



**CLAVERTON NEIGHBOURHOOD PLAN**  
**2018-2036**  
**DRAFT**



# ACKNOWLEDGEMENTS



The Parish Council would like to thank the members of the Neighbourhood Steering Committee and many other individuals who have contributed towards the development of this Neighbourhood Plan. We also wish to thank the residents of Claverton Parish and other organisations with close connections or interests linked to the Parish who have provided advice and encouragement during this long process.

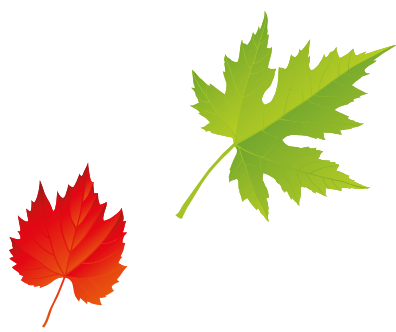
*Photographs are by kind permission of Karen Batho and aerial photographs are by kind permission of the American Museum & Gardens.*



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# WELCOME TO THE NEIGHBOURHOOD PLAN

**T**he Claverton Neighbourhood Plan has been developed to establish a vision for the parish and to help deliver the local community's aspirations over a plan period of 18 years (2018-2036).

The concept of Neighbourhood Plans was introduced in 2011 with the enactment of the Localism Act. This enables local communities through their Parish Councils to have a say and become involved with planning decisions which affect them.

Bath & North East Somerset (B&NES) gave approval in October 2017 for Claverton Parish to be designated as a Neighbourhood Plan Area, allowing the Parish Council to produce a Neighbourhood Plan.

Provided that all the required processes have been adhered to, including its approval by the residents affected through a referendum, all future planning applications will have to take account of the policies contained within this Neighbourhood Plan.

In developing this Neighbourhood Plan, we recognise that Claverton occupies a special place in the magnificent Limpley Stoke valley where development is already constrained by policies of the National Planning Policy Framework, B&NES as well as those relating to the Green Belt, the Cotswolds Area of Outstanding Natural Beauty and Listed Buildings (see Appendix IV). This document represents the residents' vision for the evolution of the Parish and can be summarised in the following statement.

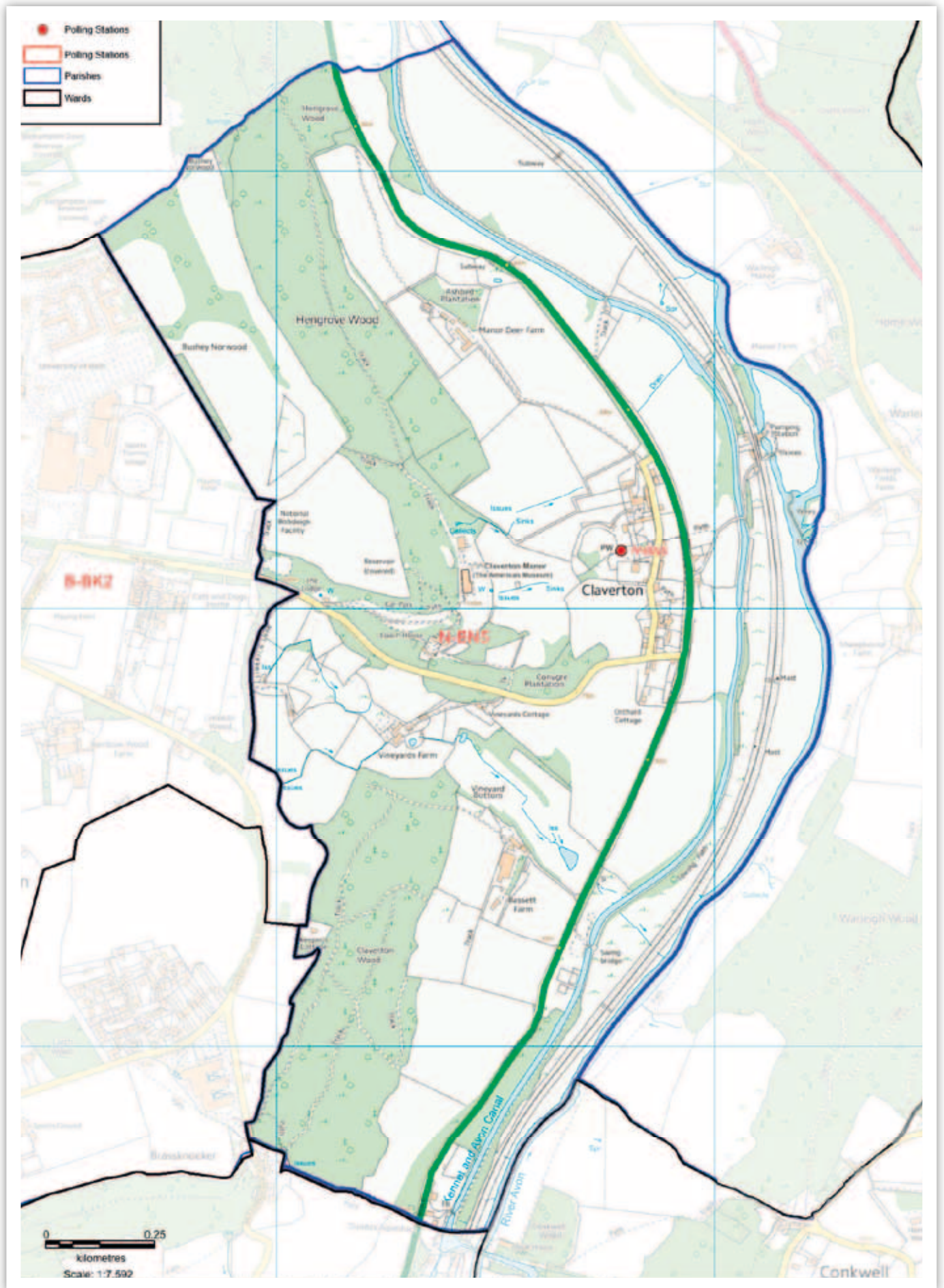


***The essential character of this rural valley parish of Claverton is safeguarded whilst welcoming change which improves its sustainability and enhances its assets for the benefit of the Parish***



# MAP OF CLAVERTON DESIGNATED AREA

(The map displays the Neighbourhood and Parish boundary of Claverton)



# THE PRIME PURPOSE OF THE NEIGHBOURHOOD PLAN



*Aerial photo of American Museum & Garden (looking north)*

The Plan must have regard to the National Planning Policy Framework (NPPF) which sets out the Government's planning policies for the whole country. It aims to achieve sustainable development through three dimensions of the planning system: economic, social and environmental. The Plan must meet the following conditions;

- Be in general conformity with the strategic policies within the Bath and North East Somerset (B&NES) Local Plan (comprising of two development plan documents being The Core Strategy and Placemaking Plan). The Neighbourhood Plan is also written with reference to the West of England's Joint Spatial Plan, which will set out a prospectus for sustainable growth that will help the wider area meet its housing and transport needs for the next 20 years.
- Contribute to achieving sustainable development
- Be compatible with European Law and Human Rights obligations.

The Plan must comply with the key stages of the process including consultation with the community.

The Plan must also pass an external examination prior to going to a public referendum and if successful being adopted as an approved Neighbourhood Plan.

Based on consultations with the community, the key objectives for supporting the overarching vision are as follows;

- Preserve and protect the rural valley and historical character of the Parish
- Maintain the integrity of the buildings to preserve the parish's historical setting and heritage
- Safeguard and enhance the biodiversity and natural habitat within the Parish and encourage measures to reduce its carbon footprint and increase resilience to climate change
- Support and enhance existing amenities and services within the Parish for the benefit of the community and other stakeholders while preserving its essential local character



## PLANNING CONTEXT



# COMMUNITY INVOLVEMENT



*Open Event*

Following Claverton Parish's designation, the Parish Council set up a Neighbourhood Plan Steering Committee with agreed terms of reference (See Appendix VII) to oversee the Neighbourhood Plan process.

The community was canvassed for volunteers to join the Steering Committee, and organisations within the Parish were also invited to participate. The Committee consisted of two Parish councillors (one acted as the Chair), four representatives from Claverton Village, one representative from the boating community on the Kennet & Avon Canal, the Rector of St Mary's Church Claverton, the Deputy Director of the American Museum & Gardens, and the Chairman of Claverton Pumping Station Adoption Group. Their first meeting was held in November 2017.

A questionnaire was circulated to all Parish residents, members of the boating community living in the Parish, owners of property and businesses who do not reside in the Parish, those who either work or volunteer within the Parish, non-resident members of St Mary's Church congregation, and other neighbouring stakeholders. 115 questionnaires were distributed, 62 were completed and returned, representing some 220 people.

In February 2018 an Open Meeting was held at the American Museum with 63 stakeholders attending. This provided a forum to share the results of the questionnaire, gave the community an opportunity to express their aspirations and concerns, and ask questions of the Parish Council and the Steering Committee. It also provided a further opportunity for the participants to vote on the issues to be covered in the plan.

The results of the questionnaire and of the Open Meeting have formed the basis of the policies and aspirations included in this Plan.

The draft Plan was approved by the Parish Council in September 2018 and circulated to the Community in October 2018.

A meeting was held at St Mary's Church on 13th November 2018 enabling the community to ask further questions and seek clarification on the draft policies. Other drop-in sessions were also held. Following the responses of the community, minor changes were incorporated to the final draft plan before being submitted to B&NES and subsequent external Examination.



# CHARACTERISTICS OF CLAVERTON PARISH



## Background

The Parish of Claverton lies approximately 2 miles east of the city of Bath on the western slopes of the Avon valley. It falls entirely within the Cotswold Area of Outstanding Natural Beauty (CAONB), is adjacent to Bath World Heritage Site and within its designated setting.

The valley has been used as a natural thoroughfare since ancient times and remains of a settlement dating back to Roman times have been found in the Parish.



The name Claverton is Saxon in origin and is mentioned in the Domesday Book in 1086 as 'Clafertone' possibly from the Saxon word for clover, signifying the many meadows associated with the village, or from another old English word for water lilies. Saxon remains have been found at various sites in the village.

The original settlement belonged to the religious manor of Claverton, which, following the Norman Conquest, was given by William II to Hugolinus, a commissioner involved in the compilation of the Domesday Book.

It is recorded in the Domesday Book (1086) as being a small settlement of 15 households consisting of 4 villagers, 7 smallholders, 4 slaves with 6 ploughlands, 1 cob, 4 cattle, 29 pigs, 120 sheep and 20 goats.

It is thought that a manor house or religious court for use by the Bishops of Bath and Wells was in existence from the 13th Century. The Parish was later recorded as being in the diocese of the Bishop of Wells.

The Claverton estate was sold to Sir William Bassett in 1608; the sale included the house, church and a "productive vineyard". The manor house was started around 1588 and completed around 1625. The vineyard was described by John Aubrey as "*Sir William Bassett, of Claverdun, hath made the best vineyard that I have heard of in England. He says that the Navarre grape is the best for our climate, and that the eastern sunn does most comfort the vine, by putting off the cold.*" The vineyard flourished well into the 18th Century but by 1838 it had become pastureland and a dairy farm.

In 1758, Ralph Allen purchased Claverton Manor, including the race course on the Down. At the age of 19 he was Post Master of Bath, famous for improving the national postal system by introducing cross-posts. In addition, he was a celebrated architect and purveyor of Bath stone used in building much of Georgian Bath. He lived at Prior Park, was a philanthropist and a generous patron of the village of Claverton.





## CHARACTERISTICS OF CLAVERTON PARISH *Continued*

The Jacobean manor, of which only the walls and stone balustrades remain, was demolished in 1823 and a new, probably the third, Manor House, now The American Museum, was built in the 1820s. The original manor was located above the present village and formed the core for many of the existing buildings which were part of the early manor farming development in the valley. The village has a number of historical high stone boundary walls, walled gardens and decorative stone pillars or gate piers, which give connection to the former manor farm, providing a strong sense of enclosure and which contribute to its special historical character.

In 1810 the Kennet and Avon Canal between Newbury and Bath was constructed, and this was followed in 1813 by the opening of the Claverton Pumping Station. The canal was designed for the transport of goods including coal and stone but following the opening of the Great Western Railway line between London and Bristol in 1841, its use for transporting goods declined. The river, the canal and the railway all contribute to the parish environment. The Black Dog turnpike road was cut through the valley in 1834, passing the village and linking Bath and Warminster via the Limpley Stoke viaduct. This later became the A36 which now bisects the Parish. The course of the A36 was considerably remodelled in the 1970s requiring the demolition of some original cottages and the resetting of some property boundaries along its route.

The majority of the Parish land area is dedicated to agriculture, mainly grassland for livestock production but there is also a significant area of ancient woodland. Thus, the essential characteristic of the landscape is traditional open fields of grasslands and woodlands within the Limpley Stoke valley, containing a few distinct settlements. The village itself accounts for less than 7% of the land area of the Parish (see Fig 1 over the page)



*Outstanding rural setting overlooking the Limpley Stoke Valley*

# DESCRIPTION AND SIZE OF DISTINCT LANDSCAPE AREAS WITHIN CLAVERTON PARISH - FIG 1



Landscape area	Main characteristics of distinct landscape areas	Area in hectares (% of total)
Bushy Norwood	The area contains National Trust land and two irregular shaped grass fields. Originally woodland with a few scattered mature trees remaining. Evidence of Iron Age fort and Roman earthworks. No modern settlements.	24.7 (9.1%)
Side valley	A small side valley perpendicular to the main Avon valley consisting of small grass fields, a watercourse and few boundary trees. The site of a former vineyard and a newly planted orchard as well as two dwellings.	30.8 (11.4%)
Transport corridor	Dominated by transport routes. Some small cultivated plots of land at Watership Farm. This corridor also includes two houses, canal moorings near Dundas and Watership Farm and the Pumping Station.	30.3 (11.2%)
Lower valley slope farmland	An open rural landscape that consists mainly of pastures except for copses on some steeper slopes. There are 4 dwellings by the junction of A36 & Ferry Lane	24.5 (9.0%)
Valley floor farmland	Consists mainly of pastures with trees in the hedges around the boundary and planted shelterbelts. No dwellings or buildings.	20.9 (7.7%)
Valley floor	Consists of small irregular fields and islands that are used as pastures. There are no buildings within the area, but it does contain Warleigh Weir; a very popular destination for informal swimming.	10.8 (4.0%)
Valley slope farmland (a)	This valley area located at the north end of the Parish contains a “farm complex” consisting of dwellings and buildings for farming and other business activities. The agricultural land is used mainly for pastures and includes ancient woodland - Hengrove Wood.	50.4 (18.6%)
Valley slope farmland (b)	This area is located at the south end of the parish and contains a “farm complex”. The agricultural land is used mainly for pastures and includes Claverton Wood.	48.0 (17.8%)
Claverton Manor	The prime location on the western side of the parish, the Manor is built on the upper slopes of a promontory. Woodlands dominate the upper area, there are historic gardens around the manor and small irregular pastures on the lower slopes.	24.0 (9.9%)
The Village	This area contains 31 dwellings; most have full-time occupants - but there are a few short-term rents and second-homes.	6.6 (2.4%)
<b>Total Parish area</b>		<b>271.0</b>

Source:- Claverton - Landscape Character Assessment 2018

# THE VILLAGE

The village was originally sited on a spring line and provided housing principally for the workers on the former farm estate of Claverton Manor. It is located above the flood plain of the river Avon but within the shelter of the surrounding hills. The village lies within a Conservation Area. There are 35 listed structures of which 23 are within the village (Appendix IV). There are 31 dwellings west and 6 houses to the east of the A36, which are accessed along Ferry Lane. Outside the curtilage of the village, there are a further six dwellings located within the Parish.



