



## **Claverton Parish Council Consultation Statement - March 2019**

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## **Claverton Parish Council Consultation Statement March 2019**

### **Introduction**

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15 (2). Part 5 of the Regulations sets out what a Consultation Statement should contain:

- a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan,
- b) explains how they were consulted,
- c) summarises the main issues and concerns raised by the persons consulted,
- d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

### **Background**

Claverton Parish is within the Cotswold Area of Outstanding Natural Beauty, it is a conservation area, washed over by Green Belt, has a significant number of listed buildings and monuments and is adjacent to the Bath World Heritage Site. Following the changes in the Localism Act 2011 in July 2017 the Parish Council decided to apply for designation as a Neighbourhood Plan Area in August 2017. This was granted in October 2017 by Bath & North East Somerset Council (B&NES).

Following the designation, the Parish Council set up a Claverton Neighbourhood Plan Steering Committee (CNPSC) with agreed terms of reference (See Appendix 1) to oversee the Neighbourhood Plan process.

The Parish Council wished to involve the broadest representation of the community as possible to develop the plan. The community was canvassed for volunteers to join the CNPSC, and organisations within the Parish were also invited to participate. The committee consisted of; two parish councillors (one acted as the Chair), four representatives from Claverton Village, one representative from the boating community on the Kennet & Avon Canal, the Rector of St Mary's Church Claverton, the Deputy Director of the American Museum & Gardens, and the Chairman of Claverton Pumping Station Adoption Group. The first meeting was held in November 2017.

## **Process leading up to Regulation 14 Consultation**

The Parish Council wished to understand the views and concerns of not only the community for the future, but also a wider cross section of stakeholders who have an interest in the Parish, whoever they may be.

The first task of the CNPSC was to draw up a questionnaire in order to gather the community's views and aspirations for living and working in the Parish over the next ten years. (the time period was subsequently changed to 18 years to tie up with B&NES planning timeframes). Initial drafts were circulated to a number of residents, outside of the CNPSC, for their comments to ensure the structure and questions were relevant and in context with what was trying to be achieved.

On the 28<sup>th</sup>/29<sup>th</sup> October 2017, the questionnaire was delivered by hand to the residents of Claverton, to residents directly across the Limpley Stoke Valley in Bathford. Copies were also distributed to the congregation of St Mary's church not resident in the Parish and volunteers of both Claverton Pumping Station and the American Museum & Garden. It was emailed to other stakeholders, neighbouring parish and county councils. Completed questionnaires needed to be returned by 10<sup>th</sup> December 2017, there was an option to complete it on-line, but nobody took up this option.

A public meeting was held on 10<sup>th</sup> February 2018 at the American Museum & Garden. This event was advertised in Claverton News Letter, Local Look on the Parish notice board, Claverton Gazette (Face Book), in the Church and by word of mouth local groups including Knitting group, Book club and Pop up cinema.

The purpose of the meeting, which was open to all, being to share the outcome of the questionnaire, give the participants the opportunity to ask questions and to have an open discussion. It was also another opportunity to provide another means of determining peoples' preferences and priorities for the future.

The outcome of the questionnaires can be seen in Appendix 2 and of the Open Meeting in Appendix 3

The Parish Council commissioned Novell Tullett (Landscape Architects) to carry out a Landscape Assessment of the Parish. This was completed in March 2018.

Following the Open meeting the CNPSC met regularly to develop a Vision, Objectives and Policies for inclusion in the draft NP. B&NES Planning Officer, George Blanchard, was invited to all meetings of the committee so that it could be guided through the process and given insight into various planning issues and policies while two members of the committee attended training sessions about local planning initiatives, held by B&NES. They also had discussions with representatives of the National Trust and the Canal & River Trust. The committee split into smaller groups to work on different policies and build the evidence base before bringing their recommendations back to the whole committee. Each of the landowners of the proposed designated green spaces were contacted separately prior to the circulation of the draft Plan to the community in order to explain the reasons for doing so and answer any questions they may have had.

Throughout the process the Parish Council was updated on progress and were able to comment at various stages on the draft Vision, Objectives and Policies as they evolved. Signing off the recommendations as appropriate. The Neighbourhood Plan is a separate topic on the Parish Council Meeting agendas.

### **Regulation 14 Consultation, Responses and subsequent changes to the Plan**

The draft Claverton Neighbourhood Plan was approved by the Parish Council in September 2018 and circulated to the Community in October. All residents were sent a booklet containing the draft Policies with the full version of the draft Regulation 14 version of Claverton's Neighbourhood Plan available on the Parish website [www.clavertoncpc.org](http://www.clavertoncpc.org) the list of non-residents, other stakeholders and Statutory Bodies were emailed electronic versions ( See Appendix 4).

The consultation period ran from Sunday 28<sup>th</sup> October to Sunday 9<sup>th</sup> December 2018. During this period there were three drop-in sessions at St Mary's Church where hard copies of the full document were available for review. The sessions were held on

- Tuesday 13<sup>th</sup> November 2018 evening prior to the monthly Parish Council Meeting
- Saturday 24<sup>th</sup> November 2018 – morning coffee
- Tuesday 27 November - Turn up Tuesday

They were also advertised via the News Letter, Parish website and notice board and Claverton Gazette.

As well as being able to make comments and ask questions at the above events, the community was encouraged to give their views personally to any member of the CNPSC as well as via the Parish Clerk and electronically.

Over the three drop-in sessions 25 households were represented (over 50% of the total currently occupied residential properties), along with representatives from the American Museum & Gardens, Claverton Pumping Station and St Mary's Church and two landowners. Three Ward/ potential ward Councilors also attended.

In general, the draft Plan has been well received. A number of responses were received from the Community and these, along with the comments received from Statutory Bodies and B&NES Planning Officer, all have been considered by the CNPSC and where considered appropriate, the original draft Neighbourhood Plan wording has been changed. (See Appendices 5 & 6) the revised draft.

The revised draft was sent to B&NES Planning Officer for comments. Further modifications were made to the wording of the policies based on the responses/ advice given by B&NES. Where modifications were made the wording has not fundamentally affected the original aim of the policy as originally worded. The changes were intended to ensure the policies did not conflict with any existing B&NES policies, which may otherwise subsequently be rejected by the External Examiner.

**Claverton Neighbourhood Plan Steering Committee Terms of Reference**

<p><b>1. Purpose of Neighbourhood Plan</b></p> <p>A Neighbourhood Plan is designed under the Government Localism Bill to give the local community a voice in deciding the look and feel of the development of their area, being sensitive to the local setting. It cannot stop development, but it does enable the parish to influence and develop a shared vision including planning policies for the development of land within the parish over the next 10 years. The approved Plan will also form part of B&amp;NES Core Strategy but must be in general conformity with the policies contained within the B&amp;NES Core Strategy.</p> <p><b>2. Purpose of Neighbourhood Plan Steering Committee</b></p> <p>Claverton Parish Council (CPC) has established the Claverton Neighbourhood Plan Steering Group (CNPSG) with the purpose of</p> <p>2.1 Acting in an advisory capacity to the Parish Council, which will be the accountable body.</p> <p>2.2 Overseeing the development of the Claverton Neighbourhood Plan with the aim of preserving and enhancing the parish consistent with the desired character of Claverton, whilst allowing for sustainable development.</p> <p>2.3 Ensuring relevant consultation takes place so that the CNP plan accurately represents the views of the residents and other stakeholders.</p>	<p><b>3. Responsibilities and Objectives</b></p> <p>3.1 Develop a Neighbourhood Plan for Claverton which reflects local concerns, interests and aspirations, enhances the local area and is sensitive to the local setting.</p> <p>3.2 Advise, liaise with and support the Parish Council through the CNP process, reporting to Parish Council meetings.</p> <p>3.3 Manage the process of producing CNP in a fair, democratic and transparent fashion.</p> <p>3.4 Encourage widespread participation from all members of the local community.</p> <p>3.5 Ensure the Plan is representative of the views and aspirations of the local community.</p> <p>3.6 Ensure all decisions are fully evidenced and supported through consultation via surveys, public meetings, referendums or other means as appropriate.</p> <p>3.7 Communicate progress to the community as appropriate, including in the Newsletter, Parish or other notice boards and the Claverton Parish Website.</p> <p>3.8 Maintain links with the Local Planning Authority and keep under review the legislative requirements.</p> <p>3.9 Prepare a budget for approval by CPC and manage expenses within the approved budget.</p>
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**Claverton Neighbourhood Plan Steering Committee Terms of Reference**

