

Litfield Land

Litfield Land	Does Clutton Parish Council agree with comment	Clutton Neighbourhood Plan Steering group Response
<p><u>Policy CNP1:</u></p> <p>SETTLEMENT SEPARATION</p> <p>We acknowledge the importance attached by the local community to maintaining the separation between Clutton and Temple Cloud. However, with reference to Map 2 'Village Buffer Zone' (Draft Clutton Neighbourhood Plan), given the configuration of the village of Clutton and the siting of the farmstead at Church Farm, we say that development to the north of Church Farm at Church Lane and Station Road would not compromise the desired separation with Temple Cloud to the south. Development here would also preserve and avoid any need to review the green belt which serves to restrict any development to the north of the village for the foreseeable future. Any buffer zone should therefore be limited to land to the south of the farmstead at Church Farm.</p>	<p>No</p>	<p>As part of the examination process of B&NES Core Strategy, adopted in 2014, the Green Belt was reviewed and no change to the boundary at this point was found necessary. Should any future review of the Core Strategy or of the Neighbourhood Plan identify need for more housing, the Neighbourhood Plan has identified land west of A37 as being the most sustainable. This would not involve any need to further review the Green Belt.</p> <p>The farmstead, which does not adjoin any other residential development, is not currently included within the B&NES Housing Development Boundary. The guidelines issued by B&NES state that "</p> <p>b) Isolated developments which are physically or visually detached from the village (including farm buildings or agricultural buildings on the edge of the settlement which relate more to the countryside than the settlement) .</p>
<p><u>Policy CNP3</u></p> <p>HOUSING DEVELOPMENT BOUNDARY AND TYPES OF NEW DWELLINGS</p> <p>Limiting any new housing development to the limited opportunities for infill within the existing development boundaries would not assist in sustaining the existing level of services necessary to support the vision of a thriving community which we understand underpins the purpose of preparing the Neighbourhood Plan. It would also, in our view, be contrary to the vision and objectives and Policy RA1 of The Core Strategy.</p>	<p>No</p>	<p>The Draft Clutton Neighbourhood Development Plan must be in general conformity with this policy in the adopted B&NES Core Strategy. Clutton Parish Council and its advisors consider that the approach in the Neighbourhood Plan is in line with RA1. Policy RA1 is a strategic policy and has been tested against the 2004 regulations during the B&NES Core Strategy hearings in March 2013. It is not the role of a Neighbourhood Plan to test alternatives to a strategic policy</p>

<p>We note the acceptance that should the need for more housing be established as a result of a review of the Core Strategy by B&NES or a new HNS, housing development would be supported, but we do not see that extending the village to the west of the of the A37 would serve to promote the use of public transport or achieve a cohesive community with the significant barrier that the A37 presents. The support given to the location of new business close to the A37 (Ref Policy CNP8), makes more sense to us.</p> <p>We note the findings of the Clutton Parish Council Housing Need Survey (January 2013) which was responded to by 29% of households in the parish. This should not, however, be confused with an objective assessment of need for market and affordable housing as referred to in the NPPF (paragraph 47).</p> <p>Targeted small scale development for housing in reasonably accessible village communities is clearly appropriate if related to local need (market, affordable and specialist elderly accommodation). Clutton is just one such village. The 2011 census records it as having a population of 2,537 and 962 households. It also benefits from a bus service.</p> <p>Even on a net-nil migration scenario (i.e. balance between in-migration and out-migration), Clutton will need more housing development over the period to 2029 in order to sustain current population levels and, crucially, the proportion of those living within the community being within an age range that would be economically active.</p> <p>On any analysis, however, new residential development is clearly needed in order to sustain the current range and choice of services currently enjoyed and the thriving village community envisaged in the draft Neighbourhood Plan.</p> <p>Moreover, in seeking to meet newly arising housing need (affordable and market), it would be more sustainable to accommodate that which is, and will continue to arise in and</p>		<p>The level of car ownership in Clutton is nearly twice the national and the level of commuters using private transport is equally high. It thus makes sense to site new housing as close as possible to sustainable public transport routes.</p> <p>The independently conducted Housing Needs Survey conducted in Dec 2013/Jan 2014 (not January 2013) set a baseline. When the B&NES Core strategy is reviewed it will include proper strategic and objective assessments as referred to in NPPF para 47. It also no doubt take into consideration NPPF Para 50 when local authorities should identify size, type, tenure & range of housing in <u>particular locations, reflecting the local demand</u>".</p>
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<p>around the village, where it arises i.e. in and around the village and not to the west of A37 or elsewhere in the District.</p>		
<p>Paragraph 5.09 of the adopted Core Strategy recognises that: <i>“In the central part of the District, the extensive plateau from Hinton Blewett to Newton St Loe includes the key villages of Clutton, Temple Cloud, High Littleton, Timsbury and Farmborough. The form of the villages in this area tends to be either centred around a village core (such as Clutton) or in linear form (such as Temple Cloud). Edge of settlement development during the post war period lacked the well-integrated characteristic of the original villages and has had a significant impact on views.”</i> Development on land to the north of the farmstead at Church Farm would integrate well with the core of the village.</p>	No	<p>This is not historically correct. Clutton developed on linear lines, along a right angle of the Upper Bristol Road and down Cooks Hill. It was only since the widening of the A37 in the 1960’s that developments have grown off these main arteries. Despite these edge of settlement developments, like Maypole Close, Burchill Close, Carlton Close and Kings Oak Meadow, all built since the 1960’s, the “core” of the village has not developed further.</p>
<p>Policy RA1 of the adopted Core Strategy is clear that in respect of villages such as Clutton <i>“development sites will also be identified in the Placemaking Plan and the housing development boundary will be reviewed accordingly to enable delivery during the Plan period of the 1,120 dwellings identified on the Key Diagram. Residential development on sites outside the Green Belt adjoining the housing development boundary at these villages will be acceptable if identified in an adopted Neighbourhood Plan.”</i></p> <p>Paragraph 1.345 of the draft BATHNES Placemaking Plan is clear that villages such as Clutton will each accommodate</p>	No	<p>The adopted B&NES Core Strategy’s Plan period is 2011-2029 not 2014-2029 as stated.</p> <p>Alongside small scale infilling within current housing development boundaries the Core Strategy identifies that villages will need to identify large sites (of 10+ units) to accommodate around 50 units (most in RA1). The B&NES SHLAA Findings Report (December 2014) states: Para: 2.138:</p>