*Tower House*



*The Pillars*

For about 200 years prior to the 1980s, Claverton was an agricultural village with two farms; Bassett and Manor Farms, which provided employment for most of the residents. Since the 1980s, many of the old houses in the village have been modernised and most of the original farm buildings have been converted into housing. Since the development of the original farm buildings, new farmhouses and houses have been built at either end of the village. These new developments are currently also used by a collection of small, mainly artisan, businesses, and provide employment for people, who live mostly outside the Parish.



*Cows moving through the village*

# THE CHURCH

## ST MARY THE VIRGIN

St Mary the Virgin is the epitome of an English Parish Church. Parts of the church date from the 13th century, while considerable renovations took place in 1858. It has a Norman tower containing a peal of six bells including three dated 1637. A Mass or Scratch dial is preserved to the right of the porch entrance and the church houses a restored monument to the former Lord of the Manor, Sir William Bassett dated 1613. Records suggest that its first rector was Adam de Nutstede in 1250.



*Bassett Memorial*

The churchyard contains six Grade II listed historic memorials (See Appendix IV) in addition to the south wall, bordering the kitchen garden of the former Claverton Manor, which is also listed. The most distinctive of these memorials is the pyramidal Mausoleum (renovated in 1965 and 2012) erected for Ralph Allen in 1764, who wanted to be buried in a tranquil location away from Prior Park.

St Mary's is now in a United Benefice with St Nicholas Bathampton and has a small but lively church community from the Parish (the village and Claverton Down and beyond), with the mission statement to *"be a church focused on Jesus so that we love one another, serve the parish and touch the world"*.



*Drain Hopper*



*Mass Dial*



*Church & Ralph Allen Mausoleum*



# AMERICAN MUSEUM & GARDENS (CLAVERTON MANOR)

Located in an area of outstanding natural beauty, the hilltop site of the Museum's home, Claverton Manor, takes full advantage of the spectacular views over the Limpley Stoke valley and River Avon. The grounds cover 125 acres of which 35 are open to visitors. It is within the Claverton Conservation Area, has a historic listed garden, as well as ancient meadows and woodland.

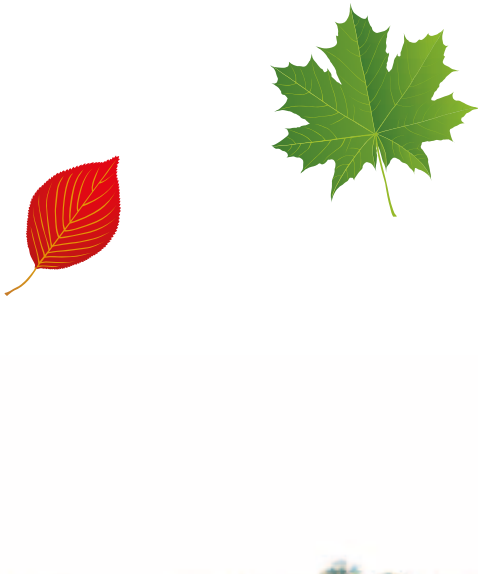
Claverton Manor is an 1820s Grade I listed building (Appendix IV). Remnants of the old Italianate style manorial pleasure gardens and parkland dating from 1820s, can be seen within the grounds including Grade II (Appendix IV) listed grotto, the balustrade and curtain walling.

Claverton Manor and surrounding land was purchased in 1958 and opened to the public in 1961 as the American Museum in Britain. Today it is a major tourist attraction in the Parish and remains the only museum outside the United States of America to showcase the decorative arts of America. Panelling and floors from demolished buildings in the USA were reconstructed within the Manor to demonstrate the different stages of American history and culture.

With the development of the gardens the site has been renamed as the American Museum & Gardens.



*Aerial photo of American Museum (looking south)*



*View of Village towards the American Museum from across the Limpley Stoke Valley.*

# THE KENNET AND AVON CANAL

The initial construction of the Kennet and Avon canal began in 1793 but it did not become of importance to Claverton until 1813, when the pumping station was erected.

The pumping station was required to supply additional water to the canal and Claverton, where the river is close to the canal, though on a different level, was selected as a suitable spot.

Along the canal within the parish there are three listed bridges (Appendix IV).

After its decline in importance parts of the canal fell into disrepair. In the 1960s and 1970s enthusiasts began work on restoring the entire canal to service. The Queen officially reopened it in August 1990. Now it is seen as place of leisure for walking, boating, cycling, fishing, enjoying industrial history, wildlife and the exceptional landscape.



*Watership Farm Bridge*



*Ferry Lane Bridge*



*Horse Bridge*

The canal is managed by the Canal & River Trust (CRT). It provides the location for long term non-residential mooring sites; currently about half are occupied on a full-time basis. The remaining boats on the permanent mooring sites are used/visited sporadically, although there are a number of moorings located on the offside on the private land of Watership Farm.

The canal is also used for 14 day and visitor moorings by a large number of residential and pleasure craft.

In addition, the towpath is used regularly by walkers, cyclists (both for pleasure and commuting) and fishermen. The offside bank is left mostly undisturbed as it is fairly inaccessible and as a result, has an abundance of wildlife and plants.

Many of the canal boat community try to be self-contained within the local environment often growing food on plots at Watership Farm.



*Canal with Boats*



# CLAVERTON PUMPING STATION

The Pumping Station is a Grade II listed building (Appendix IV) situated on the site of an ancient grist mill of Saxon times. The ancient mill leat was deepened and slightly re-aligned.

It is a rare surviving example of the technology of the late Georgian/Regency period. It comprises a water-powered beam pump designed and built by John Rennie in 1812. The nearby Warleigh Weir diverted water from the River Avon to provide hydraulic energy to turn the large water wheel that drives the pump to lift water up 48ft into the Kennet and Avon Canal above. Burning no fuel and making no waste it is the ultimate in environmentally friendly technology.

The pump ceased working in 1952 but in the 1970s it was restored by a group of volunteers who now maintain and operate it under the auspices of the Canal & River Trust. The pump can be seen working and is open to the public and for educational visits. The day to day lifting of water from the leat pond to the canal is now done by an electric pump.



*Pumping Station*



The weir was raised in 1809 in order to provide a larger head of water to Claverton pumping station.

The expanse of water behind the weir became a favourite area for informal open-air bathing. In addition, the “island” created by the water diverted by the weir became a popular area for picnics. With the advent of the more affordable motor car in 1940s/50s families came from far and wide to enjoy this beautiful area.

Today the stretch of river around the weir has been reported in the media as being a good location for “wild swimming” and has become a major attraction in warm weather for people wishing to swim or sun bathe.

For nearly 300 years a ferry operated across the river until it ceased in the 1970s. This took workers, schoolchildren and other travellers to and from Claverton. Some of the steps on either side of the river leading down to where the ferry used to operate can still be seen today.

# THE WARLEIGH ISLAND/WEIR/ FERRY



*Warleigh Weir*

*Ferry Steps*



# SIGNIFICANT VIEWS & VISTAS



From within the Parish there are many superb panoramic views of the beautiful rural countryside and the Limpley Stoke Valley. Equally there are important views from across the Limpley Stoke Valley towards the Parish.

*(n.b. all photos have been taken from publicity accessible places)*

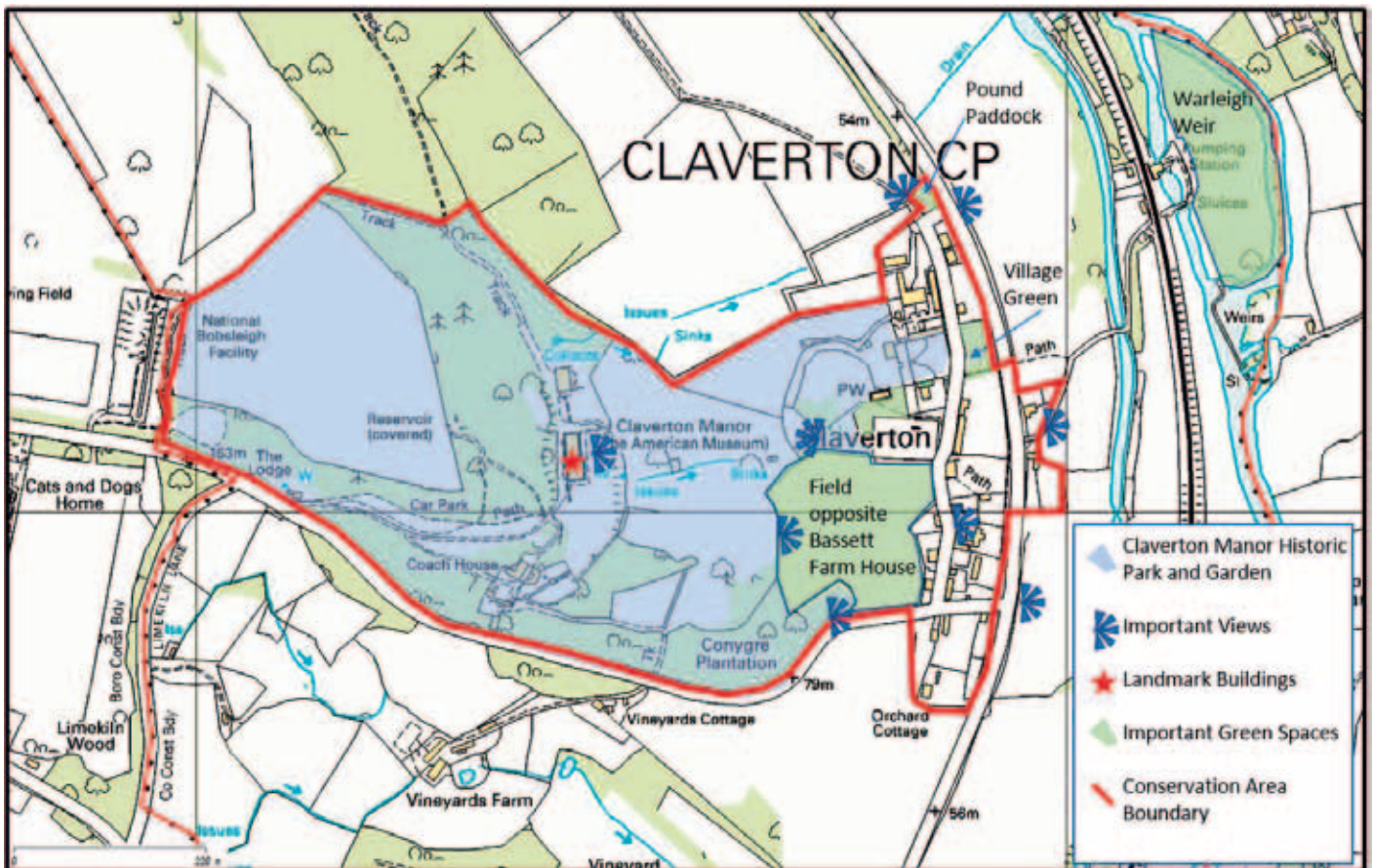


View from across the valley



View from Village Green

Map of important views identified in the Claverton conservation appraisal (Fig 2)







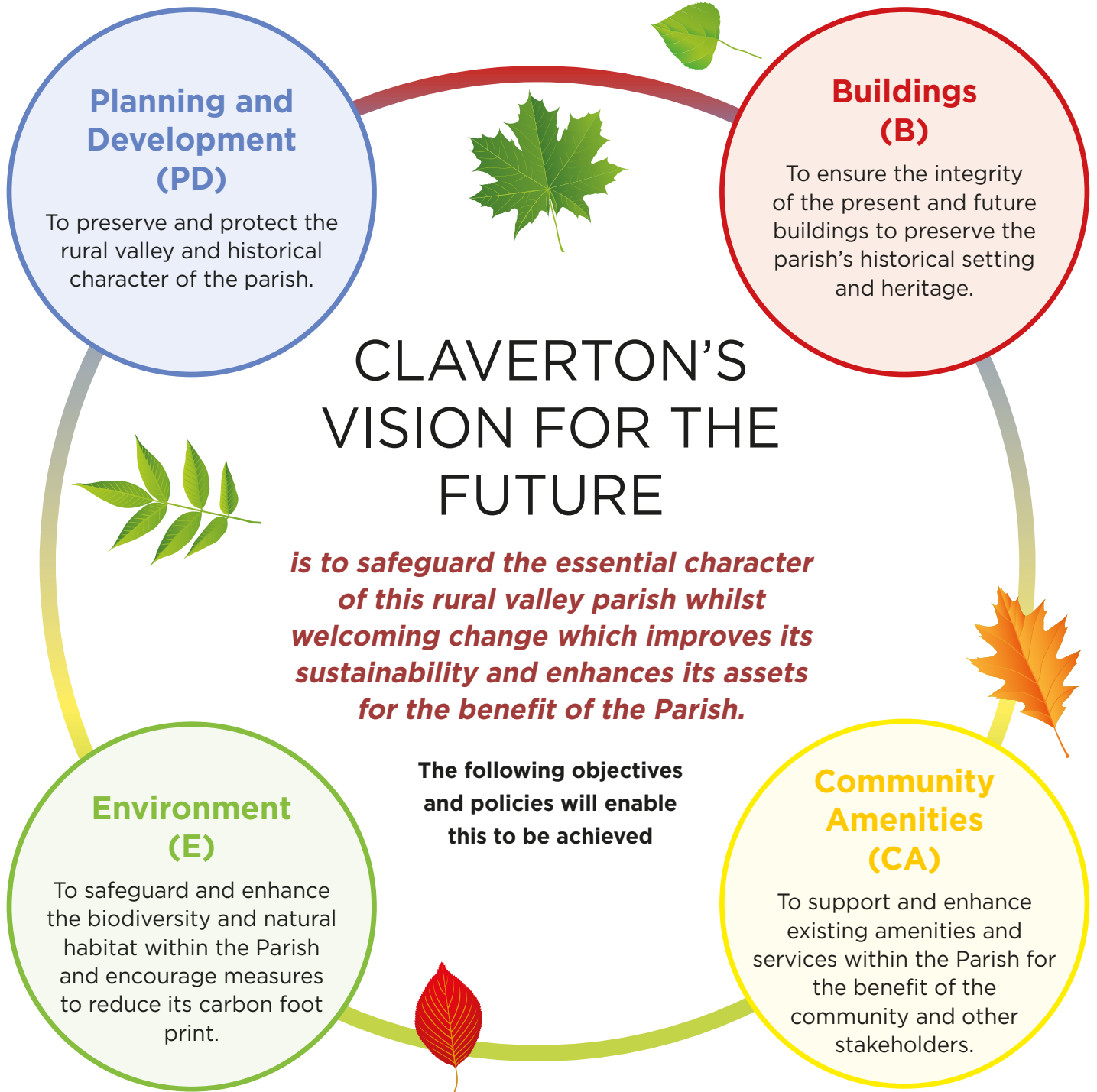
*View from Claverton Hill*



*View across Limpley Stoke valley from field opposite Bassett Farm House*

*View from American Museum View Point*





Policies and Constraints (see Appendix I)

Claverton Parish is already constrained by a number of policies including those of the National Planning Framework, Bath & North East Somerset Core Strategy and Placemaking Plan, Cotswold AONB, Green Belt, Natural England, Historic England and Claverton Conservation Area Character Appraisal 2007. In addition to these policies, Claverton Neighbourhood Plan aims to encompass the policies of the National Trust, the Campaign for Rural England, the Canal & River Trust and UNESCO World Heritage Sites

where they are relevant to Claverton Parish to achieve its Vision for the future and general wellbeing of the community.

