

Westfield Sustainability Appraisal

Introduction and Methodology

About this Report

The purpose of this scoping report is to identify the sustainability issues within the Westfield 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.

Sustainable Development

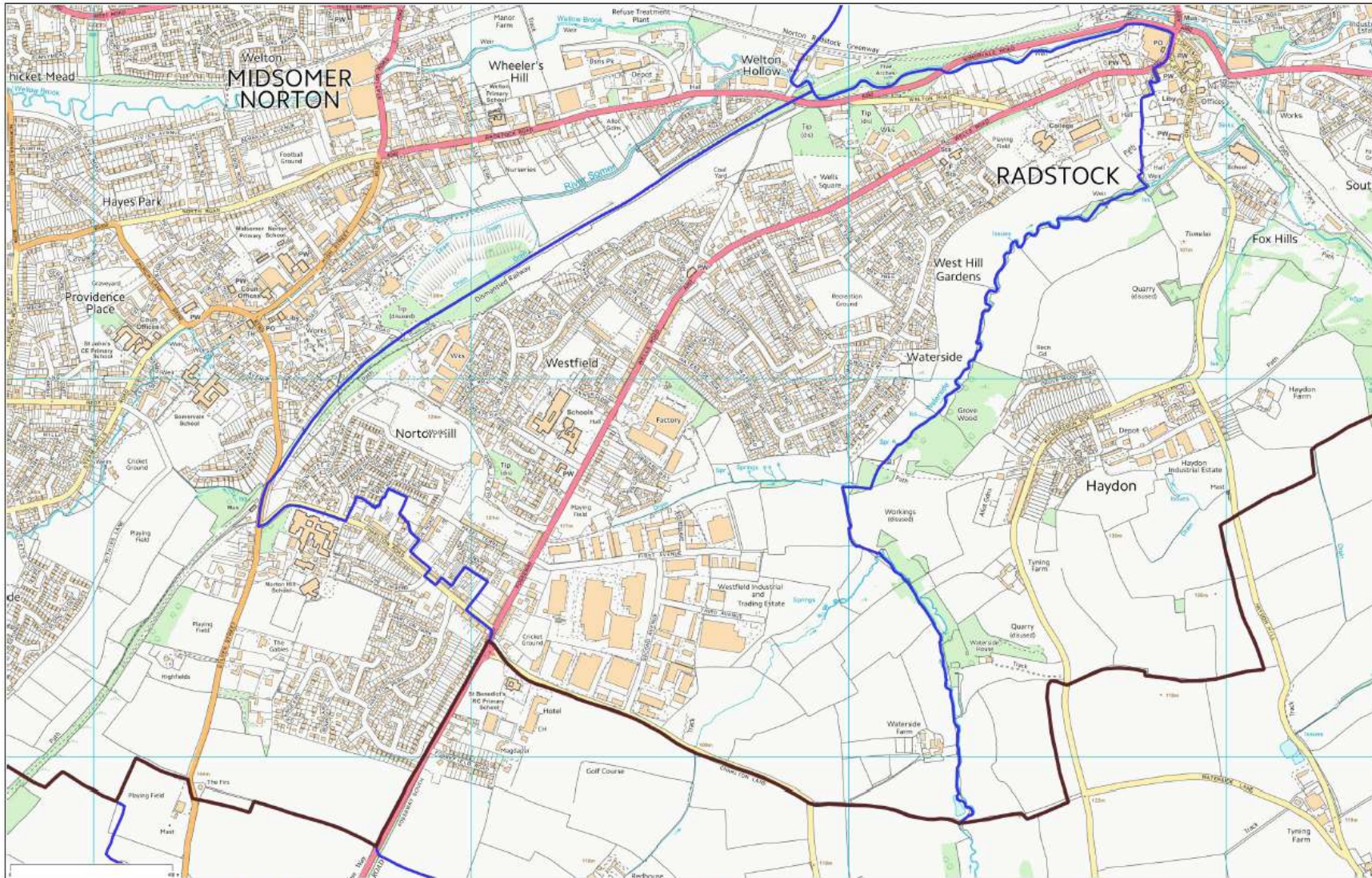
Sustainable Development has been defined by the Government as ‘a better quality of life for everyone, now and for generations to come’. It is about considering the long-term environmental, social and economic issues and impacts. A set of shared UK principles provide the guidance to achieve the purposes 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 Westfield 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.

Westfield Parish

The Westfield neighbourhood plan encompasses the civil parish of Westfield.



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 April 2015, Westfield Parish Council was successful with its application to become a Neighbourhood Planning area. The Westfield 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 preserve what is best about Westfield 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.

The plan has been produced by a Neighbourhood Planning Committee 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.

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

- Housing
- Green Spaces
- Employment, Industry and Jobs
- Preserving Heritage
- Transport
- Community Facilities

Methodology

This report has been produced by Westfield Parish Council and the Westfield Neighbourhood Plan Committee. This sustainability appraisal has been based on the parish gathering baseline environmental evidence, identifying key issues and problems and engaging 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?pagelId=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 A 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 Westfield 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. 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 parish 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 Westfield 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 Westfield 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 parish are direct references to rural economies and communities, and also the continued importance placed on the protection of the Green Belt and AONB.

West of England Joint Spatial Plan

The Neighbourhood Plan is written with reference to the West of England's Joint Spatial Plan will set out a prospectus for sustainable growth that will help the wider area meet its housing and transport needs for the next 20 years.

B&NES Local Plan 2007 - 2011

It contains "saved policies" applicable to Westfield that have been retained within B&NES Council Adopted Core Strategy. **(File 5, div 4)**

B&NES Adopted Core Strategy

The Adopted 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 Westfield.

BANES Adopted Placemaking Plan

The BANES Placemaking Plan was adopted in July 2017 and contains policies applicable to Westfield. Westfield is in the Somer Valley and its policies are under SV1 in the Placemaking Plan.

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 are a number of sensitive habitats within the neighbourhood plan area including the green corridors to the north (alongside the cycle path at land north of Highfields) and to the south (Waterside Valley). At both locations this is designated as New Policy consisting of: Cotswolds NIA; Local Nature Reserves; Strategic Nature Areas; Horseshoe Bat Foraging Corridor; SAC; SNCI; SPA; SSSI; UK Priority Habitats including conservation buffers/restoration zones; and Flood Zone 2. The green corridor to the north is part of a BRERC Site of Nature Conservation Interest. The coal tip is a roost for more than eight species of bats, including the rarer Lesser and Greater Horseshoe species which use the cycle path at the bottom of the field for foraging after sunset. Deers, foxes and an abundance of slow worms are seen in this field. Again, these factors featured in the Inspectors report on the appeal decision against development (see above). This site is an SNCI as reported by BANES to the Appeal Inspector.

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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 provides 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



Enter a postcode or place name:

BA3 3BX



Other topics for this area...

Flood Warning Areas

Flood Map for Planning (Rivers and Sea)

Map legend

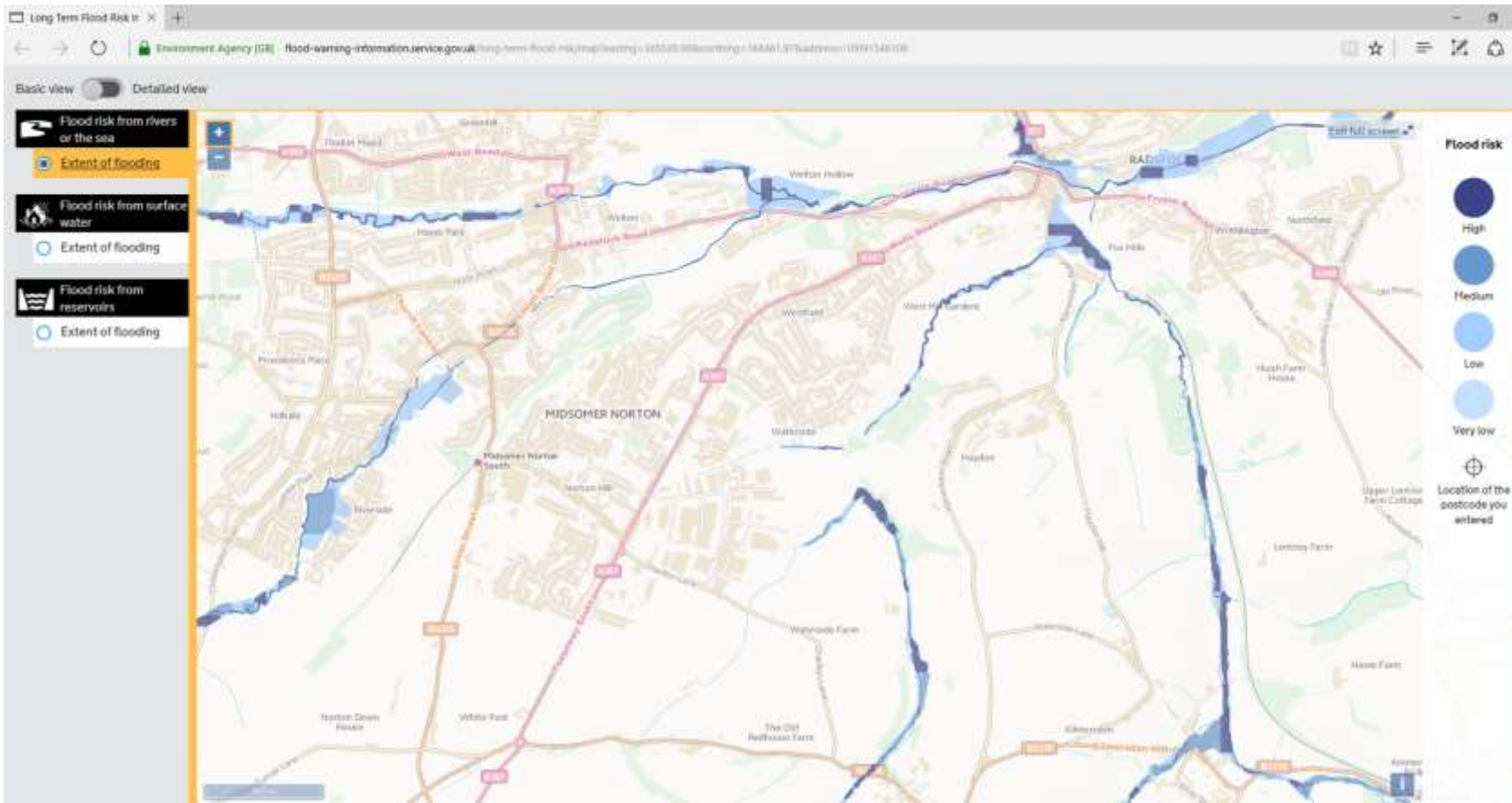
- Flood Map for Planning (Rivers and Sea)
- Flood Zone 3
- Flood Zone 2
- Flood defences (Not all may be shown)
- Areas benefiting from flood defences (Not all may be shown)
- Main River
- Other national environmental organisations
- Natural Resources Wales Area of responsibility
- Scottish Environment Protection Agency Area of responsibility

BA3 3BX at scale 1:40,000

Other maps Data search Text only version



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Flood Risk by River Flooding at Waterside Valley



