath Community Academy all weather pitch flood lighting). This helps support a rich and varied wildlife and is widely recognised as having an important health benefit and as being an asset that supports quality of life in general.⁹ In addition, the parish enjoys a high degree of peace and tranquillity. This has well-known health and safety benefits for humans, supports quality of life in general, and is also important for maintaining the ecosystem.¹⁰



High Hedging at the entrance to Englishcombe

We would object to any large-scale development in the parish, as being inappropriate, due to the detrimental impact on farming and the natural environment. It would therefore be against our wishes and those of the founders of the Green Belt.

Aspirations

Maintaining and enhancing our rural environment is key to fulfilling our aspirations. Preserving the rural environment is key to ensuring the long term future of the parish for those who live and work here, and our visitors, and to maintain the rural setting of the World Heritage City of Bath.

Our aspiration is both to ensure that farming remains a viable business in the parish and to ensure that our current rural environment is protected and enhanced. We would object to any subdivision of existing fields into small parcels for speculative sale, and would seek intervention from the Local Planning Authority to stop this.



Acorn Barn



Woodland Cottage

Rural Environment Policies

RE 1 - The Neighbourhood Plan will seek to protect the parishes existing ancient hedgerows and would support the planting of additional native-species hedging as part of any new development.

Rural Environment Policies

RE 3 – All development proposals should seek to retain and protect all trees on site or on the boundary of the site.

All development proposals for sites with existing trees, or with trees on the boundary, should be accompanied by a tree survey that establishes the health and longevity of these trees.



Southdown Juniors on a tree-planting day



Looking south over Inglesbatch



The Wansdyke



Culverhay Castle

4.2 Historic Environment

Englishcombe parish has remained basically an agricultural community for thousands of years despite its northern border with the city of Bath.

Since 1421 the primary landowner of the parish has been the Duchy of Cornwall. The parish has many historically important man-made sites within walking distance of each other. The quiet, open countryside surrounding many of these sites allows the viewer to step back in time, to imagine the context of their development because they are still in a setting similar to what would have prevailed when they were first built.

Within the present field system, the medieval pattern of land use is largely retained. The settlement pattern is largely nucleated, including the village of Englishcombe and the two hamlets of Inglesbatch and Nailwell.

The parish is crossed by the Wansdyke, a scheduled ancient monument. This is a linear boundary which may date back as far as prehistoric times, though probably more likely to be late Roman or post-Roman. The earthworks of the Wansdyke are evident to the north and south of Englishcombe village.

Iron Age and medieval pottery has also been unearthed as part of an archaeological dig at Barrow Mead, where Iron Age fortifications and medieval buildings have also been discovered, including the site of an abandoned medieval hamlet.

Other sites of historic interest include the Church of St Peter which was probably built by Robert de Gournay in the 12th century, on the site of an earlier Saxon church. It is a Grade I listed building, and features Norman arches and leper holes in the porch, which would have enabled lepers to hear the sermon without coming into contact with the rest of the congregation. On either side of the chancel are corbels which depict animals and people. Another important historic site is Culverhay Castle, a well preserved Norman motte, built in a ringwork design, and dating from the late 11th century to the early 13th century. Like the Wansdyke, Culverhay Castle is a scheduled ancient monument.

There are also a number of Grade II listed buildings in the parish, including the Tithe Barn in Englishcombe village (which is actually Grade II*), reportedly one of the finest examples of an original tithe barn to be found anywhere in England¹². It dates from the early 14th century and was restored for the millennium with new crucks from ancient English oak forests and with masonry and straw lining to the roof and filigree windows unblocked. There are masons and other markings on the walls.

Other Grade II buildings in the parish are: Blake's Farm and Rectory Farmhouse (both dating to the mid 17th century; the gate piers of Rectory Farmhouse are also Grade II listed) in Englishcombe village; Haycombe House and Inglescombe House (both dating to the latter half of the 18th century) in the hamlet of Haycombe; and Alandale and Home Farmhouse (both dating to the 19th century) in the hamlet of Inglesbatch. There are also three Grade II monuments in the churchyard of the Church of St Peter.



The Wansdyke and Manor Farm, Englishcombe

Historic Environment



The Tithe Barn



The Old Forge

Aspirations

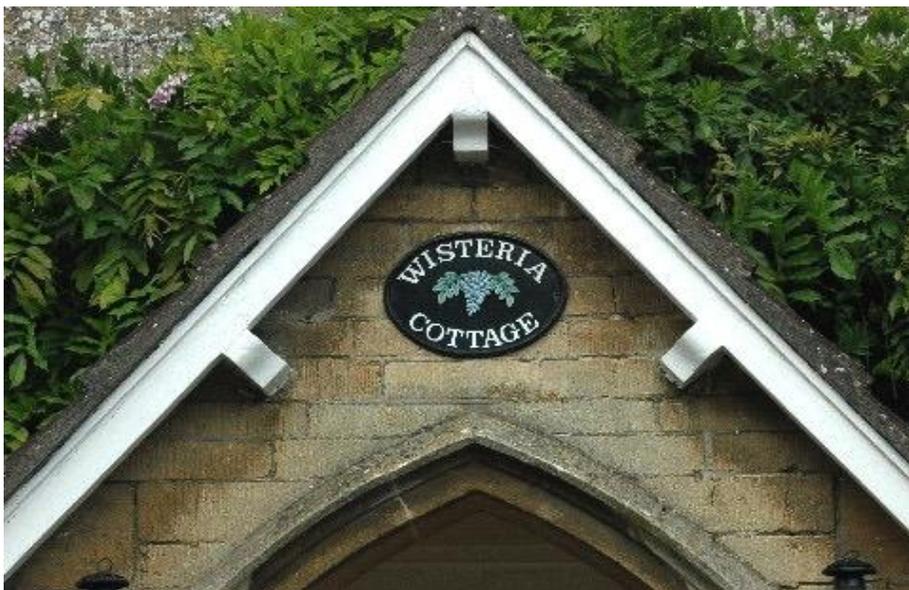
Our aspiration is to actively preserve our heritage for future generations and to encourage its ongoing use as both an educational and recreational resource for local and wider communities.

We will work with national and international organisations to preserve our historical assets

We encourage the appreciation of our historical assets through educational and recreational programs



The Corbell table on St Peter's Church



Wisteria Cottage



HMQ and the Duke of Englishcombe

4.3 Village Environment

The Parish includes several villages and hamlets. The villages and hamlets in the parish are desirable places to live - a peaceful setting with an enormous range of natural habitats, native rural wildlife, and magnificent far-reaching vistas maintained by local farmers.

A large part of Englishcombe village itself is a conservation area and we aspire to ensure that the whole parish meets that standard. We realise that 'in fill' and 'small developments' are permitted under Green Belt rules, but feel this can be delivered without sacrificing the parish's existing natural, historical and aesthetic assets.

In addition to the historic features and buildings noted above, the parish is predominantly comprised of 18th and 19th century buildings built from Bath stone with slate or tile roofs, most of which have been well preserved.