The following policies have been distilled from the aspirations and objectives expressed by the community through a survey, an open meeting and consultations as part of the evidence gathering for the Plan.

Aspirations raised by the community which cannot be addressed directly through the Neighbourhood Planning process can be found on page 24.

# PLANNING AND DEVELOPMENT (PD)

To preserve and protect the rural valley and historical character of the Parish.

## Rationale /Objective

- PD1** As recognised in the Landscape Character Assessment 2018, the essential rural nature of the valley parish is green pastures and woodland with a village consisting largely of traditional 18th/19th century houses and converted farm buildings. The green infrastructure within the village adds considerably to its wellbeing. The community has indicated its wish for this rural environment to be maintained and enhanced.
- PD2** The Landscape Character Assessment 2018 highlights the importance of the special views characteristic of the setting of the Parish as shown in Fig 1. These should be safeguarded.
- PD3** Conservation and use of existing and derelict buildings for housing would be supported on a small scale as appropriate to the size of the village.

*Cows by canal*



- PD4** The survey highlights concern that housing development within the Parish could pose health and safety risks by adding significantly to noise and light pollution and traffic levels which could detract from the tranquillity and ambience of the Parish.
- PD5** The village recognises that the current range of agricultural activities contributes to the essential rural nature of the Parish. It recognises that agricultural activities within the Parish will evolve in response to the change in the economics of the industry and the Plan would support change which did not alter the pastoral nature of the valley.

## Policy

- PD1a** Development proposals must demonstrate how they protect and enhance existing green infrastructure whilst not adversely impacting the current agricultural pastures and woodlands.
- PD1b** Given the heavy traffic on the main roads (A36 and Claverton Hill) planning applications for developments that generate significant levels of movement should be accompanied by a transport assessment or transport statement in accordance with National Planning Policy Framework and Planning Practice Guidance.
- PD2a** Development proposals should promote the retention of the landscape setting of the Parish and its surrounding countryside as an essential part of Claverton's character and important views.  
Nine key viewpoints were identified in the Claverton Conservation Area Appraisal.. (See Fig2 page 16)
- PD3a** Proposals for the development of existing buildings for housing are supported.
- PD3b** Proposals relating to buildings of architectural or historic distinction including non-designated heritage assets should seek to preserve or enhance their character and setting.  
Restoration of original features and/or improvements to previous unsympathetic alterations will be supported.
- PD4a** Development should not in isolation or cumulatively cause negative impact to the tranquillity and ambience of the Parish.
- PD5a** Development proposals for farming businesses, arboricultural enterprise, small holdings, fruit growing, artisan workshops, will be supported provided they can be shown to be sustainable and benefit the local economy and the wellbeing of the community. They must be sensitive to the local setting without having a detrimental impact on the surrounding landscape, the openness of the Green Belt or historic buildings.

Further references see Appendix I

# BUILDINGS (B)

To maintain the integrity of the buildings to preserve the Parish's historical setting and heritage.

## Rationale /Objective

**B1** There is a strong desire to preserve the heritage assets (Appendix IV & V) of the parish and to maintain the existing feel and visual character of the village.

In such a small settlement, every building makes a significant contribution to the overall ambience.

Infill development would be restricted to within the Housing Development Boundary (Appendix 1 Maps iii) and should be in line with the overall character of the area.

**B2** The survey revealed a desire to maintain the present roof-line and views to surrounding open spaces. In addition, the setting and views to and from historical assets should be maintained.

## Policy

**B1a** Development within or affecting the setting of the Conservation Area will only be supported where the proposal preserves or enhances those elements which contribute to its special character, including the historical assets identified in Appendix IV.

**B1b** Any new development must ensure there will be no detrimental impact of traffic which adversely affects the village environment.

**B2a** In line with the Claverton Landscape Assessment and the Claverton Conservation Area Appraisal, development proposals which do not sit well, and which dominate the landscape or historical assets, including the form and shape of the rooflines, will not be supported.



*School Place*



*Walls - Eastern aspect of walled gardens*



*Listed walls and gates of Manor Farm House*



*Manor Farm House and the Dovecote*

**Further references see Appendices I , IV & V**

# ENVIRONMENT (E)

To safeguard and enhance the biodiversity and natural habitat within the Parish and encourage measures to reduce its carbon footprint and increase resilience to climate change

## Rationale /Objective

- E1** As indicated by the surveys the community is aware of the natural environment and recognises its fragility and the importance of safeguarding it for the parish and wider community for present and future generations.
- E2** There is widespread appreciation of the many beautiful valley views along and across the valley setting. Loss of open countryside would be detrimental to the, local and wider community and wildlife, to visitors' enjoyment of the CAONB and of the Green Corridor within the setting of the World Heritage City of Bath.
- E3** In order to improve resilience to climate change, there is support for reducing carbon emissions through the choice of building materials, energy consumption per property and appropriate renewable energy generation.
- Environmentally responsible technology is encouraged, as long as the visual aspects of this are in line with the heritage character.
- E4** It is widely recognised that noise and light pollution are a growing problem and there is strong support to reduce harm to the environment and health by seeking to minimise all kinds of pollution as well as protecting the tranquil setting from increased light and noise. The village has already opted to be free of street lighting and wishes to continue to minimise light, noise and air pollution.
- The Parish is located between two of the sites designated as part of the Bath and Bradford on Avon Special Area of Conservation for rare bats and is important in the network for supporting bat commuting and foraging.
- There is awareness of, and support for, the importance of the protection of Dark Corridors for light sensitive species including along the river and canal corridor.

## Policy

- E1a** Any development proposal should demonstrate how it will: ensure the preservation and protection of hedgerows; support planting of native species of hedging on site boundaries; preserve and protect existing and important flora and fauna (i.e. hedgerows, trees, wildlife sites). It must not result in any damage to designated wildlife sites.
- E2a** Development should not increase any form of pollution which would have a detrimental impact on the valley's flora and fauna.
- E3a** Support will be given to developments which;
- incorporate sustainable and natural building materials
  - seek to maximise energy efficiency
  - provide renewable energy generation
- These should be on a scale which is sympathetic to and do not detract from the visual character of the Parish.
- E4a** Any development should take account of all the lighting associated with it to include spillage beyond the site boundary into neighbouring properties, the wider countryside and night sky. Lighting should be designed to protect light sensitive species and dark skies.
- E4b** Development which would increase noise pollution is unacceptable as it would be detrimental to tranquillity, biodiversity, community health and wellbeing.
- E4c** Any development along the River Avon and the Kennet & Avon Canal within the Parish should take into consideration B&NES Water Space Design Guidance (June 2018) relating to bat protection and lighting.



Bluebells

Further references see Appendices II, III VI & VII

# COMMUNITY AMENITIES (CA)

To support and enhance existing amenities and services within the Parish for the benefit of the community and other stakeholders while preserving its essential local character

## Rationale /Objective

- CA1** Surveys indicated that the local leisure facilities within and adjacent to the parish were used by many residents and their upkeep was important to the community. These include, but are not restricted to, the canal for boating, the river, walking or cycling routes, National Trust property and the surrounding rural spaces.
- CA2** Surveys suggest there is widespread local support to protect the Parish's heritage and recognition of the potential benefits to the community of having amenities such as the Church, American Museum & Gardens, Pumping Station, Canal, River and National Trust land in the Parish. The community wishes to retain these amenities for future generations and encourage their use for social and educational purposes.
- CA3** Greater use of the church building as a community focal point has been widely supported.

## Policy

- CA1a** Proposals to enhance, footpaths, towpaths, cycling routes and bridleways that maintain their original character for public enjoyment of these facilities would be supported.
- CA2a** Proposals for recreational and educational facilities will be supported providing that the siting, design and scale of the development conserves or enhances the quality of the Parish's historic setting, the ecology and surrounding use of the land.
- CA2b** Proposals that ensure the retention, improve the quality and/or extend the existing range of community facilities, such as the American Museum, Pumping Station, and Church will be supported provided that the facility and the scale are appropriate to the needs of the community.
- CA3a** Any development of the church building should maintain its heritage character while enhancing its potential as a community heritage asset.



*Cyclists, Boat & Bridge*



*Canal & towpath*



Field opposite Bassett Farm House, South of the Walled Garden.

**Rationale /Objective**

**CA4** The sites identified as Designated Green Spaces on the map are recognised as being significant and special to the community (Appendix II)

**Policy**

**CA4a** Development that would conflict with the reasons that the local green space has been demonstrated to be special to the local community and holds a particular local significance; and which prejudice its role as Local Green Space, will not be permitted unless very special circumstances are demonstrated.



Warleigh Weir Field



Pound Paddock



Village Green

**CA5** There have been initiatives by residents to be at the forefront of broadband connectivity, as the use of technology is seen as being fundamental to supporting the community in its everyday life as well as supporting social and educational initiatives.

**CA5a** All development proposals should make provision to connect to the internet to the latest industry standard, supported by a 'Connectivity' Statement provided with the relevant planning application.



Ancient Tree Hengrove wood

**Further references see Appendices II, III VI & VII**

## OTHER ASPIRATIONS AND CONCERNS

Through the surveys, and at the Open Meeting the community expressed a number of aspirations and concerns. Those which cannot be addressed directly through the Neighbourhood Plan, as these are out of the defined scope of such a plan, are summarised below to be taken forward by the Parish Council and the appropriate authorities.

### VILLAGE COMMUNITY

So as to strengthen the community of Claverton for the future the full-time occupation of all dwellings is encouraged. It is also felt that the conversion of any property for short term or holiday lets risks limiting the supply of smaller properties for young families, first-time buyers and anybody wanting to downsize.

### TECHNOLOGY

Support will be given to initiatives which will advance and improve the ability to access technology to enhance social and educational as well as employment opportunities within the Parish. In doing so such initiatives should not be detrimental to the overall character and environment.

### TRANSPORT & MOVEMENT

There are concerns for public safety of pedestrians and cyclists on the busy roads within the Parish specifically Claverton Hill and the A36 where there is no pavement or footpath.

The existing speed limits of 50mph on the A36 and the national speed limit of 60mph through the village and on Claverton Hill are also of concern for safety for all road users.

The Neighbourhood Plan supports provision of safe road and rail crossing facilities at relevant points throughout the village and parish. Specifically, along the A36 where the sight line for motorists and other road users is poor and of concern especially during peak periods. Highway's agency to be approached to monitor and review.

The community is also particularly concerned about the aspiration of Bath and North East Somerset Council (B&NES) - part of the West of England Combined Authority (WECA) - that an A36/A46 link road be built to the east of the City of Bath.

Such a scheme - for which two preferred route options have been identified in a West of England Joint Transport Study (October 2017) - would have (undisputed) severe adverse impacts on the Green Belt, AONB and WHS landscape setting and recreation amenity, irreversibly blighting the exceptional beauty of the Avon & Limpley Stoke Valley.

These concerns and related considerations have been conveyed to B&NES, WECA Government Ministers, MPs and other agencies in extensive representations by the Valley Parishes Alliance - of which Claverton is a member.

The village currently has only one bus service linking the village to Bath and Bradford on Avon and beyond, which runs half hourly. Whilst an improved, more frequent bus service would be welcomed as well as an electronic display board indicating the estimated time of arrival there would be significant concern if this bus service was cancelled, leaving the residents with no public transport to Bath for the city and other bus and rail connections.

### ENVIRONMENT

The community supports the maintenance of grass verges within the village and along public thoroughfares as being appropriate to the rural character of the area and for the environment.

### WARLEIGH WEIR (ISLAND)

Continue to liaise with the new landowner on improved management of Warleigh Weir Island field and to address the concerns which have increased as a result of its popularity through social media as an area for wild swimming.

It has always been a popular beauty spot to be enjoyed by swimmers and families, but with the increasing volume of visitors there has been an escalation of unacceptable behaviour, litter and safety issues. These need to be managed on health and safety grounds as well as to protect the biodiversity of the site.

In addition, during the peak season there are ongoing safety concerns in respect of illegal parking and numbers of vehicles parking along the A36, Claverton Hill and Ferry Lane. This also impacts the ability of the emergency services being able to attend an emergency call and local authority service e.g. litter collection.

