

To: Simon Emerson, Inspector
Chris Banks, Programme Officer
From: Sawyer Associates Limited.

13th December 2011

Summary

1.1. This submission contends that the rural areas hierarchy; policies RA1, RA2, RA3, and RA4 remain unsound.

1.2. The principle of community support for development and the proposal that the views of the Parish Council should be taken as evidence of such support, or evidence of other community support for development in accordance with the principles of the localism bill are unsound for a number of reasons.

1.2.1. The policy, as drafted, has the effect of giving a veto to parish councils, and is likely to stifle the supply of housing to meet local affordable and market need in line with the proposed NPPF.

1.2.2. Although 'deemed elected', many parish councils are composed almost entirely of co-opted members, who are unrepresentative of the local community and, in the case of Clutton Parish Council, abrogate decision making on matters of widespread public interest to closed meetings to which the public are neither invited nor informed of the date or location of meetings. In the case of Clutton Parish Council, members with a clear and prejudicial interest are nonetheless allowed to participate in discussion and are not excluded from meetings.

1.2.3. In the case of both Clutton and Temple Cloud Parish Councils, the process of community consultation on RA1/RA2 status has been inadequate and recent events have demonstrated public views at odds with those expressed by the Parish Councils on RA1 RA2 status.

1.2.4. With regard to policy RA4, it is contended that the scope of development permitted is too small to meet the affordable housing needs in the rural areas and, in the absence of public subsidy, the delivery of affordable housing requires the use of agricultural land and an open market component of 50% to support affordable housing in the same proportion. In the case of brownfield sites the proportion of market housing may need to be even greater.

2. Principle of Community Support.

2.1. In Clutton, a recent application by Somer Community Housing Trust for 43 homes (22 affordable and 21 market dwellings; with the affordable dwellings subject to a local tie) received c200 letters of support from local people and only c150 objections. The application reference for further information is 11/04300/OUT.

2.2. See appendix 1, the inner area and outer area scatter maps illustrating support comments versus objection comments by location. The support comments were widely distributed but with a substantial cluster around the area of the village with the highest proportion of hidden housing need. Letters of support emphasised the need for both affordable and market housing with particular interest in the former. Furthermore the vast majority of letters of support came from residents who had lived in the village or adjoining parishes for much or all of their lives, whereas letters of objection came primarily from those with less than ten years residence.

2.3. However, Clutton PC has maintained a solid objection to any possibility of RA1 status on the basis of an unsound consultation process and a Parish Plan that attracted responses from only 5% of residents and was compiled entirely by members of the Parish Council.

2.4. In Temple Cloud and Camely, the Parish Council sought RA1 status in spite of the absence of any community consultation process and the lack of a parish plan. Once local residents appreciated the potential impact of RA1 status in terms of additional housing development a community campaign was initiated and the PC are only now embarking on the preparation of a Parish Plan. See appendices 2 and 3; a poster and newsletter distributed widely in the village.

3. Meeting local housing need.

3.1. As drafted, the policies are unlikely to meet local needs during the life of the proposed LDF. Requiring community support for development will stifle growth, but the adoption of 'local need' would provide an objective measure, that is more likely to promote the achievement of the Emerging Core Strategy targets for the rural areas.

3.2. Furthermore the arbitrary decision that c30 dwellings constitute an appropriate scale of development for RA1 villages fails to take account of local characteristics and planning constraints that vary throughout the rural areas. Responding to local need will provide a more just and equitable solution for those who do not want to be forced from the community in which they have grown up.

4. Unrepresentative and undemocratic.

4.1. In the case of the 11/04300/OUT the Parish Council chose to consider the application in a private meeting, which was attended by the majority of PC members. The public were not informed of the date of the meeting, nor were they invited to attend.

4.2. One parish councillor with a declared and prejudicial interest in the application was permitted to attend and speak throughout the 'closed meeting'.

4.3. The manner in which the application was dealt with breached the Model Code of Conduct for Parish Councils (Order 2007 No 1159), regarding personal interests, disclosure and prejudicial interests (section 8, 9, 10 and 12). The practice of holding private meetings is permitted only in circumstances in which confidential business is to be discussed and where it is advisable that members of the public be excluded in the public interest and is not applicable in the case of application 11/04300/OUT (Source, Clutton Parish Council Standing Orders, November 2009 sections 55-60).

