

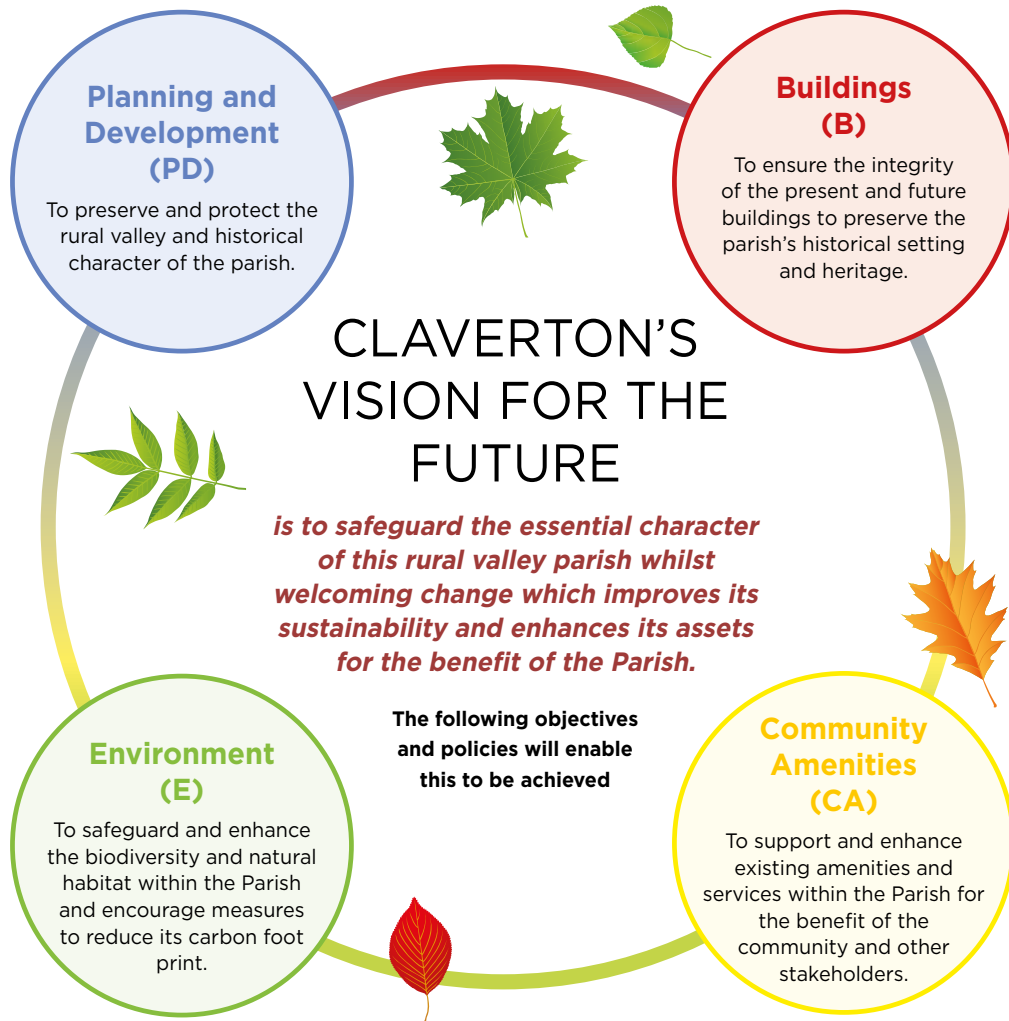


CLAVERTON NEIGHBOURHOOD PLAN
2018-2036
DRAFT POLICIES



PLANNING AND DEVELOPMENT (PD)

To preserve and protect the rural valley and historical character of the parish.



Policies and Constraints (see Appendix I)

Claverton Parish is already constrained by a number of policies including those of the National Planning Framework, Bath & North East Somerset Core Strategy and Placemaking Plan, Cotswold AONB, Green Belt, Natural England, Historic England and Claverton Conservation Area Character Appraisal 2007. In addition to these policies, Claverton Neighbourhood Plan aims to encompass the policies of the National Trust, the Campaign for Rural England, the Canal & River Trust and UNESCO World Heritage Sites

where they are relevant to Claverton Parish to achieve its Vision for the future and general wellbeing of the community.

The following policies have been distilled from the aspirations and objectives expressed by the community through a survey, an open meeting and consultations as part of the evidence gathering for the Plan.