## REFERENCES, FURTHER READING & GUIDANCE

### References to main report

#### **CLAVERTON LANDSCAPE CHARACTER ASSESSMENT 2018**

available at <http://clavertonpc.org/index.php/category/neighbourhood-plan/>

#### **CLAVERTON CONSERVATION AREA CHARACTER APPRAISAL 2007**

available at <http://clavertonpc.org/index.php/category/neighbourhood-plan/>

#### **BATH & NORTH EAST SOMERSET "CORE STRATEGY & PLACEMAKING PLAN"**

available at <http://www.bathnes.gov.uk/services/planning-and-building-control/planning-policy>

#### **EVIDENCE BASE**

available at <http://clavertonpc.org/index.php/category/neighbourhood-plan/>

and <http://www.bathnes.gov.uk/services/planning-and-building-control/planning-policy>



# APPENDIX I

## Policies & Constraints

### 1. Bath & North East Somerset Local Plan 2011- 2029, Core Strategy (adopted July 2014) and Placemaking Plan (adopted July 2017)

**Policies** (including but not limited to);

- a. a.CP- Green Belt
- b. D2 - Local Character and Distinctiveness
- c. D5 - Building Design
- d. D8 - Lighting
- e. H3 - Residential uses in existing buildings
- f. H6 - Moorings
- g. HE1 - Historic Environmental Beauty
- h. NE1 - Green Infrastructure Network
- i. NE2 - Area of Outstanding Natural Beauty
- j. NE3 - Sites, Species and Habitats
- k. PCS1 - Pollution and Nuisance
- l. PCS2 - Noise and Vibration
- m. LCR1 - Safeguarding Local Community Facilities
- n. LCR6A- Local Green Spaces
- o. RE3 - Farm Diversification
- p. RE6 - Re-use of Rural Buildings
- q. ST2A Cycle Routes
- r. ST7 - Parking Standards

#### Maps

- i. Conservation Area & Green Belt
- ii. National Green Spaces
- iii. Housing Development Boundary
- iv. Cycle Routes

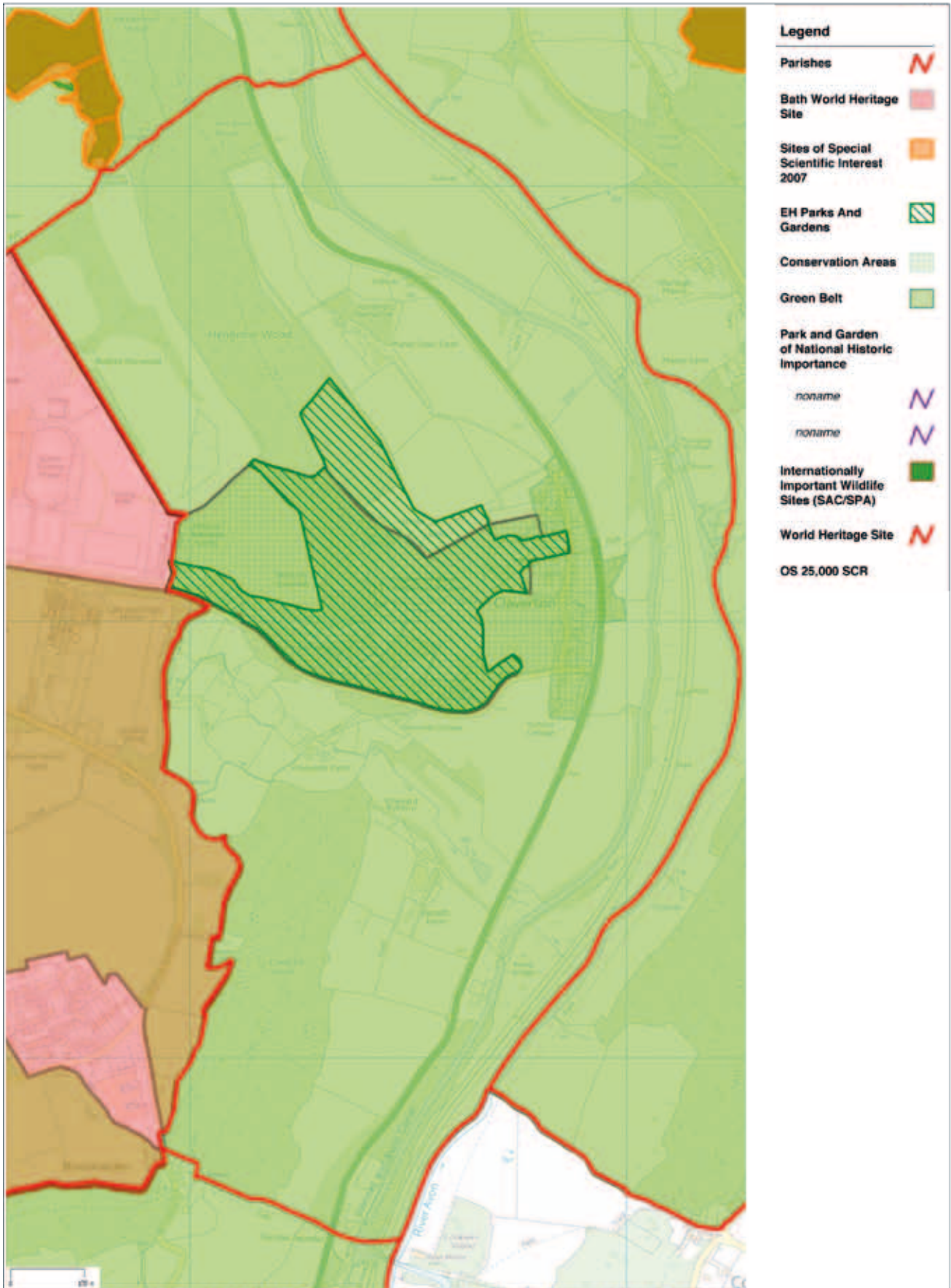
# APPENDIX I MAPS

## i. Conservation Areas & Green Belt



Claverton Parish  
Conservation Areas & Green Belt

Claverton CP



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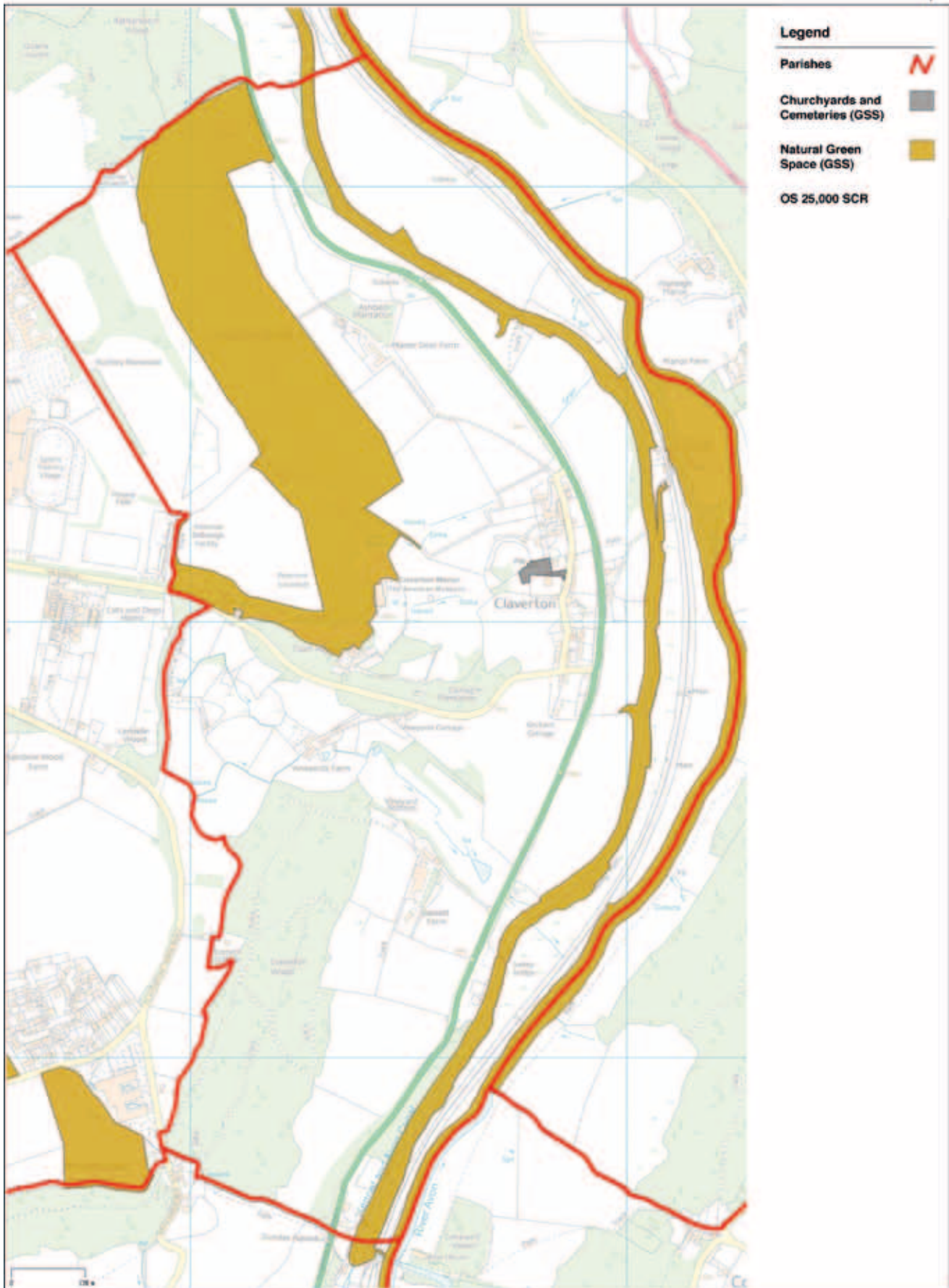
# APPENDIX I MAPS CONTINUED

## ii. Natural Green Spaces



Claverton Parish  
Natural Green Space

Claverton CP  
N



Date Created: 2-10-2018 | Map Centre (Easting/Northing): 378427 / 163939 | Scale: 1:11403 | © Crown copyright and database right. All rights reserved (100051146) 2018 © Contains Ordnance Survey Data : Crown copyright and database right 2018



# APPENDIX I MAPS CONTINUED

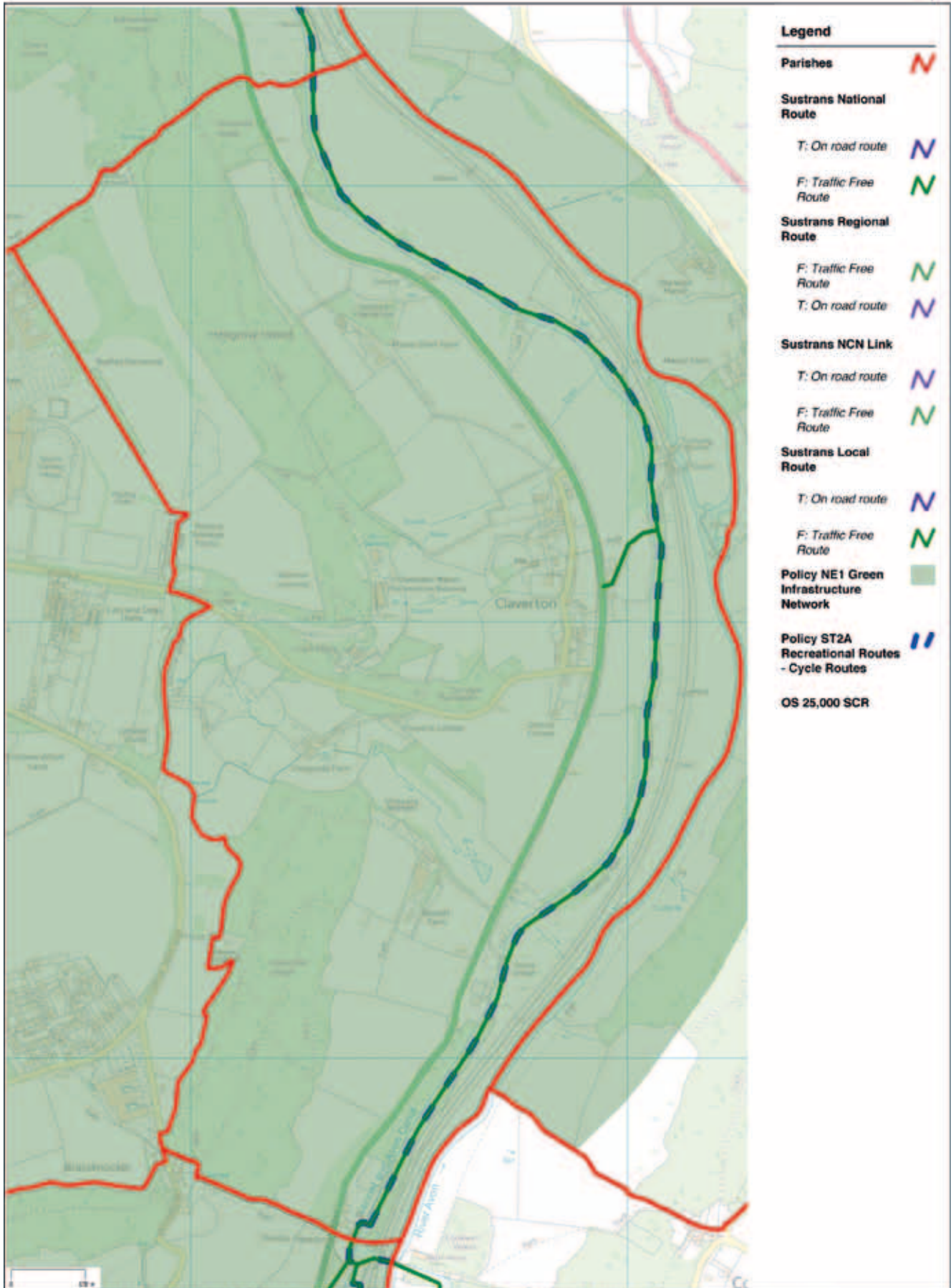
## iv. Cycle Routes



### Claverton Parish

Cycle Routes

Claverton CP



- Legend**
- Parishes** N
  - Sustrans National Route**
    - T: On road route N
    - F: Traffic Free Route N
  - Sustrans Regional Route**
    - F: Traffic Free Route N
    - T: On road route N
  - Sustrans NCN Link**
    - T: On road route N
    - F: Traffic Free Route N
  - Sustrans Local Route**
    - T: On road route N
    - F: Traffic Free Route N
  - Policy NE1 Green Infrastructure Network** ■
  - Policy ST2A Recreational Routes - Cycle Routes** //
  - OS 25,000 SCR**

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# APPENDIX I CONTINUED

## 2. Conservation Areas

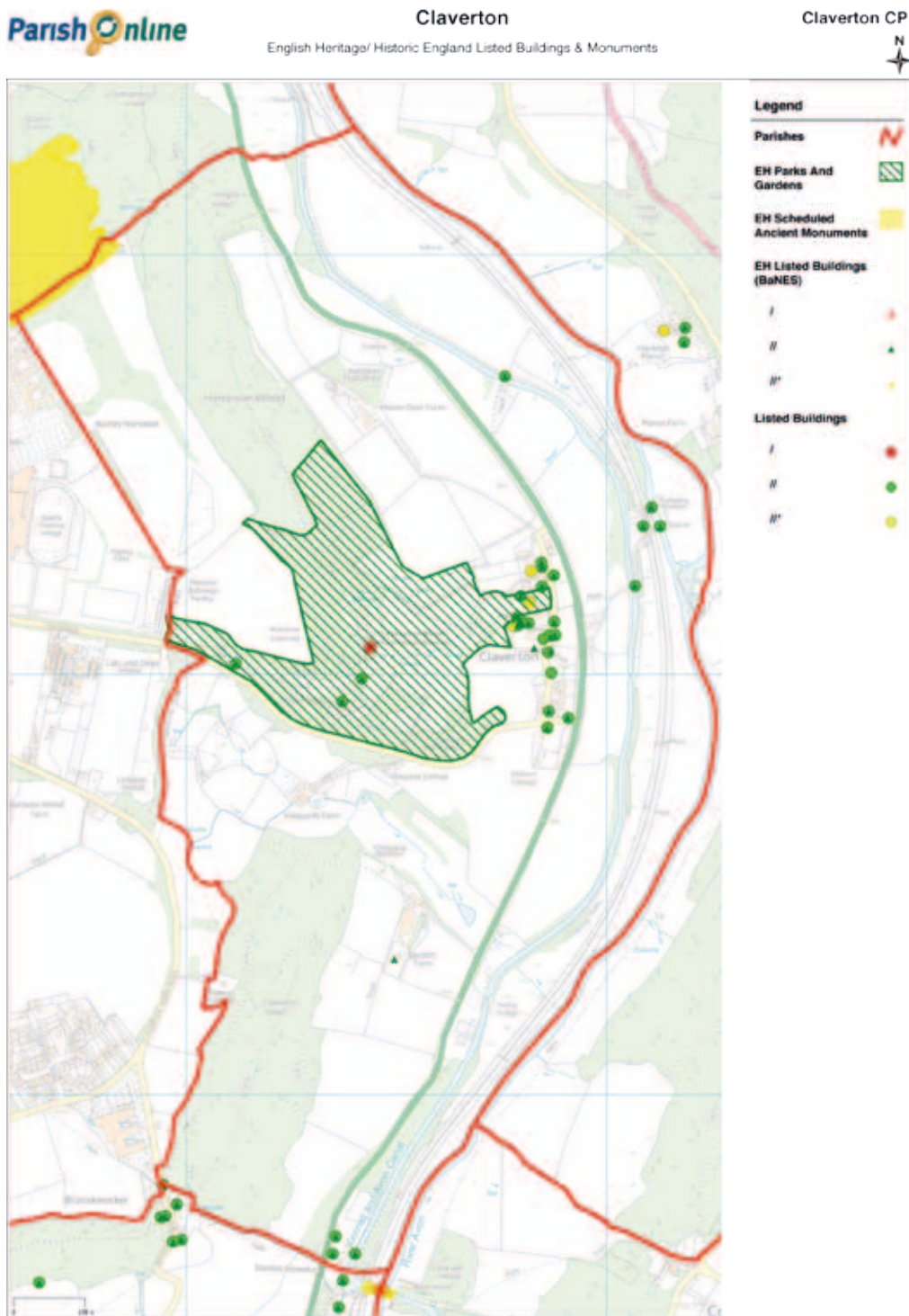
Cotswold Area of Outstanding Natural Beauty