4.4. At least one member of the Parish Council was actively involved in the preparation of and distribution of a leaflet which distorted the facts of the application and was used to solicit objections (appendix 4)

5. Community Consultation.

During the consultation with B&NES Planning Policy Team, Parish Councils were invited to comment upon/complete a Community Facilities Audit of Villages. In the Case of Clutton Parish Council, the representatives did not declare the existence of a number of employment sites within the Parish for small and medium sized enterprises. In fact there are over 300 full time employees working within the parish plus a significant number of part time posts. A copy of the audit forms appendix 5 and a list of local employment sites within the parish and numbers of employees is contained in appendix 6.

Failing to declare the substantial level of employment within the Parish provided a misleading impression of the sustainability of the parish and its ability to absorb additional housing to meet local need.

While employers nationwide are experiencing a difficult time in the current economic climate, there is still appetite for further development of employment sites in Clutton and an application has just been registered to deal with reserved matters on the development of an additional six industrial buildings (Planning Portal reference PP-01585188).

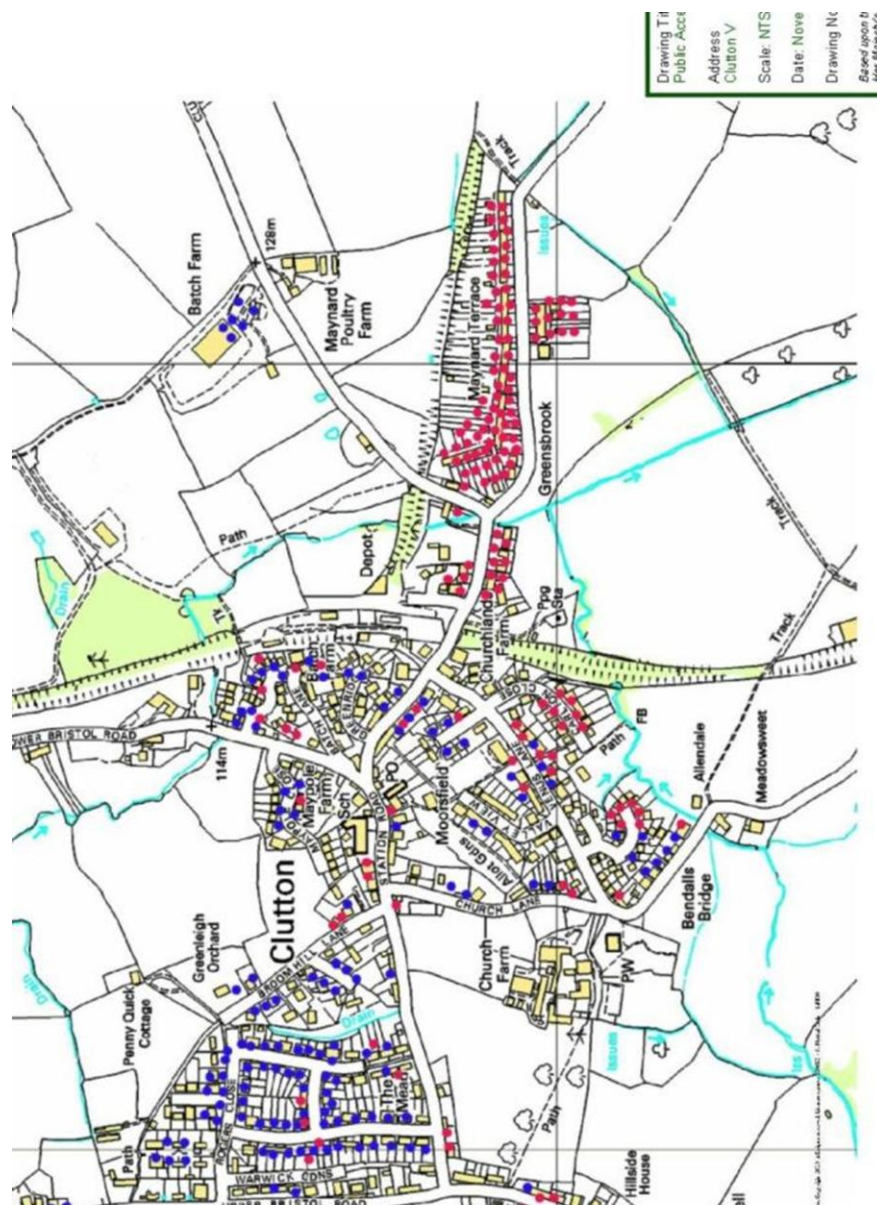
6. Policy RA4.