Aspirations raised by the community which cannot be addressed directly through the Neighbourhood Planning process can be found on page xx.

Rationale /Objective

- PD1** As recognised in the Landscape Character Assessment 2018, the essential rural nature of the valley parish is green pastures and woodland with a village consisting largely of traditional 18th/19th century houses and converted farm buildings. The green infrastructure within the village adds considerably to its wellbeing. The community has indicated its wish for this rural environment to be maintained and enhanced.
- PD2** The Landscape Character Assessment 2018 highlights the importance of the special views characteristic of the setting both inwards and outwards of the Parish as shown in Fig 2. These should be safeguarded.
- PD3** Conservation and use of existing and derelict buildings for housing would be supported on a small scale as appropriate to the size of the village.

Policy

- PD1a** Development proposals must demonstrate how they protect and enhance existing green infrastructure whilst not adversely impacting the current agricultural pastures and woodlands.
- PD1b** Given the heavy traffic on the main roads traversing the parish, any development must not significantly add to vehicle usage and movement through the village and A36.
- PD2a** Any development must not have an adverse impact on the openness and special views or the historical assets (Appendix IV) of the Claverton Conservation Area.
- PD3a** Opportunities for developing existing buildings for housing are supported.
- PD3b** Care must be taken to ensure that any work affecting buildings of architectural or historic distinction preserves or enhances their character and setting.
- PD3c** Restoration of original features and/or improvements to previous unsympathetic alterations will be expected to be included in any proposed scheme for further change. This includes, but is not restricted to, all aspects of demolitions, barn conversions, and roof work which may disturb the natural habitat.
- PD4a** Care needs to be taken to ensure that any development within the Parish does not cumulatively cause negative impact to the tranquillity and ambience of the Parish.
- PD5a** Development proposals for farming businesses, arboricultural enterprise, small holdings, fruit growing, artisan workshops, will be supported provided they can be shown to be sustainable and benefit the local economy and the wellbeing of the community. They must be sensitive to the local setting without having a detrimental impact on the surrounding landscape, the openness of the Green Belt or historic buildings.



Cows by canal

- PD4** The survey highlights concern that housing development within the Parish could pose health and safety risks by adding significantly to noise and light pollution and traffic levels which could detract from the tranquillity and ambience of the Parish.
- PD5** The village recognises that the current range of agricultural activities contributes to the essential rural nature of the Parish. It recognises that agricultural activities within the Parish will evolve in response to the change in the economics of the industry and the Plan would support change which did not alter the pastoral nature of the valley.

BUILDINGS (B)

To maintain the integrity of the buildings to preserve the Parish's historical setting and heritage.

Rationale /Objective	Policy
<p>B1 There is a strong desire to preserve the heritage assets (Appendix IV & V) of the parish and to maintain the existing feel and visual character of the village.</p> <p>In such a small settlement, every building makes a significant contribution to the overall ambience. It may only be possible to absorb further infill development providing it is in line with the overall character of the area.</p>	<p>B1a New development must contribute to the local character by retaining a sense of place appropriate to its location.</p> <p>B1b Any new development must ensure there will not be any detrimental impact from traffic and parking which adversely affects the village environment. There should be adequate off-road parking commensurate with the size of the development.</p>
<p>B2 The survey revealed a desire to maintain the present roof-line and views to surrounding open spaces. In addition, the setting and views to and from historical assets should be maintained.</p>	<p>B2a The overall height of buildings, the form and shape of rooflines should reflect the existing character.</p> <p>B2b Roofs should be sensitive to the local setting and not adversely impact the Claverton Conservation Area or historic buildings and features. They should sit well and not dominate the landscape.</p> <p>B2c Appropriate building materials should be used in line with the existing character.</p>



School Place



Walls

Further references see Appendices I , IV & V

ENVIRONMENT (E)

To safeguard and enhance the biodiversity and natural habitat within the Parish and encourage measures to reduce its carbon footprint and increase resilience to climate change

