
**CLAVERTON PARISH COUNCIL
NEIGHBOURHOOD PLAN**

17 July 2019

By email

For the attention of Janet Cheesley, Chec Planning Ltd

Dear Janet,

**Claverton Parish Neighbourhood Plan
Comments on Regulation 16 Consultation Representations**

Thank you for the opportunity to comment on the representations made during the Regulation 16 consultation. As you have suggested we have consulted George Blanchard before making these comments.

Our comments which relate to Savills letter dated 4th July 2019 are as follows;

Ref Page 4 - "*The proposed LGS designation at the Site does not meet the requirements of paragraph 100 of the NPPF in full*"

- Paragraph 100, part b actually states The LGS designation should only be used where the green space is demonstrably special to a local community and holds a particular local significance, **for example** because of its beauty, historic significance, recreational value (including as a playing field, tranquillity or richness of its wildlife. Savills have omitted beauty and historical significance. The criteria of local significance which must be fulfilled is one or more **not all**.
- The land is not used by the public, but is viewed by the public and specifically forms an integral part of the views from the grounds of the American Museum to the village, with the historical Lebanese Cedars providing the connection between the grounds of the museum and the village and also the historical access routes (now closed) through this land. (Appendix II page 34)
- This land is identified as an important green space within the Claverton Conservation Plan (2007) page 9 and abuts a Registered Park and Garden.
- As per The Landscape Character Assessment (Jan 2018) "*As the majority of the village is enclosed by buildings, vegetation or stone walls, this opening to the surrounding countryside is a striking connection to the settlement's beautiful rural surroundings and as such should remain open and rural*"

CLAVERTON PARISH COUNCIL

Parish Clerk: Mrs Lesley Watkinson, Manor Farm House, Claverton, Bath BA2 7BG
Tel: 01225 447706, Email: clavertonpc@gmail.com

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- Whilst the land may not have official recreational value it is invariably used every year by village children to sledge in when it snows and has, even if not legally, been a field considered with great affection by the village children over the years.
- The distant traffic and railway do not detract from this tranquillity as they cannot be heard from the land.
- As determined by the responses to the Neighbourhood Plan questionnaire and at the Public meeting held on 10 February 2018, maintenance of the landscape, views and green spaces and being environmentally responsible were of high priority to the community.

Ref page 5 "2. The nomination does not accord with the strategic objectives and is preventative of sustainable development coming forward"

- There is no evidence that the LGS nomination conflicts with the strategic objectives or policies contained in the B&NES Core Strategy and Placemaking Plan.
- The parish does not have the infra structure to support development, it has no amenities (shop, school or medical facilities) There are very limited opportunities for employment within the parish. The bus service is also limited. No market or affordable housing has been identified for the Claverton Area.
- The NP makes no mention of/places any restrictions on affordable housing possibilities.

Yours sincerely,

Vi Jensen

Councillor
Claverton Parish Council
Chair of Claverton Neighbourhood Plan Steering Committee

Please reply to:

Cllr Vi Jensen
The Rectory Coach House, Claverton, Bath, BA2 7BG
Tel: 01225 480019
E-mail: jensens2010@btinternet.com