<p>approximately 50 dwellings over the Core Strategy period of 2014 to 2029 in addition to development already committed and small scale windfall sites (including in-fill development) within the existing settlement boundary.</p> <p>Land to the north of the farmstead at Church Farm is available, accessible, unconstrained, developable, and deliverable and is situated in a sustainable location.</p>		<p>Clutton has also received its 'quota' of dwellings on large sites</p> <ul style="list-style-type: none"> <input type="checkbox"/> In July 2013, Curo was granted planning permission for 36 dwellings at appeal at Maynard Terrance (12/01882/OUT). An application for reserved matters has been received (14/05692/RES) <input type="checkbox"/> 15 dwellings have also been permitted (subject to S106) at 'The Wharf' (12/00293/FUL). <input type="checkbox"/> Both sites are considered to be deliverable.
<p><u>Policy CNP14</u></p> <p>LOCAL GREEN SPACE</p> <p>We object to the designation of site 3 Gastons as Local Green Space (Ref Map 7).</p> <p>The National Planning Policy Framework (NPPF) Paragraph 76 confirms that:</p> <p><i>“Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.”</i></p> <p>Paragraph 77, however, is equally clear that:</p> <p><i>“The Local Green Space designation will not be</i></p>	<p>No</p>	<p>In application 11/ 04955/FUL Charles Potterton (B&NES Landscape architect) mentions the importance of this field as the setting for the listed buildings of St Augustine’s and Church Farm farmhouse. He also said mentions “the value of this green space and has not properly assessed the impact that its loss would have on the character of the village.”</p> <p>The importance to current villagers was demonstrated in replies to village survey as this area was mentioned specifically by many villagers as an important.</p> <p>From the plan 5.3.2.2 <i>“[I] Would not like any change to the fields and avenue of trees that goes to the Church.”</i> and <i>“I think the avenue of trees and fields, church, village green, playing field and leisure area need to be protected as iconic places of Clutton”.</i></p> <p>Historically this area has been used since the Iron Age and the very name of the field derives from the Norman word for stranger/guest, indicating that this area was set aside as an area that for the use of strangers/guests to the area to graze their horses. An area such as this, together with the medieval dovecot in the field, would have been of significant importance to the community.</p> <p>Rural Landscapes of Bath North East Somerset LCA</p>

appropriate for most green areas or open space. The designation should only be used:

where the green space is in reasonably close proximity to the community it serves;

where the green area 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; and

where the green area concerned is local in character and is not an extensive tract of land.”

We would accept that, by definition, the field in question which lies adjacent to the current settlement boundary at Station Road, would fall within the scope of being “*in reasonable proximity to the community*”. We do not, however, agree that either of the second two requirements is fulfilled.

We do not agree that a convincing case has or can be made such that all of this agricultural land holds genuine local significance in terms of its *beauty, historic significance, recreational value* (there is no authorised public access outside the public footpaths), *tranquillity or richness of its wildlife* (Ref: NPPF paragraph 77).

This is, moreover, unequivocally, part of an extensive tract of land and clearly not the type of “local green space” that the NPPF had in mind.

Supplementary Planning Document (2003) specifically mentions “Undulating open valley and plateau landscape” and areas of open farmland and parkland as being typical characteristics of the local landscape.