

# **Clutton Neighbourhood Plan Sustainability Assessment**

## **Introduction and Methodology**

### **About this Report**

The purpose of this scoping report is to identify the sustainability issues within the Clutton Parish and to set objectives for the Sustainability Appraisal of the Neighbourhood Plan that can be used to determine how the Neighbourhood Plan will address these issues.

Legislation at both a European and national level sets out the requirement to achieve sustainable development. In 2004 the European Directive on Strategic Environmental Assessment (SEA) set out the requirement for SEA, which has been incorporated into the Sustainability Appraisal process in the UK. UK planning law also places a requirement on local development plan documents to ensure a contribution to sustainable development through Sustainability Appraisal.

This report will be the subject of consultation with Bath and North East Somerset (B&NES) Council, the Environment Agency, Natural England, and English Heritage.

### **Sustainable Development**

Sustainable Development has been defined by the Government as 'a better quality of life for everyone, now and for generations to come'. It is about considering the long-term environmental, social and economic issues and impacts. A set of shared UK principles provide the guidance to achieve the purposes of sustainable development. These principles form the basis for policy in the UK:

- Living within environmental limits
- Ensuring a strong, healthy and just society
- Building a strong, stable and sustainable economy
- Promoting good governance
- Using sound science responsibly

The land use planning process is a key tool in the delivery of sustainable development. The Clutton Neighbourhood Plan, which is currently being prepared, will need to be in conformity with the Local Development Plan of B&NES, as it will (if passing examination and referendum) comprise part of a hierarchy of the development plan documents that make up the planning policy framework for the council area. The Neighbourhood Plan can help to achieve sustainable development in the parish, whilst at the same time helping to ensure that any adverse environmental impact is minimised.

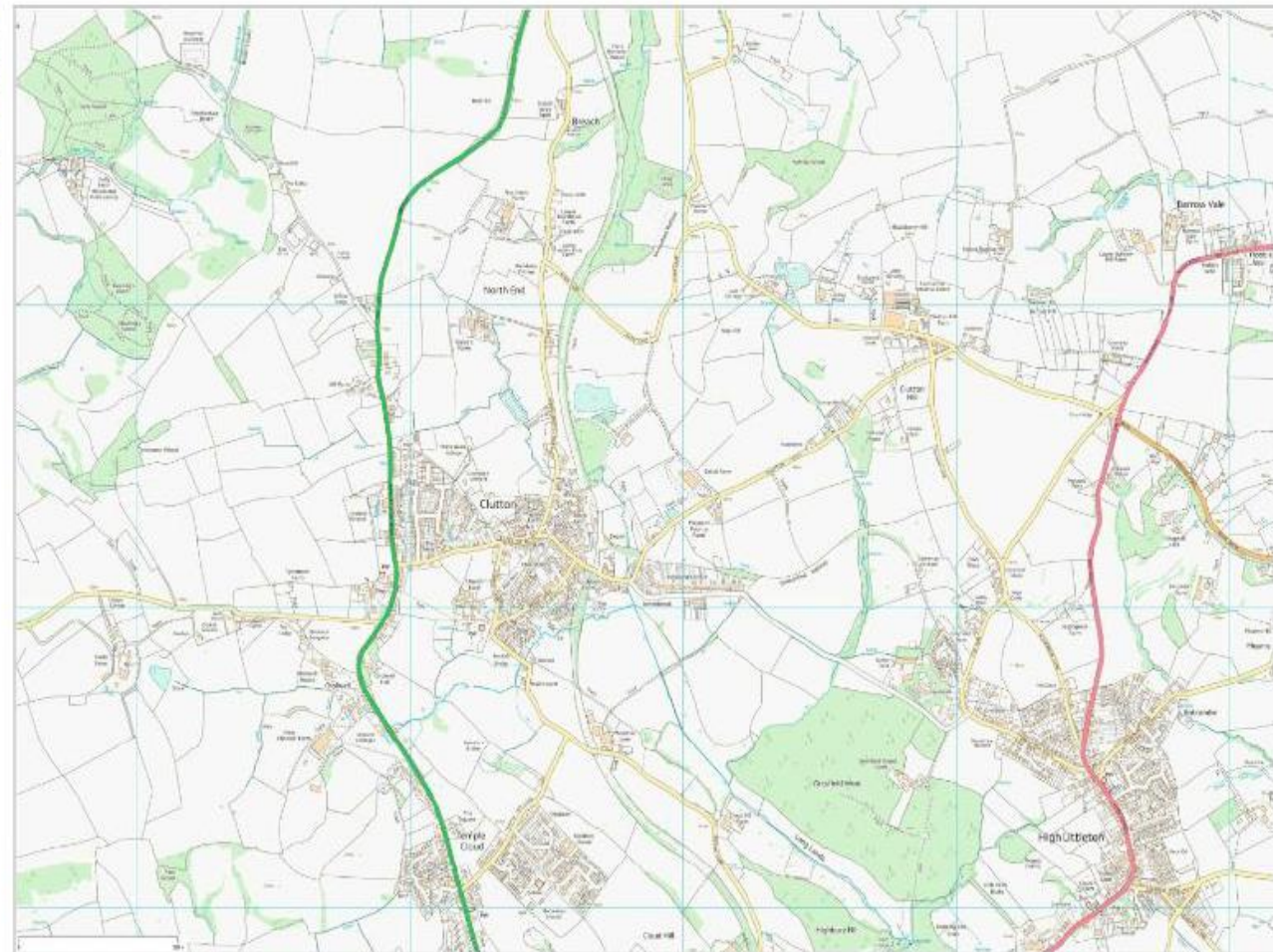
### **Clutton Parish**

The Clutton neighbourhood plan encompasses the civil parish of Clutton, which comprises of the village of Clutton, together with the surrounding rural landscape.