Water tunnel Waterside Valley
Burst in early 1970's creating extensive flooding

Westfield CP 



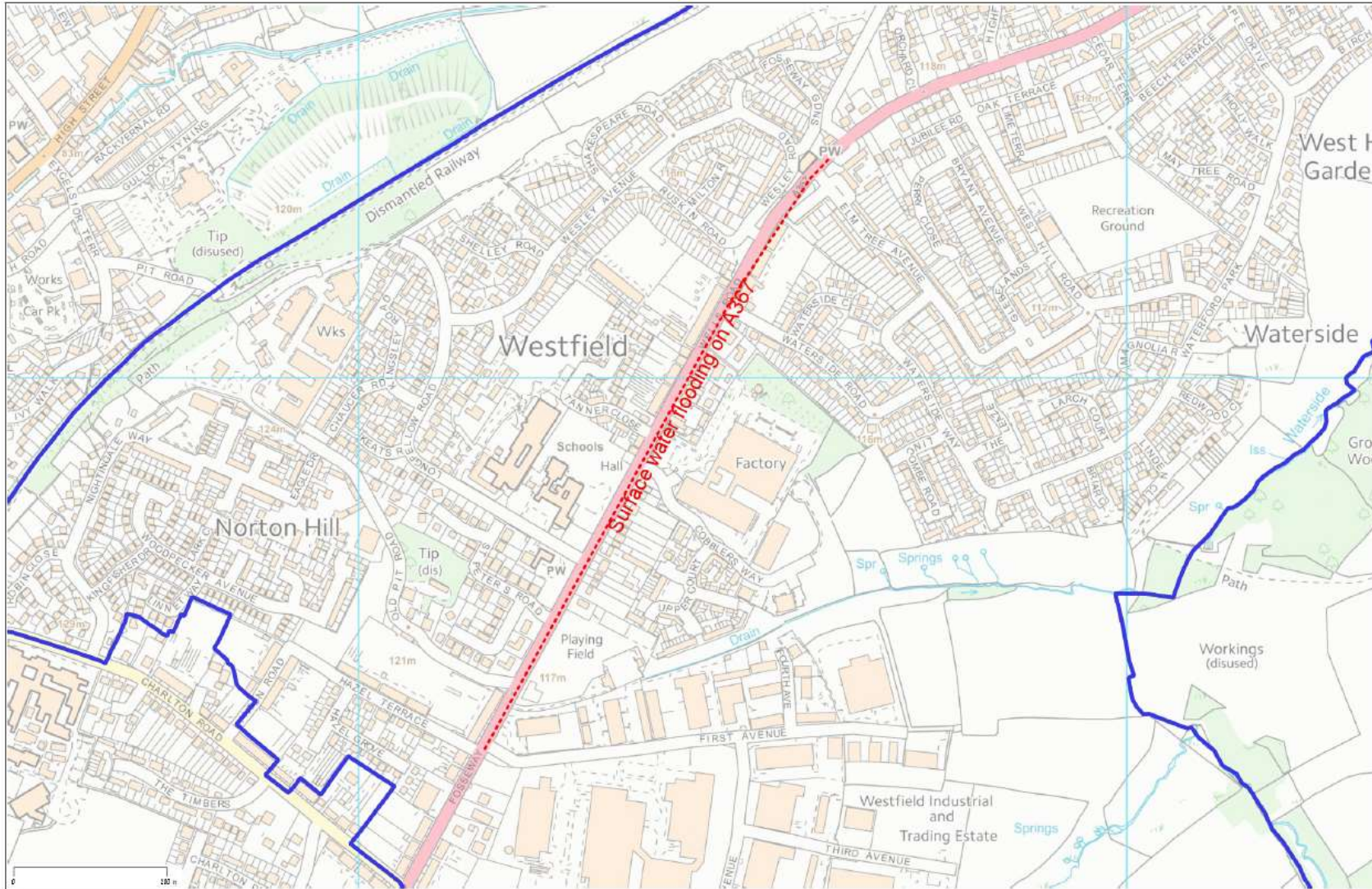
Date Created: 13-3-2017 | Map Centre (Easting/Northing): 367924 / 153709 | Scale: 1:3251 | © Crown copyright and database right. All rights reserved (100023334) 2017 © Contains Ordnance Survey Data : Crown copyright and database right 2017

Local knowledge of surface water flooding has highlighted that the Waterside Valley at the back of the industrial estate flooded in the early part of the 1970s. The tunnel which takes the river through the valley went through the batch and collapsed which then flooded the valley to a depth of about 30 feet. Miners had to come in and drive a new tunnel to take the water away. The primary school in Radstock was closed for a week due to concern at the weight of water pushing slurry through the valley. The map below shows the areas that flooded in purple.



Local knowledge has also highlighted another major problem which is the poor maintenance of drains, and the locations thereof, causing flooding of the footpath on the A367 at St Peter's Glade, meaning that children are walking through flood water to get to the adjacent Westfield Primary School. Monitoring of drains, and objecting to anything that will prevent the hillsides being natural sponges are vital to stop this problem worsening. The Waterside/Snails Brook needs to be kept clear to enable natural drainage. The green open spaces serve the same function. The mature trees in the Waterside estate and the Janes estate also have important functions in keeping the verges drained.

There is high flood risk in Waterside Valley the area by the Miner's Pool and the graveyard at the Radstock end of the valley. We once had so much water in the Westfield end of the graveyard that someone slipped and fell into the grave itself. (2008) The other issue is the retaining walls, which can be badly affected and collapse if there is too much rain. Again, the drainage should be watched.

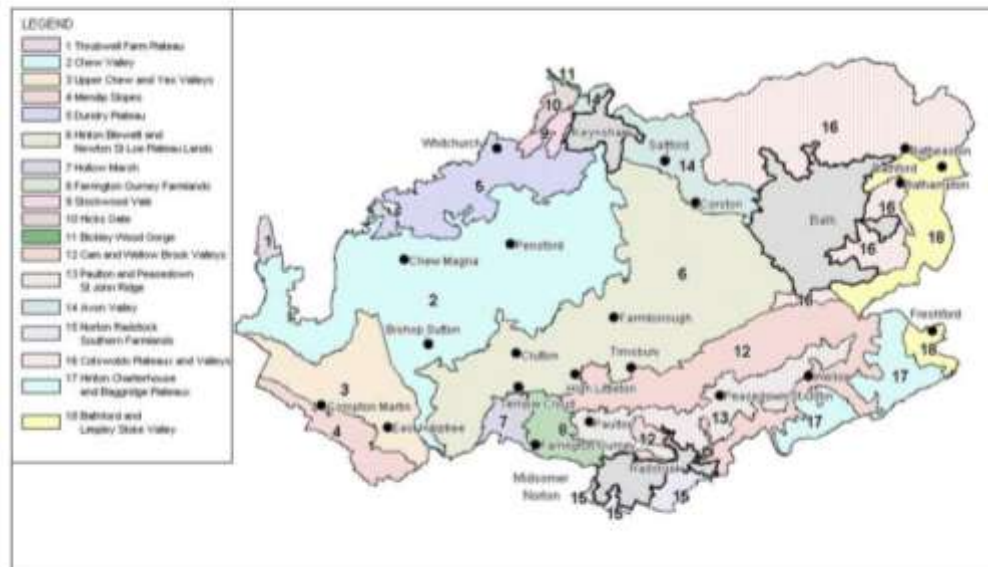


Landscape Character Assessment (LCA)

- 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.

Westfield Landscape area



Map 4: Landscape Character Areas

Norton Radstock Southern Farmlands Summary of Landscape Character

- Limestone plateau surrounded on three sides by river valleys
- Relatively steep river valleys
- Small irregular shaped fields in valley and rectilinear shaped fields on the plateau
- Fields enclosed by clipped hedges on plateau with unclipped hedges in the valleys
- Industrial past evident from remains of railway and colliery spoil heaps
- Core of coal mining village of Haydon built in Lias Limestone with small scale modern in-fill development,
- Some individual farmsteads
- Prominent 20th century industrial and residential development
- Few individual hedgerow trees but large areas of hawthorn scrub, scrub woodland and new plantation
- Open landscape on higher plateau with wide views
- Older buildings built from Lias Limestone with slate roofs. New buildings are brick with concrete tile roofs

This small character area of just over 3sq km lies between the southern boundary of the area and the built-up areas of Midsomer Norton and Radstock. The character of this area results from its relationship to the built-up area and the associated coal mining heritage. It is divided into three separate areas and includes several tributary valleys of the Wellow Brook including the River Somer, Snail's Bottom and Kilmersdon Brook. The position of the boundaries is mainly dictated by the urban edge and the administrative boundary of the area.

West of Haydon Geology, Soils and Drainage

The floors of Somer Valley and Snail's Bottom are Mercia Mudstones. The base of the Kilmersdon Valley, however, is of alluvium deposits. Above this on both sides of all of the valleys is a band of shales and clays from the Penarth Group. These rocks are from the Triassic period. The majority of the remaining upland is Lias Limestone (white and blue) while the very highest part above 130m, south of Haydon, is a small outcrop of Inferior Oolitic Limestone. This part of the plateau is virtually a small western outlier of the Cotswolds that has been separated by erosion of the intervening area. All these limestones are from the Jurassic period. The steepest slopes of both the Kilmersdon and Snail's Bottom Valleys have frequently slipped. Below all of the area is the coal bearing Carboniferous strata.

The soils of the valleys and valley slopes are generally derived from the Mercia Mudstones and are slowly permeable, reddish and clayey. The remaining higher land has shallow, well-drained calcareous soil derived from the limestones. Principal Planning Designations. The area is outside any Green Belt or AONB designation.

Description Landform and Drainage Pattern

The two smallest parts of the character area lie to the west of the A367 and comprise principally the upper steep slopes of the River Somer Valley. The lower slopes and part of the valley floor are developed mainly for housing. The largest part of the character area lies to the east of the A367. The dominating landform characteristic here derives from the high Oolitic Limestone central plateau area around Haydon which is bounded by two steep-sided tributaries of the Wellow Brook; Snail's Bottom to the west and Kilmersdon Brook to the east. The tributaries curve around the plateau to the north and merge at the Radstock Railway Lands. To the south west of Snail's Bottom is a small part of a lower, more undulating Lias Limestone plateau and in this area the Snail's Bottom Valley is more asymmetrical. The western valley side is very shallow and the eastern valley side is steep where it abuts the Oolitic Limestone plateau. The lowest point of the area at the Radstock railway lands is about 75m. The highest point is 136m above Haydon. 7.15.6 The tributaries of the Wellow Brook through the area have several minor tributaries such as those flowing from Redhouse Farm to the stream along Snail's Bottom and from Foxhills to the stream from Kilmersdon. They are fed from numerous springs that issue from the point where the Lias Limestones meet the Penarth Group shales and clays. The frequency of springs particularly east of Haydon gives a marshy character to this part of the valley.

Land-uses

The land on the plateau is mainly used for arable with some short-term pasture. In the valleys by contrast the land is mainly used for permanent and shortterm pasture with some scrub and woodland on the steeper slopes.

Fields, Boundaries and Trees

The field pattern is angular but irregular and the fields are medium and small in size. The steeper slopes tend to have the smaller more irregular fields. The hedges of both the higher and the lower plateau areas tend to be low and well clipped but with very few trees within, giving a very open character. In the valleys the hedges are commonly unclipped but are also sometimes clipped and they tend to be quite 'gappy'. In places scrub merges with the hedges and as a result the boundaries of fields are often quite indistinct.

Grove Wood to the west of Haydon is one of the most distinct areas of woodland in the area and is registered as ancient semi-natural woodland. There is considerable scrub along the stream sides and upper slopes of the valleys and some scrubby woodland

on the spoil heap by the colliery tramway at Haydon. Newly planted areas are found adjacent to Grove Wood and along the upper slopes of the Kilmersdon Valley. The scrub consists mainly of hawthorn and bramble with coarse grasses. A more open scrub is found on the disused workings west of Haydon where the spoil cannot support larger species.

Settlement and Communications

Haydon is the main settlement in the area. It is a compact village of mining terraces in Lias Limestone with concrete and slate roofs. There is also some more modern in-fill development. Other buildings are stone farmhouses with a mixture of outbuildings and barns in both traditional and modern materials. The former colliery site is now an industrial estate to the east of Haydon.

The principal roads through the area are aligned north to south connecting settlements to the south with Midsomer Norton and Radstock. The most important is the A367, which is the Roman road the Fosse Way. A smaller road connects Haydon to Kilmersdon across the high point of the area. The line of the disused railway follows the floor of the valley north of Kilmersdon.

Landscape Characteristics

The valleys give an enclosed feel to the landscape in contrast to the plateaux with their open views. The tower of Downside Abbey is visible across the plateau to the south. The strongest elements of this landscape are the remains of the coal mining industry and the close proximity of the built-up area both residential and industrial which influence almost all views and brings with it pressures for recreational use. The large new warehouses at the Westfield Industrial Estate are an unsightly and dominating influence in the Snail's Bottom area. Snail's Bottom, the old Haydon tip and Kilmersdon Valleys are particularly well used for casual recreation.