Claverton Conservation Area

Abuts UNESCO - Bath World Heritage Site

## 3. English Heritage

Listed Buildings, Monuments & Buildings within the Parish

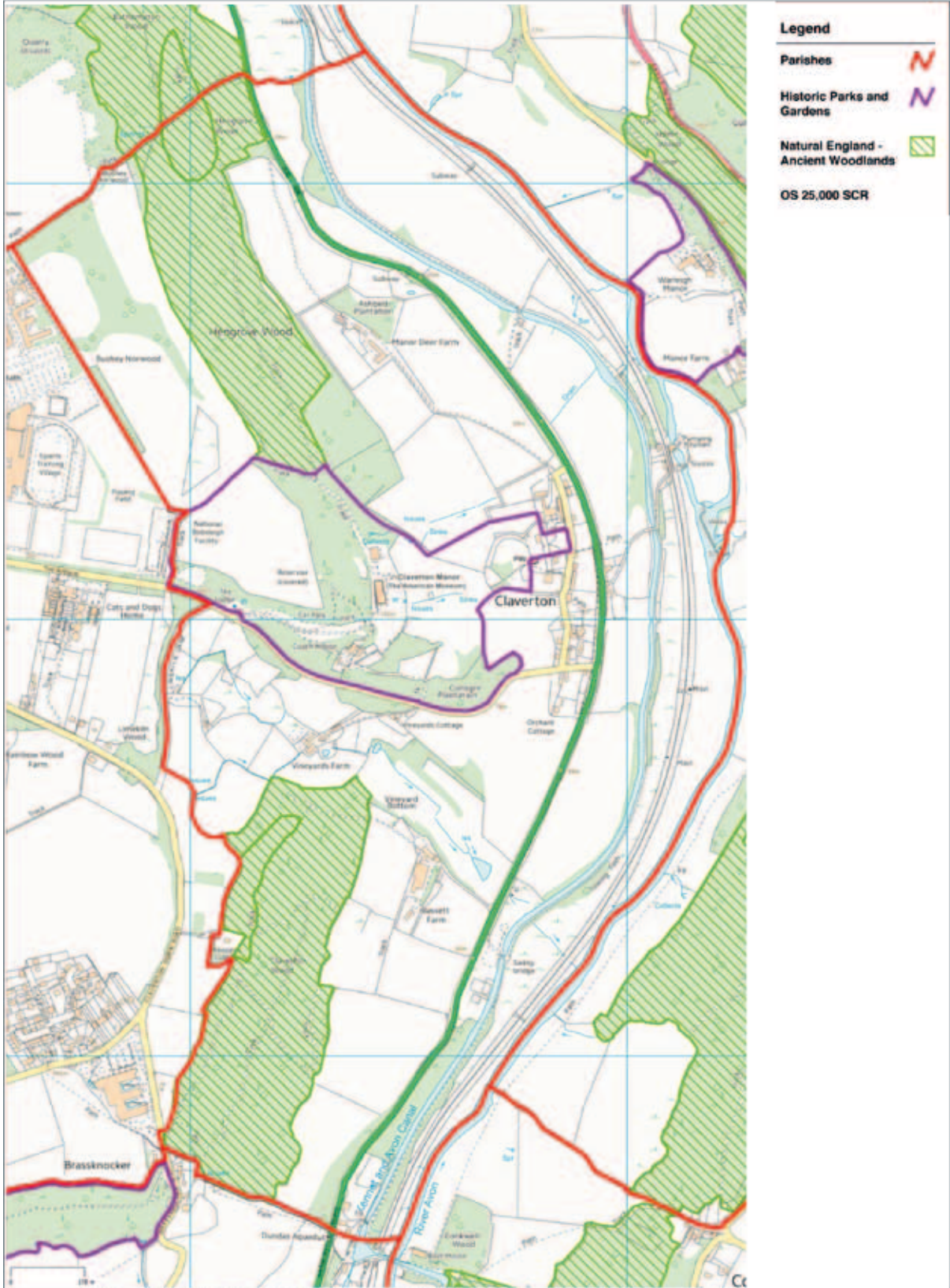


4. Natural England - Strategic Nature Areas

Historic Parks & Gardens & Ancient Woodland



Claverton CP



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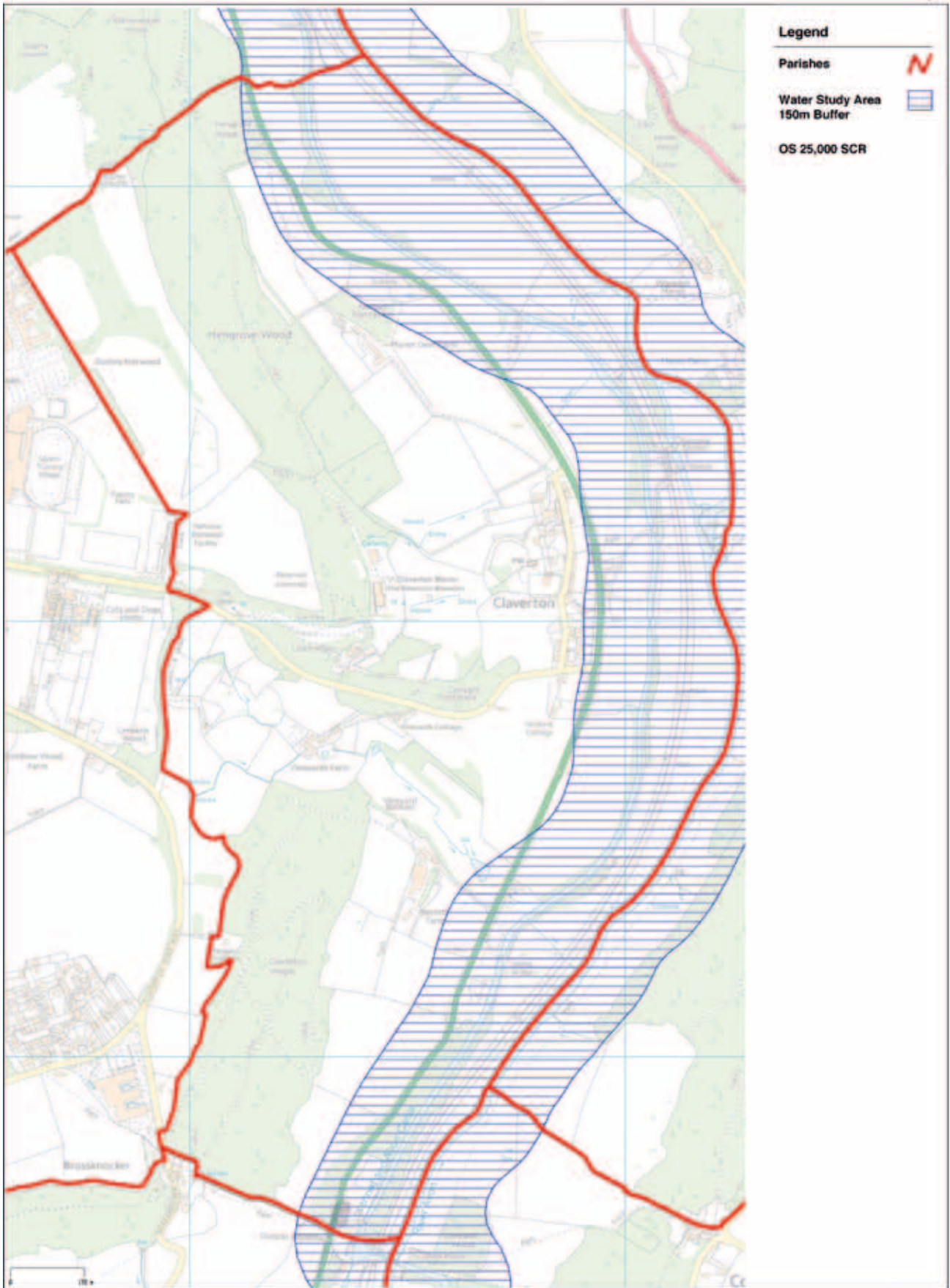
# APPENDIX I CONTINUED

## 5. Water Study Buffer Area



**Claverton Parish**  
Water Study Buffer Area

Claverton CP  
N



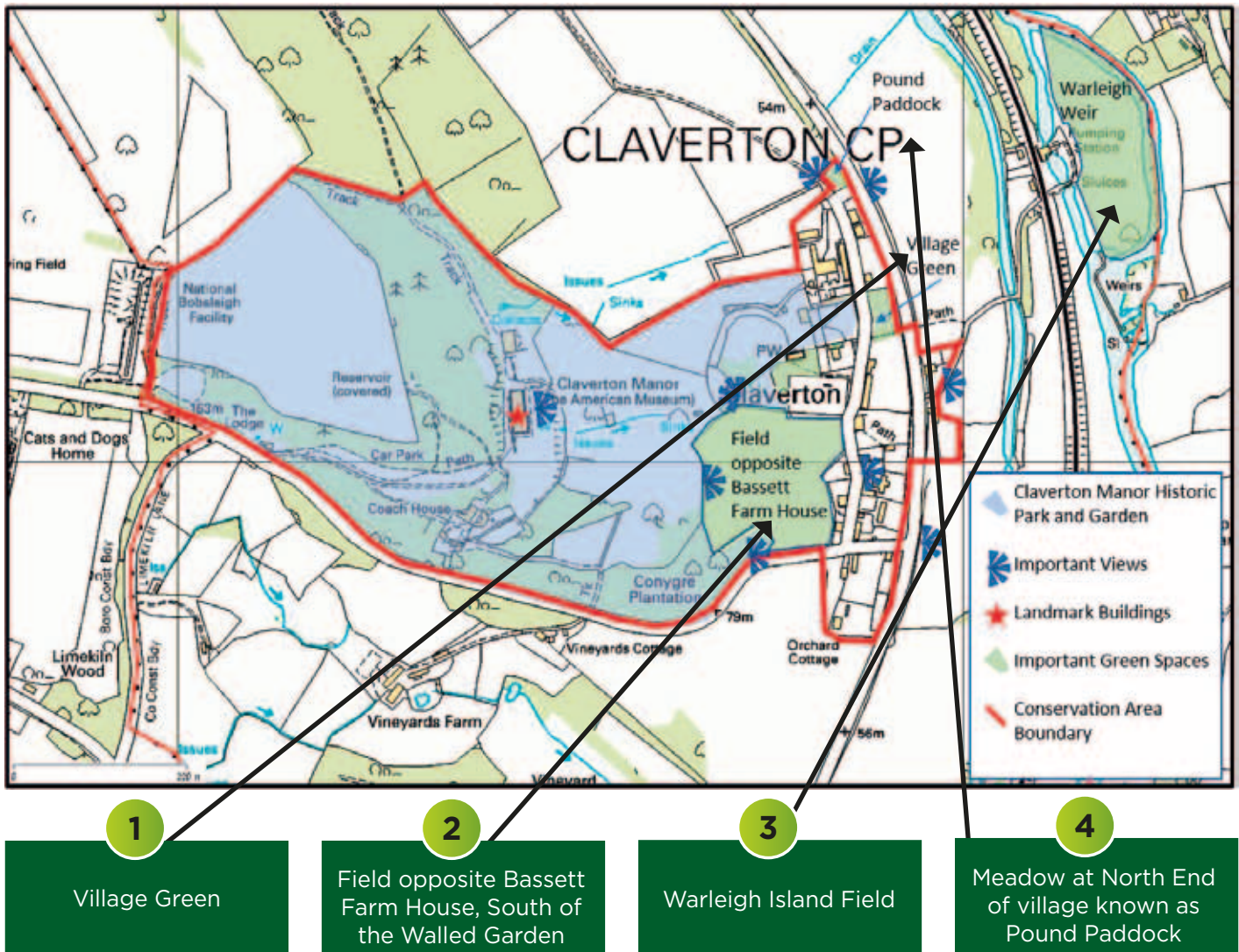
Date Created: 2-10-2018 | Map Centre (Easting/Northing): 378427 / 163939 | Scale: 1:11403 | © Crown copyright and database right. All rights reserved (100051146) 2018 © Contains Ordnance Survey Data : Crown copyright and database right 2018 © Bath and North East Somerset Council



# APPENDIX II

## Green Space Assessment

Based on the guidelines of the NPPF (see below) the following areas have been considered for Local Green Space designation. Of those July 2018 (Sections 99-101) (NPPF\*) criteria areas assessed four areas are being put forward for designation.



## NATIONAL PLANNING PRACTICE FRAMEWORK - JULY 2018 (SECTIONS 99-101)

99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should 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 updated and be capable of enduring beyond the end of the plan period.

100 The Local Green Space designation should only be used where the green space is:

- in reasonably close proximity to the community it serves;
- 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
- local in character and is not an extensive tract of land.