Map 1 Location of Clutton



Data Created: 26/11/2014 | Map Centre (Basingstoke): 95556 / 15946 | Scale: 1:1254 | © Crown copyright and database right. All rights reserved 10001147, 2014

## Neighbourhood Plan Scope and Main Objectives

The Localism Act introduced Neighbourhood Planning into the hierarchy of spatial planning in England, giving communities the right to shape their future development at a local level. In August 2014, Clutton Parish Council was successful with its application to become a Neighbourhood Planning area.

The plan has been produced by a Neighbourhood Planning Steering Group including Parish Council members and community volunteers. The Neighbourhood Plan includes policies for deciding where development should take place and the type and quality of that development, together with policies influencing social and community growth

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

- Housing provision
- Business and Employment
- Open green space and leisure
- Footpaths and lighting

## Methodology

This report has been produced by Clutton Parish Council and the Clutton Neighbourhood Plan Steering Group. This sustainability appraisal has been based on the parish gathering baseline environmental evidence, identifying key issues and problems and engaged with B&NES Council.

The methodology for this initial scoping stage of the sustainability appraisal was developed in accordance with the following guidance:

- *A Practical Guide to the Strategic Environmental Assessment (SEA) Directive* (ODPM, 2005)
- Planning Advisory Service (PAS) Sustainability Appraisal online guidance at: <http://www.pas.gov.uk/pas/core/page.do?pageId=152450>

This report meets the scoping requirements of the SEA Directive. See attached appendices for an overview of how SEA requirements incorporated in this report.

Government guidance outlines a five stage process for undertaking a SA:

- Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
- Stage B: Developing and refining alternatives and assessing effects
- Stage C: Preparing the SA
- Stage D: Consulting on the draft plan and the SA
- Stage E: Monitoring implementation of the plan

This scoping report is Stage A in above process and consists of five tasks:

**Task A1:** Identifying other relevant policies, plans and programmes and sustainable development objectives. The development of the Neighbourhood Plan (NDP) may be influenced by other plans or programmes and by external environmental objectives such as those laid down in policies or legislation. This stage outlines that policy context, ensuring compliance and highlighting any issues or constraints that may apply to Clutton NDP.

**Task A2:** Collecting baseline information.

*The description of the baseline environment and elements within it establishes information on the current context and highlights sensitive elements within the plan area. The information that has been collected is relevant to SEA objectives and is relevant to the characteristics of the plan to provide the evidence base against which its potential effects can be measured and assessed.*

**Task A3:** Identifying sustainability issues and problems

Within the parish, certain sustainability issues are more significant than others, e.g. flooding. These issues will need to be highlighted as areas of concern within the sustainability appraisal. Issues are identified through:

- the review of relevant regional and local plans and programmes.
- identification of baseline characteristics.
- Sustainability issues known locally.

The key sustainability issues have been divided into environmental, social and economic and set out in a table.

**Task A4:** Developing the SA framework.

The sustainability framework will be used during the next stage to test options and the draft

Plan. The starting point for identifying a set of draft objectives specific to the two parishes are those objectives considered in the Sustainability Appraisal of the B&NES Core Strategy.

**Task A5:** Consulting on the scope of the Sustainability Appraisal.

This report will be sent to statutory consultees and others with an interest in sustainability issues. Feedback from the consultation will be considered and – where appropriate – taken on board in the ongoing SA process.

**Policy Context (task A1)**

This section provides a summary of key relevant plans and programmes which could influence the Clutton Neighbourhood Plan.

The purpose of sustainability appraisal is to ensure that the principles of sustainable development are incorporated into all levels of planning policy. The Clutton Neighbourhood Plan will sit within a hierarchy of national and local planning policies and will need to be in 'general conformity' with the local development plans. It is therefore, this scoping report does not propose to review all international, national and regional policies other than the National Planning Policy Framework (NPPF), as the Sustainability Appraisal of the B&NES Core Strategy reviewed all programme, policies, strategies and guidance that were taken into account in drafting these documents.

**National Planning Policy Framework (NPPF)**

The NPPF sets out a presumption in favour of sustainable development, so that it is clear that development which is sustainable can be approved without delay. Local and Neighbourhood Plans policies guide how this presumption will be applied at a local level, in line with 12 core planning principles. Of particular relevance to the parishes are direct references to rural economies and communities, and also the continued importance placed on the protection of the Green Belt.