Haydon itself is an outlier of Radstock and was built to house the miners for the local pit. The disused railway line and inclined railway at Haydon form important elements within the Kilmersdon valley east of Haydon.

There is a tumulus to the north of Haydon and the land around it is of archaeological significance. There is a quarry nearby which would have provided Lias Limestone for local buildings and is now designated a SSSI.

Landscape Change and Condition

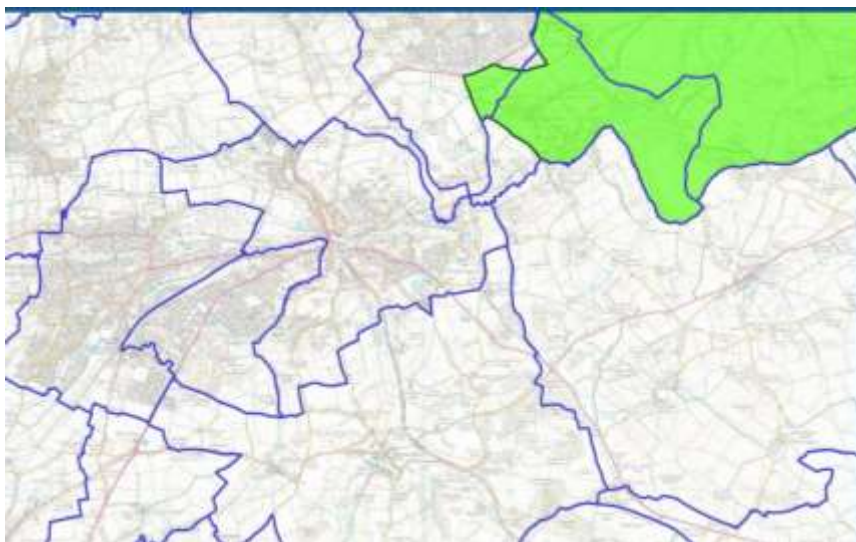
The landscape has changed in the last 150 years from a rural scene to an industrial one dominated by the coal industry and back to a rural scene. The modern landscape has a less maintained and 'rougher' character and texture than neighbouring agricultural areas. This is caused in the main by the remnants of the coal industry and its infrastructure and changes in agricultural management. The disturbance caused by coal mining and the railways and the subsequent ending of mining and disuse of the

railways has created valuable habitats of nature conservation interest. The plateau is well maintained as a traditional rural landscape. As such it has changed relatively little compared to the Haydon Valleys.

Since the 1st edition OS map considerably more woodland and scrub has been allowed to develop along the valley sides and by the streams. Further planting has increased the rate of this change. However hedgerow trees are fewer in number as indeed are the hedgerows themselves. This is consistent throughout the area but most noticeable on the plateau areas. There used to be a few scattered small orchards across the plateau and its slopes, few of these exist today.

Cotswolds AONB

Westfield is not in an AONB or a Green Belt.



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 Westfield 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 parish 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	Social
	Health	
	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.

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

The green corridor to the north is part of a BRERC Site of Nature Conservation Interest. The coal tip is a roost for more than eight species of bats, including the rarer Lesser and Greater Horseshoe species which use the cycle path at the bottom of the field for foraging after sunset. Deers, foxes and an abundance of slow worms are seen in this field. Again, these factors featured in the Inspectors report on the appeal decision against development (see above). This site is an SNCI as reported by BANES to the Appeal Inspector.

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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.

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Landscape

Designations

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Character

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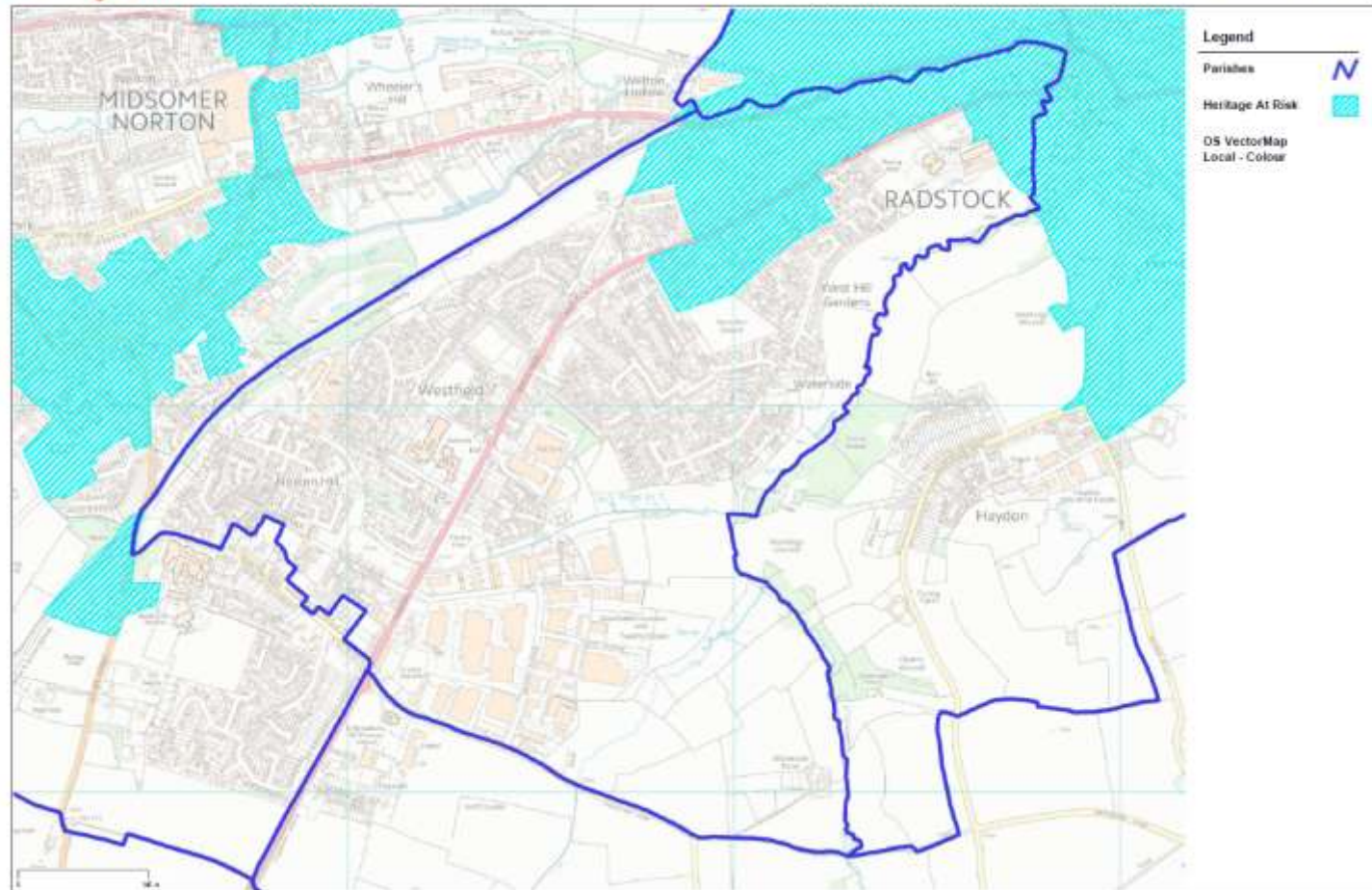
There is a tumulus to the north of Haydon and the land around it is of archaeological significance. There is a quarry nearby which would have provided Lias Limestone for local buildings and is now designated a SSSI.

Dark Skies

Waterside Valley does not have lights and is an important corridor for bats which we would seek to protect for the future. Likewise, the green land north of Highfields is also unlit and form an important corridor for bats.

Heritage and Character

Little is known about the early settlement history of Westfield, although the presence of several Bronze and Iron Age features in the landscape suggests that the potential for prehistoric material is relatively high. During the Roman occupation the Fosse Way was constructed across the landscape through Westfield and there exist significant remains at Camerton and Stratton on the Fosse, 5km to the south west. Whilst Radstock was mentioned at Domesday, evidence for the medieval settlement is restricted to early features in the church and the site of the current manor house. The survival of 'fossilised' fields on the steep sided valleys indicate their enclosure in the late medieval period but the extent or form of the village is not known.