<p><b>4. Membership and Quorum</b></p> <p>4.1 Membership shall consist of representatives from a cross section of the local community, businesses, leisure activities and other stakeholders who are active within the parish.</p> <p>4.2 Membership shall comprise of an uneven number which will be no more than nine persons.</p> <p>4.3 The elected Chair of the CNPSG shall be a member of the Parish Council.</p> <p>4.4 The CNPSG shall be quorate when half of the members are present.</p> <p><b>5. Frequency, Timing and Procedure of Meetings</b></p> <p>5.1 Meetings will be held as often as the process requires, at least monthly.</p> <p>5.2 Formal minutes will be taken at each meeting and when approved, published on the Website.</p> <p>5.3 Each member has one vote.</p> <p>5.4 All matters shall be decided by a simple majority vote of the members present and voting on the question. In the case of equality of votes the Chairman of the Meeting shall have a second or casting vote.</p>	<p><b>6. Declarations of interest</b></p> <p>All members of the CNPSG must declare any personal interest that may be perceived as being relevant to the recommendations of the group. This may include membership of an organisation, ownership of interest in land or business, or potential developments or developers, interests in Planning Applications, members of local government or other statutory bodies, or other matter relevant to the work undertaken by the CNPSG.</p> <p>All decisions are subject to ratification by CPC</p> <p><b>Signed.</b> ..... <b>Dated</b> 11 October 2017</p> <p><b>Chair of Claverton Parish Council</b></p>
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## Responses to the Neighbourhood Plan Questionnaire

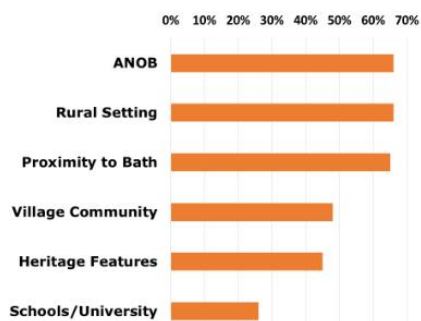
Approximately 115 Questionnaires were distributed to;

- Residents and members of the boating community within the Parish
  - Businesses
  - Property owners
  - Volunteers of the Pumping Station & American Museum
  - Non- resident members of St Mary’s Church
  - Neighbouring Stakeholders
- **62 questionnaires were returned = 54% response rate**
  - **The responses represented approximately 220 people of which 44% were male and 56% female, 36% of the total were over 65 years old**
  - **The average length of time residents have been associated with Claverton is 17 Years**

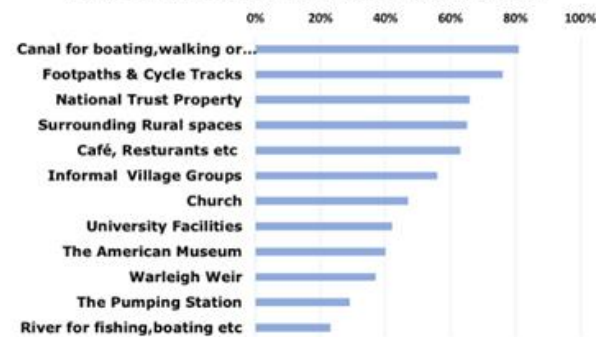
**We wanted to know why people lived, worked or volunteered within Claverton and what they did with their leisure time. They said.....**



**Why do you live & work in Claverton?**



**What do we do with our leisure time?**



## Responses to the Neighbourhood Plan Questionnaire

We asked what was their Vision for the future of Claverton- *They said.....*



### So, what have you told us about your vision for the future

The top three choices to describe Claverton in 10 years are:

- Sense of Community **79%**
- Retained Woodland and Hedgerows **79%**
- Friendly **77%**

Joint fourth with **74%** were:

Green & Rural Spaces, Open rural environment & landscape, Environmentally responsible.

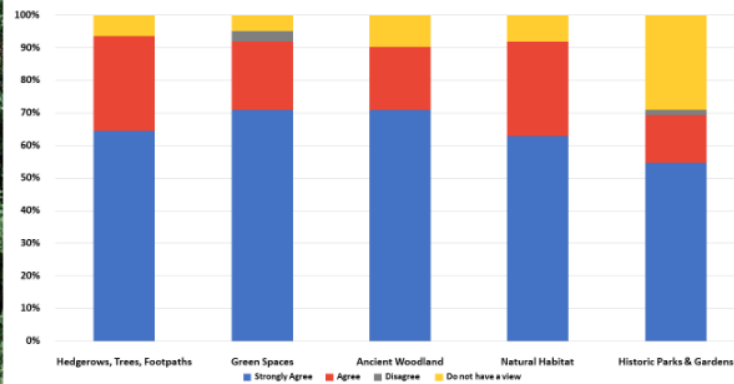
The bottom three choices were:

- Vibrant **24%**
- Forward Thinking **34%**
- Heritage Features **37%**

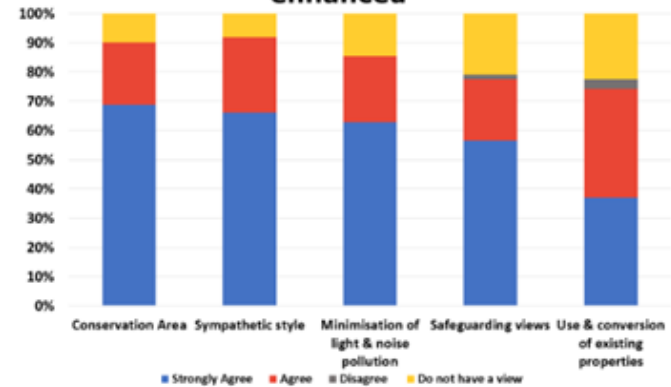
We asked what degree they believed the current features of Claverton should be protected or enhanced – *They said*



### The degree to which you believe the current features of Claverton should be protected or enhanced



### The degree to which you believe the current features of Claverton should be protected or enhanced





Responses to the Neighbourhood Plan Questionnaire

We asked views on the provision of additional housing and employment opportunities. - *They said ....*



**Housing & Land Use**

**Housing**

Over half of those of you who responded to the questionnaire would not support the building of open market housing

There is no clear view on affordable housing

82% supported the re- use of existing buildings for housing & 63% supported their re-use for employment.

63% supported Artisan employment opportunities but support for light industrial employments was only 19%

We asked about recreational activities *They said.....*



**Social and Amenities**

*"Claverton is seen to be inclusive and welcoming regardless of people's status "*

*But "it lacks a social heart"*

However 69% of you supported expanded use of the Church for the Community

*This could perhaps support additional social activities and provide a general meeting place  
There would be a cost for this*

We would like closer links with the American Museum

We asked what were seen to be of greatest concern or have a significant impact on Claverton's future – *They said....*



**Traffic , Roads & Transport**

*These are the areas of most concern*

- A36
  - Speed limits
  - Volume of traffic
- Bus service
  - Better/ more regular service
- Parking
  - Ferry Lane
- Railway
  - Safety , footbridge
- Claverton Hill
  - Traffic management, Parking & Pedestrian safety



**Broadband, Wi-fi & Mobile Phones**

- 42% of respondents felt improved Broadband Speed would have a positive impact on Claverton
- With 31% supporting improved mobile phone coverage

## Responses to the Neighbourhood Plan Questionnaire

As well as .....