## **B&NES Local Plan 2007 - 2011**

Until the Core Strategy is adopted, the Local Plan remains the adopted plan for B&NES. It contains "saved policies" applicable to Clutton.

## **B&NES Draft Core Strategy**

The Draft Core Strategy sets out the policy framework for the location and level of new housing and other development and is the key development plan document for the next 15-20 years. The B&NES Core Strategy was adopted in July 2014 and contains policies applicable to Clutton. For example, Clutton has been identified as a RA1 settlement and was allocated about 50 dwellings over the plan period of 2011-2029. This has now been met through recent housing developments.

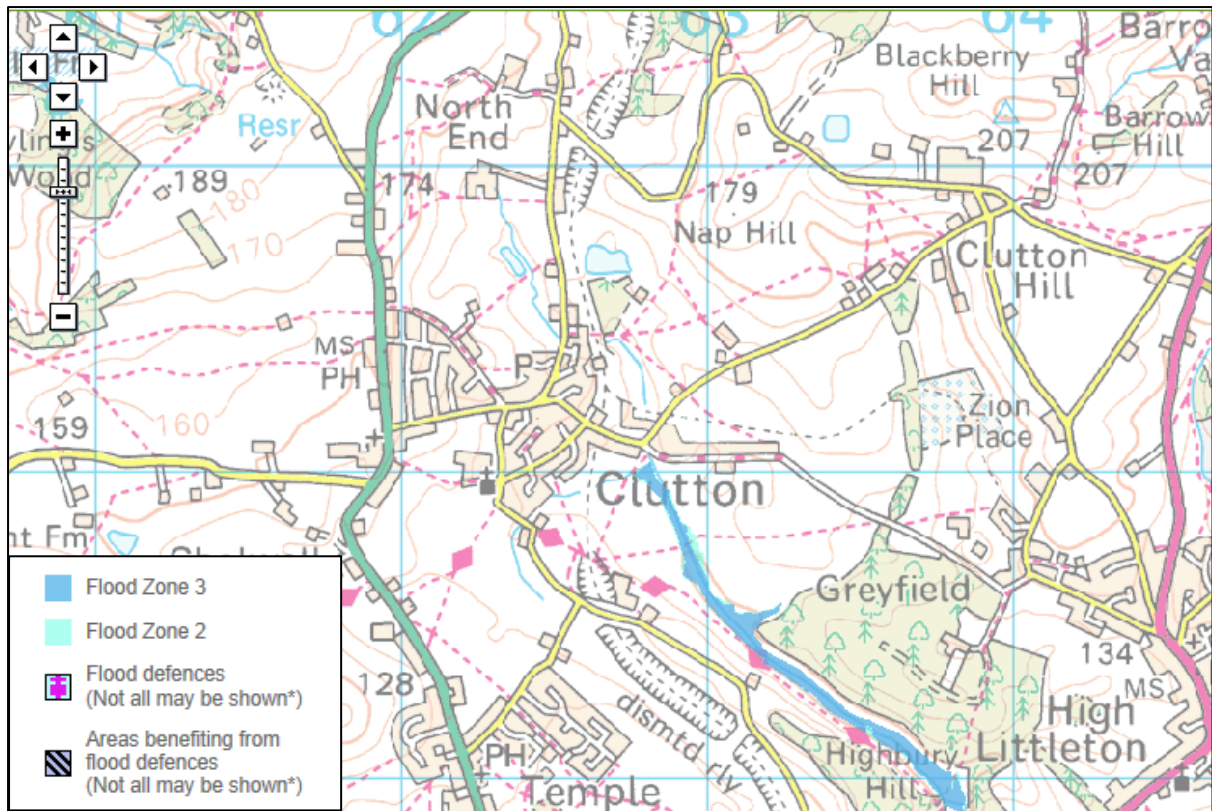
## **Biodiversity Action Plan (BAP)**

- WILDthings Biodiversity Action Plan for Bath and North East Somerset (2006)

The BAP is a strategic framework for the conservation and enhancement of habitats and species. The BAP includes a series of Habitat Action Plans each covering a priority habitat and species. There are a number of sensitive habitats within the neighbourhood plan area including the Chew Valley lake which is outside the Plan area however Clutton parish provides feeding habitats for bats.

## **Flood Risk Assessment**

- Bath and North East Somerset Level 1 Strategic Flood Risk Assessment 2008 evidence base document used to inform the production of the local authority's Local Development Framework. The study provides a summary of flood risk in the local authority area, along with how development and allocations may be affected by flooding.
- Regard has been had to the Bristol Avon Catchment Flood Management Plan, Summary Report – June 2012. [http://www.environmentagency.gov.uk/static/documents/Leisure/\\_CFMP\\_Bristol\\_Avon\\_2012.pdf](http://www.environmentagency.gov.uk/static/documents/Leisure/_CFMP_Bristol_Avon_2012.pdf) Any application site within Flood Zone 3 & 2 (see EA Clutton Flood Plane map below) as defined by NPPF will require applicants for planning permission to submit a Flood Risk Assessment when development is proposed in such locations.
- Further, sustainable drainage systems should be used for any development to reduce run off, improve water quality and benefit biodiversity and aesthetics.