101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

### NPPF criteria \*

1. Close to community it serves;
2. Demonstrably special to local community;
3. Local in character and not extensive tract

# LOCAL GREEN SPACE (LGS) ASSESSMENT FOR CLAVERTON PARISH

## A - Recommended for Local Green Space Designation

Name and Address	Description and purposes	Quality of facility (including any deficiencies)	Existing designations, planning permissions etc	NPPF criteria*	Comments/ Recommendations
<p><b>1. Village Green</b></p>	<p>In private ownership grassed open space, which has been used for village events over many years. References have been found of it being used as the school sports field at the turn of the 20th Century.</p> <p>Views of old Claverton Manor gardens; footpath links Village to A36.</p>	<p>Grass is well maintained.</p> <p>Two sides of the space are flanked by walls to private gardens, to the east there is a band of trees and undergrowth that acts as a buffer to the A36. and the fourth side is to the road through Claverton Village.</p>	<p>CAONB, Claverton Conservation Area, Greenbelt, Public Right of Way</p> <p>No planning permissions known</p>	<p>1. In centre of village and provides an important rural element to the Village streetscape.</p> <p>2. It has provided an area for informal gatherings of the Village.</p> <p>It is essential to the setting of the historic gardens keeping open expansive views across the Limpley Stoke Valley, as well as views up to Claverton Manor.</p> <p>3. Contained and has definitive boundaries.</p>	<p>Recommendation to take forward for Local Green Space (LGS) designation in Neighbourhood Plan due to special significance to community and it augments the Village's rural character.</p> <p>Further Ref: Claverton Landscape Character Assessment 2018.</p>
<p><b>2. Field opposite Bassett Farmhouse, South of the Walled Garden</b></p>	<p>Medium sized field in pasture on gently undulating valley slope immediately abutting rear gardens of houses in village.</p>	<p>Well maintained; used for grazing; provides connection for village with surrounding countryside; once contained an orchard to the north eastern corner.</p>	<p>CAONB, Claverton Conservation Area, Greenbelt</p> <p>No planning permissions known.</p>	<p>1. It is in close proximity to the Village and is an important rural element of the village streetscape.</p> <p>2. It is important and special to the local community by virtue of historical significance, richness of wildlife, tranquillity value, magnificent landscape and uninterrupted scenic transition between Claverton Manor Historic Park &amp; Garden and the village – magnificent pastoral views of the Village e.g. Claverton Lookout, and the Limpley Stoke Valley.</p> <p>3. Contained and has definitive boundaries not considered to be an extensive tract of land.</p>	<p>Recommendation to take forward for Local Green Space (LGS) designation in Neighbourhood Plan due to special significance to community as it provides a striking opening to the beautiful surrounding countryside.</p> <p>Further Ref: Claverton Landscape Character Assessment 2018.</p>

**A - Recommended** for Local Green Space Designation

Name and Address	Description and purposes	Quality of facility (including any deficiencies)	Existing designations, planning permissions etc	NPPF criteria*	Comments/ Recommendations
<p><b>3. Warleigh Island Field</b></p>	<p>In private ownership but accessible to the public on the discretion of the owner.</p> <p>Natural amenity green space with boundary to the River Avon includes a footpath to the river's edge leading to historic ferry crossing point. Provides access to the weir and river which has been a popular swimming spot for many years; attracts hundreds of people in hot weather.</p>	<p>Beautiful scenic field by weir - very picturesque no longer used for grazing cattle.</p> <p>Can suffer from overcrowding in hot weather with issues on site and on the Ferry Lane in terms of parking, safe access over the railway line, litter and some vandalism - no toilet facilities.</p> <p>Prone to flooding in times of high rainfall..</p>	<p>CAONB, Greenbelt, Public Right of Way</p> <p>No planning permissions known</p>	<ol style="list-style-type: none"> <li>1. Half mile walk from Village accessible via bus, cycle route and canal from Bath &amp; surrounding area</li> <li>2. It is important and special to the local community by virtue of its historical significance being adjacent to Claverton Pumping Station and access bridge which are Grade II listed structures, its richness of wildlife and biodiversity, its tranquillity with significant views across the Limpley Stoke Valley and River Avon towards Claverton.</li> <li>3. Contained and has definitive boundaries not considered to be an extensive tract of land.</li> </ol> <p>It also contributes to the valley scene, wild swimming spot, walking, picnicking etc. for Claverton community as well as visitors.</p>	<p>Recommendation to take forward for Local Green Space (LGS) designation in Neighbourhood Plan due to special significance to community.</p> <p>Further Ref: Claverton Landscape Character Assessment 2018..</p>
<p><b>4. Meadow at the north end of Claverton Village known as Pound Paddock</b></p>	<p>Grassed paddock with stone walls to three sides, forms an attractive transition between the village and the farmland beyond; marks the end of the walls associated with the village.</p>	<p>Small paddock with stone walls to three sides which enhances the rural character of the Village.</p>	<p>CAONB, Claverton Conservation area, Greenbelt, Public Right of Way</p> <p>No planning permissions known.</p>	<ol style="list-style-type: none"> <li>1. To immediate northern end of Village</li> <li>2. Attractive boundary to northern entrance to Village</li> <li>3. Small, adjacent to the village, definitive boundaries</li> </ol>	<p>Recommendation to take forward for Local Green Space (LGS) designation in Neighbourhood Plan due to special significance to the community in defining north boundary of the Village</p> <p>Further Ref: Claverton Landscape Character Assessment 2018..</p>

## APPENDIX II CONTINUED

### B - Other Local Green Spaces considered for Designation

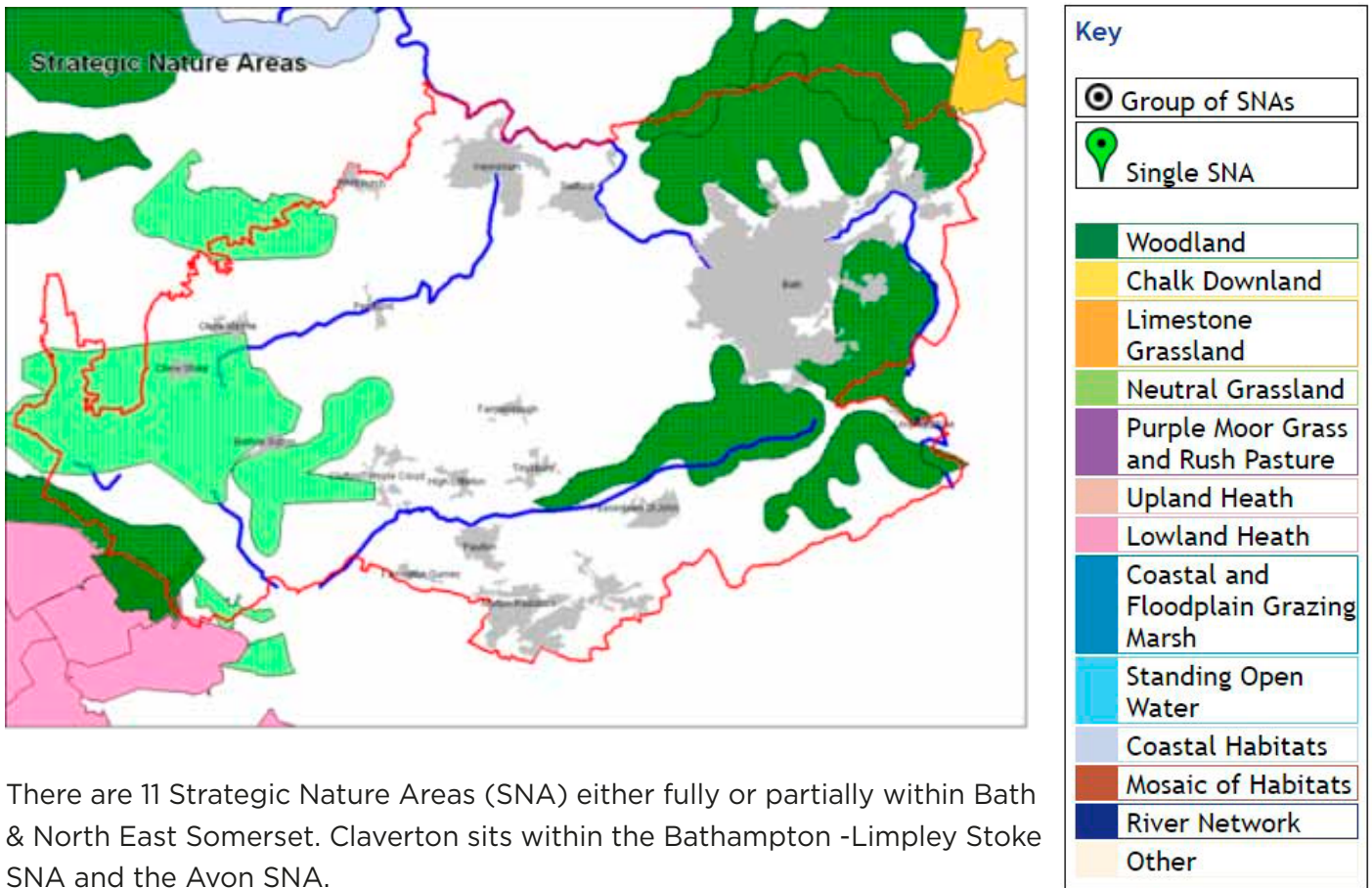
Name and Address	Description and purposes	Quality of facility (including any deficiencies)	Existing designations, planning permissions etc	NPPF criteria*	Comments/ Recommendations
<b>Historic gardens below the old Claverton Manor</b>	Private gardens that includes surviving walls, steps and terraces and stone balustrades that run up the valley from the village green to the site of the now demolished old Claverton Manor (not up to American Museum).	Area is well maintained by private owners; provides strong reminder of history of Claverton	CAONB, Claverton Conservation Area Greenbelt Forms part of the Grade II listed park and gardens to Claverton Manor	1. In centre of village 2. Contributes to the historic and architectural character of Village - forms heritage centrepiece 3. Contained and has definitive boundaries	Covered by listed park status and other designations so no added protection achieved by LGS designation; only accessible to community through an entrance fee.  Further Ref: Claverton Landscape Character Assessment 2018
<b>Churchyard at St Marys Church</b>	Historic church yard including various listed structures and surrounded by historic walls and providing setting for the Grade II listed church.	Well maintained historic church yard with a mixture of stone graves; provide entrance to St Marys church	CAONB, Claverton Conservation Area Greenbelt Listed structures including Ralph Allen Mausoleum (Grade II*) plus 5 other Grade II listed structures	1. In centre of village 2. Contributes to the historic and architectural character of Village - forms part of Village heritage infrastructure 3. Contained and has definitive boundaries	Covered by listed building status and other designations so no added protection achieved by LGS designation;
<b>Bushey Norwood</b>	Natural green space - meadow land - Owned by National Trust - meadow land; accessible to all	Well maintained meadowland;	CAONB, Partially in Claverton Conservation Area Greenbelt No planning permissions known	1. Half mile walk from village 2. Area for walking and recreation 3. Contained and has definitive boundaries	Advised that this is an extensive tract of land therefore not suitable for LGS status
<b>A36 verges adjacent to the village</b>	Highways England maintained	Used for parking by visitors to Warleigh Weir when weather is hot; protect for wildlife corridors; wild flower planting;		Possibly would not meet NPPF criteria as not local in character and forms part of road network	Subject to permitted development rights by highways agencies therefore not normally accepted as LGS
<b>Canal towpaths and canal banks</b>	CRT owned; accessible towpath and verges and banks to the canal; used by wide variety of people; green infrastructure	Not local as the towpaths are nationwide; suggestion they are local in character and associated with pumping station; important wildlife corridors		Possibly would not meet NPPF criteria as not local in character and forms part of canal network	Extensive tract of land already; not local in character as defined by LGS criteria; special as part of a wider network;
<b>River Avon banks</b>	Banks in private ownership - but accessible from the river potentially	Not local as the river flows for many miles; banks may be local and need protection for wildlife and fauna		Possibly would not meet NPPF criteria as not local in character	Not suitable for LGS designation as mostly not accessible to local community; banks to Warleigh Island covered above
<b>Railway verges</b>	Not accessible although can be viewed in many places throughout the parish	Not local as the railways are nationwide; however, they are important wildlife corridors and home to many different trees and plants		Possibly would not meet NPPF criteria as not local in character	Not suitable for LGS designation as not accessible to the community and likely to be subject to permitted development rights by railway authority

# APPENDIX III

## Habitat and Species

### Strategic Nature Areas (SNA)

Strategic Nature Areas as identified by B&NES and Biodiversity South West Partnership



There are 11 Strategic Nature Areas (SNA) either fully or partially within Bath & North East Somerset. Claverton sits within the Bathampton -Limpley Stoke SNA and the Avon SNA.

SNAs are landscape scale blocks of countryside which contain higher than average concentrations of wildlife habitats. They are considered to be the best areas to maintain and expand terrestrial wildlife habitats.

### Habitat Classifications

Each SNA is classified on the Biodiversity South West Nature Map according to the dominant habitat type, e.g. Bathampton - Limpley Stoke SNA is classed as Woodland. However, the majority of SNAs are a mix of different wildlife habitats and other land uses, as evidenced by the range of habitats within the Claverton Parish area of the Bathampton-Limpley Stoke SNA.

**Priority Habitats** within SNAs are those which are identified as being the most threatened and requiring conservation action. Claverton, the Bristol Regional Environmental Records Centre has identified 12 different classifications as show below.

**Inventory of Ancient Woodland within the Parish of Claverton**

Land that has had continuous woodland cover since at least 1600 AD and may be:

- Ancient semi-natural woodland - ancient woodland sites that have retained the native tree and shrub cover that has not been planted, although it may have been managed by coppicing or felling and allowed to regenerate naturally
- Ancient replanted woodland - ancient woodland sites where the original native tree cover has been felled and replaced by planting, usually with conifers and usually this century.



**Ancient & Semi-Natural Woodland**

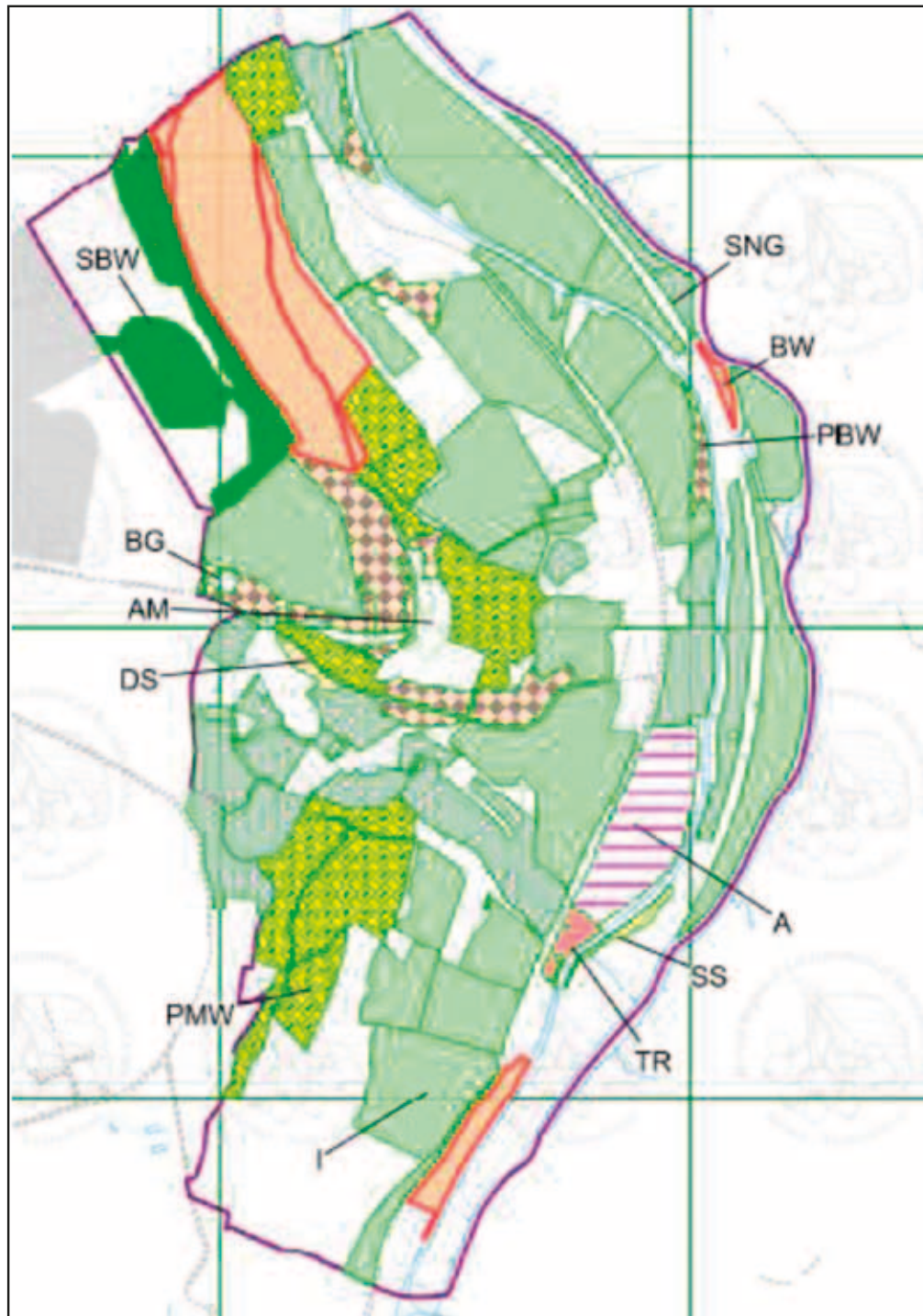
Claverton Wood Area (hectares) 1.88557  
 Bathampton/Hengrove Woods Area (hectares) 29.2635

