

**BATH AND NORTH EAST SOMERSET
CORE STRATEGY
EXAMINATION
DAY 4**

**Issue 2
Sub Matter Rural Areas**

**POLICY RA1
CLUTTON**

**Representations of behalf of
Barratt Homes Bristol**

STATEMENT

D2 Planning Limited
Suites 3 & 4
Westbury Court
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Appearance
DATE 24th January 2012

APPENDICES

1. Extract of Community Facilities and Audit Facilities

1. We object to the non identification of Clutton as a Category RA1 Settlement in the Core Strategy where additional employment and residential development is acceptable. At the outset Clutton is identified as an RA1 Settlement within the Adopted Local Plan. The Council's Settlement Classification Paper and Community Facilities Audit confirms that Clutton has: (Appendix 1)
 - i) At least three of the following key facilities within the village i.e. post office, school, community meeting place and convenience shop and
 - ii) At least a daily Monday – Saturday public transport service to main centres.
2. In addition Clutton has capacity for additional development. The objectors control land at Church Farm which is ideally placed to accommodate additional residential development. The site is available and there are no technical or environmental constraints which would prohibit its development.
3. The only reason why Clutton is not identified is due to the perceived lack of community support. This however represents a veto (as identified by the Inspector) to the delivery of housing in Policy RA1 settlement. In addition it is apparent from paragraph 5.18 of the Core Strategy that there is a expectation from the local planning authority that the list of villages will change as the Council states that:

“The villages which currently meets these criteria....”
4. It is therefore recommended that Clutton be added to the list of RA1 settlements. Evidence has already been submitted to the Examination that there is a need to identify additional land for housing within the Rural Areas and the objectors control land at Church Farm Clutton which is ideally placed to accommodate additional residential development.

APPENDIX 1

Extract of Community Facilities and Audit Facilities

Appendix 1 : Community facilities audit of villages

Settlement	Pop	CMP	SF	CPA	GP	P	D	O	PO	G	PET	L/ML	A1	A2	A3	PS	SCH	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		6	3	1		9	1	1		✓
Paulton	4900	5	3	3	1	1	2		1	1	1	1	15	1	4	2	2	1	1	3			✓
Saltford	3960	2	1	2	1	1	2		1	2		1	10		6	2	1	2	4	4			✓
Batheaston	2671	4	3	2	1	1	1		1	1		1	10		5	2	1	2	3	3	2	4	✓
Timsbury	2530	4	2	2	1	1	1		1	1	1	1	7		2	1	1	12	1	1	1	1	✓
Chew Magna	1187	5	2	2	1	1	1	1	1	1	1	1	12	2	5	2	1	2	6	6		⇄	⇄
Reasonable facilities																							
High Littleton PC	2987	3	1	1				1	1	2	2	2	5		3	1	1	1	1				✓
High Littleton		3	1	1				1	1	2	1	1	5		2	1	1	1	1				✓
-Hallatrow															1								✓
Bathford	1842	2	5	1							1	1	3		1	1	1		1	1	1		⇄
Bathampton	1550	4	2	1	1	1	1	1	1		1	1	2		3	1	1				1		⇄
Clutton	1469	1	1	2					1		1	1	2		3	1	1				2		⇄
Whitchurch	1272	5	3	1			1		1	1	1	1	3		1	1	1	1	4	4	3		✓
Stowey Sutton	1139	3	4	2				1	1	2	1	1	4		2	1	1				2		✓
-Stowey													1										⇄
Bishop Sutton		3	4	2					1	2	1	1	3		2	1	1				2		⇄
Publow with Pensford PC	1056	2	1	1				1	1	2	1	1	1		3		1	1	1		2		⇄
-Publow																							
-Pensford		2	1	1				1	1	2	1	1	1		3		1		1				X
Farmborough	1000	4	2	2					4	4	1	1	1		3	1	1		1	2	8		✓
Chew Stoke	866	2	3	1					1	1	1	1	3		2		1	4	6	6			✓
Freshford	538	4	4	1	1	1		1	1		1	1	1		1	1	1						⇄
Limited facilities																							
Cameley PC	2224	1	2	1	1			1	1	1	1	1			3	1		2			1		X
-Cameley			1																				X
-Temple Cloud		1	1	1	1			1	1	1	1	1			3	1		2			1		✓

Settlement	Pop	CMP	SF	CPA	GP	P	D	O	PO	G	PET	L/ML	A1	A2	A3	PS	SCH	CF	WS	OFF	F	OTH	Public transport
Farrington Gurney	780	3	3	1							1	1	2		3	2							√
East Harptree	660	2	2	1								1	2		2	1							⇔
Camerton	573	3	2	1							1	1			1				3	1		1	⇔
Dunkerton PC	519	3	2	1						1		2	1		1	1			1			5	X
-Dunkerton		2	1									1			1	1			1			5	√
-Tunley		1	1	1								1	1		1							1	X
Hinton Charterhouse	413	1	2	1					1	1	1	1	1		2	1				1			√
Marksbury PC	365	3	2	2								1	2		1	1				1		1	√
-Marksbury		2	2	2							1	1	1		1	1				1			√
-Hunstrete												1											X
-Stanton Prior		1																					X
Stanton Drew	768	1	1	1						1	1	1			1	1							X
Compton Dando PC	555	3								1	1	1			1								⇔
-Compton Dando		1								1	1	1			1								X
-Burnett																							X
-Queen Charlton		1																					X
-Chewton Keynsham		1																					X
Corston	501	1	1	1					1			1	1			1							X
Wellow	483	3	1	1								1	1		1	1			1				X
Compton Martin	469	2	1						1			1			1							1	⇔
Shoscombe	435		1	1								1			1								X
South Stoke	419	1										1			2						2		⇔
West Harptree	396	1	1	1	1				1			1											⇔
Monkton Combe	351	1		1								1			2								⇔
Charlcombe	310	1	1									1			2			1					⇔
Englishcombe	301	2										1											X
Swainswick	293	1										1											⇔
Hinton Blewitt	255	1								1		1			1	1						1	⇔
Ubley	253	2	1	1						1	1	1				1			5				X
NSL	252	2		1								1							3	2			√
Priston	250	1										1			1	1							X
Norton Malreward	189	1										1			1								X
Newton Thrubwell	174	1										1											X
Combe Hay	153	1		1								1			1	1			2			1	X
Kelston	151	1										1			1								√
Claverton	126																						√
Chelwood	117	1										1								4		1	X

Settlement	Pop	CMP	SF	CPA	GP	P	D	O	PO	G	PET	L/ML	A1	A2	A3	PS	SCH	CF	WS	OFF	F	OTH	Public transport
North Stoke	97	1										1											X
St Catherine	54	1																					X

Key

Pop = population	PO = post office	G = garage	PET = petrol station	L/ML = library/mobile library	MP = meeting places
SF = sports facilities	CPA = children's play areas	GP = Doctor's surgery	P = Pharmacy	D = dentist	O = optician
A1 = shops	A2 = banks	A3 = pubs, cafes, take aways, restaurants	PS = pre-school provision	SCH = schools	CF = specialist care facilities
WS = workshops	OFF = offices	F = factories	OTH – other sources of employment	No data provided in 2008 survey.	