2014, Environment Agency Flooding Map

### Landscape Character Assessment (LCA)

- Rural Landscapes of Bath North East Somerset LCA Supplementary Planning Document (2003).

The landscape of the plan area is cannot be better described than in "Rural Landscapes of Bath North East Somerset LCA Supplementary Planning Document" (2003) as:

"The north Somerset landscape was described by H. V. Morton, the journalist and travel writer, in his travelogue "In Search of England"(3). It was written in the early days of the motor car. The landscape describe typified the landscape of much of the area west of Bath across to the Chew Valley.

*"Whenever I hear men boast of hills, I will rise up in praise of the hills of North Somerset, the Devon hills are fair and woody, the Cornish hills are wild and craggy, but the hills of Somerset rise up to the sky clothed in the cloth of heaven". "Somerset hills lift up to the sky fields which are among the loveliest in England. Seen from a distance they are squared patchwork of gold, sage-green, apple-green and red; the gold is mustard, the apple-green is wheat, the sage-green is barley and the rich red-brown is ploughed soil. When the sun is over them the cloud shadows moving like smoke, the scent of warm hay in the air and larks holding up the blue sky with their little wings, ..."*

In the Rural Landscapes Clutton is classified as part of the Hinton Blewett and Newton St Loe Plateau lands, which summarises the landscape as:

- Undulating open valley and plateau landscap
- Well-trimmed hedges
- Narrow enclosed lanes/green lanes
- Rounded hills as at Farmborough Common, Priest Barrow, Nap Hill, The Sleight and Mearns Hill
- Tree lined Cam, Newton, Conygre and Corston Brooks
- Extensive areas of arable farmland
- Newton Park and other historic park
- Small batches and other evidence of past coal mining
- Walls within and at edges of villages and hamlet
- Villages generally located within valleys
- Traditional buildings constructed of Oolitic or Lias Limestone and many houses rendered or painted
- Wansdyke - well preserved at Englishcombe
- Stantonbury Hill
- Priston Mil
- Earthworks of Culverhay Castle at Englishcombe



## Sustainability Context (task A2)

A collection of information on environmental, social and economic characteristics of the parishes is required to provide a basis for predicting and monitoring the effects of the policies of the Neighbourhood Plan. The topic areas considered by this scoping report encompass those required by sustainability appraisal guidance and SEA Regulations, and have been informed by the topics included in the Core Strategy Sustainability appraisals of the local authority.