**Ancient Replanted Woodland**

Claverton Wood Area (hectares) 22.9592  
 Bathampton/ Hengrove Woods Area (hectares) 2.87936

DATA Sources: Natural England -2008 & Bristol Regional Environmental Records Centre - Enq.3994 Sept 2018

**Locations of Priority Habitats**



**Code and Habitat Classification**

<b>SBW</b>	Parkland/scattered trees, broadleaved	<b>SNG</b>	Neutral grassland semi improved
<b>BG</b>	Bare ground	<b>BW</b>	Broadleaved woodland
<b>AM</b>	Cultivated/disturbed land, amenity grassland	<b>PBW</b>	Broadleaved plantation
<b>DS</b>	Scrub dense / continuous	<b>A</b>	Cultivated/disturbed land, arable
<b>PMW</b>	Mixed plantation	<b>SS</b>	Scrub scattered
<b>I</b>	Improved grassland	<b>TR</b>	Other herb & fern, tall ruderal

DATA Sources: Bristol Regional Environmental Records Centre - Enq.3994 Sept 2018

## APPENDIX III CONTINUED

### Notable Species

The UK Biodiversity Action Plan (UK BAP) scheme has created a revised list of UK priority habitats in 2007. These priority habitats are those that were identified as being the most threatened and requiring conservation action under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. The map below shows locations of Notable Species Records as provided by the Bristol Regional Environmental Records Centre (Sept 2018). This is not necessarily up to date as BRERC does not have the resources to carry out a full up to date Notable Species review.

#### BIRDS

Blackbird  
Blackcap  
Black-headed Gull  
Blue Tit  
Bullfinch  
Buzzard  
Chiffchaff  
Coal Tit  
Common Gull  
Dunnock  
Goldcrest  
Goldfinch  
Grasshopper Warbler  
Green Woodpecker  
Great Spotted Woodpecker  
Great Tit  
Grey Heron  
Herring Gull  
Kestrel  
Kingfisher  
Lesser Black-backed Gull  
Lesser Spotted Woodpecker  
Linnet  
Mallard  
Mistle Thrush  
Nuthatch  
Osprey  
Peregrine  
Pinion-streaked Snout  
Raven  
Redwing  
Robin  
Song Thrush  
Spotted Flycatcher  
Swift  
Swallow  
Tawny Owl  
Trecreeper  
Wood Warbler  
Willow Warbler  
Wren

#### Common Lizard

#### MAMMALS

Daubenton's Bat  
Noctule  
Greater Horseshoe Bat  
Lesser Horseshoe Bat  
Serotine

Soprano Pipistrelle (55kHz)  
Badger  
Otter  
Water Vole

#### DAMSELS

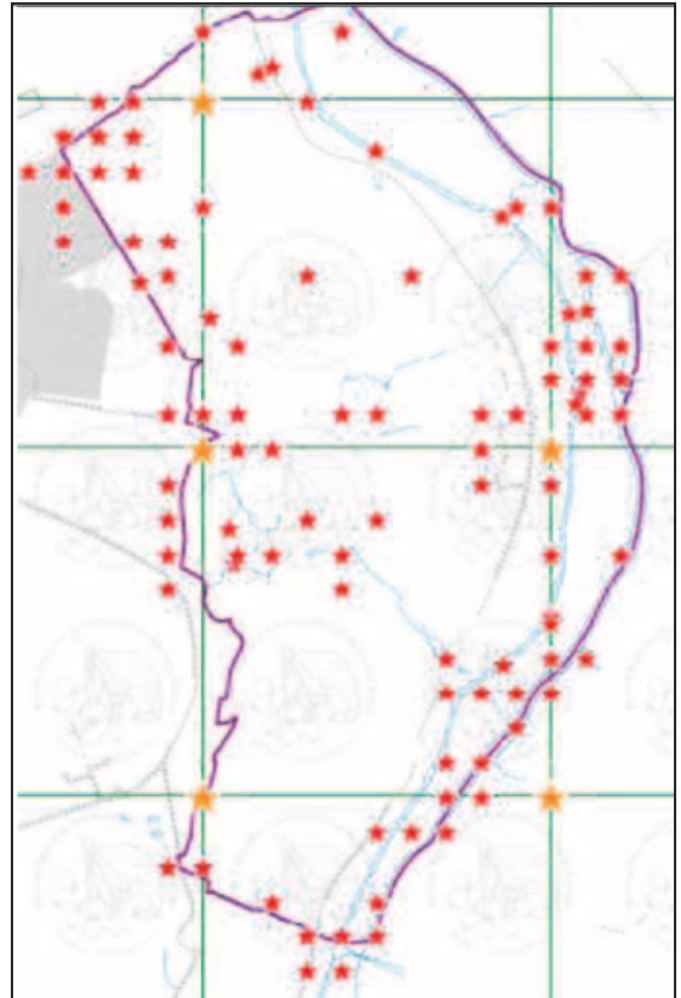
Beautiful Demoiselle  
Brown Hawker  
Scarce Chaser  
White-legged Damselfly

#### MOTHS

Beautiful Carpet  
Beautiful Hook-tip  
Blomer's Rivulet  
Brick  
Brown Rustic  
Buff Ermine  
Buff Footman  
Centre-barred Sallow  
Clouded Magpie  
Common Green  
Grasshopper  
Dot Moth  
Dusky Thorn  
Engrailed  
Ghost Moth  
Haworth's Pug  
Knot Grass (moth)  
Least Black Arches  
Lilac Beauty  
Lunar Marbled Brown  
Muslin Footman  
Orange Footman  
Pretty Chalk Carpet  
Reddish Light Arches  
Rosy Footman  
Satin Beauty  
Scorched Wing  
Seraphim  
Silver-washed Fritillary  
Slender Brindle  
Small Phoenix  
Square Spot  
Sycamore (moth)  
Treble Brown Spot  
Vine's Rustic  
Wood Carpet  
Yellow-barred Brindle

#### PLANTS

Arrowhead  
Bath Asparagus



Black Spleenwort  
Bluebell  
Broad-leaved Helleborine  
Butterbur  
Canadian Waterweed  
Common Twayblade  
Compact Rush  
Corn Mint  
Crosswort  
Dwarf Spurge  
Early-purple Orchid  
Fern-grass  
Few-flowered Garlic  
Goosander  
Greater Butterfly-orchid  
Greater Dodder  
Greater Duckweed  
Herb Paris  
Loddon Pondweed  
Meadow Oat-grass

Montbretia  
Narrow-leaved Bitter-cress  
Narrow-leaved Water-plantain  
Nettle-leaved -Bellflower  
Perennial Wall-rocket  
Pyramidal Orchid  
Reed Sweet-grass  
Slender Tufted-sedge  
Small Teasel  
Spurge-laurel  
Stinking Iris  
Trifid Bur-marigold  
Tutsan  
Unbranched Bur-reed  
Water Horsetail  
Whitebeam  
Wych Elm  
Yellow Pimpernel  
Yellow Water-lily

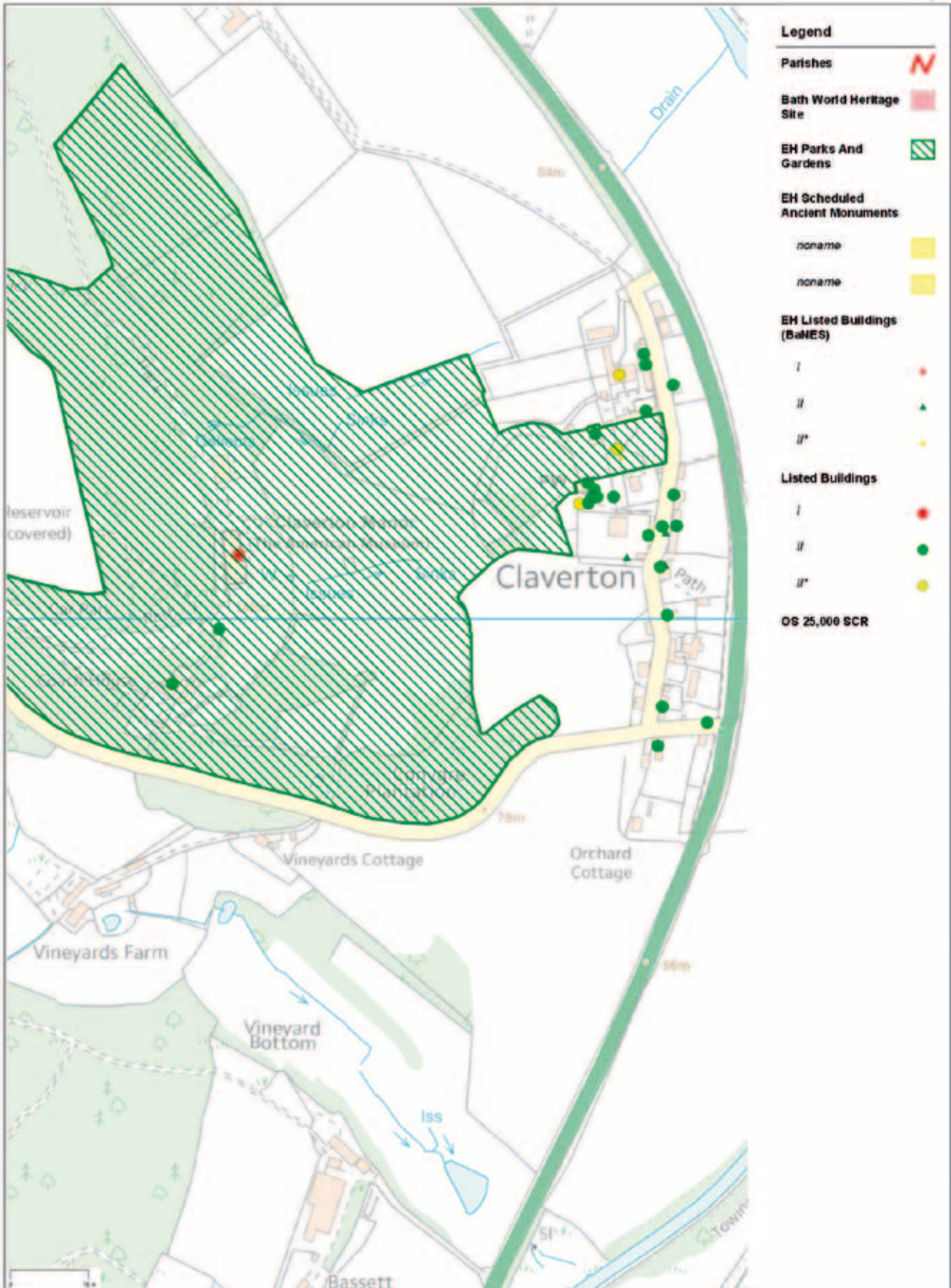


# APPENDIX IV

## Heritage Assets - Listed Buildings, Structures & Ancient Monuments

Claverton Village Listed Structures & Ancient Monuments

Per Historic England website as at 12 July 2018



## APPENDIX IV CONTINUED

	National Grid Ref	Property	Date First Listed	Listing No.	Category
<b>Historic Garden</b>					
1	ST 78410 64146	Claverton Manor Park & Gardens	30 April 1987	1000564	Grade II
<b>II</b>					
2	ST 78439 64064	Claverton Manor (The American Museum) and Screen Walls to North and South	1 February 1956	1214609	Grade I
3	ST 78911 63895	Pair of Gate Piers at junction with road to Claverton Down	1 February 1956	1214480	Grade II
4	ST 78372 63934	Former Coach House and Stables, and Screen Walls to East; 200 yards South of Claverton Manor	1 February 1956	1288479	Grade II
5	ST 78419 63989	Grotto, 150 yards to South of Claverton Manor	14 August 1984	1288475	Grade II
6	ST 78118 64024	The Lodge and Gatepiers at South, at entrance to Claverton	14 August 1984	1214664	Grade II
<b>Church and Churchyard Monuments</b>					
7	ST 78790 64136	Church of St Mary	1 February 1956	1214535	Grade II
8	ST 78782 64115	Mausoleum to Ralph Allen, in Churchyard to South of St Mary's Church	14 August 1984	1214536	Grade II*
9	ST 78816 64122	Monument to Eckersall Family in Churchyard to East of St Mary's Church	14 August 1984	1214604	Grade II
10	ST 78791 64116	Monument to William Clapham, in Churchyard to South of St Mary's Church	14 August 1984	1288524	Grade II
11	ST 78797 64129	Monument to Susanna Ogle, in Churchyard to South of St Mary's Church	14 August 1984	1214538	Grade II
12	ST 78794 64121	Unidentified Monument, Four yards South of Ogle Monument, in Churchyard to South of St Mary's Church	14 August 1984	1214602	Grade II
13	ST 78800 64122	Unidentified Monument, Five yards South of Ogle Monument, in Churchyard to South of St Mary's Church	14 August 1984	1214603	Grade II