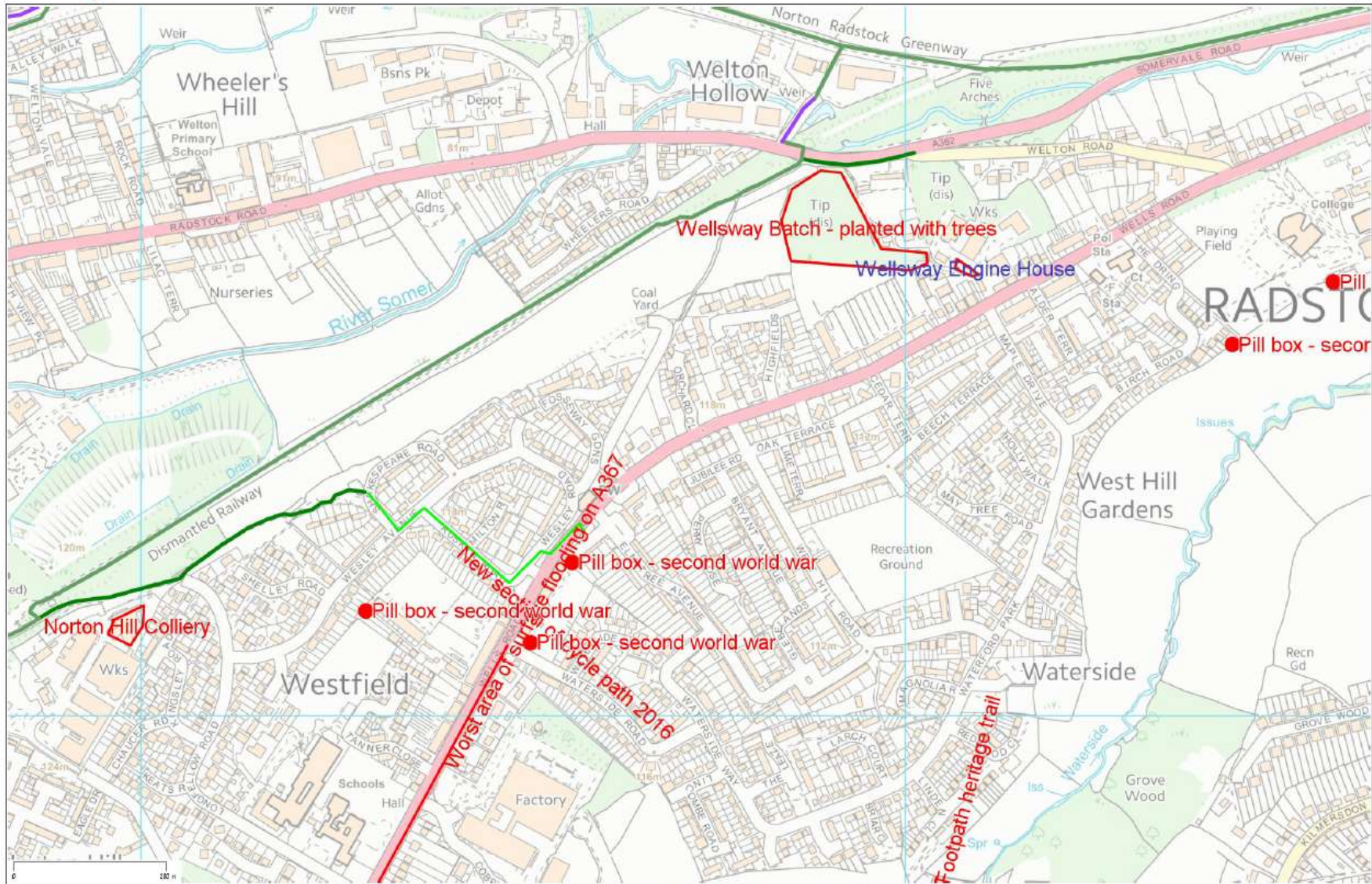
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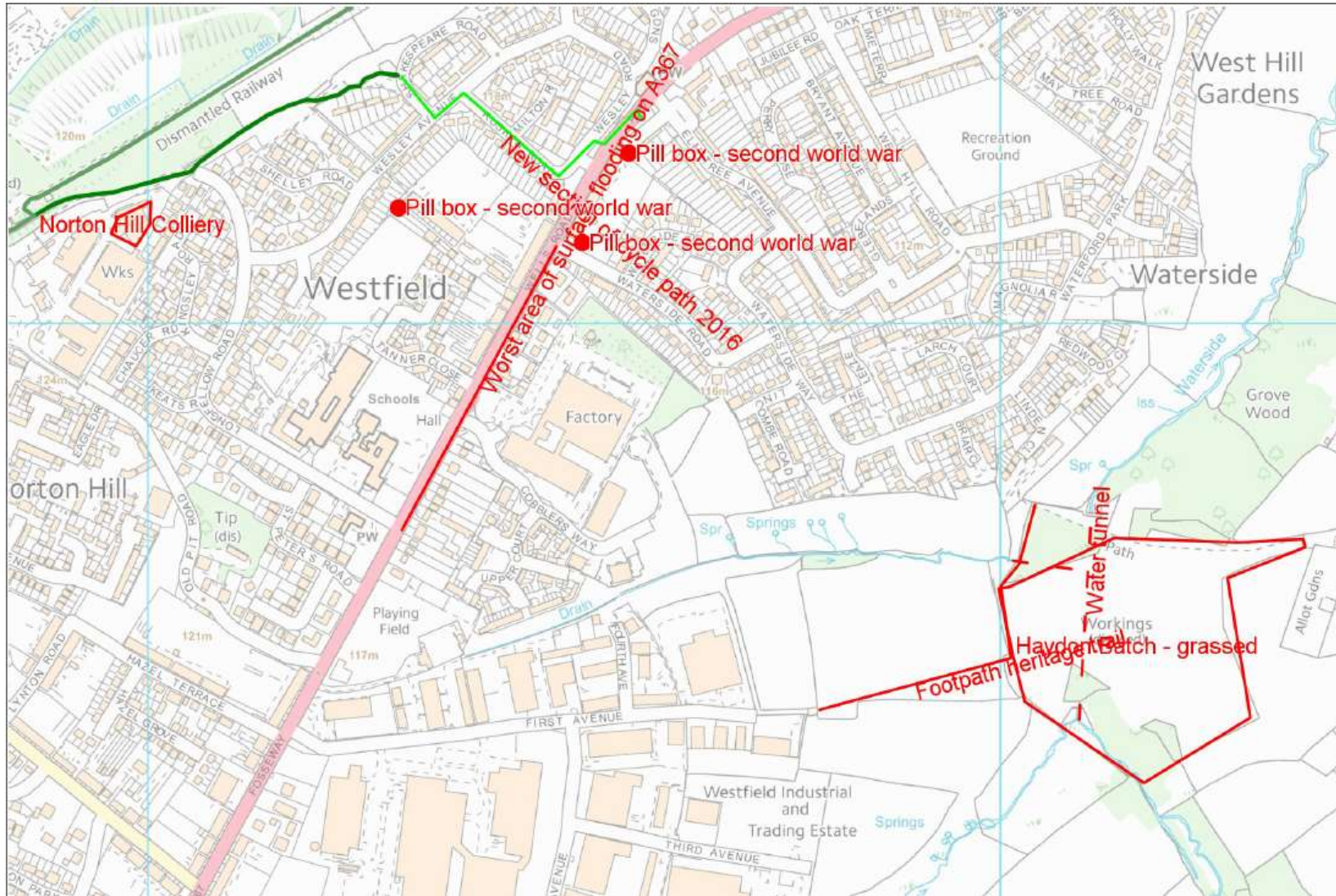
There is no evidence for major change in the area until coal mining began in the eighteenth century. The discovery of coal in 1763 led to the development of Radstock as the centre of coal mining activity in north Somerset until the 1950's. In the mid nineteenth century six large collieries were working in the area with further pits to the north and west. The development of transport was essential to the survival of the coal

industry and the Somerset Coal Canal. The tramways and the eventual arrival of the railways in 1854 had a significant impact on the morphology of the town with a shift away from the old historic core around the church of St Nicholas and the hillsides surrounding the coalmines.

Falling national demand and competition from more economical coalfields led to the closure of the last remaining pit in 1973.

Although each mine had its complement of buildings and gear, it was the all pervasiveness of this activity which is of greatest significance. The most conspicuous existing remains of this activity are the spoil tips or 'batches' as they are known locally. In the case of Westfield, Wellsway Batch is planted with trees. Norton Hill batch and Haydon batch are just outside the boundary and are planted with grass. Norton Hill colliery is within Westfield and is mapped below, together with the Engine House at Wellsway pit.





The predominant features of the Wellsway area are the Wellsway batch, the dismantled Somerset and Dorset Railway and the unlisted miners terracing to the south west. The planted spoil tip constitutes a picturesque focal point and historical marker and is designated an area of Local Landscape/Nature Conservation Interest. To the north is the now grassed over line of the railway and earlier tramway. This characteristic and somewhat unique survival of the former communication routes is of immense significance having played a valuable role in the success of the area. Its contribution to the town is now seen in terms of its recreational value.

To the south west is a significant area of unlisted miners terracing built in the local stone tradition and forming ordered rectilinear estates with projecting gabled end houses. New development has also taken place within and surrounding these terraces which neither enhance nor significantly detracts from the conservation area. Their bland appearance does not make a positive contribution to the area and there may be potential for some enhancement, but they follow a similar plan form, including comparable allotment gardens and for this reason do not intrude.

A short way to the north is the remains of Wellsway pit which includes and outstanding two cylinder steam winding engine house; a weighbridge (both recommended for Grade II listing in by the Monuments Protection Programme) and the colliery stables, currently designated as an area of Distinctive Environmental Character. The conservation area boundary includes this surviving pit complex with its associated miners' housing, planted batch and the earthwork rail formation. Where the railway crosses the A362 Somervale Road, the boundary has been drawn to include only the adjacent linear field to the west of the batch, which is important to the setting and may preserve an earthwork incline. Similarly the Conservation Area boundary excludes the College to the south, which although located on the site of South Hill House, the largest house in the area built for the manager of the Radstock collieries, there is little surviving evidence after demolition and redevelopment in the 1960's. The avenue survives along with a substantial section of the estate wall, but a detailed ground survey is required to assess further archaeological evidence. Enhancement objectives should seek to conserve built structures and renovate for appropriate uses and should seek to maintain the historical integrity of this area.

Religious instruction was provided by the many churches and chapels within the area. Most of the colliers were ardent Methodists and the chapel had an important impact on the mining community. Reading rooms, libraries and community halls became increasingly common in the late nineteenth and early twentieth centuries and the Working Men's Institute (1866) is a testimony to this movement.

The prevalent and traditional building materials reflect the local geology of the area. White lias stone laid as squared coursed rubble appears to be the common material for miners' terraces, whereas oolitic limestone used for lintels, quoins and dressings in white lias square coursed walling is found in Baptist Chapels and nineteenth century shops. Welsh slated pitched roofs are the dominant roof form and pennant sandstone is found in boundary and retaining walls. Vertically sliding timber sash windows are prevalent and carved bargeboards emphasise important elevations as in the 1874 Baptist Chapel on Wells Road. It is these locally distinct architectural details that help to shape the character of Westfield, emphasise its industrial legacy and impact upon the views into and out of the parish contributing significantly to the atmosphere of the place.

Listed Buildings and Structures

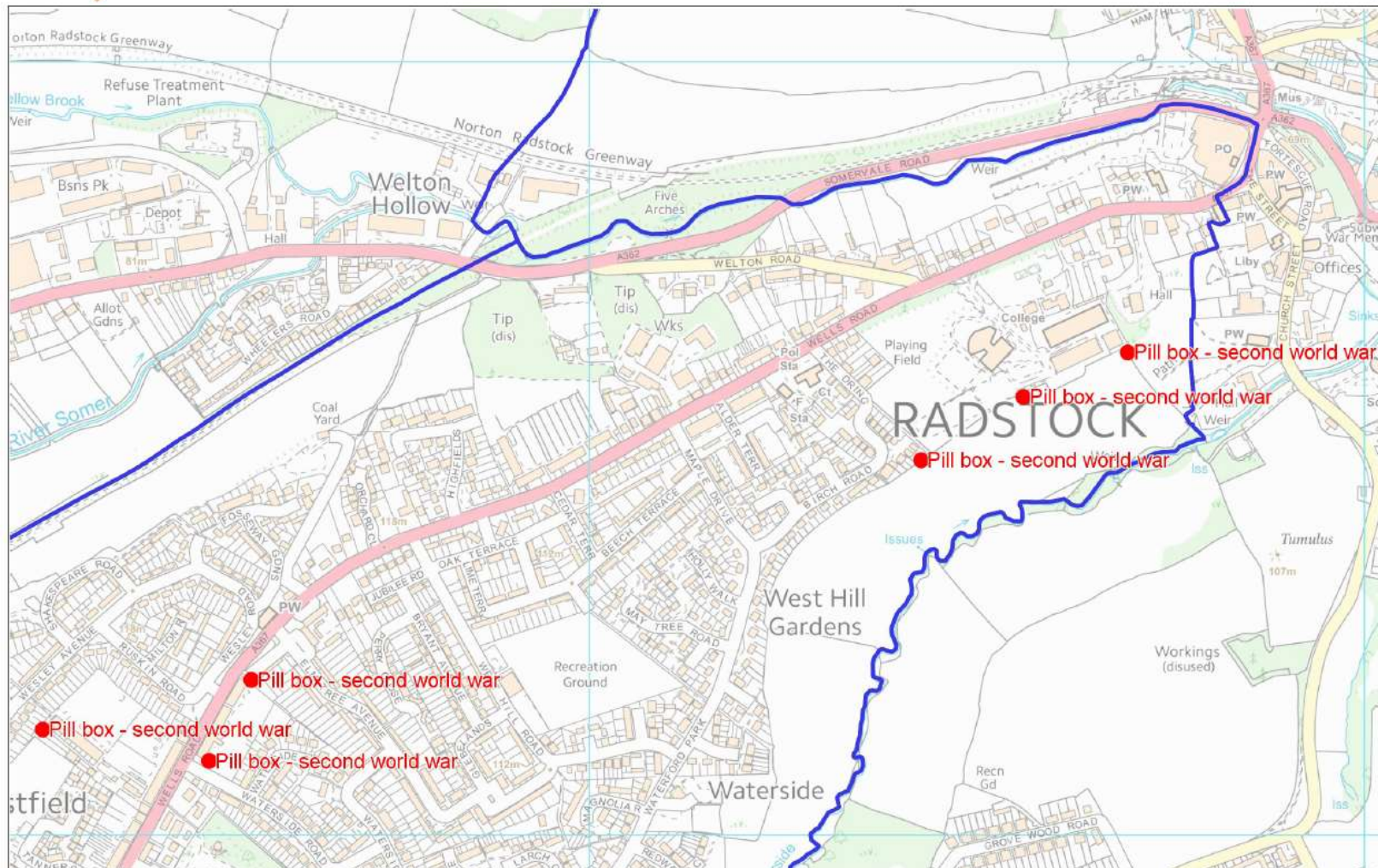
There is one listed building within the Plan area: Westfield House Grade 2 listed, detailed below:

5120 WELLS ROAD Westfield Westfield House ST 65 SE 2/100 II 2. Circa 1830. Three storeys, coursed limestone with coved eaves course to slate roof. Coped verges, stone end chimneys. Three windows, glazing bar sashes. Central ½ glazed door with cut brackets to flat hood. Gable lit garret. Extension to rear, forming 'L'-plan.