The sale of local authority housing stock in the 1980's has depleted the affordable stock in the rural areas to such an extent that the possibility of affordable homes being available to local residents is almost non-existent in the absence of additional provision with a local tie. A recent report provided by Pioneer Housing Consultants reports only 7.9% of affordable stock in Clutton Parish as a proportion of total housing stock. On a ward level the proportion of affordable stock is slightly higher at 9.4%.

Policy RA4 as drafted will not address local needs for affordable housing and young adults in housing need are currently offered accommodation when available, out of area and, in many instances, away from the local family networks that are key to the support of single parents and others in housing need.

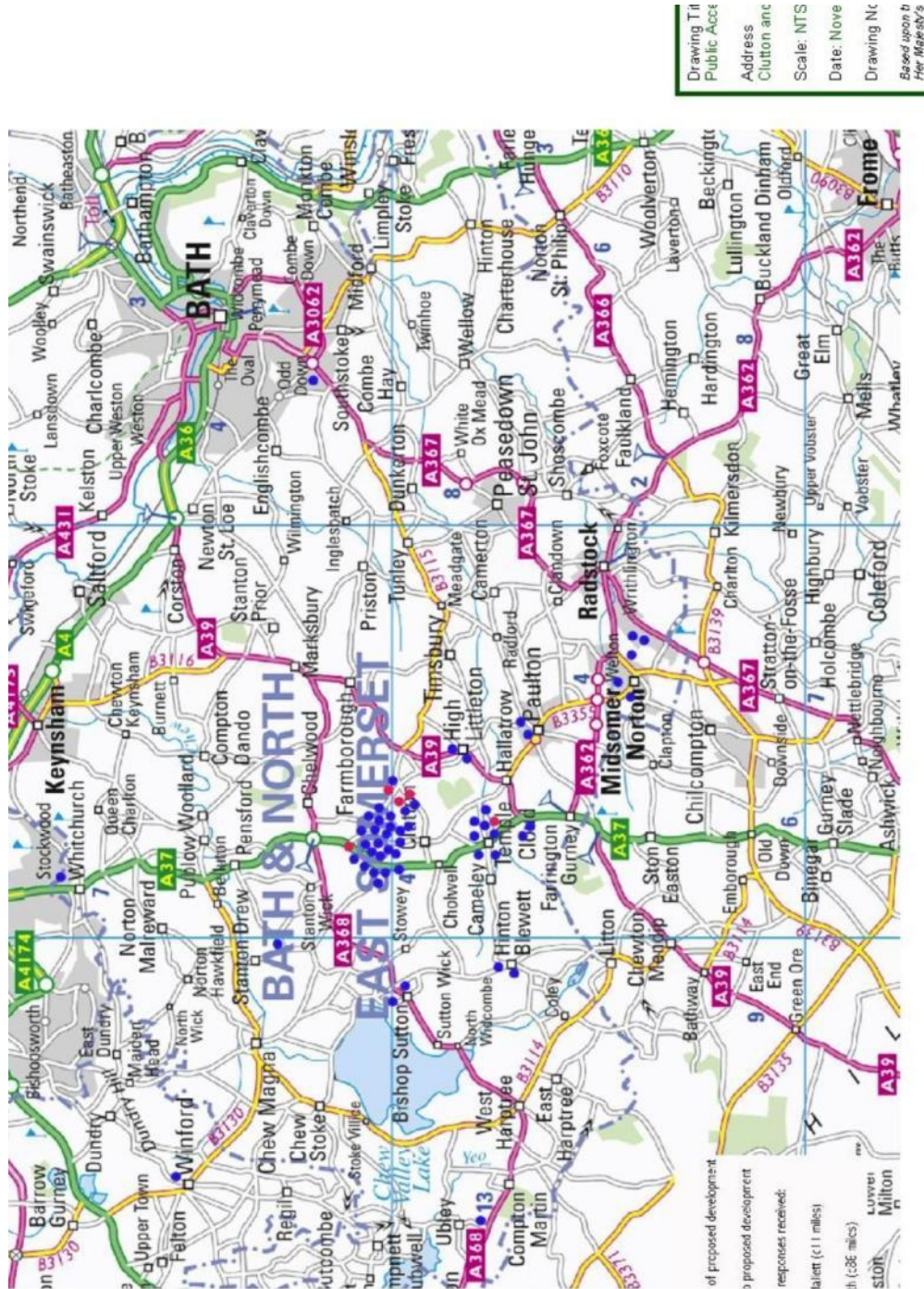
Appendix 1. Inner Area Scatter Map of Support Comments vs Objection Comments.