### Warleigh Weir



**Has been used by the local residents for over a century**

**Growing volume of visitors causing concern but it is only a few times a year. Therefore it is a unique problem**

**The prime concerns relate to**

- **Safety crossing the railway**
- **Parking**
- **Litter control**

*Views of residents on both sides of the valley need to be taken into account*

**It was explained that some of the responses would not be able to be included within the Neighbourhood Plan but could be included as aspirations. However, the Parish Council would continue to work on and take forward the Traffic Issues, Broadband and Warleigh Weir concerns which could not be specifically addressed within the Plan.**

*Note the above is an extract from the presentation made at the Open Meeting held at The American Museum on 10<sup>th</sup> February 2018. The full presentation and Questionnaire can be found on Claverton Parish Council website – [www.clavertonpc.org](http://www.clavertonpc.org)*

**Report on the Public Open Meeting held at the American Museum on 10 February 2018**

The purpose of the meeting was to share the outcome of the Questionnaires, to discuss the process and encourage the community to share their thoughts and ask questions with a wider audience, to enable the Steering Committee to start to develop policies which would eventually form part of Claverton's Neighbourhood Plan.

The meeting was open to all members of the public with specific invitations to residents, property owners, individuals who work or volunteer within the Parish, members of the congregation of St Mary's Church, neighbouring communities, parishes and councillors as well as specific organisations with an interest in the Parish.

**There were 63 Attendees;**

**42 Residents, 4 Boating Community, 2 Members of St Mary's Congregation, 6 Volunteers from Pumping Station, 2 Anglers, 4 Stakeholders and 3 Councillors**

Participants were offered refreshments and the opportunity to circulate, meet the Steering Committee and Parish Council as well as view the various displays around the room.

The meeting was chaired by Richard Mould, Parish Councillor

There followed a presentation by Vi Jensen, Chair of the Neighbourhood Plan Steering Group, explaining the reasons for having a Neighbourhood Plan, feedback from the Questionnaire and the process and timescale for implementing a Plan.

Richard Mould (RM), Parish Councilor, introduced himself as Chair of the Open Meeting. RM welcomed everyone and thanked them for coming and also thanked Julian Blades for making the American Museum available for the Open Meeting. RM introduced the members of the Steering Committee and members of the Parish Council to the public and introduced Vi Jensen (VJ) as chair of the Steering Committee.

VJ spoke for 30 minutes explaining why we want to have a Neighbourhood Plan for Claverton and outlining the steps involved and timescale of implementing a Plan. VJ also provided feedback to the public on the key responses that came from the questionnaire.

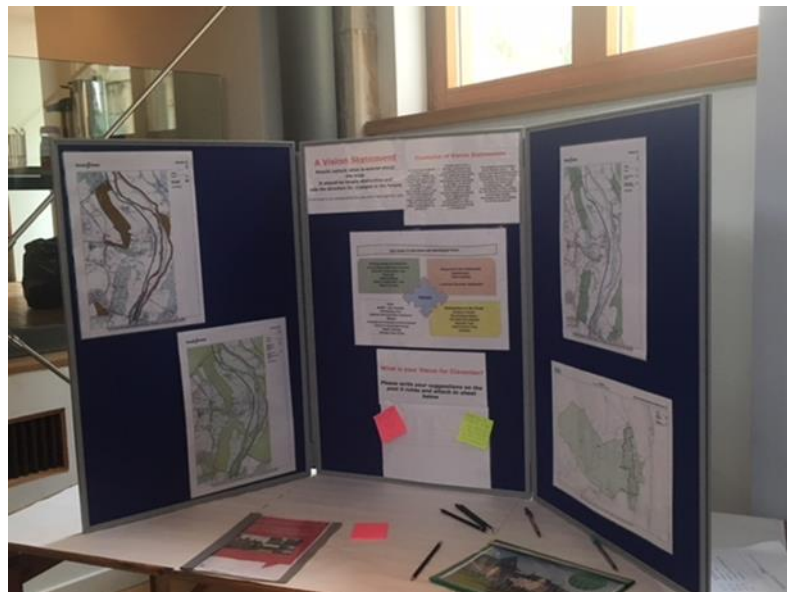
There followed a Question and Answer session. (responses to questions can be seen in the Overview of the Meeting on [www.clavertoncpc.org](http://www.clavertoncpc.org))

Participants were asked to take part in an activity where they could vote on various objectives.

**Report on the Public Open Meeting held at the American Museum on 10 February 2018**

**The displays included**

- A photo timeline of how Claverton has changed, land use and community.
- Narrative responses from the questionnaire,
- Relevant maps, Claverton Character Assessment (2007), example of a Neighbourhood Plan (Fairfield), B&NES Core Strategy & Placemaking Plan and a list of Planning Definitions,
- A display highlighting the problem of light pollution including a Star Count Challenge.
- The role of St Mary's Church
- Claverton Pumping Station and its history



## Report on the Public Open Meeting held at the American Museum on 10 February 2018

### Question & Answer Session



Participants were able to write questions in advance of the session which were either covered within the Q & A session or answered after the meeting.

Responses were given to any questions which had not been addressed at the meeting and published in the March 2018 edition of the News Letter and Parish Notice Board and website.

### Questions and discussion related mainly to the following subjects

- Consultation with the surrounding communities
- Timeframe of the project
- Eligibility to vote in the Referendum
- Aspirations of the community vs Policies which could be included in the Plan
- A36/A46 Link Road
- The future plans of Claverton Pumping Station
- The future plans for the American Museum (this followed a short presentation on the current garden development project)



**Report on the Public Open Meeting held at the American Museum on 10 February 2018**

Following the Q & A session, participants were each given nine gold stars and were asked to use them to 'vote' for matters they felt most strongly about. On display boards there were subjects and associated objectives relating to these subjects. Each person was asked to allocate their nine votes. They could be spread over different topics or all nine could be put against one objective.

**Heritage**

**Views &  
Landscape**

**Broadband  
Wi-Fi  
Mobile Phones**



**Environment**

**Housing & Land  
Use**

**Design &  
Conservation**

**Natural Habitat**

**Warleigh Weir**

**Report on the Public Open Meeting held at the American Museum on 10 February 2018****Results of the voting at the Meeting****OBJECTIVES**

1. Support the development of Parish Assets (i.e. Church, American Museum & Pumping Station) to meet community, recreational & cultural needs where appropriate **47 Votes**
2. Maintain landscape and views **37 Votes**
3. Reduce harm to the environment by seeking to minimise pollution (low carbon policies) **30 Votes**
4. Support existing ancient hedgerows & planting of additional native species **27 Votes**
5. Any development should seek to minimise light and noise pollution **27 Votes**
6. Design and external appearance of any development must be in the existing character of the Parish **23 Votes**
7. Maintain the character and viability of the village **23 Votes**
8. Support the development of the Pumping Station as an Industrial Heritage Centre, educational and recreational asset **18 Votes**
9. Support renewable energy projects provided they do not impact the character, views or landscape **18 Votes**
10. Protect the roof line of the village **18 Votes**
11. Maintain the history and support historic assets within the Parish **16 Votes**
12. Maintain small village ambience **16 Votes**
13. Retain and protect indigenous trees **16 Votes**
14. Develop relationship with Pumping Station (social, educational & recreational) **13 Votes**
15. Develop relationship with American Museum (social, educational & recreational) **12 Votes**
16. Support building conversions & additions which do not have an adverse impact on the character of the Parish **11 Votes**
17. Maximise energy efficiency **11 Votes**
18. Any development must not have any impact on highway or access in the Parish **10 Votes**