Scheduled Ancient Monuments and Archaeology

There are no ancient monuments within the Plan area.

However there are monuments which the Parish seeks to protect such as the Second World War Pillboxes which proliferate



Water River systems and Waterways

Broad Geological/Hydrogeological Characteristics

The District has a varied geology that has a major influence on the soils of the area, as well as the landscape, natural resources and cultural heritage.

Solid and Drift Geology

Three main geological series underlie the District. The western area is characterised by the red soils and generally low relief of the Triassic formation, while the eastern part of the District consists largely of the plateaus and valleys of the Jurassic series. The Carboniferous series outcrops in the centre of the District.

The hard Carboniferous limestone which characterises the Mendip Hills lies mainly to the south of the district, but the Upper Coal Measures underlie much of the District as well as outcropping in an area stretching from Hallatrow northwards to Clutton, Pensford and Compton Dando. The series is made up largely of sandstones, shales and mudstones but banded with coal seams.

The Triassic forms areas of low relief stretching from the slopes of the Mendips northwards across the Chew Valley to Dundry Hill. To the east the Triassic floors the valleys of the Somer, Wellow Brook and Cam before disappearing beneath the newer Jurassic rocks.

Most of the series is characterised by Keuper Marl, siltstones and mudstones. Occasional beds of Butcombe sandstone form local topographical features such as Pagans Hill and Chilly Hill near Chew Stoke. Fringing the northern slope of the Mendips are areas of Dolomitic Conglomerate which consist of rock debris.

The Jurassic series outcrop over about half the District and from the western flank of the Cotswolds Hills. The series comprises Lias limestones, clays and sands overlain by Oolitic limestones and clays. The Lias limestones give rise to the characteristic 'tablelands' or plateaus above the low-lying Keuper marl valleys and vales.

Lower Lias clay lies on top of the plateaux in places and is exposed in the narrow valley floors of the Cam, Wellow and Newton Brooks.

Midford Sands are areas of sandstone which are locally important in the valley of the Conygre Brook north of Priston as well as in the Midford area itself.

Rising above the Inferior Oolite is the Fullers earth formation, a mixture of limestone, mudstone and the famous Fullers earth clay. The Fullers earth outcrops in the steep valley sides in the east of the District and has a history of land slippage.

Above the Fullers earth lies the Great Oolite and Forest Marble limestone series forming the bold scarps and wide plateaus which typify the Cotswolds. They characterise the high ground between the valleys of the Wellow and Cam Brooks, the extensive plateau at Hinton Charterhouse and the Downs around Bath [7].

Gravels and alluvium feature in the valley bottoms of the Avon and its tributaries, and form extensive areas in the upper parts of the Chew and Cam Valleys, and at the foot of the Mendip slopes around Chew Valley Lake, and at Hollow Marsh.

Hydrogeology

The majority of the eastern region of the District is recognised as being a major aquifer, and therefore highly permeable. The area is also overlain with soils of a high leaching potential.

The only substantial area of this region where a minor aquifer exists is in the southeast, around Hinton Charterhouse and extending north to Midford, and the overlying soils have an intermediate to high leaching potential. The solid geology in this area is Jurassic Great Oolite Limestone, and the drift geology is alluvium, mainly silt.

There are major aquifers in the northwest of the District close to North Wick and Whitchurch, within the limestone geology and covered with soils of a high leaching potential.

Major aquifers and soils of a high leaching potential are also found in the far west, north of Nempnett Thrubwell, and the geology here is Keuper Marl, Sandstone, and Dolomitic Conglomerate.

The Chew Valley South area contains a major aquifer with soils of an intermediate leachate potential overlying, and Dolomitic Conglomerate solid geology. Compton Wood, in the south of the Chew Valley South area, lies on the District border and is adjacent to a major aquifer occurring in the neighbouring local authority and overlain by soil with a high leaching potential. The geology of this area consists of Hotwells Limestone.

A major aquifer lies beneath the Mendip area of the District; this is overlain by soils with an intermediate leachate potential, and is characterised by Dolomitic Conglomerate geology.

A small number of localised major aquifers, with overlying soils of mainly high leaching potentials, exist in the centre and southern area of the District. These are generally within areas of Oolitic limestone.

The remainder of the District, comprising large areas of the western region and sections of the central area, is classified as a non-aquifer and therefore negligibly permeable.

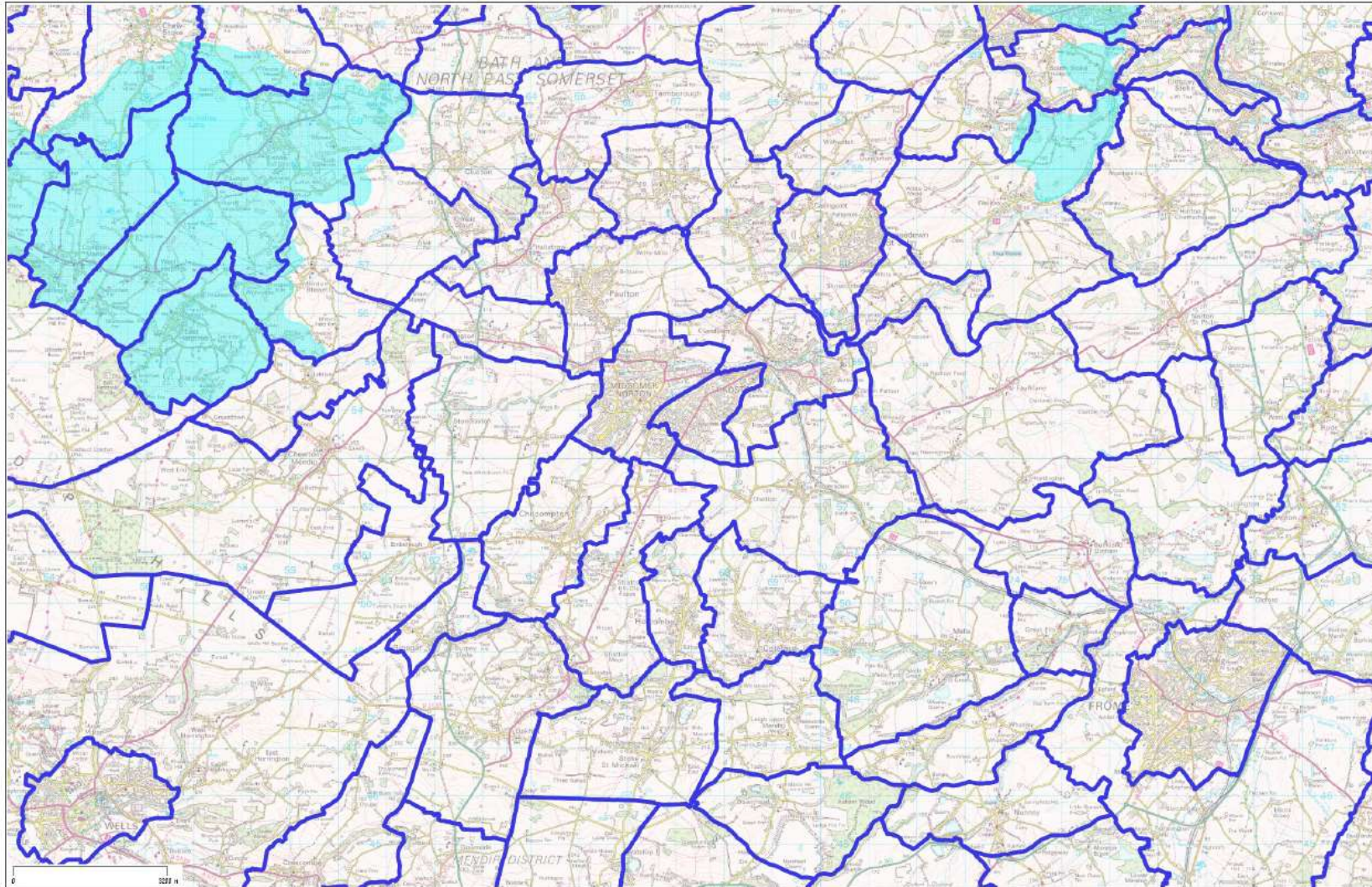
The map in Appendix I: Aquifer locations in SW England, details the locations and vulnerability of major and minor aquifers in the southwest region of England.

Source Protection Zones

Source Protection Zones (SPZs) have been defined by the Environment Agency for nearly 2000 groundwater sources (wells, boreholes and springs) used for public drinking water supply across England. SPZs are a tool to aid the decision making process when assessing risks to groundwater supplies posed by potentially polluting activities and release of contaminants. Generally the closer the activity or release is to a groundwater source, the greater the risk. Three zones are usually defined, and their size, shape and orientation is dependant on the hydrogeological characteristics of the aquifer and groundwater flow direction.

Zone 1 (Inner Source Protection) is defined by 50 day travel time from any point below the water table. Zone 2 (Outer Source Protection) is defined by 400 day travel time from any point below the water table. Zone 3 (Source Catchment) is the complete catchment area of a groundwater source. In effect, all groundwater supplies have an SPZ, not just those that have been defined and published by the Environment Agency.

Maps illustrating the areas where SPZs occur both within the District and close to the District boundary can be found on the Environment Agency's website in the "What's in Your Backyard?" section. SPZs are also shown on the Council's GIS and on the Proposals Maps in the Bath and Wansdyke Local Plans. SPZs are concentrated in the Chew Valley and the northern edge of the Mendip Hills and in areas north and south of Bath. The Proposals Map in the Bath Local Plan shows the Water Source Protection Area of the Midford Springs Water Supply Source

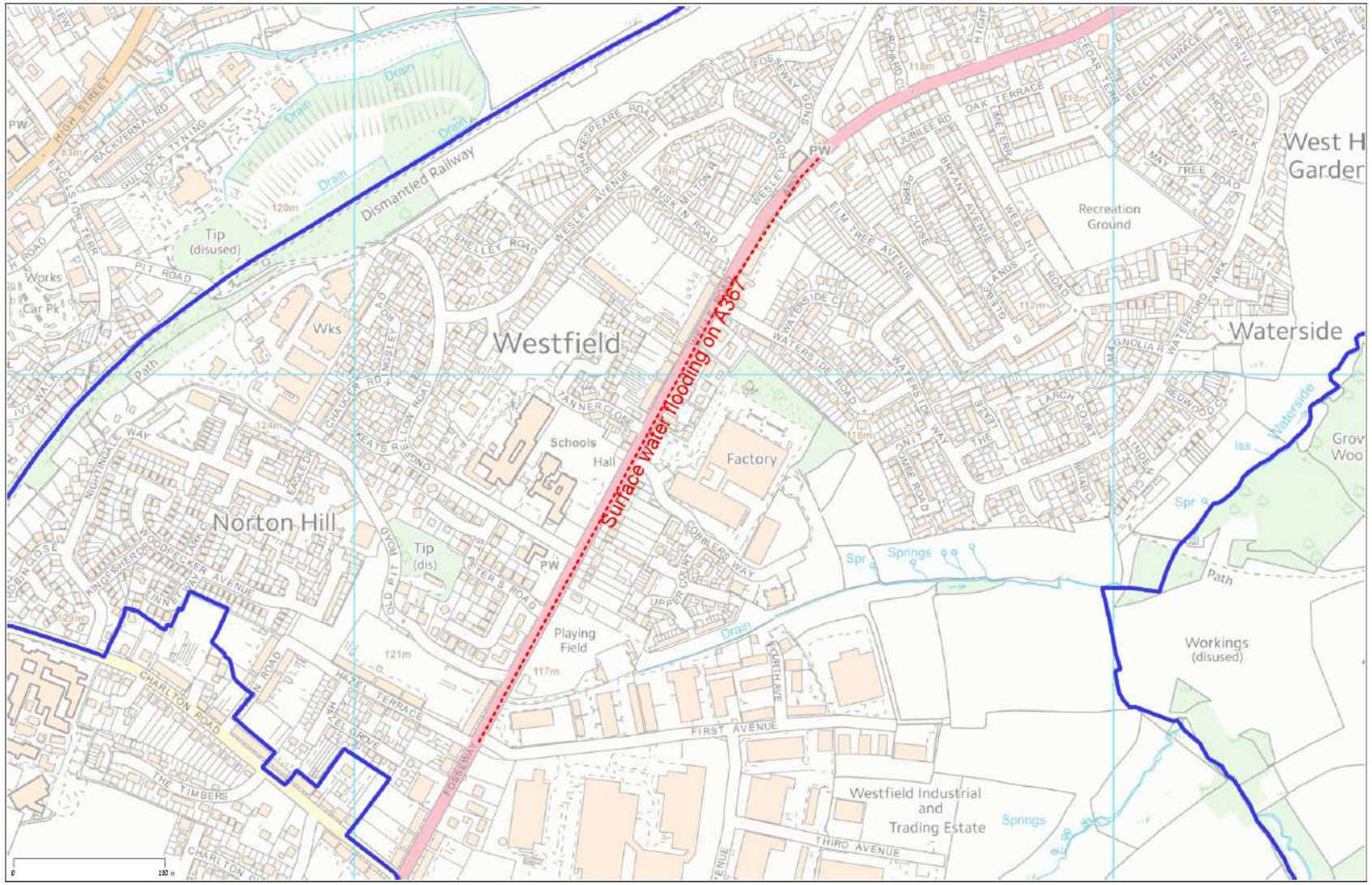


Flooding

There are areas of the Parish within a Flood Zone 2 (EA designation) which means it is shown to have between 0.1% – 1% chance of flooding from rivers in any year (between 1:1000 and 1:100 chance) or between 0.1% – 0.5% chance of flooding from the sea in any year (between 1:1000 and 1:200 chance).