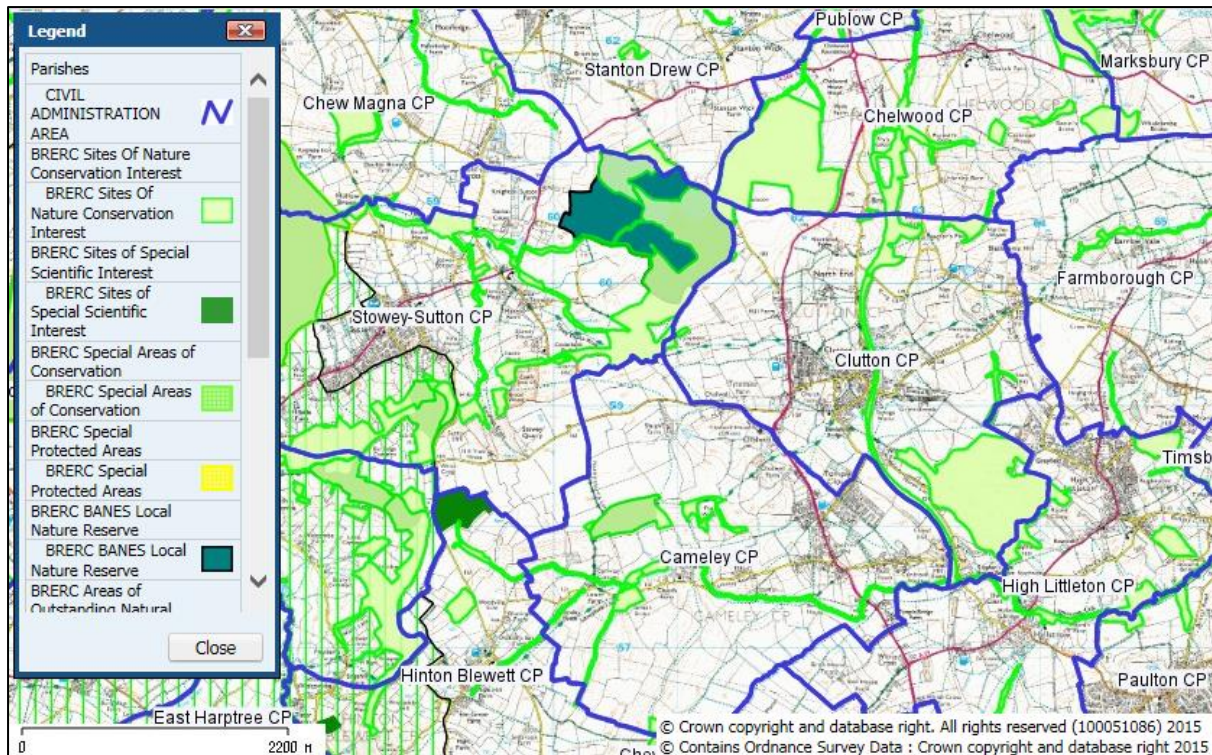
Table: Baseline Information Topics

Topic	SEA Regulation Topic	Sustainability Theme
Biodiversity	Biodiversity	Environmental
	Fauna	
	Flora	
Landscape	Landscape	
Heritage and Character	Cultural Heritage including architectural and archaeological heritage	
Climatic Factors	Climatic Factors	
Roads, Transport and Movement		Economic
The Local Population	Education and Employment	Social
	Health	
	Housing	
Air Quality	Transport	Environmental
Material Assets	Housing and Facilities	Social/Economic

### Biodiversity

The Plan area supports a wide range of habitats and a diverse flora and fauna. Designations along with plans and programme that cover the area aim to provide protection and management to protect habitats.

The plan area has a rich ecology. Although there are no Site of Special Scientific Interest (SSSI) and a Special Protection Area (SPA) within the plan area it contains several sites of nature conservation interest (Longlands, Highbury Hill, and the old railways lines), as well as designated ancient woodland (Honey Gaston to the north, and Greyfield Woods to the east).



Folly Farm nature reserve touches the plan boundary and most of it is designated as a SSSI.

Chew Valley Lake (not in the plan area) , is within 4.5 km of the centre of the plan area. Chew valley Lake is designated as a Site of Special Scientific Interest (SSSI) and a Special Protection Area (SPA). It is the third most important site in Britain for overwintering wildfowl, and over 270 species have been recorded there, with internationally important numbers of shovelers and gadwalls. 4.5 km further west is Blagdon Lake which is also home to large numbers of wildfowl. These two large expanses of water also provide good insect breeding ground and 12 species of bats have been observed in the area. Endangered species of birds, such as barn owls are also present.

### **International Designations- Chew Valley Lake (SPA)**

Outside the parish is the Chew Valley Lake which is designated as such under the European Birds Directive because of importance to birds.

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

### **Geology**

The geology underlying Clutton is very complex with numerous seams of coal, clays and shale. These seams are aligned along a south west to north east axis with coal outcrops mainly to the east and north of the village. There are a number of geological faults which interrupt the coal seams along a line running east - west near the centre of the village.

From the earliest times, coal has been dug out of the surface outcrops and there are those in the village who remember going into the fields south of Maynard Terrace to

collect coal for the fire. In this same area, south of Maynard Terrace, there are records of shallow "Bell Pits" which have been dated back to the 1600's.

During the nineteenth century many deep shafts were sunk to mine the coal measures and railway lines were laid from the pits to carry the coal to the main railway line in Clutton which connected the village to Bristol in the north and Radstock and Midsomer Norton in the south. The coal seams were extremely thin, most being less than a metre thick.

Because of the complexity of the geology, the coal seams often ran into dead ends where faults had moved the strata. This, combined with the narrowness of the seams made the pits less and less economic to work and by the mid 20th century all were closed. There was also a brick making industry which utilised the clay deposits.

### **Listed Buildings and Structures**

There are the following listed buildings within the plan area.

- Clutton Methodist Church Grade 2
- Springwells Grade 2
- Church Farm House Grade 2
- St Augustine of Hippo Grade 2 starred
- Broadribb family tombs Grade 2
- Railway Inn pub Grade 2

### **Scheduled Ancient Monuments and Archaeology**

There are the following scheduled ancient monuments and archaeological remains within the plan area

Scheduled ancient monument - Highbury Hill Iron Age hill fort  
Medieval dovecot remains, as yet unexcavated, in Gastons field

### **Heritage and Character- Village build character**

The oldest houses are of Lias stone, slightly more modern houses are brick build, now almost universally rendered as the local made brick was of poor quality. Roofs are red clay tiles. Windows are generally small. A full character assessment of the Area can be found at appendix can be found in appendices 5A& B.

### **Listed Buildings and Structures**

There are six listed buildings within the plan area:

- Clutton Methodist Church Grade 2
- Springwells Grade 2
- Church Farm House Grade 2
- St Augustine of Hippo Grade 2 starred
- Broadribb family tombs Grade 2
- Railway Inn pub Grade 2

## **Scheduled Ancient Monuments and Archaeology**

There are two ancient scheduled monuments and archaeological remains within the plan area:

- Scheduled ancient monument - Highbury Hill Iron Age hill fort
- Medieval dovecot remains, as yet unexcavated, in Gaston's field

## **Climatic factors**

It is now widely recognised that climate change is an inescapable fact and that its causes and consequences must be addressed. Climate change measures are planned for at a local, national and international level. B&NES have highlighted the need to encourage lower electricity and gas consumption in light of evidence to indicate that national and international carbon reduction targets are not being met at a local level.

## **Education**

There is a primary school in the centre of the village. Currently it has 128 children, and has a maximum capacity for 147 children. Clutton Primary school is a feeder school for Norton Hill School, which is situated in Midsomer Norton, 6.4 miles away. The local education authority provides buses from Clutton to Norton Hill, free of charges for children aged up to 16 years. Above 16 years old, and to schools other than Norton Hill, transport provision is means tested.