## Report on the Public Open Meeting held at the American Museum on 10 February 2018

### Results of the voting at the Meeting

#### OBJECTIVES

- 19. Maintain an open rural environment **10 Votes**
- 20. Preserve high quality agricultural land **10 Votes**
- 21. Any development must not have an adverse impact on protected species within the Parish (e.g. Bat Roosts) **8 Votes**
- 22. The development of holiday lets should be discouraged as this risks making a significant number of properties, often smaller properties, inaccessible for those wishing to purchase a home in the village **7 Votes**
- 23. Conserve and enhance biodiversity **6 Votes**
- 24. Support development where its materials use existing buildings or under-used buildings **6 Votes**
- 25. Developments should include natural sustainable building materials **6 Votes**
- 26. Support the development of farm buildings on a small scale for artisan activities **4 Votes**
- 27. Seek to preserve and enhance public enjoyment of leisure activities including walking & cycling throughout the Parish **4 Votes**
- 28. Support should be withheld for the sub division of properties for multiple occupancy **3 Votes**
- Additions at meeting**
- 29. Keep noise and light pollution at minimal levels **1Vote**
- 30. Ensure that renewable energy installations are not visible on roof slopes **1 Vote**
- 31. Protect the hedgehogs **1 Vote**

**Maximum votes eligible 567.  
Votes cast 446 representing 79% of those eligible to vote**



**Regulation 14 Consultation - 28 October to 9<sup>th</sup> December 2018  
Notification to Statutory Bodies and other Stakeholders with Responses**

Neighbourhood Planning Regulations Reference	Organisation	Email/Telephone	Notified Responses
<b>Statutory Bodies</b>			
<b>Notified by Claverton Parish Clerk via email on 25 October 2018</b>			
<b>(A)</b>	Bath and North East Somerset Council Neighbourhood Planning /Planning Policy Team	<a href="mailto:Neighbourhood_planning@bathnes.gov.uk">Neighbourhood_planning@bathnes.gov.uk</a> <a href="mailto:Planning_policy@bathnes.gov.uk">/Planning_policy@bathnes.gov.uk</a> 01225 477684 / 01225 477584 George Blanchard <a href="mailto:george_blanchard@bathnes.gov.uk">george_blanchard@bathnes.gov.uk</a>	On 26 Oct 2018 George Blanchard confirmed he would pass onto the relevant depts in B&NES'  See separate response from B&NES Officer Response – see attached (Appendix 6)
	Adjoining Parish/Town Councils  Ward Councillors	Bathampton: <a href="mailto:clerk@bathamtonparishcouncil.org.uk">clerk@bathamtonparishcouncil.org.uk</a> Bathford: <a href="mailto:clerk@bathford.net">clerk@bathford.net</a> Monkton Combe: <a href="mailto:clerk@monktoncombepc.org">clerk@monktoncombepc.org</a> Winsley (Wiltshire): <a href="mailto:clerk@winsley.org.uk">clerk@winsley.org.uk</a>  Bathavon North: Cllr Alison Millar <a href="mailto:Alison_Millar@bathnes.gov.uk">Alison_Millar@bathnes.gov.uk</a> Cllr Martin Veal <a href="mailto:martin_veal@bathnes.gov.uk">martin_veal@bathnes.gov.uk</a> Cllr Geoff Ward <a href="mailto:Geoff_Ward@bathnes.gov.uk">Geoff_Ward@bathnes.gov.uk</a>  Adjoining- Bathavon South: Cllr Neil Butters <a href="mailto:Neil_Butters@bathnes.gov.uk">Neil_Butters@bathnes.gov.uk</a> Combe Down: Cllr Cherry Beath	Attended drop in session

**Regulation 14 Consultation - 28 October to 9<sup>th</sup> December 2018  
Notification to Statutory Bodies and other Stakeholders with Responses**

		<a href="mailto:cherry_beath@bathnes.gov.uk">cherry_beath@bathnes.gov.uk</a> Cllr Bob Goodman <a href="mailto:Bob_Goodman@bathnes.gov.uk">Bob_Goodman@bathnes.gov.uk</a>  Bathwick: Cllr Matt Cochrane <a href="mailto:Matt_Cochrane@bathnes.gov.uk">Matt_Cochrane@bathnes.gov.uk</a> Cllr Steve Jeffries <a href="mailto:Steve_Jeffries@bathnes.gov.uk">Steve_Jeffries@bathnes.gov.uk</a>	
	ALCA	<a href="#">Rosemary Naish</a>	Attended drop in session
<b>Notified via email by Vi Jensen on 26 October 2018</b>			
<b>(B)</b>	Coal Authority	<a href="mailto:Planningconsultation@coal.gov.uk">Planningconsultation@coal.gov.uk</a>	Christopher Telford - Principal Development Manager 01623 637 119 (Planning Enquiries)  Comment  Having reviewed your document, I confirm that we have no specific comments to make on it.
<b>(C)</b>	Home and Communities Agency	<a href="mailto:mail@homesandcommunities.co.uk">mail@homesandcommunities.co.uk</a>	Simon Wadsworth Referrals and Regulatory Enquiries Advisor T: 0113 233 7170   E: <a href="mailto:simon.wadsworth@rsh.gov.uk">simon.wadsworth@rsh.gov.uk</a>  Comment  On 1 October 2018, the Regulator of Social Housing was established as a standalone organisation and has now separated from Homes England. Your email is not within the Regulator's remit and therefore we do not require notification of any future Draft Neighbourhood Plans.

**Regulation 14 Consultation - 28 October to 9<sup>th</sup> December 2018**  
**Notification to Statutory Bodies and other Stakeholders with Responses**

<b>(D)</b>	Natural England	<a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>	<p>Simon Stonehouse, Senior Planning Adviser Somerset, Avon &amp; Wiltshire Team <a href="mailto:Simon.Stonehouse@naturalengland.org.uk">Simon.Stonehouse@naturalengland.org.uk</a> tel: 020 802 66915</p> <p>Comment</p> <p>Natural England supports the objectives and policies of the draft Claverton Neighbourhood Plan. The Plan recognises the important wildlife and landscape assets which the parish contains and explains some of the context in terms of character of the AONB and the functioning of ecological networks. While not essential, the Plan could further articulate the latter point, perhaps pointing to its location between two of the sites designated as part of the Bath and Bradford on Avon Special Area of Conservation for rare bats (Combe Down mines and Brown's Folly) and the importance of the parish in the network of supporting habitat that the bats use to forage and commute.</p>
<b>(E)</b>	Environment Agency	<a href="mailto:nwx.sp@environment-agency.gov.uk">nwx.sp@environment-agency.gov.uk</a>	
<b>(F)</b>	Historic England (Formerly known as English Heritage)	<a href="mailto:southwest@HistoricEngland.org.uk">southwest@HistoricEngland.org.uk</a>	<p>David Stuart   Historic Places Adviser South West Direct Line: 0117 975 0680   <a href="mailto:David.Stuart@HistoricEngland.org.uk">David.Stuart@HistoricEngland.org.uk</a></p> <p>Comment</p> <p>This is a most impressive Plan admirably informed by an understanding of the distinctive historic character of the area. It is always pleasing to note when communities value their local heritage and seek ways to protect and enhance it as well as use a knowledge of its defining qualities to inform policies and proposals for the management of change.</p> <p>There are no specific policies upon which we wish to comment so would only desire to congratulate your community on its progress to date and wish it well in the making of its Plan.</p>

**Regulation 14 Consultation - 28 October to 9<sup>th</sup> December 2018  
Notification to Statutory Bodies and other Stakeholders with Responses**