The majority of objections are from the households adjacent to the proposed development



Outer Area Scatter Map of support vs Objection Comments.

Note the level of interest in affordable housing with a local tie from residents with a strong family connection to Clutton, but unable to find housing in their own community.



Appendix 2. Temple Cloud and Cameley – Poster Objecting to RA1 Status.



Appendix 3 Temple Cloud and Camely Leaflet Opposing RA1 Classification

RESIDENTS OF TEMPLE CLOUD

Following on from the public meeting in August, members of the village have been attending the Parish Council meetings.

Various questions have been raised with regards to development in the village and in particular the classification of Temple Cloud as an RA1 village, as this will open up the village to development, increase traffic congestion, and lose countryside within the village itself..... In order to become an RA1 village you have to meet three criteria (see below). Part c states that local community support for the principle of development can be demonstrated. **To date no proof has been supplied by the Parish**

Council that they actively sought this support from the residents in the village, yet they have clearly given their support (on our behalf) made in a representation to B&NES. (see over)

All representations can be viewed on B&NES website.

**This decision can be overturned if it is demonstrated that there is no community support. Please start lobbying B&NES with your views.
Email: Liz_Tu@bathnes.gov.uk.
Planning Policy Officer.**

There are three further sites which have been identified as having development potential, as well as the land between Meadway and the A37 (see map)

All this information is obtainable from the B&NES website.

www.bathnes.gov.uk, follow links to environment and planning, planning, planning policy, core strategy and strategic housing land availability assessment, village site plans

Your support is needed in getting this decision overturned. Start lobbying B&NES and your Parish Council (in the village hall on the second Wednesday of every month at 7.30 pm).

Appendix 4. Leaflet Distributed with the Active Support and Involvement of at Least One Parish Councillor.

Note the attempt to link the application to another proposed application and the suggestion that if 11/04300/OUT is permitted the Barratts application will also succeed. The two applications are very different and the LPA will have to consider each individually on their respective merits. Note also the fact that the leaflet distorts the affordable housing provision by failing to mention the 14 affordable rental units that will be provided.

The big reasons to stop this development

The planners are only able to block developments for 'allowable' reasons.

1. The junction between Maynard Terrace and Clutton Hill is hazardous. The changes they are proposing will still be unsafe. Extra residents' cars would endanger everyone.
2. This green field site is outside the village planning boundary.
3. This development would be visible from a lot of the village and so change the rural appearance of Clutton.
4. There are alternative brown-field sites available in the village.
5. This location is not sustainable. Doctor, pharmacist, grocery store are over a mile away - a car journey for most people. The nearest stop for a commuter bus service is nearly one kilometre away - most of this has no pavement or street lighting. It is often narrow with blind bends.
6. Bus services into Bath are very poor. The bus stop in Clutton provides realistically just one return a day. For a full bus service to Bath the nearest stop is over 1.5 miles along narrow lanes with no pavements. The extra funding proposed amounts to little more than £20 a day.

Send your letters of objection to :

Suzanne D'Arcy,
 BANES Planning Services,
 PO Box 5006,
 Bath,
 BA1 1JG,

Quoting Ref 11/04300/OUT Maynard Terrace, and giving your name and full address.

The last date for all letters to be received is 11th Nov.

Stop Maynard = Stop Barratt.

The Maynard development includes 20+ market value houses.

If these are allowed, *outside the planning boundary*, it will set a precedent, so planning officers won't have a leg to stand on when we ask them to stop Barratt.

	Barratt	Maynard
Outside village planning boundary	🚫	🚫
Rural Exception site	🚫	🚫
Accessed by substandard roads	🚫	🚫
Coming off dangerous junctions	🚫	🚫
Over-subscribed village school	🚫	🚫
Green field site	🚫	🚫

Don't let mis-informed people push B&NES the wrong way
 Contact the planning department NOW.

Would your family be able to get an affordable house?

Here are the official facts from Somer. How many part-buy houses will be up for grabs?

- Four-bed houses: NONE
- Three-bed houses: 2
- Two-bed houses: 6

However if you want to fund the developer and his consultants' lifestyle, there will be 10 four-bed houses and 11 three-bed houses to buy at full market prices!

P.S. If like most people in Clutton, you're in favour of affordable houses to meet the needs of people

Appendix 5. Community Facilities Audit of Villages.

Note the omission of any mention of specialist care facilities, workshops, offices, factories or other sources of employment.