Aspirations

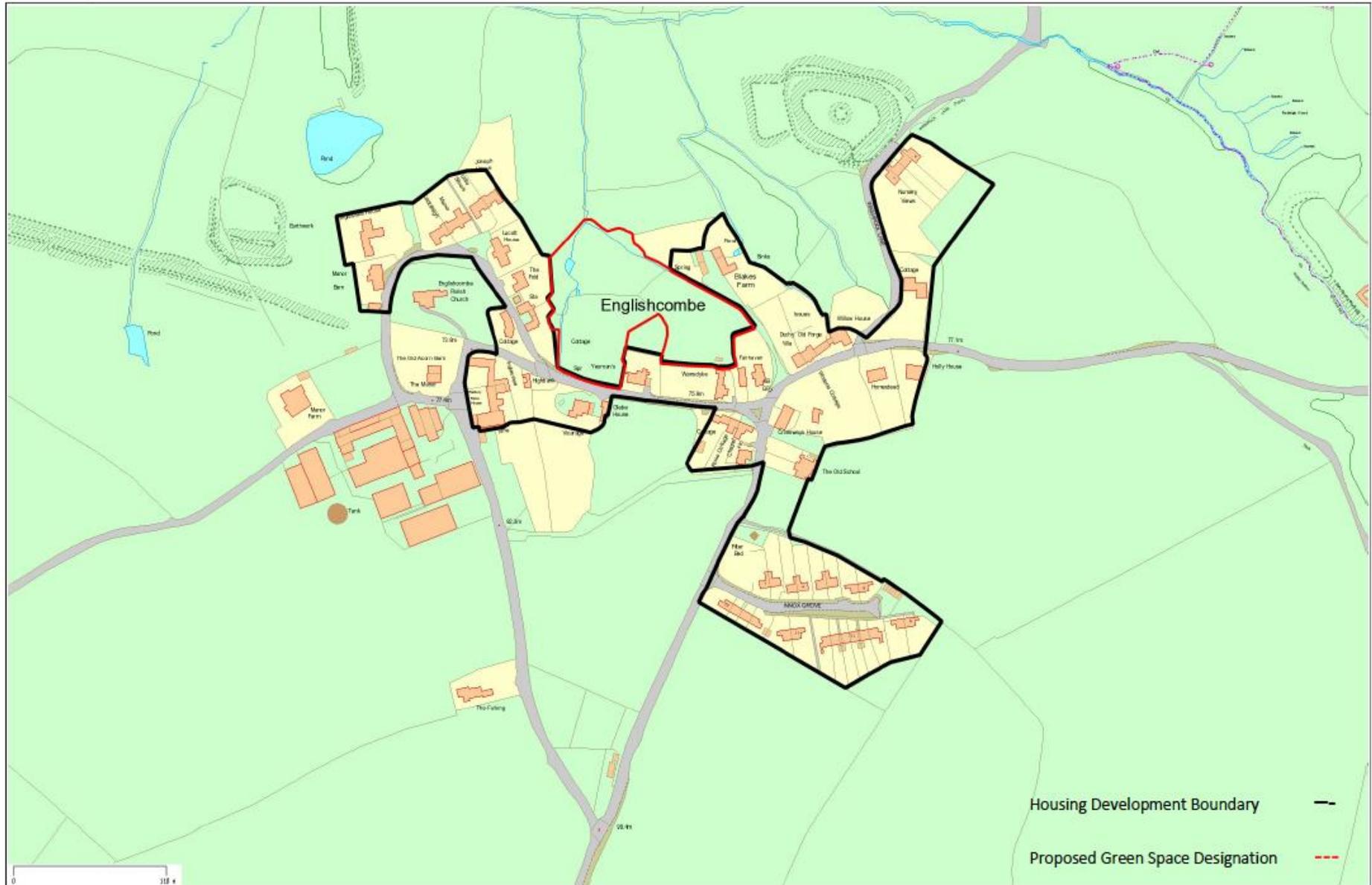
Our aspiration is to preserve our village environments as much as possible, by ensuring that any infill or development has appropriate access to existing infrastructure, is well designed and in keeping with the locality, and in accordance with the high standards required to protect the natural environment and set out in the conservation area.

The parish council's policy is to report derelict buildings to B&NES, via the website www.no-use-emptywest.co.uk

Village Environment Policies

VE 1 -- The Neighbourhood Plan will support developments where the boundaries of each individual development consist of either native species hedging and/or local stone.

Housing Development and current community green space Boundaries





West across the valley from Haycombe

4.4 Green Belt and Cotswolds Area of Outstanding Natural Beauty (CAONB)

Green Belt land covers 12.4% of England and is mostly open land and countryside around the largest or most historic towns and cities. International comparisons suggest that without strong protection, these areas would have long since been lost to urban expansion. The Government has stated clearly that it attaches great importance to the Green Belt and that it will seek to maintain existing levels of protection. However, Green Belts are under threat across England.

Our aspiration for the parish is to have it included in the Cotswolds Area of Outstanding Natural Beauty [CAONB]. AONB status provides significant national protection from inappropriate development and other benefits. For example, it is NPower policy to use underground cables in all Areas of Outstanding Natural Beauty.

The passage of the “Core Strategy” for Bath and North East Somerset (paragraph 1.11, p10) should result in the parish attaining AONB status, which would provide significant protection from unwanted development. This outcome is due to the work done by the Parish Council over the past decade, with support from Natural England, Cotswold Area of Outstanding Natural Beauty, and B&NES.

Aspirations

To protect and enhance our green belt status and to achieve inclusion as part of the Cotswolds AONB.

To work to protect and enhance our green belt status

To continue to work with relevant organisations to ensure our policies are consistent with those of the CAONB

To protect and enhance wildlife sites and key features of the CAONB. Therefore development likely to have a significant effect on such a site either alone or in combination with other plans or projects, and which cannot be adequately mitigated, would not be in accordance with the development plan. Specifically, Englishcombe Parish is affected by the Bath and Bradford Upon Avon Bats SAC.

4.5 Climate Change

In a Written Ministerial Statement of 25 March 2015, the Government announced that it is not now appropriate to refer to any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings in neighbourhood plans. In Policies CC 1 and CC 3 it is not intended to impose any such additional local technical standards or requirements.

It is hard to plan for the uncertainties and timing of likely changes to our climate, although more extreme weather events are likely to become more frequent. There are some areas of the parish that are already struggling to cope with extreme wet weather, for instance, and we are keen that any new development does not exacerbate the problem.

We also believe that there are some things the parish can do in terms of being as energy efficient as possible to reduce our carbon footprint, and to maintain and enhance the biodiversity of the parish.

Aspirations

Our aspiration is to ensure that developers consider how they are addressing the issues of more extreme weather events, and to ensure that they are not making it harder for the parish to cope with such events.

We want the Parish to aspire to reduce its carbon footprint in terms of build materials and energy consumption per property.

Surface water run-off. Developers will be asked to show how they are going to deal with excessive rainwater run-off and excessive surface water drainage.

Drought. Developers will be asked to consider the inclusion of rainwater collection as part of any development.

Heat waves. Developers will be asked to consider the provision of shade in any development. For instance, in the shade of a tree it can be 3 to 4 degrees cooler.



Planting for the future

Climate Change Policies

CC 1 -- Recycled materials. *The Neighbourhood Plan will support development that seeks to incorporate sustainable and natural building materials.*

CC 2 – Renewable energy. *(i) The Neighbourhood Plan will support development proposals that seeks to incorporate renewable energy generation as part of a development provided it is in accordance with other policies in this Plan.*
(ii) The neighbourhood Plan will support renewable energy generation structures where appropriate sites are in accordance with Core Strategy Policy CP3 and in accordance with other policies in this Plan.
(iii) The Neighbourhood Plan will support development proposals for renewable energy generation structures that are accompanied by a full impact assessment of the potential effect on bats and other European species and where any impacts are satisfactory mitigated.

CC 3 – Energy Efficiency. *The Neighbourhood Plan would support development proposals that seeks to maximise energy efficiency.*

5. Facilities, Services and Amenities¹³

Priston Road / Englishcombe Lane is the main through-route, linking much of the parish, neighbouring Priston and parishes beyond. It is typically busy with predominantly one-way traffic during commuting hours, towards Bath in the morning and away from Bath in the afternoon. At other times and throughout the day on the weekend it is used predominantly by farm vehicles, and for recreational purposes.¹⁴

The local bus service reduces traffic, strengthens inter-community social ties and provides vital access for work and services for residents who do not drive. Currently the bus runs into Bath twice each morning, with a third service on Tuesdays and Thursdays, and makes 3 return journeys in the afternoon. Regulars who use the bus describe it as their lifeline.

Although most parish residents travel to and from Bath, the bus also brings visitors and neighbours employed in the parish. Usage has changed over the years, with heavy use by young parish teenagers who later become regular commuters to work or, more frequently, buy cars. The timetable and route is reviewed annually and the parish council has historically taken an active role in promoting and maintaining the quality of this service.

Available facilities, services and amenities have changed over the centuries.¹⁵ As well as the Parish Church of St Peter, currently used for religious purposes and as a concert venue, we also have the Salem Chapel, which holds regular religious services and activities. A 19th century Baptist chapel in Inglesbatch was recently converted into a private dwelling.

The parish has been able to use private property such as the Tithe Barn and the Old School House for a variety of purposes, detailed in the Appendix.

In 2010 the parish Council began to manage the Millstream field as a parish resource. Currently, the site enjoys a circular walk, commemorative trees planted by residents of the parish, a wildlife pond, areas of meadow and woodland.



Bill's Bench, Millstream

Aspirations

Our aspiration is to make best efforts using available resources to maintain present (and potential) parish assets suitable for a variety of uses.

We will support recreational activities, where appropriate, both for the parish and for local and wider communities

The Parish Council will encourage widespread use of the local bus service, regularly assess parishioners' needs from such a bus service and work with BANES to adjust timetables when desirable.

Facilities, Services and Amenities Policy

FSA 1 -- The Neighbourhood Plan will support the development of Parish facility in Englishcombe Village to meet the social, recreational and cultural needs of the community, where it is in accordance with other policies within this plan.

6. Transport & Movement

Priston Road / Englishcombe Lane is the main route through the parish, linking much of the parish and surrounding parishes to the city of Bath. The parish includes many medieval, partially sunken lanes and hedges that are judged of historic significance. This includes medieval grade 1 status hedging along the Priston road which Management Recommendations state should be conserved. It is typically busy with commuting traffic between 7:30-9:00 am and 4:00-6:00pm with pinch points in the centre of Englishcombe and Nailwell. At other times of the day tranquillity is restored and it is predominantly used by farm vehicles, the movement of livestock and local residents for recreational purposes.

Englishcombe parish is 97% agricultural land and relies on farming activity to maintain its landscapes, character and environment. The road supports most vehicles but cannot support a farm vehicle and another vehicle at the same time. As a result the movement of farm vehicles within the parish and between neighbouring parishes requires careful management. At present farmers manage both the timing of working trips and the routes taken to ensure the convenience, productivity and safety of both their activity and other road-users. The balance that currently exists between farming and other traffic would be impacted by any significant increase in traffic volumes on the parish roads.