Surface water runoff is an increasing problem in Westfield and the map below shows areas where it is particularly bad. Monitoring of drains, and objecting to anything that will prevent the hillsides being natural sponges are vital to stop this problem worsening. The Waterside/Snails Brook needs to be kept clear to enable natural drainage. The green open spaces serve the same function. The mature trees in the Waterside estate and the Janes estate also have important functions in keeping the verges drained.

There is flood risk in Waterside Valley the area by the Miner's Pool and the graveyard at the Radstock end of the valley. We once had so much water in the Westfield end of the graveyard that someone slipped and fell into the grave itself. (2008) The other issue is the retaining walls, which can be badly affected and collapse if there is too much rain. Again, the drainage should be watched.



Soils

The sub-surface geology of the area is complex with recent alluvium deposits following the valley floor of the Wellow Brook and a combination of keuper marl, limestones and clays forming the valley sides. These formations date from the Triassic period of the geological succession. Of particular interest are the white lias limestones, which give rise to the local building stone of the area and contribute markedly to its local identity. Beneath the sub surface formations are the upper coal measures, which gave rise to much of the area's development when the resources were exploited in the eighteenth century. The valley floor lies at about 70 metres above sea level, but many houses are situated above this level, perched on the valley sides and rising to a height of more than 150 metres AOD.

The topography of the area reflects this distorted underlying geological formation, which made coal making possible, but also contributed to its eventual collapse due to its uneconomic nature. Surrounded by valleys and with the confluence of the Wellow Brook and its tributaries, there is a distinct landscape backdrop with the countryside encroaching close to the centre. The ridges comprise extensive tree cover, with remnant strips of woodland providing a sense of enclosure and focussing views across the valleys to the wider countryside beyond. In addition to this natural tree cover, plantations on the spoil heaps, which locally are referred to as batches, and quarries form distinctive tree groups on or up to the surrounding ridge tops and reflect the natural phenomenon of the highly folded topography and the intense coal-mining activity of man.

The prevalent and traditional building materials reflect the local geology of the area. White lias stone laid as squared coursed rubble appears to be the common material for miners' terraces, whereas oolitic limestone used for lintels, quoins and dressings in white lias square coursed walling is found in Baptist Chapels and nineteenth century shops. Welsh slated pitched roofs are the dominant roof form and pennant sandstone is found in boundary and retaining walls. Vertically sliding timber sash windows are prevalent and carved bargeboards emphasise important elevations as in the 1874 Baptist Chapel on Wells Road. It is these locally distinct architectural details that help to shape the character of Westfield, emphasise its industrial legacy and impact upon the views into and out of the parish contributing significantly to the atmosphere of the place.

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

The 2014 B&NES Traffic survey found that the A367 has one of the highest level of congestion in BANES with some 14,100 two way total traffic for an average day. For this reason air pollution is high on the agenda. The Parish Council has asked B&NES to undertake air pollution monitoring at three places on the A367 and one location on the Radstock Road during summer months.

The Parish Council has also requested a safety audit of the A367 through Westfield in order to address some important safety issues

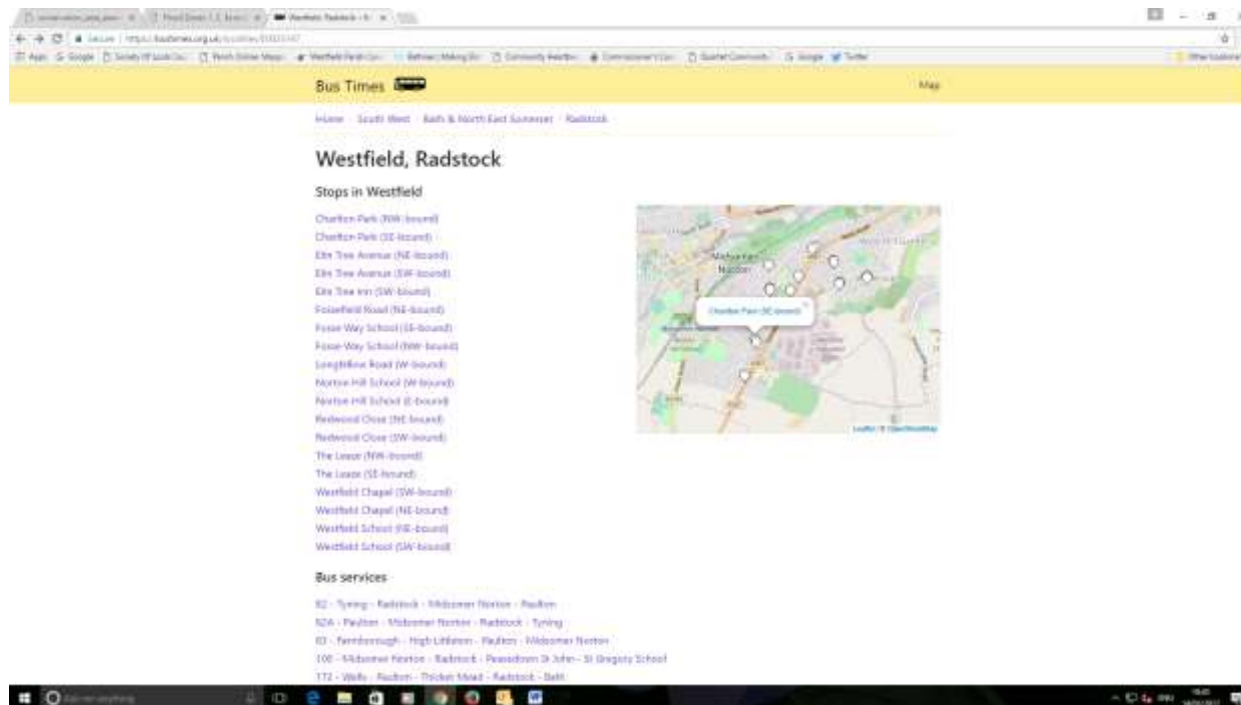
- (1) The pedestrian refuge at the Welton Road junction is situated on a particularly narrow section of road. Cars are parked on the A367 from here up to the Dring and passing these, especially with buses is hazardous. Is it possible to narrow the footpath outside the College?
- (2) Parking times should be restricted at the lay by outside Costcutters due to restricted visibility. The crossing should be better lit, with markings upgraded, possibly LED lights to control light pollution.
- (3) Highfields crossing should be looked at by the Road Safety Engineers
- (4) The cyclists lane outside the Methodist Church hall goes across the path of pedestrians.
- (5) The grass at the top of Elm Tree Avenue could be grass creted to enable more parking outside the local shops.
- (6) Parking on the A367 at the junction with Waterside Way makes it dangerous for those coming out of the side road and facing vehicles trying to pass the parked cars.
- (7) Parking on Cobblers Way close to the traffic lights means that the lights are triggered needlessly and cars waiting to come out of Cobblers Way have to wait behind the parked cars. Drainage at this location is a serious issue with surface water flooding a recurring feature.
- (8) The pedestrian crossing close to First Avenue should be moved to Old Pit Road because in order to get to the crossing in its current location pedestrians have to first cross First Avenue, which is a wide road, very busy, with lots of HGV's. Since this is a route to both St Benedicts and Norton Hill School, young people have to navigate this dangerous crossing without any help.
- (9) Is the refuge between Charlton Road and Charlton Lane in the right place?
- (10)The safety of the route at Longfellow Road / Ruskin Road for buses, including the road markings.

Public Transport

There are 19 bus stops in Westfield and the following bus services link Westfield to Bath, Bristol, Frome, Wells and outlying villages.

- **Bus services**
- [82 - Tynning - Radstock - Midsomer Norton - Paulton](#)
- [82A - Paulton - Midsomer Norton - Radstock - Tynning](#)
- [83 - Farmborough - High Littleton - Paulton - Midsomer Norton](#)

- [100 - Midsomer Norton - Radstock - Peasedown St John - St Gregory School](#)
- [172 - Wells - Paulton - Thicket Mead - Radstock - Bath](#)
- [173 - Wells - Gurney Slade - Midsomer Norton - Radstock - Bath](#)
- [174 - Wells - Radstock - Bath Centre](#)
- [178 - Radstock - Midsomer Norton - Paulton - Keynsham - Bristol](#)
- [184 - Midsomer Norton - Stratton-on-the-Fosse - Frome](#)
- [185 - Midsomer Norton - Trowbridge](#)
- [414 - Frome - Westfield - Midsomer Norton](#)
- [754 - Hinton Blewett - Norton Radstock](#)