There is also a pre-school nursery at "The Cabin" and baby & toddler groups that meet at the Village Hall.

## **Employment**

There are three small industrial sites in the plan area. ( see map 9 appendix 31). A privately conducted survey (Planning application 11/04300/OUT) in 2011 identified 305 full time jobs and 49 part time jobs( inclusive of farming) in the plan area .

According to the 2011 census figures the numbers of people who are in the economic activity age range was 1192. Of those 870 were economically active and 322 were economically inactive. Of those inactive 177 were retired, 57 were students, the remainder were long term sick, disable or care providers.

The residents of the area are generally well qualified with only 19% having no qualifications, and 29 % having qualifications of level 4 or above.

Despite being a rural area less than 2% work in agriculture or forestry. The highest number work in wholesale, retail trade or the repair of motor vehicles.

## **Roads, Transport and Movement**

### **Road Network**

Motor vehicle ownership is very high compared to national averages. Only 44 houses have no car or van, and in total 1124 cars or vans were owned . The census identified 1298 people of an age to have driving licences, this equates to 86.6% vehicle ownership.

76% of those in employment commute to work by driving a car, van or motorcycle. An additional 4% are passengers in a private vehicle. Only just over 4% commute by public transport.

## **Public Transport**

There are good bus services along the A37, northwards to Bristol and south to Wells. There are buses to Paulton, Midsomer Norton and Bath, though apart from rush hours they are only hourly and take about an hour to reach Bath. The stops for these services are located at the western most edge of the village, on the A37.

Additionally there is one service on Mondays to Trowbridge, and one on Thursdays to Radstock. The bus stops for these services are located in the centre of the village.

## **Walking & footpaths**

The area has an abundance of footpaths crisscrossing it ( see attached maps) making off road walking for leisure easy and enjoyable. The area is popular with walkers and riders. However due to the age settlement there are few pavements along the roads, so walking within the village is unpleasant.

## **The Local Population – facts and characteristics**

The village is classified as an RA1 village by B&NES and has the following facilities:

- post office
- a school
- a community meeting place(village hall)
- a small butchers shop which sells a very limited range of other foodstuff
- a village pub
- a gastro pub/boutique hotel
- a country pub
- a social club
- allotments
- two children's playgrounds
- a youth club
- a scout hut
- a football club
- a hairdressers salon

The nearest retail facilities are a convenience stores attached to the petrol stations in Temple Cloud (approx. 1 mile) or Farrington Gurney and a convenience store at Farrington Gurney (approx. 2.5 miles)

## **Health**

There are no surgeries (medical or dental) in the area. The nearest doctors' surgeries are at Temple Cloud (1.4 miles distance) or Paulton (3.8 miles distance).

The nearest dental surgery is at Midsomer Norton (5.5 miles distance).

There is a community hospital at Paulton ( Paulton Memorial Hospital), part of the Royal United Hospital Bath group, that provides a minor injuries unit ( opening hours 7 days a week, 8.00am to 21.30pm) various outpatients clinics , a maternity unit, with a total of 28 beds in all ( maternity unit included ).

## **Housing**

The 2011 Census shows 637 dwellings, none of which are shared or in multiple occupancy, and only 16 were/are unoccupied.

The majority of houses are either detached (40.3%) or semi-detached (38.7%) with a significant minority of terraced houses (17%).

Tenure of the houses is largely owned, either outright (39%) or with a mortgage (45%).

## **Education and Employment**

### **Key Environmental and Sustainability Issues (task A3)**

Within the parish, certain sustainability issues are more significant than others, e.g. design of new housing developments, protecting character and developing the leisure offer of the village. These issues will need to be highlighted as areas of concern within the sustainability appraisal. Issues are identified through:

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

### Strengths Weaknesses Opportunities and Threats

The table below gives a SWOT overview of the plan area. It has been informed by baseline information collected in chapter three and neighbourhood plan workshops and consultation.

Table 1: SWOT Analysis

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Rural area,</li> <li>• historically buildings used local material so fit well into the landscape,</li> <li>• extensive footpath network</li> <li>• large wooded area to the east of the parish</li> </ul>	<p><b>Weakness</b></p> <ul style="list-style-type: none"> <li>• Poor public transport except directly north or south</li> <li>• Lack of amenities like shops</li> <li>• Lack of healthcare facilities</li> <li>• Poor footways and pavements</li> </ul>
<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Chance to preserve historic buildings and valued open spaces and vistas</li> <li>• Chance to improve communications like broadband</li> <li>• Opportunity to provide affordable homes to meet local need</li> <li>• Contribute to improved infrastructure and ensure “future-proofing” new building</li> <li>• Opportunity to improve footway and pavements</li> <li>• Provide traffic calming</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• More motor vehicles – less sustainable</li> <li>• Urbanization – loss of rural character, with little or no improvements to facilities</li> <li>• Lack of small houses ( 1 bedroom) to meet need of young first time buyers or older people wanting to downsize leading to a danger of losing these and becoming a village of middle aged with families</li> </ul>

## **Key Issues**

There are a number of factors which make Clutton unique. The layout of the village means that it has a truly rural feel. Clutton is a busy, lively community with a good range of social activities to build community cohesion such as the Horticultural Society, Women's Institute, History Group, Social Club, Clutton Football Club, Youth and Scouts Clubs and many others.