Appendix 1 : Community facilities audit of villages

Settlement	Pop	CHP	SF	CRA	GP	P	D	O	PO	G	PET	LML	A1	A2	A3	PS	SGH	CF	WS	OFF	F	OTH	Public transport
Good facilities																							
Peasedown St John	6540	4	3	3	1	1	1	1	1	2	1	1	8	1	4	3	2	1	9	1	3	1	✓
Paulton	4900	5	5	3	1	1	2	1	1	1	1	15	1	6	2	2	1	1	1	1	1	✓	
Saltford	3860	2	1	2	1	1	1	1	1	2	1	10	10	6	2	1	1	2	4	4	3	✓	
Bathurst	3671	4	3	2	1	1	1	1	1	1	1	10	7	5	2	1	1	1	2	3	2	✓	
Tinsbury	2830	4	2	2	1	1	1	1	1	1	1	12	2	2	1	1	1	2	12	1	1	✓	
Chew Magna	1187	5	2	2	1	1	1	1	1	1	1	12	2	3	3	2	1	2	2	6	6	✓	
Reasonable facilities																							
High Littleton PC	2897	3		1					1	2		5	5	3	2	1	1	1	1	1	1	✓	
High Littleton																							
Hallatrow	1842	2	5	1								1	5	1	1	1	1	1	1	1	1	✓	
Bathford																							
Bathampton	1550	4	2	1	1	1	1	1	1	1	1	3	3	1	1	1	1	1	1	1	1	✓	
Clutton	1468	1	1	2	1	1	1	1	1	1	1	2	2	1	1	1	1	1	1	1	1	✓	
Whitechurch	1272	5	3	1								3	3	1	1	1	1	1	1	1	1	✓	
Slowey Sutton	1139	3	4	2								4	4	2	1	1	1	1	4	4	2	✓	
Slowey																							
Bishop Sutton																							
Publow with Penstord	1058	3	4	2								1	1	3	2	1	1	1	1	1	1	✓	
PC																							
Publow																							
Penstord																							
Farnborough	1000	2	1	1								1	1	3	3	1	1	1	1	2	8	✓	
Farnborough	966	4	2	2								4	4	2	1	1	1	1	1	4	6	✓	
Chew Stoke	966	2	3	1								3	3	2	1	1	1	1	4	6	6	✓	
Fashford	538	4	4	1								1	1	1	1	1	1	1	1	1	1	✓	
Limited facilities																							
Carnley PC	2224	1	2	1								1	1	3	3	1	1	2	2	1	1	✓	
Carnley																							
Temple Cloud		1	1	1											3	1			2			✓	

CF WS OFF F OTH
See with Supr. Offices ? factories

Appendix 6. Employment in Clutton – A More Accurate Return.

Clutton Employment Sites July 2011			
Clutton Hill Industrial Estate			
Unit		Full Time	Part Time
a	Broad Oak Cider	10	0
b	Hydra Distribution	30	0
c	On the Spot Signs	2	0
d	Garage Workshop	4	0
e	Motorcycle Workshop	5	0
f	Toilet International	20	0
g	R&M Mouldings	3	0
h	Sole Trader	1	0
i	Sole Trader	1	0
j	Sole Trader	1	0
k	Sole Trader	1	0
l	Site Manager	1	0
m	Maintenance Man	1	0
	Sub-Total	80	0
Marsh Lane Industrial Estate			
a	Gillard's Distribution	20	
	Roberts Recycling Wheeler's Top Link BFE Limited	Owner Withheld Info 20 6 35	
	Sub-Total	61	2
Bromilows			
	Greensbrook Auto Repair Clear Shine	2 0	1 1
	Sub-Total	2	2
B&NES Highways Depot			
	Atkins Southern Electric Contracting Oakus	40 Manager Withheld Information 22	
	Sub-Total	62	2
Agricultural			
	Withers Smarts Tuckers Riding Stables Yendall Curtis Williams	3 2 0 1 1 1 0	1 0 0 2 0 0 1
	Sub-Total	8	4
Public Houses			
	Hunters Rest Warwick Arms Railway Inn	10 8 3	20 13 2
	Sub-Total	21	35
Village Centre			
	Post Office Sorting Office Butchers Hair Dressers Curtain Makers School Clutton Social Club	2 4 1 3 2 8 1	
	Sub-Total	21	5
Flower Farm			
	Link Products Coor Bond	12 2	2
	Sub-Total	14	2
Sub-Contractors			
	Building Trades (13)	31	4
	Total	304	52