In addition to Priston Road there are a number of other minor roads, including Kilkenny Lane and Ten Acre Lane, which are often used during peak commuting periods by residents of surrounding parishes looking to bypass traffic entering Bath on the A367.

The roads are single-track in design and maintained to support local residential traffic and farm vehicles, with few passing points. Many of the parish roads are sunken lanes: both they and the lining hedgerows are of historic significance.

Commuter traffic moves at inappropriate speed through Englishcombe village and surrounding lanes. There are several blind bends (including within the village and hamlets) and collisions have occurred.

A traffic survey conducted in the parish in 2001 indicated high levels of rush hour traffic. Roughly 254 vehicles during the rush hour pass through the standing cross junction, with some 238 proceeding on through



Narrow lanes around the parish



Classic cars and wildflowers

Englishcombe village itself. A 2013 survey indicated similar levels of traffic passing through Englishcombe village at peak times.¹⁶

Non-motorised road users include cyclists, pedestrians, dogs and dog-walkers and horses and their riders. These users are all underprovided for. The current situation poses a potential risk to the health and physical safety of non-motorised road-users.

There are currently no road calming measures in the parish except for bollards in Nailwell, where they have resulted in slower speeds, and at the Bath entrance to Englishcombe, which seem to have had a lesser impact. Measures such as this need further active consideration.

The traffic signage around the village is rudimentary. An effort to establish and maintain effective traffic signage without excessive environmental intrusion would be beneficial.

Parking is not currently a major problem (almost all parish houses have significant off-street parking) but increases in the number of cars parked around the 'triangle green' (during snowy weather and for schoolhouse events) illustrate that only a small volume of roadside parking will have a significant impact on the village and safe transit through and around it. This will increase risk of harm especially to non-motorised road-users.

Beyond the main through-road the village has little motorised traffic and the lanes are used for farm traffic, leisure and access.

With each new commercial and residential development, parish 'Project' or 'Event' the parish should consider the potential changes to the movement of both its parishioners, residents of surrounding parishes and farming neighbours who may be moving within Englishcombe parish.

Transport & Movement - Aspirations

Preserve the tranquillity of our villages and the health and safety of all road users and pedestrians.

Farming traffic. Maintain its free flow within and entering/leaving the parish.

Commuter traffic. The current volume and speed of commuter traffic through the parish in general and the village in particular is undesirable. Efforts should be made to control and, over time, reduce the volume of commuter traffic. Strenuous efforts should be made to prevent any increase in the volume of commuter traffic. The impact on Englishcombe transit traffic of developments outside the parish, such as the current Core Strategy proposal for housing on the Odd Down Plateau, to the east of Sulis Meadow, should be assessed and appropriate action taken to reduce resulting rat run traffic through the Parish.

Speed of traffic. This is excessive and poses a risk of harm to other road users and parishioners. The statutory 20 mile an hour limit within Englishcombe should be replicated in the other hamlets in the Parish. Road calming devices and improved traffic signage (that is appropriate to the rural setting) should both be actively explored and, if suitable, deployed.

Maintain the provision of bus services. Englishcombe bus service runs twice per day to the centre of Bath. This service provides a vital service to those members of the Parish who either cannot travel by other means or who choose not to and as such must be maintained. A bus service reduces the volume of cars on the parish's roads and as such reduces the carbon footprint and environmental impact of increased transportation. We will seek to encourage businesses in the parish to use the bus service.

There is currently adequate off street car parking provision within the village for residents. There is almost no provision for parking for any volume of vehicles in excess of those required by residents and a small number of visitors. Any increase in on street parking on the sides of the narrow roads will impact on the health and safety of both pedestrians and other road users. The village's ambience will be protected by carefully controlling any developments that increases the amount of traffic coming through the village or increase the use of on street parking.



Village triangle to Duchy Villas

Non-motorised traffic (cycling and pedestrian traffic) using the main parish roads is currently modest and is likely dissuaded because of concerns over user experience and risk of bodily harm. These green modes of transport should be actively encouraged by changes that improve the experience and safety of such road users in the parish. We will look to support the creation of safe cycle routes between local communities.

The road verges and hedgerows form an important asset of the parish. Efforts should be made to maintain these (by reducing traffic volume and maintaining safe appropriate passing places).

Reduce the carbon footprint and environmental impact of parishioners and other road-users in the parish.

Footpaths and bridleways represent one of the prized assets; residents of surrounding parishes often come into our parish to experience our countryside and excellent footpaths. As such every effort should be made to both maintain and improve them, with clear signage and gated access. A map of the Public Rights of Way and a written description of the various routes are available on the Englishcombe Parish website.

Transport & Movement Policy

T&M 1 -- The Neighbourhood Plan will support proposals for development if adequate off road parking is included within the area of the development, and is in accordance with other policies in this plan.

7. Telecommunications

“The lifeblood of rural communities over the next 50 to 100 years, will be their ability to communicate with the outside world.” Local MP, Jacob Rees-Mogg.

The parish of Englishcombe is served by a variety of telecom service providers. Fixed line telecoms and broadband are based on infrastructure owned and maintained by BT Openreach, while mobile telephony is provided by the four main UK operators, Vodafone, EE, Three and O2, though there are no known mobile masts in the parish. Virgin Media provides TV and cable services to the Southdown area of Bath adjacent to Englishcombe parish, but has shown no interest in extending its services.

The parish is served from three BT exchanges: Kingsmead in Bath, Combe Down and Timsbury. Of these exchanges, Kingsmead and Combe Down are already upgraded to fibre services; Timsbury is due to be upgraded this year (2015). In general terms, the north-west and centre of the parish are served from Kingsmead via a fibre enabled cabinet at the Globe Roundabout in Newton St Loe: the north east of the parish is served by a non-fibre cabinet off Englishcombe Road, and the southern parts of the parish via a non-fibre cabinet in Priston. There are no fibre or non-fibre enabled cabinets at all in the parish.

Distribution of fixed line telecommunication services is largely via an aging infrastructure of overhead copper wires and poles. Because speed of telecommunications is largely determined by the length of the copper run from the nearest cabinet, overall the community receives inferior speeds and reliability. Similarly mobile phone reception, whether for voice or data, is patchy across the whole area, and some locations fail to get 3G service from any carrier.

Currently a few areas of the parish are able to obtain fibre to the cabinet services such as BT Infinity, but these are largely restricted to the Barrow and Haycombe areas and the northern end of Englishcombe village. Barrow is getting 14 Mbps, whilst Haycombe can receive 24 Mbps services – the



Aging BT Openreach infrastructure

government’s definition of superfast broadband—parts of Englishcombe village between 12 and 20 Mbps service, while the remainder of the parish reports chiefly sub 2 mbps service. The current national average according to OFCOM as of April 15th 2014 is 17.8 Mbps, so Englishcombe parish is significantly disadvantaged. This affects a wide range of uses including schoolwork, medical applications, government services, live interactive services, and streamed services such as iPlayer and Netflix.

While there is little conventional business use in the parish, there are significant numbers of individuals operating businesses from home or simply home-working. Businesses may be dissuaded from considering setting up in the area through the lack of reasonable broadband facilities.

While B&NES is an active participant in the BDUK Connecting Devon and Somerset program, this arrangement only plans to deliver superfast services to 90% of the B&NES area by the end of 2016, though there is a commitment to deliver 2 Mbps to all by that date. It is understood that Englishcombe parish will continue to be disadvantaged into the foreseeable future.



Telecoms infrastructure

Aspirations

The government has indicated that it wants to see most areas achieving speeds of 100 Mbps or more. Our aspiration is to ensure that Englishcombe Parish, in totality, receives such a service. We believe that this is easily achievable via a Fibre-to-the-Property solution, and we will work to support delivery.

Policy

TC 1 -- To support sustainable economic growth, and enhance the provision of local community facilities and services, all new dwellings and employment buildings should incorporate ducting capable of accepting fibre to enable Ultrafast Broadband.