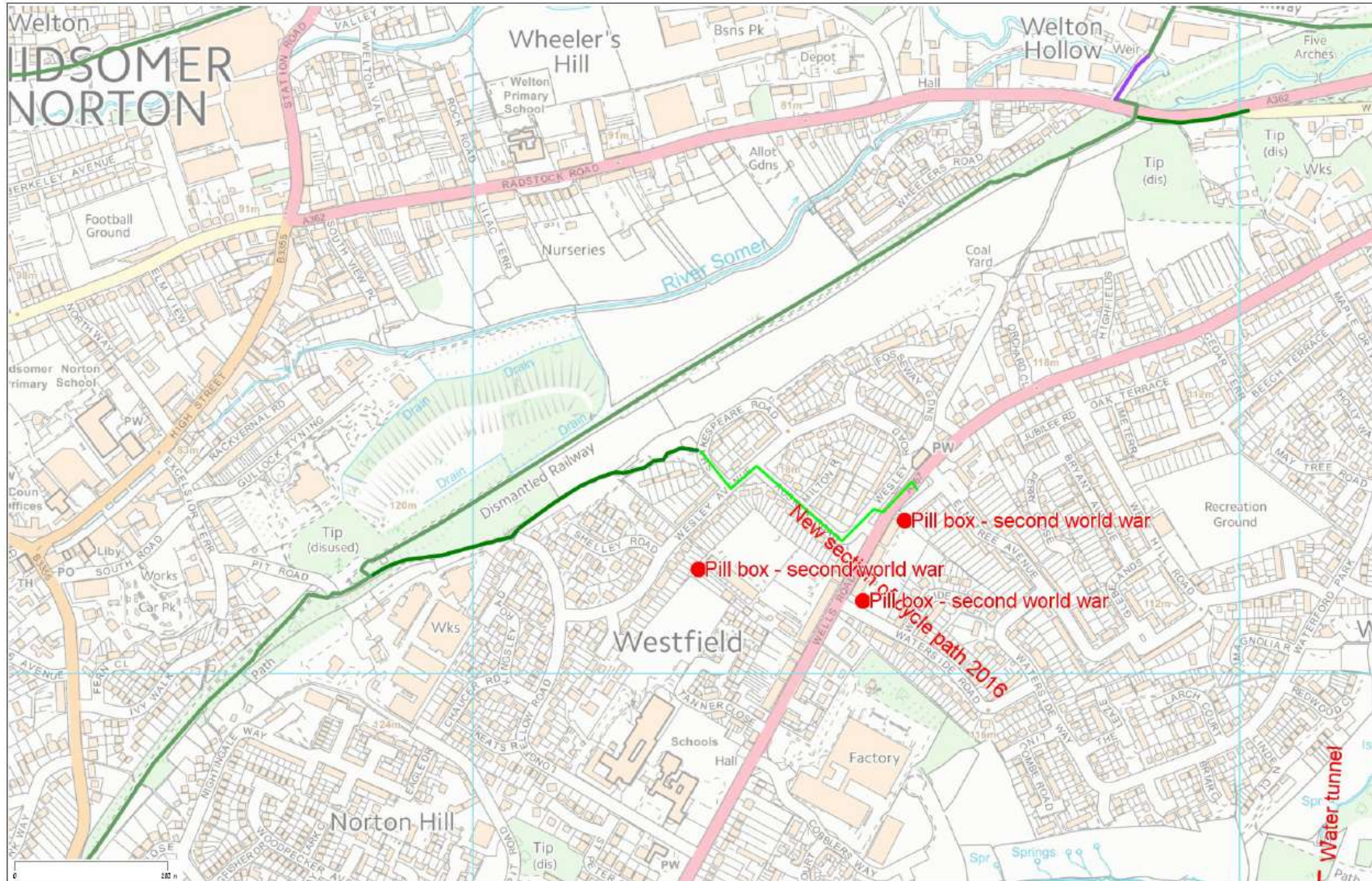
Aspirations to bring the railway back to Radstock would enhance Westfield's potential to use public transport. A rail link from Radstock to Westbury would give rail links to London and Frome.

Cycle

The designated cycle ways are mapped below. The new section of cycle path, added in 2016 has raised some concerns by the Parish Council relating to safety. The route is very narrow and collision between pedestrians and cyclists, particularly close to the pedestrian crossing at the top of Elm Tree Avenue, is high.

Lighting at the Pit Path has been looked at by B&NES and a potential cost of the work and future maintenance liability so that we are in a better position should some local CIL monies come forward. After having an initial look Stephen has suggested removing the current ageing lighting infrastructure on the top path and introduce new LED lighting (subject to environmental approval) on the lower more frequently used path (according to Alison Sherwin pedestrian & Cycle engineer). The expected cost would be somewhere in the region of £25-30k and by doing this replacement type work the future maintenance liability would be minimal, so we would be happy to proceed on this basis should funding become available.

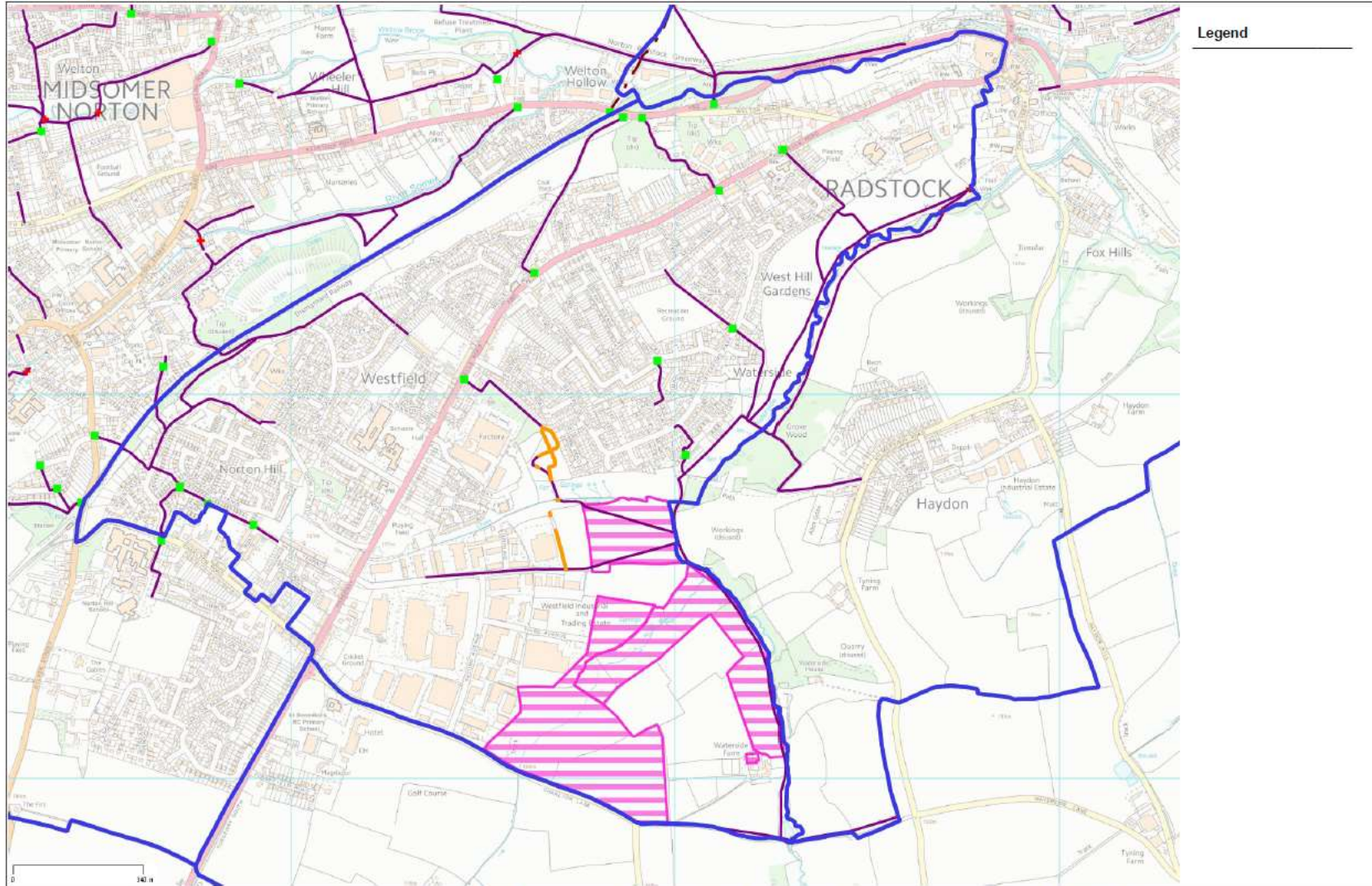
Litter bins / dog bins are required on the cycle path which runs between Midsomer Norton and Westfield.



Walking

There are a number of public footpaths in the area. The footpaths are well used by locals and tourists and three Heritage Trails are being developed by the Parish Council which will be launched at the BANES Walking Festival in September 2017. The Trails highlight the parish's history and its mining heritage, with noticeboards outlining the landmarks.

The Pit Path is the main pedestrian link between Westfield and Midsomer Norton and is of historic value being the miners' route to work.



The Local Population – facts and characteristics (2011)

Total usually resident population	5854	Total number of people aged 16 to 74	4228	Total number of dwellings	2347
Total males	2895	Total Economically active aged 16 to 74	3287	Unshared	2347
Total females	2959	Employees full time	1913	Shared	0
Age 0-4	357	Employees part time	819	Total number of household spaces	2347
Age 5-9	364	Self-employed	333	Occupied (with at least one usual resident)	2299
Age 10-15	508	Unemployed	112	Unoccupied (no usual residents)	48
Age 16-24	654	Full time student	110	Detached	376
Age 25-44	1569	Total Economically inactive aged 16 to 74	941	Semi-detached	1037
Age 45-64	1564	Retired	503	Terraced (including end terrace)	757
Age 65-74	441	Student	131	Purpose-built block of flats	147
Age 75 and over	397	Looking after home or family	136	Part of a converted or shared house (including bed-sits)	21
		Long-term sick or disabled	122	In commercial building	9
		Other	49	Caravan or other mobile or temporary structure	0

When measured against national statistics Westfield South is in the least deprived percentile. However Westfield North is in the most deprived 20% for Education and Skills.

Indices of Multiple Deprivation 2010, Bath and North East Somerset Overview.

Most deprived 20%

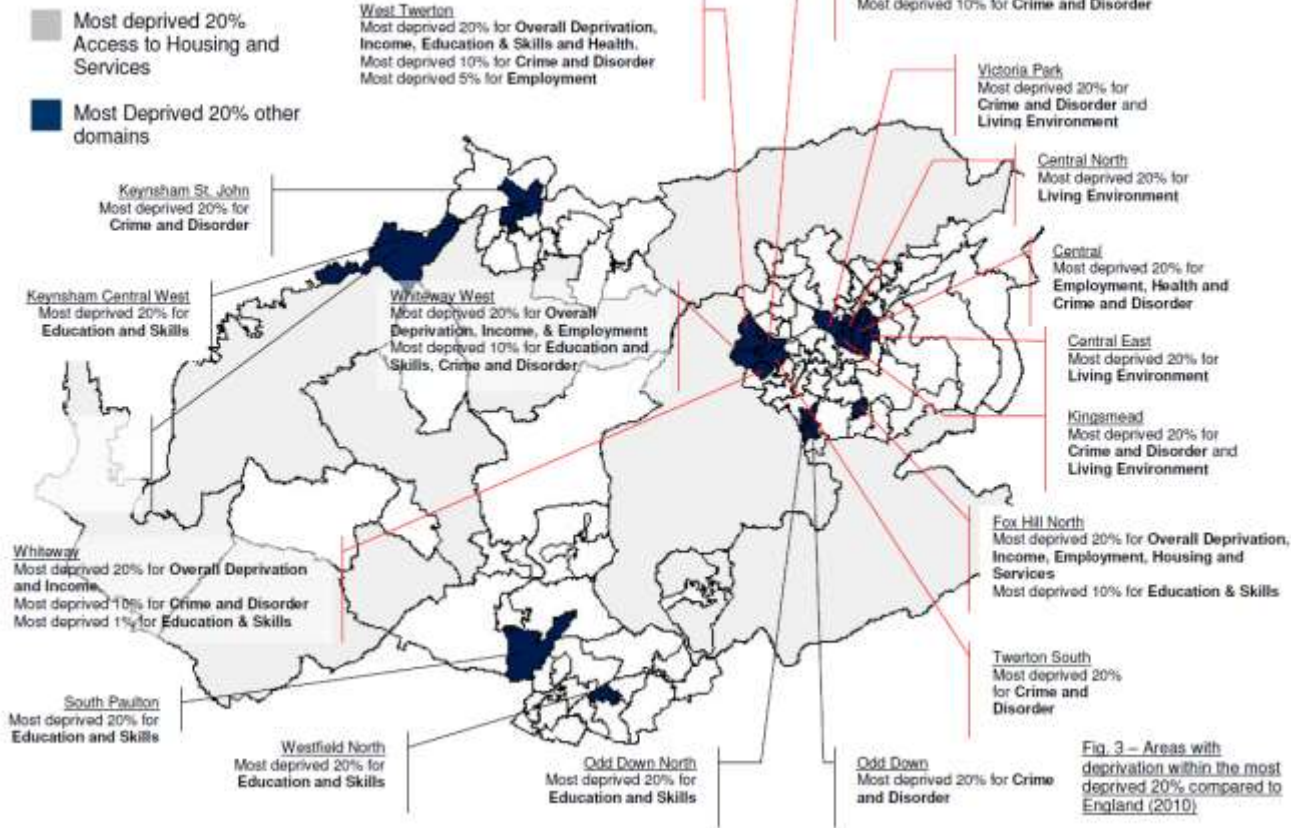


Fig. 3 – Areas with deprivation within the most deprived 20% compared to England (2010)