<b>(G)</b>	Network Rail	<a href="mailto:townplanningwestern@networkrail.co.uk">townplanningwestern@networkrail.co.uk</a>	
<b>(H)</b>	Highway Agency	<a href="mailto:planningSW@highwaysengland.co.uk">planningSW@highwaysengland.co.uk</a>	<p>Gemma Mckeown Planning Manager Highways Development Management – South West <a href="mailto:Gemma.Mckeown@highwaysengland.co.uk">Gemma.Mckeown@highwaysengland.co.uk</a> Tel: 0300 4700789</p> <p><b>Comment</b> Thank you for providing Highways England with the opportunity to comment on the Claverton Neighbourhood Plan Proposal. Highways England is responsible for operating, maintaining and improving the strategic road network (SRN) which in this instance consists of the A36 (T) which runs through the plan area.</p> <p>We have noted your proposed policies and are satisfied that they are unlikely to lead to development which will have a significant impact on the SRN.</p> <p>We have also noted your comments with regards to the speed limit of the A36. You will be aware that in recent years Highways England have applied a safety scheme in the locality of Claverton including the reduction of the speed limit to 50mph. Speed limits need to be intuitive, self-enforcing and appropriate for the locality. Highways England will continue to monitor vehicle speeds in this locality as we do with the entire network, however there is no accident profile to justify any further change to the existing speed limit at present.</p>
<b>(J)</b>	i) Network operators (e.g. three, Vodaphone, 02, EE)	<a href="mailto:dpm@monoconsultants.com">dpm@monoconsultants.com</a>	
	ii) Who owns or controls electronic	<a href="mailto:ivan.murphy@bt.com">ivan.murphy@bt.com</a>	

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	communications apparatus situated in any part of the area of the local planning authority;		
<b>(K)</b>	i) Primary Care Trust	<a href="mailto:Paul.Scott@BATHNES.GOV.UK">Paul.Scott@BATHNES.GOV.UK</a>	
	ii) Electric	National Grid – <a href="mailto:n.grid@amec.com">n.grid@amec.com</a>  Western Power - <a href="mailto:wpdnewsupplies@westernpower.co.uk">wpdnewsupplies@westernpower.co.uk</a>	<p><b>National Grid</b> Via Wood, Hannah Lorna Bevens, Consultant Town Planner Tel: 01926 439127 n.grid@amecfw.com</p> <p><b>Specific Comments</b></p> <p>An assessment has been carried out with respect to National Grid’s electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines, and also National Grid Gas Distribution’s Intermediate and High-Pressure apparatus.</p> <p>National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p> <p><b>Western Power</b></p> <p>Tom from Western Power (01761 405152) rang 30/10/18 stating he did not see any issues with draft NP. Asked that he send an email to this effect.</p>
	iii) Gas	West and Wales - <a href="mailto:Tim.Wright@wwutilities.co.uk">Tim.Wright@wwutilities.co.uk</a>	See above
	iv) Water and Sewerage	Wessex Water: <a href="mailto:dave.ogborne@wessexwater.co.uk">dave.ogborne@wessexwater.co.uk</a> / Bristol Water: <a href="mailto:kevin.henderson@bristolwater.co.uk">kevin.henderson@bristolwater.co.uk</a>	

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<b>Other Non-Statutory bodies &amp; stakeholders not resident in the Parish</b>		
Canal & River Trust	Jane Hennell MRTPI Area Planner <a href="mailto:Jane.Hennell@canalrivertrust.org.uk">Jane.Hennell@canalrivertrust.org.uk</a>	See separate email response below
SusTrans	<a href="mailto:south@sustrans.org.uk">south@sustrans.org.uk</a>	
Cotswold AONB Board	<a href="mailto:info@cotswoldsaonb.org.uk">info@cotswoldsaonb.org.uk</a>	
Bats Conservation Trust	<a href="mailto:enquiries@bats.org.uk">enquiries@bats.org.uk</a>	
Avon Wildlife Trust	<a href="mailto:mail@avonwildlifetrust.org.uk">mail@avonwildlifetrust.org.uk</a>	
Bristol Regional Environmental Records Office	<a href="mailto:tim.corner@brerc.org.uk">tim.corner@brerc.org.uk</a>	
CPRE	<a href="mailto:info@cpre.org.uk">info@cpre.org.uk</a>	
National Trust	Robert Holden Countryside Manager (Prior Park) <a href="mailto:robert.holden@nationaltrust.org.uk">robert.holden@nationaltrust.org.uk</a>	
Diocese of Bath and Wells	<a href="mailto:reception@bathwells.anglican.org">reception@bathwells.anglican.org</a>	Contacted the Rev. Jonty Frith (St Mary's Church). No comments other than to ensure he was aware of the draft Plan.
Bath University	Jane Eyles Customer Services & Office Manager <a href="mailto:j.eyles@bath.ac.uk">j.eyles@bath.ac.uk</a> (Martyn Whalley Director of Estates)	
Bath Cats & Dogs Home	Angela Chapman (Head of Facilities) <a href="mailto:angelachapman@bcdh.org.uk">angelachapman@bcdh.org.uk</a>	
Monkton School	Tom Davies – Bursar <a href="mailto:patobursar@monkton.org.uk">patobursar@monkton.org.uk</a>	
Bathampton Angling Association	<a href="mailto:daveburnham@hotmail.com">daveburnham@hotmail.com</a>	
Local Residents Group at Claverton Down	<a href="mailto:chris@beezley.org.uk">chris@beezley.org.uk</a>	I have forwarded this on to those residents here at the top of the hill for whom I have an email address and suggested that they respond with any comments direct. No other comments received.

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**Response Received from Canal & River Trust (7 December 2018)**

**Planning and Development (PD)**

Rationale/Objective	Policies
<p>The Trust support the Visions identified in the plan It is recognised that there is very little opportunity for waterside development within the plan area.</p> <p>However for any possible development locations the Trust advocate that when considering waterside development:</p> <ul style="list-style-type: none"> <li>• Water should not be treated as just a setting or backdrop development but as a space and leisure and commercial resource in its own right.</li> </ul> <p>The added value of the water space needs to be fully explored</p> <ul style="list-style-type: none"> <li>• The waterway should be the starting point for consideration of the development and use of the water and waterside land-look from the water outwards, as well as from the land to the water.</li> <li>• A towing path and its environs should form an integral part of the Public realm in terms of both design and management</li> <li>• New development needs to be considered holistically with the opportunities for water-based development, use and enhancement.</li> <li>• Improve the appearance of the site from the towing path and from the water</li> <li>• It should be recognised that the appropriate boundary treatment and access issues are often different for the towing path side and the off side</li> </ul>	<p>The Canal &amp; River Trust particularly support policy P1a, which requires Development proposals must demonstrate how they protect and enhance existing green infrastructure</p>

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<b>Buildings (B)</b>	
<b>Rationale/Objective</b>	<b>Policies</b>
<p>When considering waterside properties, it is important that the siting, configuration and orientation of buildings optimise views of the water, generate natural surveillance of water space and encourage and improve access to, along and from the water</p> <ul style="list-style-type: none"> <li>• New waterside development needs to be considered holistically with opportunities for water-based development, use and enhancement.</li> <li>• Improve the appearance of the site from the towing path and from the water</li> <li>• It should be recognised that appropriate boundary treatment and access issues are often different for the towing path side and the offside.</li> </ul>	The Canal & River Trust support both 'B' policies
<b>Environment (E)</b>	
<b>Rationale/Objective</b>	<b>Policies</b>
	The Canal & River Trust particularly support policies E3 and E4
<b>Community Amenities (CA)</b>	
<b>Rationale/Objective</b>	<b>Policies</b>
<p>The Canal &amp; River Trust is pleased to note the support for and appreciation of the canal locally. Successful planning policies and decisions can help to improve people's access to and enjoyment of our waterways which provide vital access to green and blue spaces, and can provide significant social, economic and environmental wellbeing benefits for local communities. The Kennet &amp; Avon Canal provides a public resource for walking and cycling and provides access to green infrastructure, both of which can benefit the wellbeing of local communities. The section on the canal could promote the idea that the canal is a multi-functional asset a little more strongly to ensure the canal is recognised for more than just moorings.</p> <p>The Trust are pleased to note that the canal, online with earlier discussions, is not being recommended as a local green space as the Trust would not support such a designation.</p>	CA1, CA2 and CA4 are particularly supported by the Canal & River Trust