Appendix 1 – Footnotes to main report

1. The Committee's Terms of Reference are provided at Appendix 3.
2. <http://www.neighbourhood.statistics.gov.uk/dissemination/NeighbourhoodSummary.do?a=7&b=6275017&c=BA2+9DU&g=397880&i=1001x1012x1013&j=6296499&m=1&p=5&q=1&r=0&s=1433324712258&enc=1&tab=1&inWales=false>
3. The Core Strategy was adopted by B&NES Council July 2014.
4. The Core Strategy, as adopted by B&NES Council in July 2014.
5. The Parish Design Statement can be found at Appendix 3
6. Historic Farms Buildings Group
7. Parish Survey Results set out in Consultation Report
8. Historic Landscape Survey of the Manor of Englishcombe, page 35.
9. Nocturnal light pollution is linked to increased cancer risk. Furthermore, birds and animals can be confused by artificial lighting, leading them away from familiar foraging areas and disrupting their breeding cycles. And the photosynthetic cycles of deciduous trees have been shown to be disrupted due to the preponderance of artificial night time lights. <http://www.britastro.org/dark-skies/health.html>
10. In humans, noise can cause annoyance and sleep disturbance. The effects of noise on wildlife include auditory damage, physiological changes and behavioural alterations. <http://www.airandnoise.com/Animals.html>
11. Elder, Common Hawthorn, Field Maple, Wayfaring Tree, Ash, Dog Rose, Dogwood, Wild Privet, Sycamore, Wild Plum, Field Rose, Oak, Blackthorn and more -- Historic Landscape Survey of the Manor of Englishcombe, Avon County Planning Dept, 1983.
12. Adrian Neilson. Conservation Officer, BaNES, at a meeting with PC Chair on 21 November 2014
13. A list of currently available amenities and services are listed at Appendix 4
14. For example, regular sporting events such as the "Hilly Ten" running race takes place here <http://www.teambathac.org/wp-content/uploads/2011/05/Bath-Hilly-Ten-Course-Street.jpg> and the local boys' secondary school use it as part of their sport curriculum.
15. For example, about thirty years ago, there were 2 buses each way twice a week, though that service had a different route and did not extend as far as Inglesbatch and Nailwell. Historically Englishcombe village had a telephone box and a post office which included the sale of sweets and was open twice a week.
16. Traffic Survey Report Appendix 6



Haycombe barn

Appendix 2 – NPC Terms of Reference



1. Consider the guidelines established by B&NES in their document 'Neighbourhood Planning Protocol' as adopted by cabinet on 12th September 2012.
2. Provide parishioners with information on central and local government policy relevant to Neighbourhood Planning such as the Localism Act and the progress of the suspended BaNES Core Strategy via the website, email distribution and on parish noticeboards.
3. Consult with parishioners on the possible alternatives for Englishcombe in terms of housing provision (including social and retirement housing), office and industrial premises, traffic management and public transport, establishment and management of sites for gypsies and travellers, schools, playgrounds, infrastructure, open spaces, woods and nature parks, parish facilities and services.
4. Ensure any proposals are consistent with the legislation relating to the Cotswold AONB, the Green Belt, the Conservation Area and the protection of Listed Buildings.
5. Liaise with neighbouring parish councils to ensure the resultant final individual Neighbourhood Plans are co-ordinated.
6. Undertake a Sustainability Appraisal to ensure positive impact of the plan on socioeconomic and environmental considerations.
7. Abide by the NPC Code of Conduct
8. Produce reports for council meetings on a bi-monthly basis starting from January 2013 until the completion of the Examination and Adoption phase.

Appendix 3 – Englishcombe Parish Design Statement

Objectives: This Design Statement will be used as a guide to the future development of any house extensions, reuse of existing barns/redundant agricultural buildings and any new development. It cannot impose design criteria on development that does not need planning permission, although it does encourage such developments to have regards to this Design Statement. It is aimed at improving the physical qualities of the Parish by promoting an appropriate, pleasing and harmonious quality architectural and landscape design in development which will complement and reinforce the existing character of the rural Parish landscape. Future sustainability of any build is of paramount importance.

Heritage: The Parish is made up a number of individual settlements, Inglesbatch, Nailwell, Haycombe, Kilkenny, Barrow and Englishcombe itself incorporating Innox Grove and Nursery View, all have their own specific architectural features. The historic fabric of buildings should be preserved and repaired wherever possible and existing buildings reused creatively. Where a building is "listed" specialist advice should be obtained.

New Development: Any new development must take account of, and be sensitive to the physical and environmental context of the site and its location

in the Green Belt, and where appropriate the Conservation Area. We need to bear in mind our ambition to be included in the Cotswold Area of Outstanding Natural Beauty. Such developments should be rural not suburban in character.

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

Detailing: The detailing of new development and changes (including extensions and additions) to existing buildings must reflect the quality of craftsmanship and materials both of the area and the specific location. The aim should be to use local durable materials (eg Bath Stone) which maintain and improve in appearance with age.

Local Concerns: Proposals for any new development and/or alterations must take proper account of relevant planning considerations raised by immediate neighbours or the Community at large. Specific consideration needs to be taken to all matters relating to the Neighbourhood Plan. In this respect it is recommended that pre application advice is sought from B&NES planning department.



Looking south over Englishcombe Village

Appendix 4 – Amenities, Services and Sites of Historic Interest

<ul style="list-style-type: none"> Open Countryside 	Farming, walking, jogging, horse riding (with signposted bridleways), motocross, bicycling, painting, photography, bird watching, star gazing, recreational shooting (clay pigeon and pheasant). The parish is predominantly owned by The Duchy and a few smaller privately owned farms. The families that manage these properties have done so for generations.
<ul style="list-style-type: none"> Old School and car park 	<p>Polling Station Parish council , Millstream and NPC meetings Village Weekend Family events – weddings, birthdays, anniversaries, funerals.... Annual Bonfire night Thurs coffee mornings, and a monthly sharing lunch</p>
<ul style="list-style-type: none"> BUS (768) 	2 buses into Bath each day M-S. 3 returns every afternoon. http://www.priston.org.uk/buses.htm
<ul style="list-style-type: none"> Tithe Barn and car park (privately owned) 	<p>English Heritage days</p> <p>Has been used by kind permission of the owner, for Community events and car parking for weddings etc. Tithe Barn used to be used for wedding receptions.</p>
<ul style="list-style-type: none"> Wildlife areas 	Rare orchids, bat route, etc great crested newts (private pond at Haycombe), Mill Pond - a lot of the work was done by the local Southdown Cubs/Scouts and Duchy
<ul style="list-style-type: none"> Millstream & Orchard 	A community facility in Englishcombe village maintained as a peaceful natural venue. It is a quiet, reflective area in beautiful surroundings with commemorative trees, benches and a bridge. Various community celebrations have been held there (e.g. Queen’s Jubilee). It was originally leased by the Parish Council in [date] from the Duchy for 21 years. Previously, this area included community allotments. See www.englishcombe.net/millstream
<ul style="list-style-type: none"> Parish website 	www.englishcombe.net contains details of local services
<ul style="list-style-type: none"> Footpaths & Bridleways 	<p>Part of Julian House charity fund raising circuit</p> <p>www.englishcombe.net/Englishcombe/What_is_a_PC_files/Footpath%20map.pdf</p>
<ul style="list-style-type: none"> Wansdyke 	Archaeological feature that runs through the parish.
<ul style="list-style-type: none"> Culverhay Castle 	Archaeological feature to the east of Englishcombe Village

<ul style="list-style-type: none"> Abandoned Medieval Village at Barrow Mead 	Footpath BA11/4 passes adjacent to Barrow Mead.
<ul style="list-style-type: none"> Post deliveries 	Daily delivery of post throughout the parish
<ul style="list-style-type: none"> Waste Collection 	Weekly collection on Tuesdays for normal waste and recycling. Garden waste every other Tuesday.
<ul style="list-style-type: none"> Neighbourhood Watch Scheme 	Brian Huggett acting as co-ordinator.
<ul style="list-style-type: none"> St Peters Church 	Regular service 11.15 am, 1st & 3rd Sundays, a Family Service and a Eucharist. Seasonal special services e.g. Harvest Baptisms, weddings and funerals, Vicar: Catherine Sourbut.
<ul style="list-style-type: none"> Salem chapel 	11:15 Morning service (breaking of bread), 6:30 Evening service Leader: John Davis
<ul style="list-style-type: none"> Wheelwright workshop 	Light industrial unit. Duchy owned and leased by the Parish Council
<ul style="list-style-type: none"> Rickyard & car park 	Also known as The Old Acorn Barn. Has now been leased to The Life Project, a charity supporting adults with learning difficulties. The current proposal is to use the unit for the assembly of plant supports, moving on to other Light Industrial and/or assembly activities.
<ul style="list-style-type: none"> "Museum" 	Annual Heritage Day event; by kind permission of Tony and Hazel Salter in the 'Old Forge'. Includes many interesting papers/artefacts relating to the history of Englishcombe
<ul style="list-style-type: none"> Removal business 	Formerly Padleigh Kennels (Both businesses owned and run by the same family) Kennels business now ceased
<ul style="list-style-type: none"> Farm B&B 	http://www.bedandbreakfastinsomerset.info/Profile_SM293-Corner-Cottage-Accommodation-in-Inglesbatch-Bath
<ul style="list-style-type: none"> Holiday cottages 	www.manorcottages.co.uk/properties/BARROW
<ul style="list-style-type: none"> Conference & plays venue at Barrow Castle 	www.barrowcastle.co.uk

Appendix 5 – Traffic Monitoring Figures 2001 / 2013

2001

- Performed Sept 2001 on two week days 07.00-09.00.
- An average of 153 vehicles per hour approached the standing cross junction (junction between Englishcombe/Nailwell and Ten acres Lane/Inglesbatch).
- An average of 141 vehicles (93%) proceeded to Englishcombe.
- At peak time (07.45-08.45) average flow through the junction was 254 vehicles per hour, and through Englishcombe 238 per hour.
- 75% of traffic comes from Ten Acre Lane (ie. rat running). During periods of high activity 85% of activity cars, 15% small vans and the occasional mini-bus/m-cycle. After this time 50% of all traffic was farm vehicles.