However, Clutton has its problems. It has a higher than average reliance on private cars and this leads to dangerous parking, congestion and road safety concerns. As the number of goods vehicles accessing our industrial sites grows, the problem of congestion in our narrow country lanes increases. We need to make sure that development of housing and industry takes place where good road connections make access easy and bus services are close by.

We need to protect the rural character of our village by siting new housing in such a way that the open countryside is as little damaged as possible and the separation of Clutton and Temple Cloud is maintained.

We need to encourage growth of new businesses and home working by encouraging the installation of high speed broadband and siting industry near good road access. The absence of a Neighbourhood Plan (and as a consequence a lack of vision and strategy for land use in the parishes), will result in fewer opportunities to address the issues and challenges facing the parishes in a coordinated way.



## Sustainability framework

The list of sustainability issues and baseline environmental information set out in this report, along with the framework from the Core Strategy from the local authority, together with other plans, has been used to formulate the sustainability objectives which form the basis of the Sustainability Framework. The draft framework for Clutton Neighbourhood Plan is set out below.

Objectives are listed on the left and in a right hand column will be expanded on to further explain how the objective may be applied to the Neighbourhood Plan.

Objectives	x	x x	0	✓	✓✓	Supporting Evidence
Objective1: Improve the health and well-being of all communities					✓✓	<p>Yes.</p> <p>Policy CNP 1 seeks to maintain or increasing access to existing open space.</p> <p>Policy CNP3 ensures that the housing needs &amp; therefore wellbeing of all in the community is met.</p> <p>Policy CNP6 will facilitate a reduction in traffic hazards by careful planning will enhance the experience and safety of walking and encourage people to walk rather than use a vehicle.</p> <p>Policy CNP7 will encourage the efficient working of private sewage treatment plants is the responsibility of the owner(s). If regular maintenance is not carried out, raw sewage can be discharged into the environment including watercourses.</p> <p>Policy CNP9 will ensure that the residential amenity of all domestic dwellings are not disturbed by non-residential development.</p> <p>CNP13 will encourage the provision of allotments, playgrounds, sports fields and social meeting places is essential to encouraging healthy lifestyles, self-reliance and social cohesion and good mental health.</p> <p>CNP14 will encourage walking enjoyment of the open air and tranquility.</p>

					<p>Policy CNP17 will encourage the retention of such assets as shops, meeting hall and leisure area, the social cohesion and opportunity to socialise resulting from these meeting places is of great benefit to mental health.</p> <p>Policy 18 will encourage walking as a healthier alternative to the car and</p> <p>Policy CNP19 will facilitate traffic calming so there is less danger to pedestrians who will be encouraged to walk rather than use the car.</p> <p>The calming effect of dark skies is well known and LED lights will reduce light scatter associated with the current Sodium lights and this will be encouraged through Policy CNP21.</p>
Objective 2: Meet identified needs for sufficient, high quality and affordable housing				✓✓	<p>Yes.</p> <p>Policies CNP2, CNP3 and CNP4 will seek to provide viable and deliverable good quality housing and affordable housing to meet identified needs identified in the parishes Housing Needs Survey.</p>
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime				✓✓	<p>Yes.</p> <p>Policies CNP13, CNP14, CNP15 and CNP18 seek to protect and enhance the green spaces and footways within the parish that might support civic, cultural, recreational and community functions.</p>
Objective 4: Build a strong, competitive economy and enable local businesses to prosper				✓✓	<p>Yes.</p> <p>Policy CNP8's objective is to promote the best sites for business in the parish in respect of road services, sustainable transport for employees and the impact on the surroundings.</p>
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking				✓✓	<p>Yes.</p> <p>Policy CNP18 will ensure that all future developments shall provide sufficient pedestrian links to neighbouring streets and pedestrian routes outside the development for easy access to other parts of the settlement and beyond.</p>

Objective 6: Protect and enhance local distinctiveness				✓✓	Yes. Policy CNP2 seeks to protect the distinctive character of the village in accordance with the village's village design appraisal.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets				✓✓	Yes. Policies CNP13, CNP14, CNP15 and CNP18 seek to protect Clutton's landmark structures and their settings must be protected from inappropriate development and through the Open Spaces Policy which will protect and enhance Clutton's existing open and green spaces, and preserve our historic heritage and the landscape that surrounds it.
Objective 8: Encourage and protect habitats and biodiversity (taking account of climate change)				✓✓	CNP15 seeks to ensure that any new development has regard to protecting and enhancing local wildlife and biodiversity of the village.
Objective 9: Reduce land, water, air, light, noise pollution				✓✓	Yes. Policy CNP9 will seek to Ensure that planning applications will not have a detrimental impact on the residential amenity of neighbours and traffic environment. Amenity includes issues of noise, traffic congestion, smells and vibration.
Objective 10: Increase resilience to climate change including flood risk			✓		Yes. Policy CNP5 will ensure that all new buildings will be able to benefit from retro fitting of solar energy devices (roof mount or ground mounted solar panels), if they are not fitted in construction which will help to increase the villages resilience to climate change.