Rationale /Objective	Policy
<p>E1 As indicated by the surveys the community is aware of the natural environment and recognises its fragility and the importance of safeguarding it for the parish and wider community.</p>	<p>E1a Any development proposal should demonstrate how it will: ensure the preservation and protection of hedgerows; support planting of native species of hedging on site boundaries; preserve and protect existing and important flora and fauna (i.e. hedgerows, trees, wildlife sites). It must not result in any damage to designated wildlife sites.</p>
<p>E2 There is widespread appreciation of the many beautiful valley views along and across the valley setting. Loss of open countryside would be detrimental to the, local and wider community and wildlife, to visitors' enjoyment of the CAONB and of the Green Corridor within the setting of the World Heritage City of Bath.</p>	<p>E2a Development, whether for housing, recreational purposes or transport links, should not increase any form of pollution which would have a detrimental impact on the valley's flora and fauna.</p>
<p>E3 In order to improve resilience to climate change, there is support for reducing carbon emissions in terms of building materials, energy consumption per property and appropriate renewable energy generation.</p> <p>Environmentally responsible technology is encouraged, as long as the visual aspects of this are in line with the heritage character.</p>	<p>E3a Support will be given to developments which;</p> <ul style="list-style-type: none"> • incorporate sustainable and natural building materials • seek to maximise energy efficiency • provide renewable energy generation • are on a scale which is sympathetic to and do not detract from the visual character from within and outside of the Parish.
<p>E4 It is widely recognised that noise and light pollution are a growing problem and there is strong support to reduce harm to the environment and health by seeking to minimise all kinds of pollution as well as protecting the tranquil setting from increased light and noise. The village has already opted to be free of street lighting and wishes to continue to minimise light, noise and air pollution.</p> <p>There is awareness of, and support for, the importance of the protection of Dark Corridors for light sensitive species including along the river and canal corridor.</p>	<p>E4a Any development should take account of all the lighting associated with it as well as spillage beyond the site boundary into neighbouring properties, the wider countryside and night sky. It should be designed so as to protect light sensitive species.</p> <p>E4b Residential and commercial developments which would increase noise pollution are unacceptable as they would be detrimental to tranquillity, biodiversity, community health and wellbeing</p> <p>E4c Any development along the River Avon and the Kennet & Avon Canal within the Parish should take into consideration B&NES Water Space Design Guidance (June 2018) relating to bat protection and lighting.</p>



Bluebells

Further references see Appendices II, III VI & VII

COMMUNITY AMENITIES (CA)

To support and enhance existing amenities and services within the Parish for the benefit of the community and other stakeholders while preserving its essential local character



Sheep Field



Rationale /Objective

Policy

- CA1** Surveys indicated that the local leisure facilities within and adjacent to the parish were used by many residents and their upkeep was important to the community. These include, but are not restricted to, the canal for boating, the river, walking or cycling routes, National Trust property and the surrounding rural spaces.
- CA2** Surveys suggest there is widespread local support to protect the Parish's heritage and recognition of the potential benefits to the community of having amenities such as the Church, American Museum & Gardens, Pumping Station, Canal, River and National Trust land in the Parish. The community wishes to retain these amenities for future generations and encourage their use for social and educational purposes.
- CA3** Greater use of the church building as a community focal point has been widely supported.

- CA1a** Proposals to enhance, retain and manage footpaths, towpaths, cycling routes and bridleways that maintain their original character for public enjoyment of these facilities would be supported.
- CA2a** Proposals for recreational and educational activities and facilities will be supported providing that the siting, design and scale of the development conserves or enhances the quality of the Parish's historic setting, the ecology and surrounding use of the land.
- CA2b** Any development should recognise and be compatible with the existing local amenities, such as the American Museum, Pumping Station, and Church
- CA3a** Any development of the church building should maintain its heritage character while enhancing its potential as a community heritage asset.

Rationale /Objective

Policy

- CA4** The sites identified as Designated Green Spaces on the map are recognised as being significant and special to the community (Appendix II)

- CA4a** Development proposals which are consistent with the special nature of the Local Green Spaces and Green Belt Policy, and which are underpinned by very special circumstances will be supported.



Warleigh Weir Field



Pound Paddock



Village Green

- CA5** There have been initiatives by residents to be at the forefront of broadband connectivity, as the use of technology is seen as being fundamental to supporting the community in its everyday life as well as supporting social and educational initiatives.

- CA5a** Support will be given to initiatives which will advance and improve the ability to access technology to enhance social and educational as well as employment opportunities within the Parish. In doing so such initiatives should not be detrimental to the overall character and environment.

- CA5b** All development proposals for new dwellings, employment premises, educational and social facilities should make provision to connect to the internet to the latest industry standard, supported by a 'Connectivity' Statement provided with the relevant planning application.