2013

- Performed 0715-09.15 Friday 14th June
- Simple count of cars through Englishcombe village (likely an additional 7-8% in other areas of Priston road)
- Over the two hour period 249 cars and vans passed through
- 07.45 - 0845: 168 cars and vans. Vans approximated 15% of traffic.
- So broadly similar figures to 2001 (a fall of 12 in overall numbers) but the numbers were spread more over the two hours rather than compressed into the 07.45-08.45 period.



Appendix 6 - Designation of Neighbourhood Area

Notification of Decision Regarding the Application for Designation of Englishcombe Neighbourhood Area under section 61G of the Town and Country Planning Act 1990 as amended.

Applicant:
Englishcombe Parish Council

Application:
Application for the Designation of Englishcombe Neighbourhood Area

Pursuant to the Bath & North East Somerset Council's *My Neighbourhood: A Neighbourhood Planning Protocol for B&NES*, the Divisional Director: Planning and Transport is authorised to consider area designation applications for Neighbourhood Planning and if appropriate approve applications.

Decision:

The Designation of the Englishcombe Neighbourhood Area is approved in accordance with section 61G of the Town and Country Planning Act 1990 as amended for the purposes of Neighbourhood Planning. The reasons for this decision are set out in the accompanying 'Neighbourhood Area Designation Application Report'.

Signed:



David Trigwell
Divisional Director Planning & Transport Development

Dated: 15th March 2013

Bath & North East Somerset Council

Neighbourhood Area Designation Application Report – Officers Decision acting under delegated powers

Date of application advertisement	7th January 2013
Date of decision	15th March 2013
Name of proposed Neighbourhood Area	Englishcombe

1. Introduction

1.1 Pursuant to the Bath & North East Somerset Council's My Neighbourhood: Neighbourhood Planning Protocol, the Director for Planning and Transport is authorised to consider area designation applications for Neighbourhood Planning and if appropriate approve applications.

2. Background

2.1 The power to designate a Neighbourhood Area is exercisable under section 61G of the Town and Country Planning Act 1990. Under Regulation 5(1) of The Neighbourhood Planning (General) Regulations 2012 (which came into force on 6 April 2012) an area application has to include a map which identifies the area to which the application relates, a statement explaining why this area is considered appropriate to be designated as a neighbourhood area and a statement that the body making the application is a relevant body for the purposes of section 61G(2) of the 1990 Act.

2.2 Englishcombe Parish Council is the 'relevant body' (for the purposes of section 61G (2) of the Town and Country Planning Act 1990) and submitted an application for the designation of Englishcombe Neighbourhood Area. The application is for the whole parish area to be designated as a Neighbourhood Area for the purposes of Neighbourhood Planning and so satisfies section 61G(3) of the Act. The submission of the application complied with the regulations.

3. Procedure

3.1 Under section 61H of the 1990 Act whenever a local planning authority exercises powers under section 61G to designate an area as a neighbourhood area, consideration must be given to whether the authority should designate the area concerned as a business area. The designation of the specified area can only occur if the authority considers that the area is wholly or predominately business in nature [Section 61H (3)].

3.2 If the application for the Designation of this Neighbourhood Area is approved, then Regulation 7(1) of the Neighbourhood Planning (General) Regulation 2012 requires the designation to be publicised. If the application is refused, reasons must be given under 61G(9) of the 1990 Act and Regulation 7(2) of the Regulations requires the decision to be publicised.

4. Consideration as to whether or not to designate

4.1 In determining the application for the designation as a Neighbourhood Area. Regard must be had to the desirability of designating the whole area.

4.2 The issue is whether or not the specified area is an 'appropriate area to be designated as a Neighbourhood Area'.

4.3 The fact that the designation of the Englishcombe Neighbourhood Area would allow a Neighbourhood Plan to be prepared does not form part of the determination of this application.

5. Reasoning for Designation

5.1 The proposed area for designation which includes the whole parish is considered appropriate, as it will enable a Neighbourhood Plan to allocate and identify non-strategic development sites across the plan area and to provide a locally distinctive policy framework to complement that provided by the emerging B&NES Core Strategy.

5.2 The specified area falls completely within the Council's area.

5.3 The application for designation as a Neighbourhood Area was publicised for over six weeks between 7th January and 21st February 2013.

5.4 No responses were received within the consultation period.

6. Conclusion

6.1 It is considered that the specified area is coherent, consistent and appropriate in planning terms and is an 'appropriate area to be designated as a neighbourhood area'.

6.2 The specified area is not wholly or predominantly business in nature and so it is inappropriate to designate it as a business area.

6.3 It is also considered that it is not desirable that only part of the parish area be designated.

6.4 The specified area without modification should be designated as a Neighbourhood Area for the reasons set out in the application. The area represents the built area which is being planned for with the objective of identifying and allocating development sites within the identified neighbourhood area and is appropriate in planning terms.

6.6 A copy of this report will be sent to Englishcombe Parish Council.

7. DECISION

7.1 **The Designation of Englishcombe Neighbourhood Area is approved** in accordance with section 61G of the Town and Country Planning Act 1990 as amended for the purposes of Neighbourhood Planning.

David Trigwell

Divisional Director: Planning & Transport

Dated: 15th March 2013

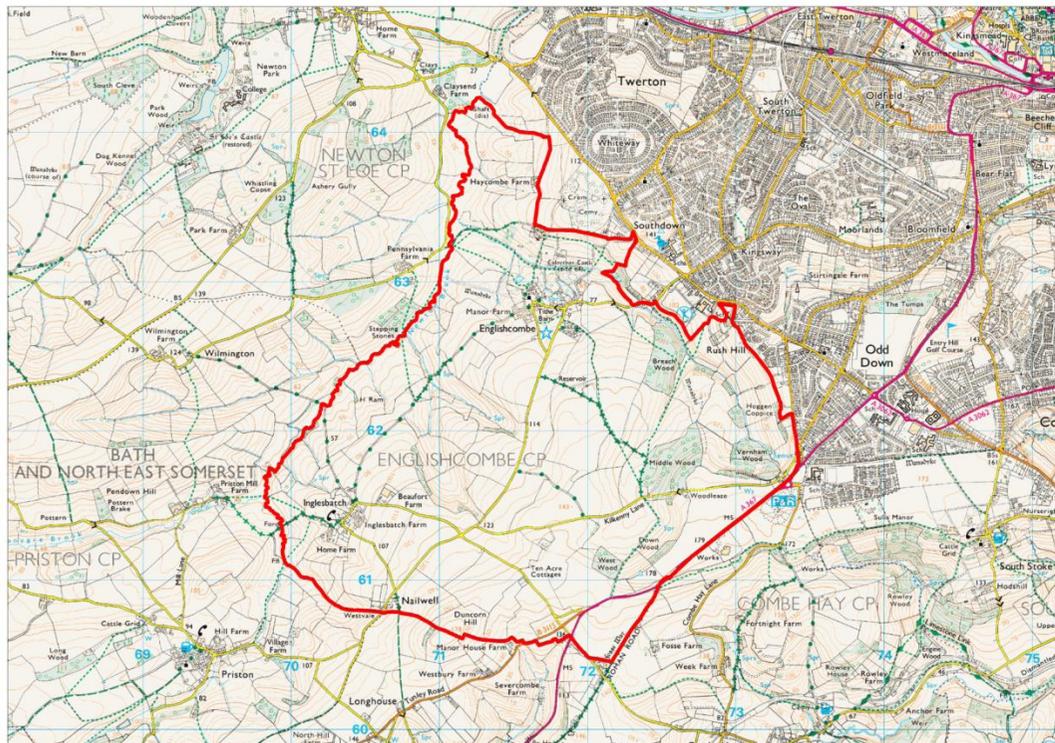
Decision Regarding the Application for Designation of Englishcombe Neighbourhood Area under section 61 (G) of the Town and Country Planning Act (as amended)

1. I have no private interests to declare in respect of this matter which would prevent me from determining this application.