Health

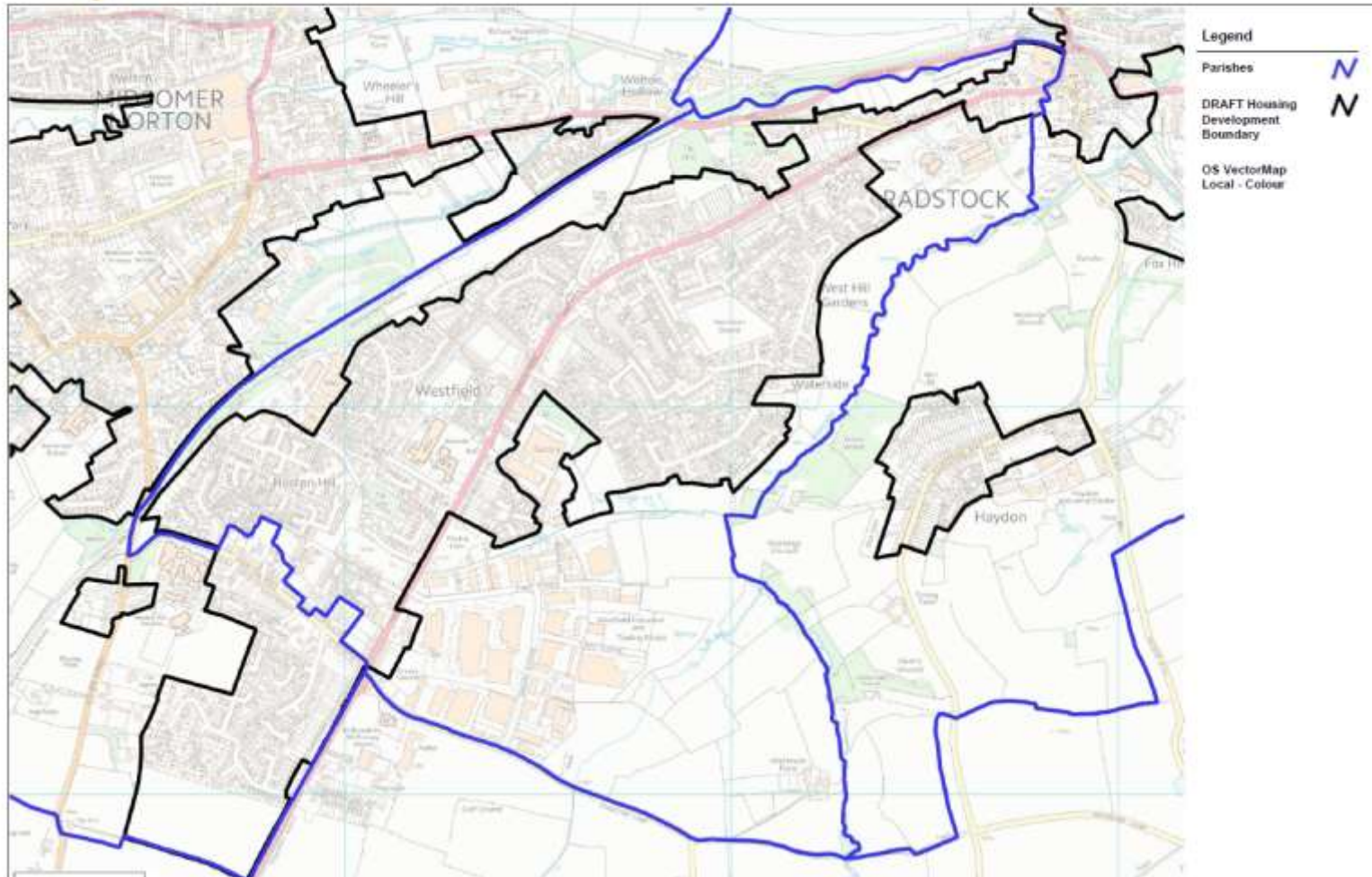
There is one Doctors surgery in Westfield at 51 Waterford Park, BA3 3UJ. The Practice Manager has confirmed that, as at March 2017, they are taking on patients and continuing to strive to offer personal, high quality and responsive care to patients despite cuts in on-

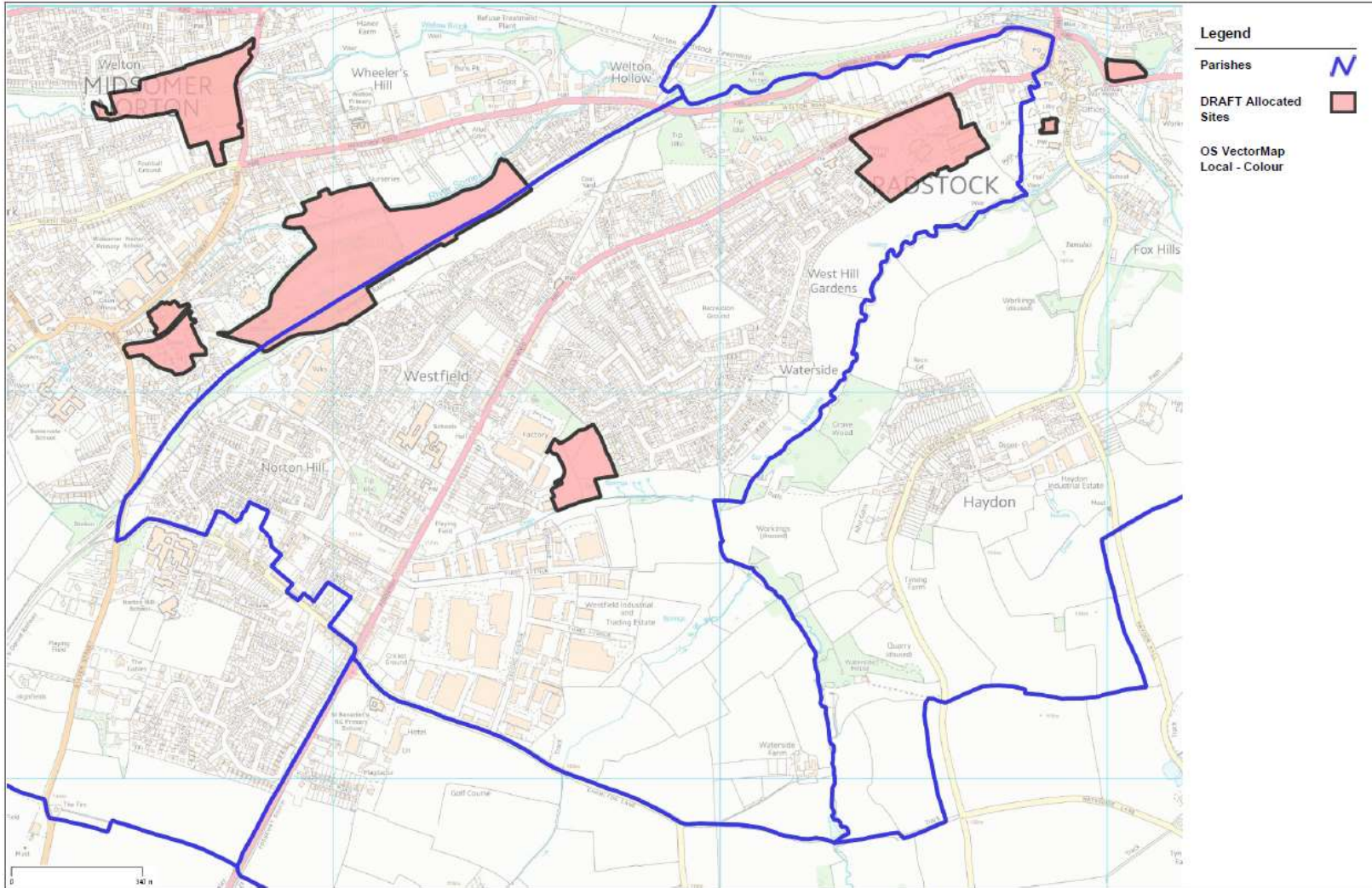
going funding and ever more squeeze on NHS resources. The Practice also has a thriving minor surgery and cosmetic treatment service alongside their NHS work.

The Parish has no dentists, necessitating travel into neighbouring towns.

Housing

The housing development boundary is shown below, together with the three allocated sites.





Date Created: 5-1-2017 | Map Centre (Easting/Northing): 367676 / 153859 | Scale: 1:12986 | © Crown copyright and database right. All rights reserved (100023334) 2017 © Contains Ordnance Survey Data : Crown copyright and database right 2017

Education and Employment

There are two schools in the Parish: Fosse Way School and Westfield Primary School.

Located in the heart of Westfield, Westfield Primary School has capacity for 420 pupils. In 2013 there were 301 on the school roll, at 16/3/17 there are 390. There have been 8 in year transitions to the school since September and just 1 pupil left. For September 2017 there are 65 applicants for 60 places in Reception class. This demonstrates an upwards trend, with the school almost at capacity.

Next door is Fosse Way School, a special school, bringing in pupils from a wider area. At 16/3/17 its capacity is 206 and the number of pupils on the roll is 206. The local authority set the admissions number.

The close proximity of the schools and the fact that Fosse Way School brings in traffic from outside the area, mean that there is a huge pressure on the local roads during school pick up and drop off times and lack of capacity in the roads to accommodate the on street parking generated by the schools.

Key Neighbourhood Facilities

The Parish's local treasures were identified in a consultation as:

- Fresh air
- Playing fields – Norton Hill and Westhill Recreation Grounds
- Bus routes
- Schools and college
- Housing estates which are classic examples of urban design of their times
- Notable buildings such as Westfield House, the Police Station, the Old Stables behind Chish and Fips
- The mining heritage shown in the old coal batch, coal yard and coal path, miners cottages and gardens
- The original Fosseyway
- Nature walk and green space along the cycle path
- Waterside Valley
- Westfield people

- Enterprise including Mitchards
- Shambles, which could be enhanced
- St Hugh's, which could be enhanced for the community
- Fire Station
- Police Station site
- The Railway Pub
- Old wartime bunker at Inner Elm Treasure
- Community social clubs - Mardons, Westfield and Prattons, which are locally run and provide a lot of events

Key Environmental and Sustainability Issues (task A3)

Within the parish, certain sustainability issues are more significant than others, e.g. lack of parking for the schools and concern about the road safety of pupils attending the schools, air pollution due to the massive levels of congestion on the A367. These issues will need to be highlighted as areas of concern within the sustainability appraisal. Issues are identified through:

- the review of relevant national and local plans and programmes
- identification of baseline characteristics
- local knowledge

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.

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 Westfield 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					✓✓	Yes. Policies 4, 5 and 6 seek provision of community green spaces and allotments.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing				✓		Yes. Policies 2 and 3 set out housing accessibility standards and design
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime					✓✓	Yes. Policy 14 aims to establish a Community Facility for the Parish.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper					✓✓	Yes Policies 9-13 encourage development of the economy
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking				✓		Yes The Heritage Trails encourage local people to explore the countryside.(Community Aspiration 1 and Policy 15 (7) and (8) Policy 15 (8) (a) seeks to provide green space and a path to the destination park in Midsomer Norton.
Objective 6: Protect and enhance local distinctiveness					✓✓	Yes The Neighbourhood Plan will support future housing development which will reflect the character, varied materials and varied build design as identified in the Westfield Context section of the Neighbourhood Plan.
Objective 7: Protect and enhance the district's historic, environmental and					✓✓	Yes.

cultural assets						Policy 5 seeks to protect the hillsides and valley.
Objective 8: Encourage and protect habitats and biodiversity (taking account of climate change)					✓✓	Yes Policies 4 and 5 seek to protect and enhance their existing greens corridors within the parish. The plan seeks to protect sites for bats and other species under biodiversity.
Objective 9: Reduce land, water, air, light, noise pollution					✓✓	Yes Policies 18 and 19 address on going traffic congestion and air pollution in the environment.
Objective 10: Increase resilience to climate change including flood risk					✓✓	Yes Policy 5 seeks to protect the hillsides and supports improvement of the environment.