**The relationship between the policies of the National Planning Policy Framework, the Bath and North East Somerset District Council Core Strategy and the Clutton Neighbourhood Plan**

<b>Policy No.</b>	<b>Subject Area</b>	<b>Objective</b>	<b>B&amp;NES Core Strategy Policy/Placemaking Plan/Saved Polices of the Local Plan (2007)</b>	<b>National Planning policy Framework (2012)</b>
<b>CNP1</b>	Settlement Separation	To prevent development "creep" into neighbouring settlements	BH16 Village Buffers	
<b>CNP2</b>	Housing development Boundary	To define areas and type of future development		NPPF paras 58, 61
<b>CNP3</b>	Build Character	To ensure distinctive village "look" is retained and enhanced by new development	RA1 Development in the Villages meeting the listed criteria CP10 Housing Mix RA4 Rural Exception Sites CP9 Affordable Housing	NPPF paras 7,37,49 50, 58
<b>CNP4</b>	Future Infrastructure provision	To " future proof" new developments	CP13 Infrastructure Provision	NPPF para 42
<b>CNP5</b>	Sustainability by design	To ensure all developments are as sustainable as possible	SD1 Presumption in favour of Sustainable Development CP3 Renewable Energy	NPPF para 96
<b>CNP6</b>	Safe Roads	To promote safer roads	T14 Introduction of traffic management schemes in residential areas T15 Introduction of traffic management schemes in Rural Areas Introduction of T24 General development control and access policy	NPPF para 35
<b>CNP7</b>	Sewage Disposal	To prevent future problems with sewage disposal	ES5 Foul and surface water drainage ES9 Pollution and nuisance	NPPF para 58
<b>CNP8</b>	Future Siting of businesses	To ensure all new businesses are as sustainably as possible		NPPF para 34
<b>CNP9</b>	Non- residential	To minimise noise and	ES 10 Air quality	

	development within the HDB	other disruption to residents	ES 12 Noise and vibration	
<b>CNP10</b>	Traffic Impacts of non-residential development	To minimise traffic problems from non-residential developments	CP13 Infrastructure Provision ES12 Noise and vibration T24 General development control and access policy	
<b>CNP11</b>	Re-use of farms and farm buildings	To promote farms to diversify	POLICY ET.6 Agricultural development POLICY ET.8 Farm diversification POLICY ET.9 Re-use of rural buildings	NPPF paras 28, 55, 111
<b>CNP12</b>	Loss of agricultural land	To ensure no high quality agricultural land is lost	POLICY ET.7 Use of agricultural land	NPPF paras 17, 112
<b>CNP13</b>	Open spaces	To preserve valued open spaces and amenities	GB2 Visual Amenities of the Green Belt NE1 Landscape Character NE4 Trees and woodland conservation NE12 Natural features: retention, new provision and management BH2 Listed buildings and their settings BH15 Visually important open spaces CF1 Protection of land and buildings used for community purposes CF2 New / replacement community facilities CF3 Contributions from new development to community facilities CF8, Allotments SR1A Protection of playing fields and recreational open space SR4 New sports and recreational facilities within or adjoining settlements	NPPF paras 70,73,74,123,171
<b>CNP14</b>	Local Green space	To designate Local Green spaces	GB2 Visual Amenities of the Green Belt BH2 Listed buildings and their settings BH15 Visually important open spaces	NPPF paras 77, 109
<b>CNP15</b>	Landscape and ecology	To ensure that development respects landscape and ecology	GB2 Visual Amenities of the Green Belt NE1 Landscape Character NE4 Trees and woodland conservation NE12 Trees and woodland conservation	NPPF para 109

			BH2 Listed buildings and their settings BH15 Visually important open spaces	
<b>CNP16</b>	Landmark structures	To save local landmark buildings that form part of the heritage of the area.	RA1 Development in Villages meeting the listed criteria RA3 Community Facilities and shops	NPPF para 126
<b>CNP17</b>	Protection of assets of community value	To Protect assets of community value		NPPF para 70
<b>CNP18</b>	Pedestrian Links	To encourage walking by providing more pedestrian links	SR9 Protection of recreational routes T5 Cycling Strategy: improved facilities T14 Introduction of traffic management schemes in residential areas T15 Introduction of traffic management schemes in Rural Areas	NPPF paras 35,69,75
<b>CNP19</b>	Traffic impacts of residential developments	To ensure new developments don't adversely affect roads and all road users	SR9 Protection of recreational routes T5 Cycling Strategy: improved facilities T14 Introduction of traffic management schemes in residential areas T15 Introduction of traffic management schemes in Rural Areas	NPPF paras 35, 69
<b>CNP20</b>	Car Parking Provision	To ensure better parking provision in new developments	T26 On-site parking and servicing provision	NPPF paras 10,39
<b>CNP21</b>	Street Lighting	To reduce future light pollution		NPPF para 125