2. I hereby exercise power under section 61G of the Town and Country Planning Act 1990 (as amended) ("the Act") and all other powers delegated to me to designate the area identified on the map below as the Englishcombe Neighbourhood Area for the purposes of section 61G (1) of the Act) as I am satisfied that the area is an appropriate area to be designated as a neighbourhood area. I do not designate it as a business area for the purposes of section 61H (1) of the Act as it is not wholly or predominately business in nature.

a) Name of neighbourhood area: Englishcombe

b) Map of neighbourhood area:



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. License number 100023334

c) Relevant body: Englishcombe Town Council, form the 'relevant body' (for the purposes of 61G(2) of the Town and Country Planning Act 1990)

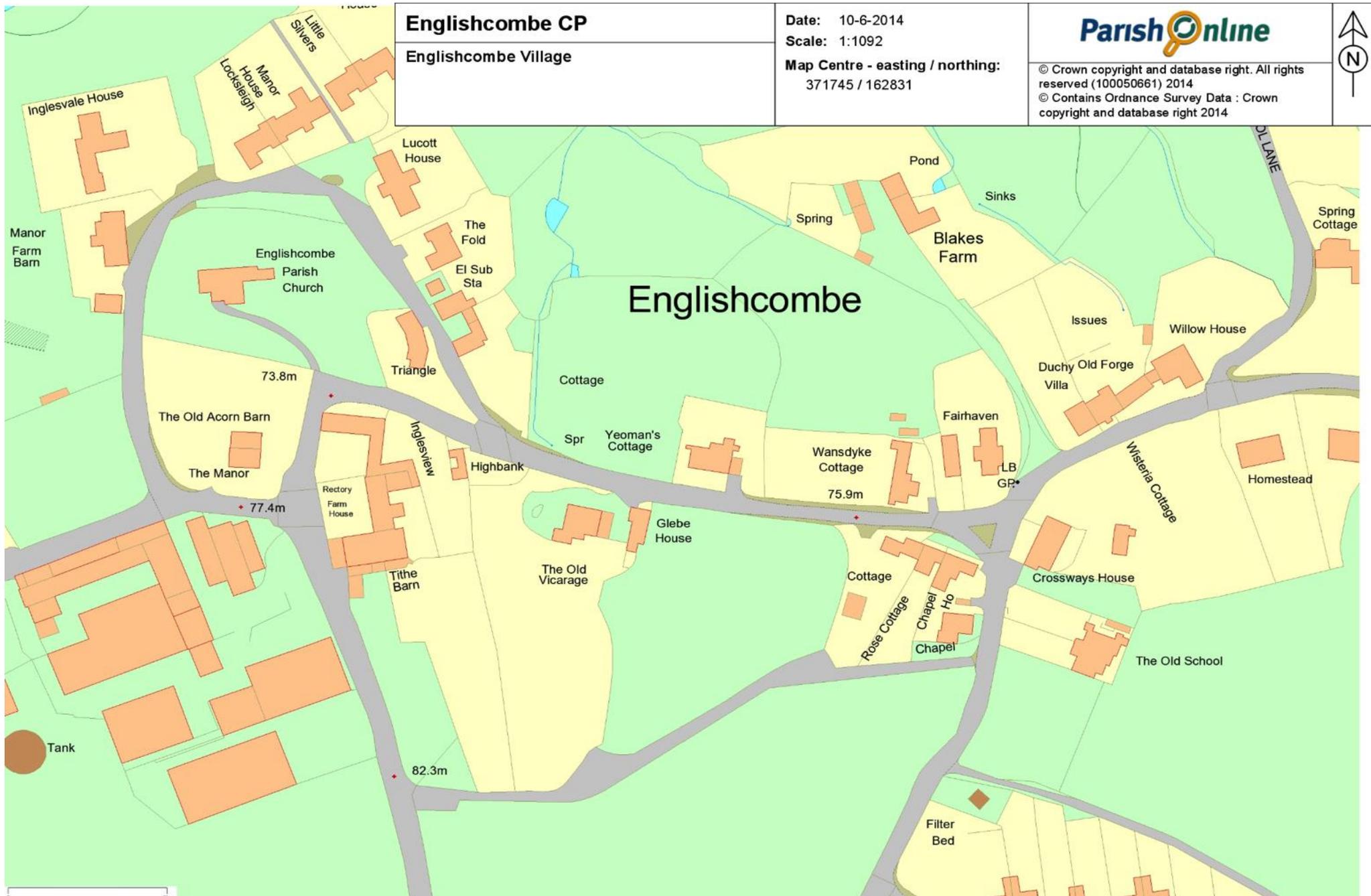
3. I have made this decision in line with the information set out in the 'Neighbourhood Area Designation Application Report'.

Signed:

A handwritten signature in black ink, appearing to read 'D Trigwell', with a long horizontal flourish extending to the right.

David Trigwell
Divisional Director: Planning & Transport
Decision published: 19th March 2013

Appendix 7 - Maps



Englishcombe CP
Englishcombe Village

Date: 10-6-2014
Scale: 1:1092
Map Centre - easting / northing:
 371745 / 162831

ParishOnline
 © Crown copyright and database right. All rights reserved (100050661) 2014
 © Contains Ordnance Survey Data : Crown copyright and database right 2014



Englishcombe CP

Barrow Hamlet

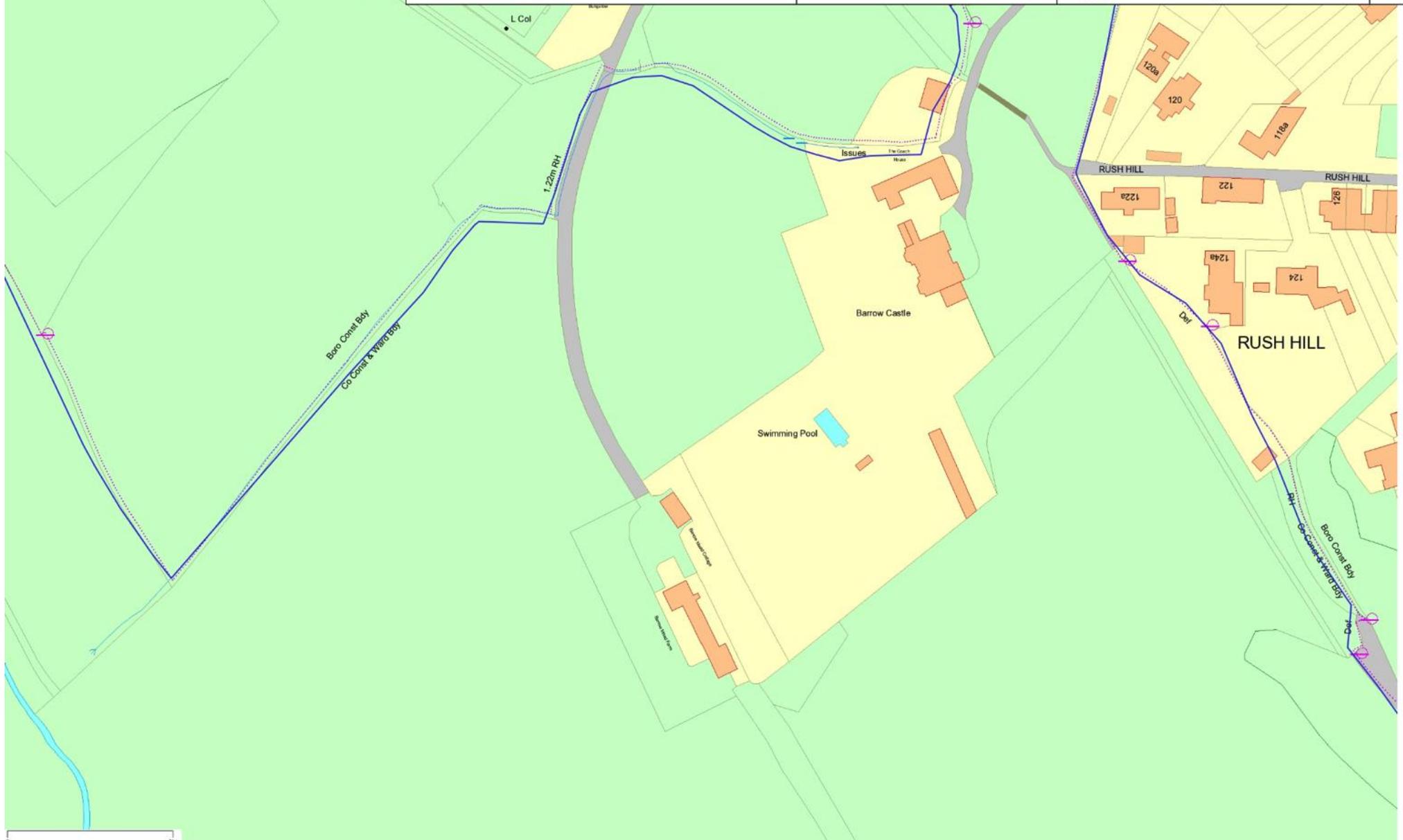
Date: 10-6-2014

Scale: 1:1100

Map Centre - easting / northing:
372857 / 162670



© Crown copyright and database right. All rights reserved (100050661) 2014
© Contains Ordnance Survey Data : Crown copyright and database right 2014