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*Please note the following excludes references to typos, spelling or formatting.*

<b>Draft Page No.</b>	<b>Comment/Observation</b>	<b>Rationale</b>	<b>Suggested amendment</b>	<b>Accepted / Rejected</b>
6	<b>Fourth bullet, page 6</b> 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.	As with the original vision statement it would be prudent to delete 'and other stakeholders' as potentially opens a can of worms/offers 'blank cheque'	Support and enhance existing amenities and services within the Parish for the benefit of the community while preserving its essential local character.	Following strong objection to this suggestion and discussion including advice from GB it was felt that there was very little risk.  The proposed amendment was rejected.
16 & 36	<b>Boundaries</b> The issue has been raised that the OS base map for the neighbourhood plan shows a field boundary on individual land which is no longer. Is it possible to change these to reflect current boundaries?	On review there are many other instances where the OS base map no longer reflects the current situation within the PC boundaries.  Having talked to GB ( B& NES ) as well as MM, we came to the conclusion that as the base map is simply that – a 'base map', and the categorisations/designations etc are overlays on these and are the focus of the maps (and the purpose of the neighbourhood plan), and it was therefore acceptable to use the slightly out of date OS base map as fine detail on them was not the driver for the categorisations/designations etc.	The person who raised this concern has accepted that the maps will not be changed.	Agreed to add a reference to the date of the OS base map.

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19	<b>PD1b line 4 .....”and A36</b>		Add <b>and Claverton Hill</b>	Accepted
19	<b>PD3</b> 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.  <b>PD3a</b> Opportunities for developing existing buildings for housing are supported.	The term `existing buildings is somewhat vague/unsafe. I am sure it is meant to refer to buildings other than those currently used as dwellings, but it could be interpreted as any existing building including current dwellings. The danger is, therefore, that the policy opens the way to splitting of existing dwellings into, say, apartments or development of buildings within the curtilage of dwellings into additional housing		Rejected  as GB advised that the current wording supports the B&NES Plan
19	<b>PD4a, Line 3 ...”impact to tranquillity</b>		Add, <b>dark skies</b> and ambience of the Parish	Rejected on the basis it is covered in the environmental policy 4a
20	<b>B1</b> 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.  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.	The last sentence invites speculative interest. Why do that when it is evident that there is no scope for infill development which would, anyway, have to be within the Housing Development Boundary? - Don't believe that this infill planning constraint is widely understood.	Suggest (safer) wording of the last sentence to highlight the importance of the HDB and link to Appendix 1 iii -  Infill development would be restricted to within the Housing Development Boundary (Appendix 1 iii) and should be in line with the overall character of the area.	Accepted
21	<b>E1, line 5/6” parish &amp; wider community.</b>		Add <b>for present and future generations</b>	Accepted

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21	<b>E3, line3 ...carbon emissions</b>		Add <b>through the choice</b> of building materials	accepted
21	<b>E4a Any development etc</b>	The issue of light pollution needs to be acknowledged and integrated into the design process from the outset, and in an iterative way. It should not be left to later design stages or retrofitted into proposals.	Any development should take account of all the lighting associated with it (including light that could emanate from internal sources e.g. rooflights) to include spillage beyond the site boundary into neighbouring properties, the wider countryside and night sky. Lighting should be designed so as to protect light sensitive species.	Additional wording not accepted.  Policy to read  Any development should take account of all the lighting associated with it to include spillage beyond the site boundary into neighbouring properties, the wider countryside and night sky. Lighting should be designed to protect light sensitive species and dark skies.
24	<b>Re Transport &amp; Movement Para 6</b>  These concerns, and other considerations regarding the unjustifiability of such a scheme, 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.	To better convey that there are other issues (set out the representations to Government et al) than just the environmental concerns.	These concerns, and other considerations regarding the unjustifiability of such a scheme, have been conveyed to B&NES, WECA, Government Ministers, MPs and other agencies in extensive representations by the Valley Parishes Alliance - of which Claverton is a member.	Accepted

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24	<b>Para 7</b>	<p>The bus goes all the way to Warminster, Trowbridge and Salisbury- do we mention all these destinations?</p> <p>Could we add .....</p>	<p>Good public transport gives people more choice about how they travel and also contributes to reducing carbon footprint and air pollution</p>	<p>Agreed to add <i>And beyond.</i></p> <p><i>But rejected the additional suggested amendment.</i></p>
25	<b>Environment</b>	Add enhancement	The community supports the maintenance <b>and enhancement</b> of grass verges etc.	Accepted
38	<p><b>Local Green Space Assessment</b></p> <p><b>Village Green &amp; Meadow at north end of Claverton Village known as Pound Paddock</b></p> <p><b>In discussion with the owners they believed/ asked if the land could be classified as being agricultural.</b></p>	<p>There is a definition of "agriculture" in the <a href="#">Town and Country Planning Act 1990</a> and there is also the Agricultural Land Classification (ALC) which classifies land in five categories according to versatility and suitability for growing crops at national, regional and local levels. The top three grades, Grade 1, 2 and 3a are referred to as 'Best and Most Versatile' land and Grade 4 and 5 are described as 'poor quality agricultural land' and 'very poor quality agricultural land' Grade 3 is defined as good to moderate quality agricultural land, this is applied across the UK at a very high level, for example the majority of Claverton Parish is defined as Grade 3.</p> <p>More information on this can be found on Government/Natural England Guidance</p>		<p>As discussed and confirmed by GB the designation as agricultural land in the context of designation of green spaces is irrelevant.</p> <p>However, it was agreed that The word 'informal' would be excluded from the Village Green description</p> <p>And 'not used for agriculture' would be removed from Pound Paddock description.</p>

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		<p>on the following link ,  <a href="https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land#aagricultural-land-classification-alc">https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land#aagricultural-land-classification-alc</a></p> <p>From the NP designated green space perspective, it does not make any difference as to whether it is agricultural or not.  The Land Registry does not state the land is agricultural and my understanding from B&amp;NES Planning is that they work on the Government /Natural England definition as to the usage in recent years.</p> <p>This information has been shared with the owners.</p> <p>The question now is whether agricultural should or should not be included in the commentary re the description for either of these areas.</p>		
54	<p><b>Ancient Woodland</b> Woods that have developed naturally, not necessarily undisturbed by man, but have always had woodland cover. These woods are designated by Natural England.</p>	<p>As Appendix III has nicely got the fuller NE description, suggest the following to highlight what 'always' actually means -</p>	<p><b>Ancient Woodland</b> Land that has had continuous woodland cover since at least 1600 AD. These woods are designated by Natural England</p>	Accepted