Ancient Tree Hengrove wood



Cyclists, Boat & Bridge



Canal & towpath

Further references see Appendices II, III VI & VII

OTHER ASPIRATIONS AND CONCERNS

Through the surveys, and at the Open Meeting the community expressed a number of aspirations and concerns. Those which cannot be addressed directly through the Neighbourhood Plan, as these are out of the defined scope of such a plan, are summarised below to be taken forward by the Parish Council and the appropriate authorities.

VILLAGE COMMUNITY

So as to strengthen the community of Claverton for the future the full-time occupation of all dwellings is encouraged. It is also felt that the conversion of any property for short term or holiday lets risks limiting the supply of smaller properties for young families, first-time buyers and anybody wanting to downsize.

TRANSPORT & MOVEMENT

There are concerns for public safety of pedestrians and cyclists on the busy roads within the Parish specifically Claverton Hill and the A36 where there is no pavement or footpath.

The existing speed limits of 50mph on the A36 and the national speed limit of 60mph through the village and on Claverton Hill are also of concern for safety for all road users.

The Neighbourhood Plan supports provision of safe road and rail crossing facilities at relevant points throughout the village and parish. Specifically, along the A36 where the site line for motorists and other road users is poor and of concern especially during peak periods. Highway's agency to be approached to monitor and review.

The community is also particularly concerned about the aspiration of Bath and North East Somerset Council (B&NES) - part of the West of England Combined Authority (WECA) - that an A36/A46 link road be built to the east of the City of Bath.

Such a scheme - for which two preferred route options have been identified in a West of England Joint Transport Study (October 2017) - would have (undisputed) severe adverse impacts on the Green Belt, AONB and WHS landscape setting and recreation amenity, irreversibly blighting the exceptional beauty of the Avon & Limpley Stoke Valley.

These concerns and related considerations have been conveyed to B&NES, WECA and the Government (Chancellor of the Exchequer and Secretary of State for Transport), MPs and other agencies in extensive representations by the Valley Parishes Alliance - of which Claverton is a member.

The village currently has only one bus service linking the village to Bath and Bradford on Avon, which runs half hourly. Whilst an improved, more frequent bus service would be welcomed as well as an electronic display board indicating the estimated time of arrival there would be significant concern if this bus service was cancelled, leaving the residents with no public transport to Bath for the city and other bus and rail connections.

ENVIRONMENT

The community supports the maintenance of grass verges within the village and along public thoroughfares as being appropriate to the rural character of the area and for the environment.

WARLEIGH WEIR (ISLAND)

Continue to liaise with the new landowner on improved management of Warleigh Weir Island field and to address the concerns which have increased as a result of its popularity through social media as an area for wild swimming.

It has always been a popular beauty spot to be enjoyed by swimmers and families, but with the increasing volume of visitors there has been an escalation of unacceptable behaviour, litter and safety issues. These need to be managed on health and safety grounds as well as to protect the biodiversity of the site.

In addition, during the peak season there are ongoing safety concerns in respect of illegal parking and numbers of vehicles parking along the A36, Claverton Hill and Ferry Lane. This also impacts the ability of the emergency services being able to attend an emergency call and local authority service e.g. litter collection.

ACKNOWLEDGEMENTS

The Parish Council would like to thank the members of the Neighbourhood Steering Committee and many other individuals who have contributed towards the development of this Neighbourhood Plan. We also wish to thank the residents of Claverton Parish and other organisations with close connections or interests linked to the Parish who have provided advice and encouragement during this long process.

REFERENCES, FURTHER READING & GUIDANCE

References to main report

CLAVERTON LANDSCAPE CHARACTER ASSESSMENT 2018

available at <http://clavertonpc.org/index.php/category/neighbourhood-plan/>

CLAVERTON CONSERVATION AREA CHARACTER APPRAISAL 2007

available at <http://clavertonpc.org/index.php/category/neighbourhood-plan/>

BATH & NORTH EAST SOMERSET "CORE STRATEGY & PLACEMAKING PLAN"

available at <http://www.bathnes.gov.uk/services/planning-and-building-control/planning-policy>

EVIDENCE BASE

available at <http://clavertonpc.org/index.php/category/neighbourhood-plan/>

and <http://www.bathnes.gov.uk/services/planning-and-building-control/planning-policy>