Englishcombe CP

Padleigh

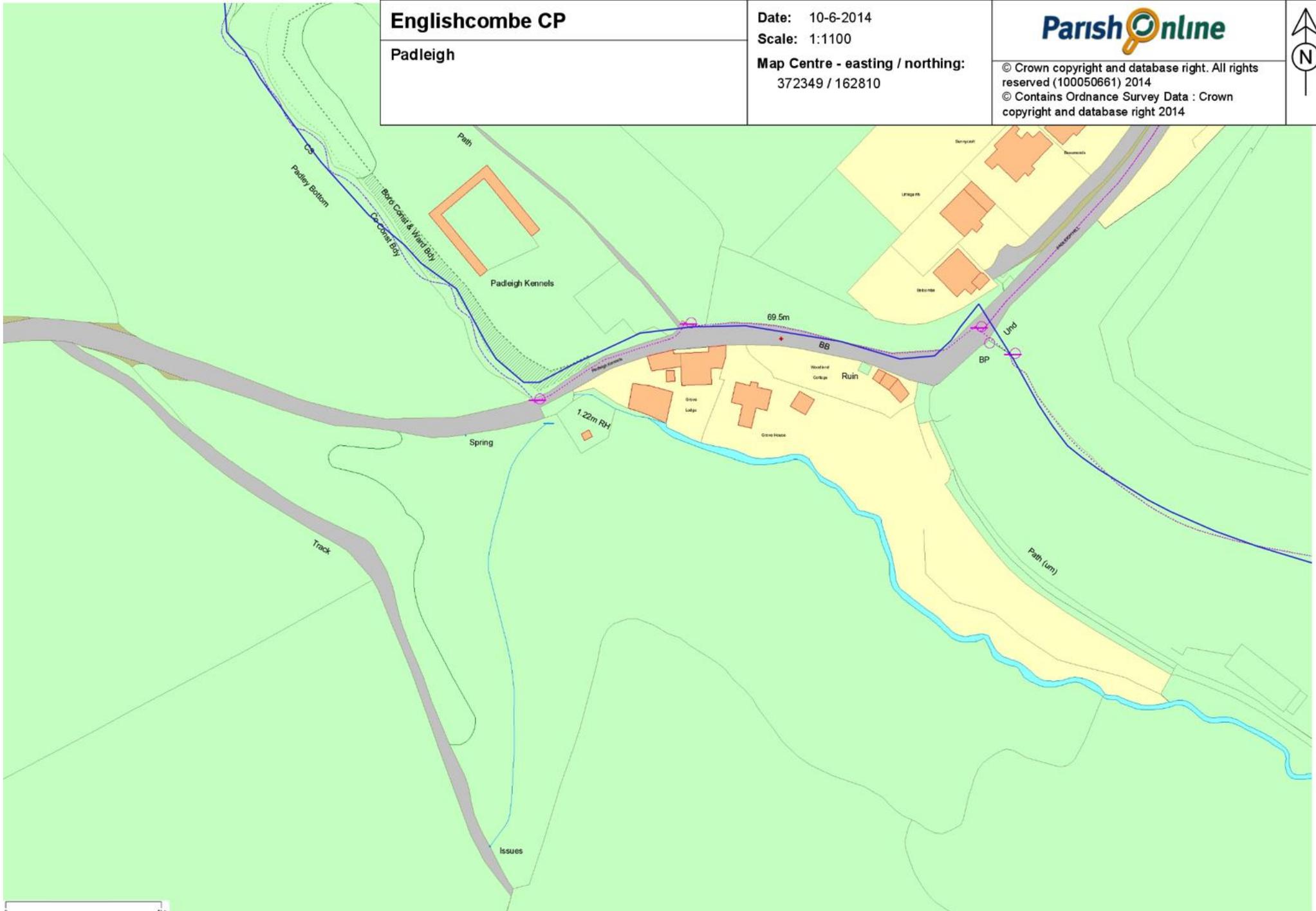
Date: 10-6-2014

Scale: 1:1100

Map Centre - easting / northing:
372349 / 162810



© Crown copyright and database right. All rights reserved (100050661) 2014
© Contains Ordnance Survey Data : Crown copyright and database right 2014



Englishcombe CP

Haycombe

Date: 10-6-2014

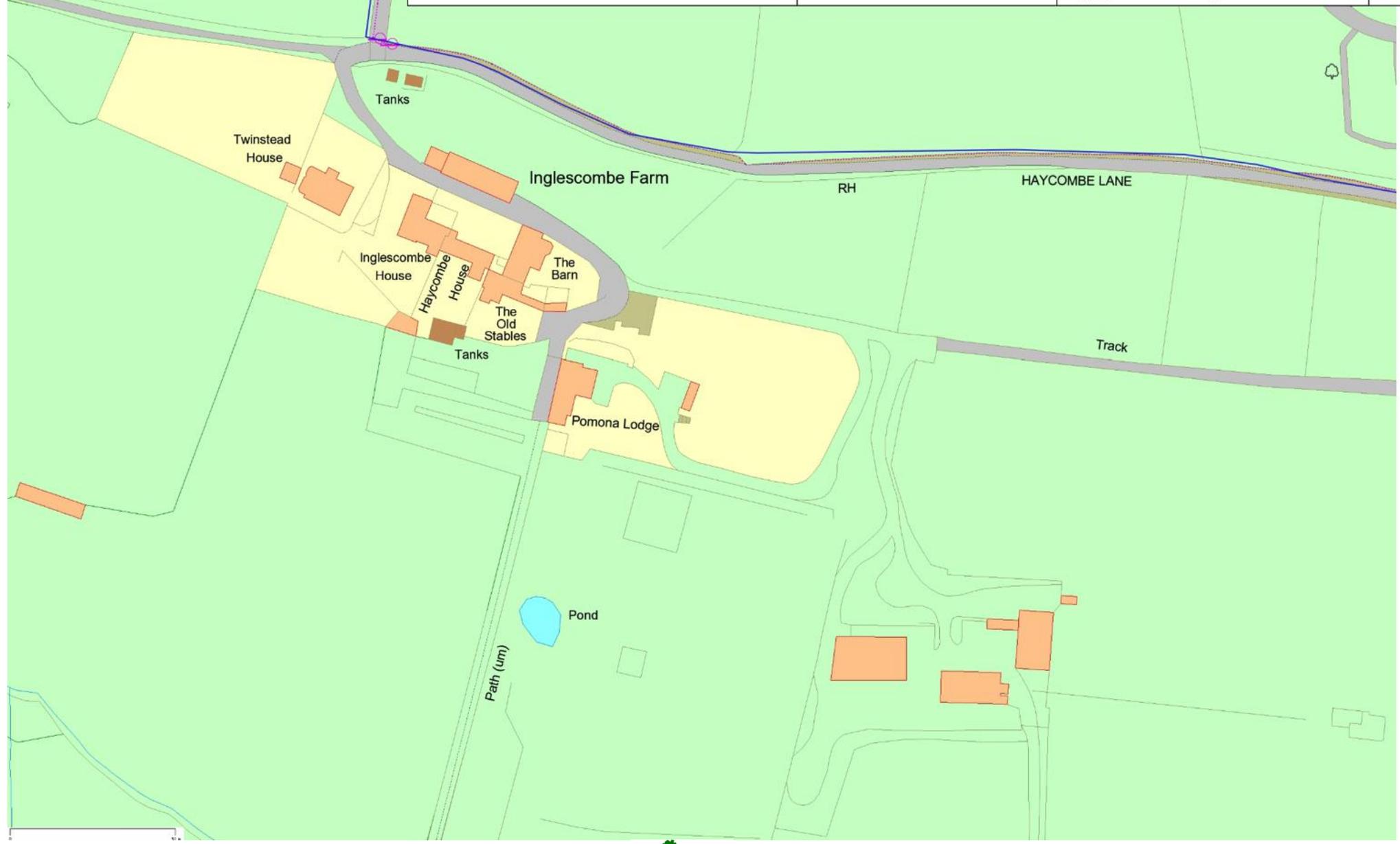
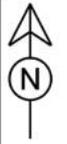
Scale: 1:1100

Map Centre - easting / northing:

371745 / 163274



© Crown copyright and database right. All rights reserved (100050661) 2014
© Contains Ordnance Survey Data : Crown copyright and database right 2014



Englishcombe CP

Nailwell

Date: 10-6-2014

Scale: 1:1100

Map Centre - easting / northing:
370632 / 160844



© Crown copyright and database right. All rights reserved (100050661) 2014
© Contains Ordnance Survey Data : Crown copyright and database right 2014



Englishcombe CP

Inglesbatch

Date: 10-6-2014

Scale: 1:1100

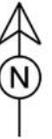
Map Centre - easting / northing:

370365 / 161378

ParishOnline

© Crown copyright and database right. All rights reserved (100050661) 2014

© Contains Ordnance Survey Data : Crown copyright and database right 2014



Englishcombe CP

Kilkenny

Date: 10-6-2014

Scale: 1:1100

Map Centre - easting / northing:
373216 / 161694



© Crown copyright and database right. All rights reserved (100050661) 2014
© Contains Ordnance Survey Data : Crown copyright and database right 2014



Appendix 8 – Listed Buildings – Church, Rectory Farmhouse and Tithe Barn



Listed Buildings Map 1
The Church, Rectory Farmhouse and the Tithe Barn

Englishcombe CP 



Date Created: 21-1-2015 | Map Centre (Easting/Northing): 371633 / 162831 | Scale: 1:864 | © Crown copyright and database right. All rights reserved (100050661) 2015