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	<p><b>Area of Outstanding Natural Beauty (AONB)</b> An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, AONB represent the nation's finest landscapes. AONB are designated by the Natural England.</p> <p><b>Cotswold Area of Outstanding Natural Beauty (CAONB)</b> Is land protected by the Countryside and Rights of Way Act 2000 (CROW Act). It protects the land to conserve and enhance its natural beauty. The CAONB was established in 1966. It covers 790 sq miles, stretching from Bath and Wiltshire in the south through Gloucestershire and Oxfordshire to Warwickshire and Worcestershire in the north. It also seeks to protect the CAONB from development outside the CAONB which would affect its setting</p>	<p>There is a degree of repetition in the above two and CAONB actually contains some of Natural England's generic AONB description. Suggest merging them into one, e.g. -</p>	<p><b>Area of Outstanding Natural Beauty (AONB)</b> Is land protected by the Countryside and Rights of Way Act 2000 (CROW Act). It protects the land to conserve and enhance its natural beauty. Together with National Parks, AONB represent the nation's finest landscapes. AONB are designated by Natural England.</p> <p>The Cotswold Area of Outstanding Natural Beauty (<b>CAONB</b>) was established in 1966. It covers 790 sq miles, stretching from Bath and Wiltshire in the south through Gloucestershire and Oxfordshire to Warwickshire and Worcestershire in the north. It also seeks to protect the CAONB from development outside the CAONB which would affect its setting.</p>	<p>Rejected</p>
<p>55</p>	<p><b>Housing Building Boundary.</b> Area approved by the local Authority for further housing development. Term should be Housing Development Boundary - is then consistent with Appendix 1 map iii.</p>	<p>The text kind of implies a 'blank cheque'. Suggest, as it is one of the more important aspects of the NP, using the B&amp;NES definition of HDB from the B&amp;NES Placemaking Plan Appendices &amp; Glossary, i.e. -</p>	<p>'The boundary which defines that part of certain settlements within which the principle of residential development will usually be acceptable subject to compliance with policies in the Development Plan and other material considerations'</p>	<p>Heading to be changed to Housing Development Boundary</p> <p>Accept the suggested amendment</p>

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57	<b>West of England Combined Authority (WECA)</b>	North Somerset is not a part of WECA.	<p>Consists of three of the local authorities in the region - Bath &amp; North East Somerset, Bristol and South Gloucestershire. Working with its partners, including the West of England Local Enterprise Partnership and North Somerset Council, the aim is to deliver economic growth for the region and address challenges, such as productivity and skills, housing and transport.</p> <p><del>West of England Joint Spatial Policy (JSP) - remove</del></p>	<p>Accepted amendment</p> <p>Consists of three of the local authorities in the region - Bath &amp; North East Somerset, Bristol and South Gloucestershire. Working with its partners, including the West of England Local Enterprise Partnership and North Somerset Council,</p>
	<p><b>A Joint Spatial Plan (JSP) for the West of England.</b> Its purpose is to provide a strategic, overarching vision and framework to help deliver the number of new homes, land for employment purposes and the supporting infrastructure which is anticipated will be needed over the next 20 years. The JSP will provide a strategy to inform the review of the councils' own Local Plans.</p>	The West of England JSP does cover the four WOE councils.	<p>Suggest using the following title and the JSP description from B&amp;NES website -</p> <p><b>West of England Joint Spatial Plan (JSP).</b> The four West of England Councils - Bath and North East Somerset, Bristol City, North Somerset, and South Gloucestershire have produced a West of England Joint Spatial Plan (JSP), to help the sub-region meet its housing and transport needs for the next 20 years, to 2036. The JSP sets out the overall approach and location of new development and will guide the review of each of the Council's own local plans.</p>	Accepted

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	<p><b>A Joint Spatial Plan (JSP) for the West of England.</b> Its purpose is to provide a strategic, overarching vision and framework to help deliver the number of new homes, land for employment purposes and the supporting infrastructure which is anticipated will be needed over the next 20 years. The JSP will provide a strategy to inform the review of the councils' own Local Plans.</p>	<p>The West of England JSP does cover the four WOE councils.</p>	<p>Suggest using the following title and the JSP description from B&amp;NES website -</p> <p><b>West of England Joint Spatial Plan (JSP).</b> The four West of England Councils - Bath and North East Somerset, Bristol City, North Somerset, and South Gloucestershire have produced a West of England Joint Spatial Plan (JSP), to help the sub-region meet its housing and transport needs for the next 20 years, to 2036. The JSP sets out the overall approach and location of new development and will guide the review of each of the Council's own local plans.</p>	<p>Accepted</p>
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Subsequent to the meeting it was agreed to include the recommendation made by Natural England (See Appendix 4) to include a reference to *the Parish being located between two of the sites designated as part of the Bath and Bradford on Avon Special Area of Conservation for rare bats and is important in the network for supporting bat commuting and foraging.* This was inserted under Environmental Policy Rationale/Objective E4.

It was decided to add Mill Cottage to non-listed assets of interest which contribute to the character of Claverton. The cottage was built in 1813 for the engine men for Claverton Pumping Station.



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<b>Draft Page No.</b>	<b>Comment/Observation</b>	<b>Rationale</b>	<b>Suggested amendment</b>	<b>Accepted / Rejected</b>
6	<p>"the Plan must have regard to the national Planning Policy Framework (NPPF) which sets out the Government's planning policies for the whole country. It aims to achieve sustainable development through three dimensions of the planning system: economic, social and environmental. the Plan must conform;</p> <ul style="list-style-type: none"> <li>• with the local authority of Bath &amp; North east somerset strategic policies (Core strategy and Place Making Plan adopted July 2014 and July 2017 respectively) and the West of england spatial Plan adopted xxxx</li> <li>• with the key stages of the process including consultation with the community"</li> </ul>	<p>Update to reflect the wording for the basic conditions that NDPs must achieve.</p> <p>Also JSP is at hearings and is not likely to be adopted until later in 2019/after the NDP</p>	<p>The Plan must meet the following conditions:</p> <ul style="list-style-type: none"> <li>• General conformity with the strategic policy within the Bath and North East Somerset (B&amp;NES) Local Plan (comprising of two Development Plan Documents i.e. the Core Strategy and the Placemaking Plan). The Neighbourhood Plan is also written with reference to the West of England's Joint Spatial Plan, which 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.</li> <li>• Have regard to current National Planning Policy, a link for which is given in the Evidence Base.</li> <li>• Contribute to achieving sustainable development</li> <li>• Be compatible with European Law and human rights obligations</li> </ul>	Accepted

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<p>PD1b</p>	<p>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.</p>	<p>The NPPF at paragraph 111 states: <i>all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment</i>. It further states: <i>Development should only be prevented or refused on highways grounds if there would be an <u>unacceptable</u> impact on highway safety, or the residual cumulative impacts on the road network would be <u>severe</u></i> (paragraph 109)</p> <p>See also ST7 of the PMP - Transport Requirements for Managing Development</p> <p>This provides a clear framework for the decision taker to determine and assess the impacts from development</p>	<p>Given the heavy traffic on the main roads traversing the parish, planning applications for developments that generate significant levels of movement should be accompanied by a transport assessment or transport statement in accordance with National Planning Policy Framework and Planning Practice Guidance</p>	<p>Accepted</p> <p>include (A36 and Claverton Hill) after main road and delete <i>traversing the parish</i></p>
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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.	<p>Is there background to how the views were selected (no mention in the LCA)? Are the views publicly accessible (footpaths etc)? Some description to the views would provide clarity for the decision taker</p> <p>This policy covers 2 areas (landscape and heritage). The assets part seems more suited to the Rationale for B1a</p>	<p>Suggest having two policies:</p> <p>PD2a <i>"Development proposals should promote the retention of the landscape setting of the Parish and its surrounding countryside as an essential part of Claverton's character and important views. Key views in the Parish have been identified ..."</i> /</p> <p>PD2b or B1a: <i>"Development within or affecting the setting of the Conservation Area will only be supported where the proposal preserves or enhances those elements which contribute to its special character, including the historical assets identified in Appendix IV"</i></p>	<p>Accepted</p> <p>To include as B1a</p>
PD3a	Opportunities for developing existing buildings for housing are supported.	Supported by Policies H3 (Residential uses in existing buildings) and RE6 (Re-use of Rural Buildings) of the PMP. These policies would provide protection against some of the concerns raised against this policy	Proposals for the development of existing buildings for housing are supported.	Accepted
PD3b	Care must be taken to ensure that any work affecting buildings of architectural or historic distinction preserves or enhances their character and setting	<p>See Policy HE1 of the PMP. Risk that PD3b and 3c do not add to this and may be less clear for the decision taker.</p> <p>Suggested rewording to combine 3b/c</p>	<p>Proposals relating to buildings of architectural or historic distinction should seek to preserve or enhance their character and setting.</p> <p>Restoration of original features and/or improvements to previous unsympathetic alterations will be supported</p>	Accepted