Appendix 9 – Listed Buildings – Blake’s Farm



Date Created: 21-1-2015 | Map Centre (Easting/Northing): 371886 / 162868 | Scale: 1:940 | © Crown copyright and database right. All rights reserved (100050661) 2015

Appendix 10 – Listed Buildings – Haycombe House, Inglescombe House



Listed Building Map 3
Haycombe House/Inglescombe House

Englishcombe CP 



Appendix 11 – Listed Buildings – Allendale and Home Farmhouse Inglesbatch



Date Created: 21-1-2015 | Map Centre (Easting/Northing): 370354 / 161372 | Scale: 1:1421 | © Crown copyright and database right.
All rights reserved (100050661) 2015 © Contains Ordnance Survey Data : Crown copyright and database right 2015 © English Heritage

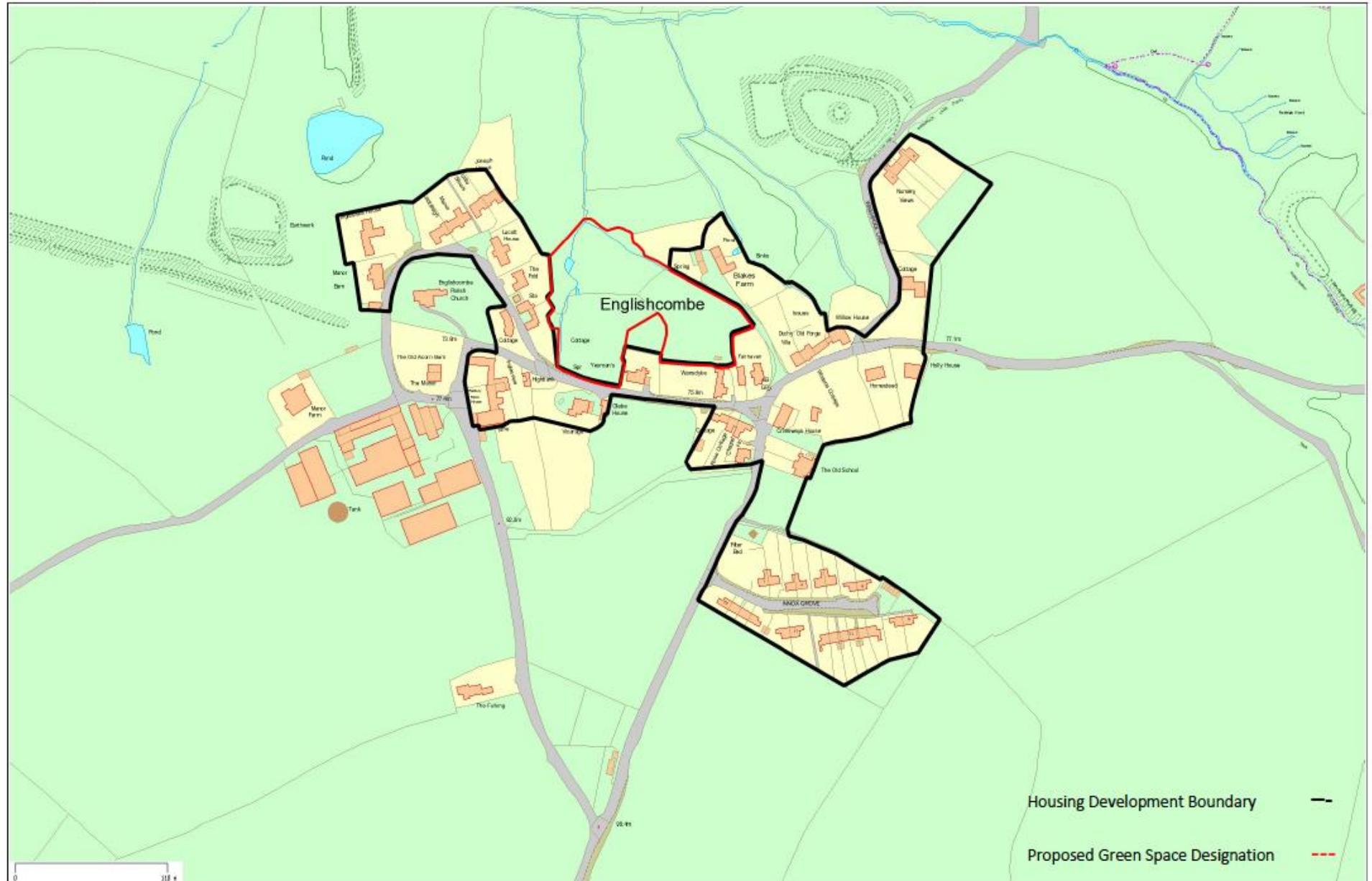
Appendix 12 – Ancient Monuments – Wansdyke and Culverhay Castle



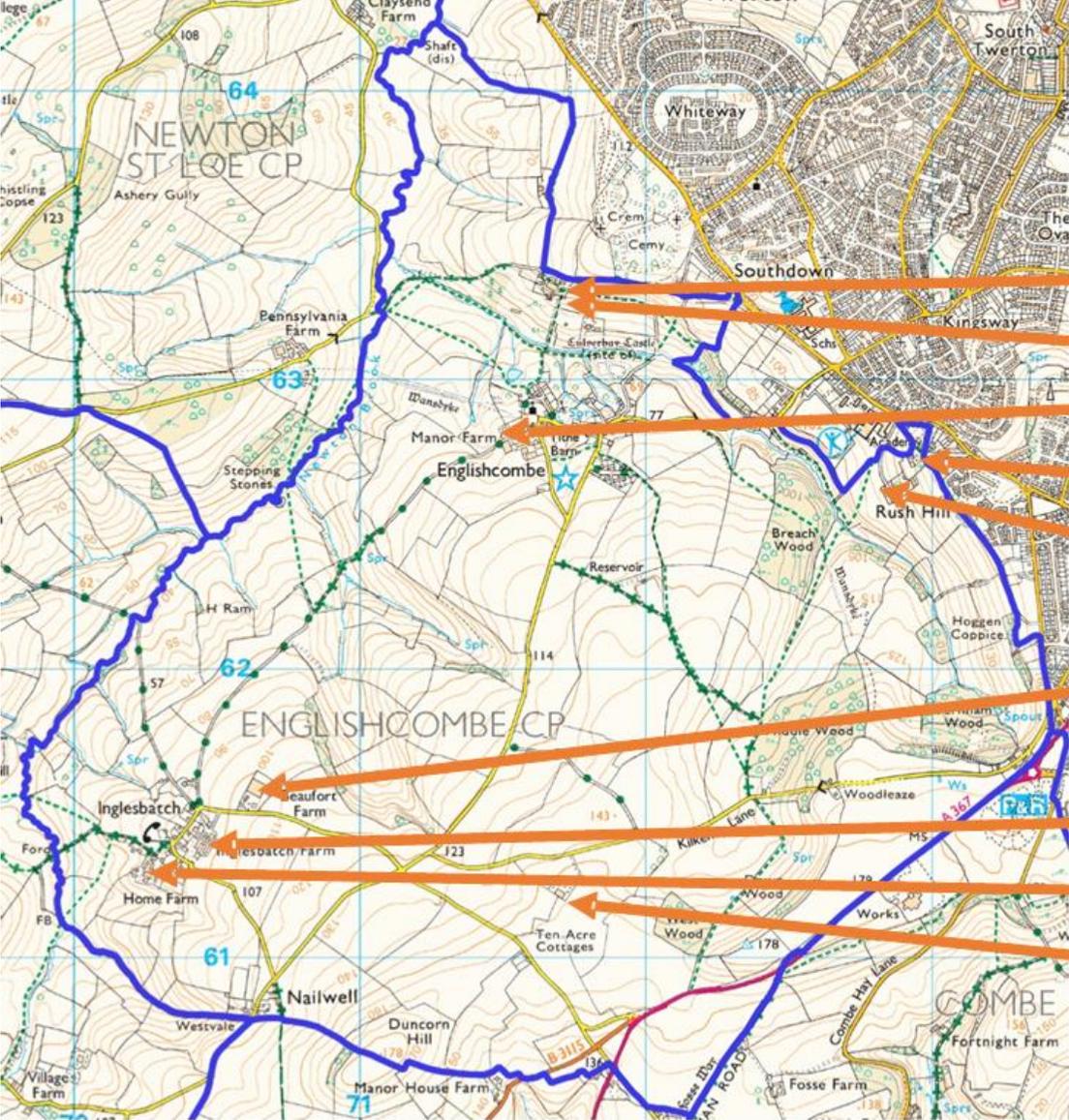
Appendix 13 – Ancient Monuments – St Peter’s Church



Appendix 14 – Housing Development and current community green space Boundaries



Appendix 15 - Business Map



- Businesses**
- Lionhouse Creative
- Inglescombe Farm
- Manor Farm
- Barrow Castle
- Barrow Mead Farm
- Beaufort Farm
- Inglesbatch Farm
- Home Farm House
- Ashes Hill Farm



Englishcombe Parish Council Neighbourhood Plan

All rights reserved.

Contact: clerk.englishcombe@googlemail.com