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<p>PD3c</p>	<p>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</p>	<p>Unclear if this relates to just the buildings of architectural or historic distinction. If so is already a requirement through the planning system eg listed building consent. Also element relating to the natural habitat is unclear.</p> <p>List of changes that it relates to is also unclear.</p> <p>Policy should be removed as it does not provide a clear framework for a decision taker to make a decision on planning applications</p>	<p>See above</p>	<p>Accepted</p>
<p>PD4a</p>	<p>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.</p>	<p>Not written as a planning policy/is a statement</p> <p>How about harm in isolation? Is there duplication with Policy E4b in environment section?</p>	<p><i>“Development should not cumulatively cause negative impact to the tranquillity and ambience of the Parish”</i></p>	<p>Agreed with the addition of ... <i>in isolation or ...</i> before cumulatively</p>

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.	Policy wording should be fine, may want to look at Policy RE3 of the PMP also		
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## Appendix 6

### Regulation 14 Consultation - 28 October to 9 December 2018 B&NES Officer Response

B1a	New development must contribute to the local character by retaining a sense of place appropriate to its location.	See comment above on PD2a - second part of the reworded policy could replace the current B1a and achieve the same result / avoid duplication	<i>"Development within or affecting the setting of the Conservation Area will only be supported where the proposal preserves or enhances those elements which contribute to its special character, including the historical assets identified in Appendix IV"</i>	Accepted
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.	Repeat of PD1b or potential to combine?  Policy ST7 and the Parking Standards for B&NES in the PMP		Accepted Remove There should be .....size of the development

B2a, b, c	<p>The overall height of buildings, the form and shape of rooflines should reflect the existing character.</p> <p>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>Appropriate building materials should be used in line with the existing character.</p>	<p>Not written as a planning policy/is a list of statements</p> <p>Already covered in B1a?</p> <p>Potential duplication of D2 of the PMP (Local Character and Distinctiveness)</p>	<p>Merged separate policies and rewritten as shown below</p> <p>(Re written policy .....  <i>In line with the Claverton Landscape Assessment and the Claverton Conservation Area Appraisal, development proposals which do not sit well, and which dominate the landscape or historical assets, including the form and shape of the rooflines, will not be supported.</i></p>
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## Appendix 6

### Regulation 14 Consultation - 28 October to 9 December 2018 B&NES Officer Response

E1a	<p>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>See PMP NE3 / D5. Policy does not add to these existing policies</p>	<p>Whilst this may not add to the existing policies it was agreed to leave it as this was one of the key issues highlighted by the community.</p>
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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	See PMP Policy PCS1 and NE3. Policy does not add to these existing policies  Delete: "whether for housing, recreational purposes or transport links"		Accepted
E3a	Support will be given to developments which; <ul style="list-style-type: none"> <li>• incorporate sustainable and natural building materials</li> <li>• seek to maximise energy efficiency</li> <li>• provide renewable energy generation</li> <li>• are on a scale which is sympathetic to and do not detract from the visual character from within and outside of the Parish.</li> </ul>	Generally fine, although please can you confirm what is meant by "from within and outside of Parish"?	Delete last bullet and make part of sentence. "These should be on a scale which is sympathetic to and do not detract from the visual character of the Parish."	Accepted

## Appendix 6

### Regulation 14 Consultation - 28 October to 9 December 2018 B&NES Officer Response

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.	Policy D8 of the PMP. Policy E4a does not add to the existing policy		Whilst this may not add to the existing policies it was agreed to leave it as this was one of the key issues highlighted by the community.
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E4b	Residential and commercial developments which would increase noise pollution are unacceptable as they would be detrimental to tranquillity, biodiversity, community health and wellbeing	Duplication with PD4a? See also Placemaking Pan Policy PCS2. Policy does not add to the existing policy	Delete "Residential and commercial" - Development which would....	Accepted
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.	Suggest removing reference to retain and manage - the maintenance and management is outside of the scope of planning and would therefore be an aspiration		Accepted
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.	What is this policy trying to achieve/Would this be better as an aspiration? 'Activities' are outside of the planning system.	Proposals for recreational and educational <del>activities and</del> 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.	Accepted

## Appendix 6

### Regulation 14 Consultation - 28 October to 9 December 2018 B&NES Officer Response

CA2b	Any development should recognise and be compatible with the existing local amenities, such as the American Museum, Pumping station, and Church	<p>What is this policy trying to achieve? These are all listed as heritage assets and therefore the policies for the protection of the heritage assets will apply.</p> <p>See Swinford Neighbourhood Plan (CF2) if the policy is trying to protect them as amenities: "Proposals that ensure the retention, improve the quality and / or extend the range of community facilities will be supported provided that..."</p>	<p>Accepted and rewritten as modified following GB's response on 17/1/2019 See end of document.</p> <p><i>Proposals that ensure the retention, improve the quality and/or extend the existing range of community facilities, such as the American Museum, Pumping Station and Church will be supported provided that the facility and the scale are appropriate to the needs of the community.</i></p>
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CA3a	Any development of the church building should maintain its heritage character while enhancing its potential as a community heritage asset.	See comment above, duplication with PD2a/3b  PMP Policy HE1, see also LCR1 for safeguarding/protecting against the loss of community facilities		No change
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	When designating LGS sites through the Placemaking Plan, B&NES Council decided that LGS sites within the green belt should not be designated. This is because LGS status gives land the same protection as land within green belt.  However it is noted that the NPPF gives scope for the Parish Council/Neighbourhood Plan to designate LGS sites within the green belt.	Suggest updating the policy to match PMP LGS Policy: <i>Development that would conflict with the reasons that the local green space has been demonstrated to be special to the local community and holds a particular local significance; and prejudice its role as Local Green Space will not be permitted unless very special circumstances are demonstrated.</i>	Accepted

## Appendix 6

### Regulation 14 Consultation - 28 October to 9 December 2018 B&NES Officer Response

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.	This seems to be more of an aspirational statement rather than planning policy. Or could be used in the rationale for CA5b	Rewritten as  <i>All development proposals should make provision to connect to the internet to the latest industry standard, supported by a 'Connectivity' Statement provided with the relevant planning application.</i>
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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.	Now a requirement in Building Regs, but can stay in if needed/desired  (DM officers stopped applying LCR7B of the PMP as it is covered by building regs).	Suggest updating to: <i>All development proposals should make provision to connect to the internet to the latest industry standard, supported by a 'Connectivity' statement provided with the relevant planning application.</i>	Accepted
Appendices		Check the appendices - some duplication in maps (e.g listed buildings) / miss ordering. Please can an updated version be passed for assessment prior to submission		Revised version was emailed to GB on 9 Jan 2019

**Response from GB on 17 January 2019 Re CA2b to revised version post Reg14 consultation**

*CA2b: Proposals that ensure the retention, improve the quality and / or extend the existing range of community facilities will be supported provided that the facility and scale are appropriate to the needs of the community.* In the main this was accepted with minor modifications see final version included in CA2b in the table above.