## APPENDIX IV CONTINUED

Pumping Station and Kennet & Avon Canal					
14	ST 79109 64398	Claverton Pumping Station	14 August 1984	1214608	Grade II
15	ST 79130 64352	Bridge over a leat to South of Claverton Pumping Station	14 August 1984	1288490	Grade II
16	ST 78760 64710	Bridge over Kennet and Avon Canal at Grid Reference ST 7876 6471	14 August 1984	1214605	Grade II
17	ST 79070 64210	Bridge over Kennet and Avon Canal at Grid Reference ST 7907 6421	14 August 1984	1214606	Grade II
18	ST 78403 62618	Dundas Horse Bridge at ST 784 626	15 November 1990	1232772	Grade II
Residences & Walls					
19	ST 79090 64353	Rose Cottage	14 August 1984	1214607	Grade II
20	ST 78849 64255	11 and 12	14 August 1984	1214531	Grade II
21	ST 78847 64266	13 - 15	14 August 1984	1288531	Grade II
22	ST 78798 64186	Manor Cottage and Front Garden Wall to West	14 August 1984	1214534	Grade II
23	ST 78849 64209	Manor Farmhouse with Outbuildings and Garage to West and Wall Surrounding Garden to North with Gatepiers	1 February 1956	1288535	Grade II
24	ST 78822 64245	Barn, Coach House, Stable, Pigsties and attached Outbuildings at Manor Farmhouse	1 February 1956	1214532	Grade II
25	ST 78819 64171	Walls, Retaining Walls, Gates, Gatepiers and Central Flight of Steps, enclosing Garden and Terraces, South of Manor Farm House	14 August 1984	1214533	Grade II*
26	ST 78876 64235	Manor Farm Cottage	14 August 1984	1214482	Grade II
27	ST 78880 64093	The Old Rectory and Rectory Cottage	14 August 1984	1288551	Grade II
28	ST 78866 64093	Garden Wall and Gatepiers to road West of the Old Rectory	14 August 1984	1214483	Grade II
29	ST 78877 64124	Former Stables and Coach House immediately to North of Old Rectory	14 August 1984	1288552	Grade II
30	ST 78851 64084	Walls enclosing Garden to South of St Mary's Church and West of the Old Rectory	14 August 1984	1288529	Grade II
31	ST 78863 64052	Bassett Farm House	14 August 1984	1214484	Grade II
32	ST 78870 64003	Bassett Farm Cottage	14 August 1984	1214485	Grade II
33	ST 78865 63911	Farleigh Cottage & Tower House	14 August 1984	1288553	Grade II
34	ST 78861 63872	Orchard House	20 February 2007	1391878	Grade II
35	ST 78357 62660	Bassett House and Retaining Walls to Terrace on East side	25 January 1977	1214481	Grade II
36	ST 78350 62619	Coach House to South of Bassett House	25 January 1977	1288550	Grade II

## APPENDIX V

### **Non listed heritage assets of interest which contribute to the character of Claverton**

In addition to the statutorily listed buildings there are a significant number of buildings which are of local significance and contribute to the streetscape. These include;

Bassett Cottage

Holly Cottage

The Old Post Office

The Pillars

Mill Cottage

# APPENDIX VI

## Tranquillity and Dark Skies

The concept of Tranquillity is recognised in the National Planning Policy Framework (Conserving and Enhancing the Natural Environment) and is defined by the Cotswold Conservation Board (CCB) and Campaign for Rural England (CPRE) as *“The quality of calm experienced in places with mainly natural features, free from disturbance from man-made ones.”*

The Rural White Paper published by the Government in 2000 stated:

*“It is not just its physical features which give the countryside its unique character; there are also less tangible features such as tranquillity and lack of noise and visual intrusion, dark skies and remoteness from the visible impact of civilisation.”*

Through the Neighbourhood Plan Questionnaire (NPQ) and Open Meeting (OM), the community has expressed its wish to conserve and enhance these “less tangible features”. Furthermore, as part of the CAONB, the parish has a responsibility to protect its tranquillity and dark skies.

CPRE has developed a way to measure “Tranquillity” which is one of the countryside’s most valued attributes. Research shows that places where we can ‘get away from it all’ are important for mental and physical health, wellbeing and the economy. B&NES recognises that “A healthy, properly functioning natural environment is the foundation of sustainable economic growth, prospering communities and personal well-being”. It “requires us all to put the value of nature at the heart of decision-making” (DEFRA Natural Environment White Paper 2015)

The tranquillity of the Parish is under pressure from both increasing noise and light pollution.

### A. Noise Pollution

Whilst there will always be noise in the countryside from livestock and agricultural activities in a rural community, protecting the countryside from further noise intrusion is not a luxury. It not only preserves and promotes well-being but protects biodiversity.

Noise in Claverton comes principally from traffic on the A36 and Claverton Hill. (This is an increasing problem in Britain. In 2012, 83% of a survey sample in the UK reported they heard traffic noise (Chief Medical Officer 2017) Although trains can be heard, other than goods trains, the noise is considered less intrusive because speeds are controlled and constant and of a fixed duration.

A presentation on Tranquillity: Noise and Speed Reduction; Safety can be found on the Claverton Parish Council website [www.clavertonpc.org](http://www.clavertonpc.org).

Parish Council will continue to work with the Valley Parishes Alliance and the Highways Authority to reduce noise and improve safety as a result of traffic.

## APPENDIX VI CONTINUED

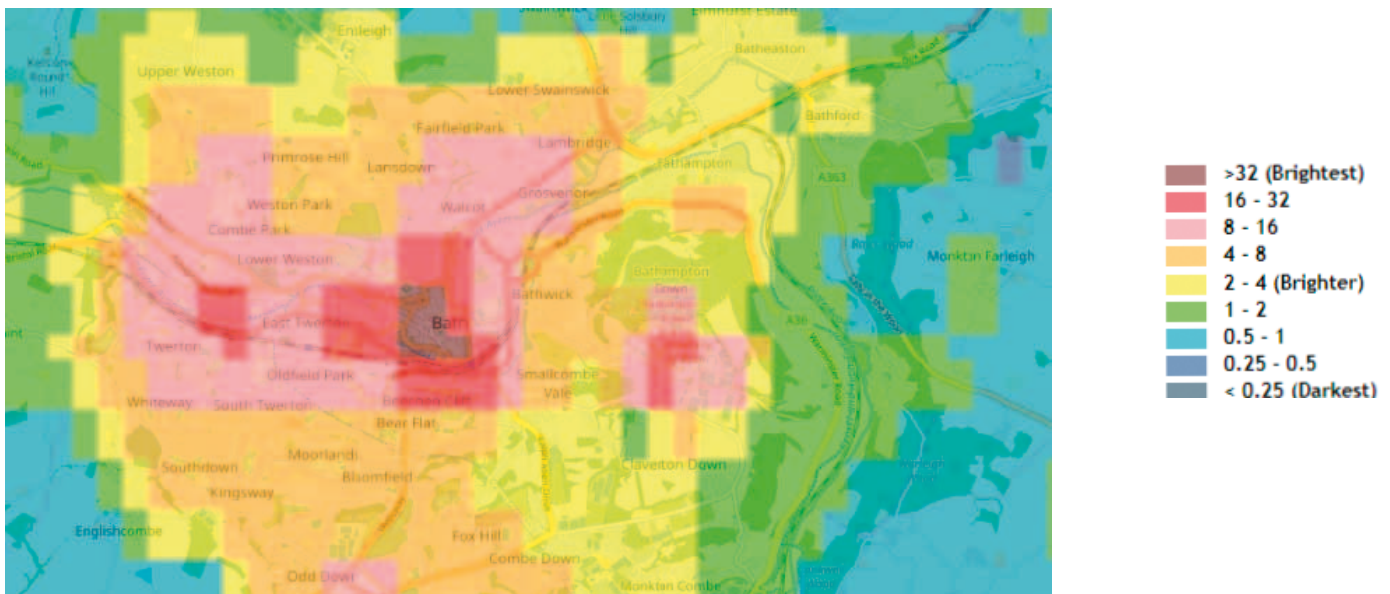
### B. Light Pollution - Protecting the Night Sky for the benefit of the environment, the economy and health

Artificial light at night is detrimental to the environment and is associated with a range of health problems. It also impacts the economy. The community has expressed its wish to protect the dark skies of the parish (NPQ and OM).

Claverton has no street lights and therefore enjoys good views of the stars but the ability to see the stars in the Parish is affected by sky glow from

- surrounding towns and villages, University of Bath campus lights; as well as
- light trespass from University of Bath's sports fields, sodium lights at Warleigh Manor and outdoor domestic lighting and skylights.

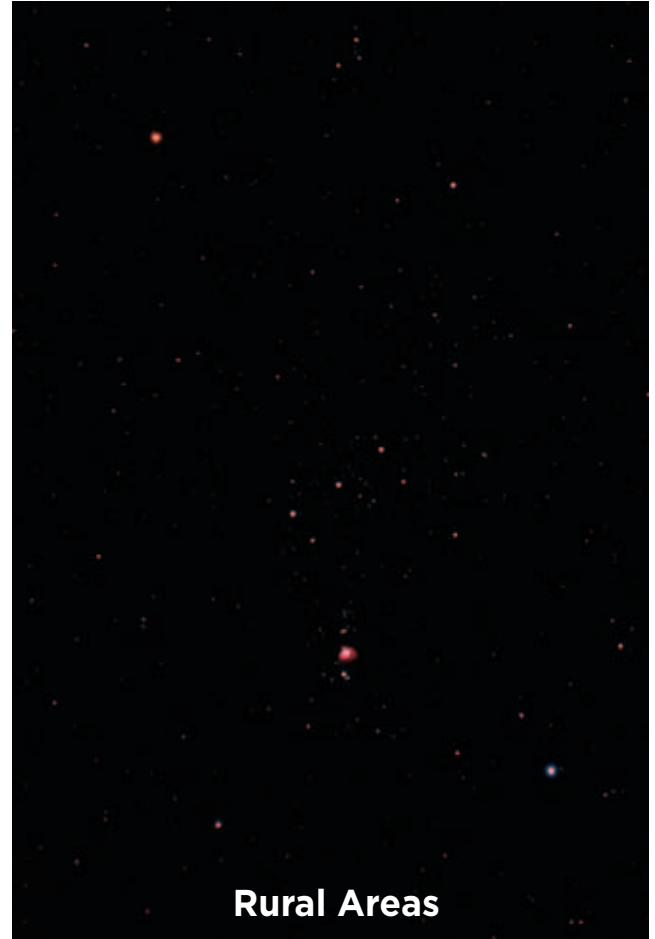
The level of light pollution in and around Bath (as shown by CPRE's interactive map of England's Light Pollution and Dark Skies [www.nightblight.cpre.org.uk/maps/](http://www.nightblight.cpre.org.uk/maps/)) can be seen below:



*Each pixel shows the level of radiance (Night Lights) shining up into the night sky.*

## APPENDIX VI CONTINUED

The number of stars visible in the constellation of Orion is often used as an indicator of levels of light pollution. The Parish carried out its own Star Count, in February 2018, as part of evidence gathering for the Neighbourhood Plan. The photos below show how much of the night sky is lost as a result of increased lighting:



## APPENDIX VI CONTINUED

### A time-lapse photo of the stars above the parish (below).

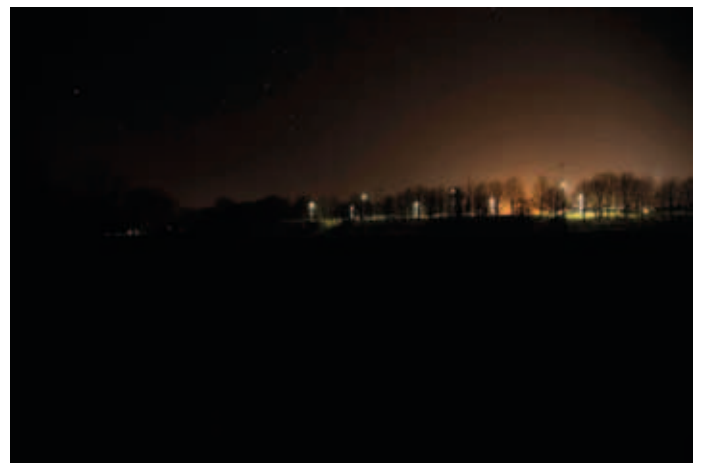
The colours reflect the different surface temperatures of the stars. There are blues, whites, yellows, oranges and reds. The act of stacking the images for the trail can wash out some colours a little making red a little pink.



Light pollution can obscure our view of the stars as seen in the photos below of the floodlights on the University of Bath sports fields:



*Floodlights on*



*Floodlights off*

Light from the sports fields can be seen for miles around. Artificial light at night is associated with a range of health problems, is detrimental to the environment and impacts the economy.

An interactive photo of the night sky above the parish of Claverton can be seen on [www.clavertonpc.org](http://www.clavertonpc.org). The photo, taken between 01.40h and 02.10h, shows the stars above the parish with light glow from Trowbridge and Frome on the left and the university.

Principles for protecting the Night Sky and reducing Light Pollution as well as principles for good external lighting can be seen on [www.clavertonpc.org](http://www.clavertonpc.org).

Photos are by kind permission of Simon Holbeche (Bath Starlit Skies), Bob Mizon (Commission for Dark Skies), John Gifford (Wessex Astronomical Society).



# APPENDIX VII

## Claverton Neighbourhood Plan Steering Group

### Terms of reference

#### 1. Purpose of Neighbourhood Plan

A Neighbourhood Plan is designed under the Government Localism Bill to give the local community a voice in deciding the look and feel of the development of their area, being sensitive to the local setting. It cannot stop development but it does enable the parish to influence and develop a shared vision including planning policies for the development of land within the parish over the next 18 years. The approved Plan will also form part of B&NES Core Strategy, but must be in general conformity with the policies contained within the B&NES Core Strategy.

#### 2. Purpose of Neighbourhood Plan Steering Committee

Claverton Parish Council (CPC) has established the Claverton Neighbourhood Plan Steering Group (CNPSG) with the purpose of

- 2.1 Acting in an advisory capacity to the Parish Council, which will be the accountable body.
- 2.2 Overseeing the development of the Claverton Neighbourhood Plan with aim of preserving and enhancing the parish consistent with desired character of Claverton, whilst allowing for sustainable development.
- 2.3 Ensuring relevant consultation takes place so that the CNP plan accurately represents the views of the residents and other stakeholders.

#### 3. Responsibilities and Objectives

- 3.1 Develop a Neighbourhood Plan for Claverton which reflects local concerns, interests and aspirations, enhances the local area and is sensitive to the local setting.
- 3.2 Advise, liaise with and support the Parish Council through the CNP process, reporting to Parish Council meetings.
- 3.3 Manage the process of producing CNP in a fair, democratic and transparent fashion.
- 3.4 Encourage widespread participation from all members of the local community.
- 3.5 Ensure the Plan is representative of the views and aspirations of the local community.
- 3.6 Ensure all decisions are fully evidenced and supported through consultation via surveys, public meetings referendums or other means as appropriate.
- 3.7 Communicate progress to the community as appropriate, including in the Newsletter, Parish or other notice boards and the Claverton Parish Website.
- 3.8 Maintain links with the Local Planning Authority and keep under review the legislative requirements.
- 3.9 Prepare a budget for approval by CPC and manage expenses within the approved budget.

#### 4. Membership and Quorum

- 4.1 Membership shall consist of representatives from a cross section of the local community, businesses, leisure activities and other stakeholders who are active within the parish.
- 4.2 Membership shall comprise of an uneven number which will be no more than nine persons.
- 4.3 The elected Chair of the CNPSG shall be a member of the Parish Council.
- 4.4 The CNPSG shall be quorate when half of the members are present.

#### 5. Frequency, Timing and Procedure of Meetings

- 5.1 Meetings will be held as often as the process requires, at least monthly.
- 5.2 Formal minutes will be taken at each meeting and when approved, published on the Website.
- 5.3 Each member has one vote.
- 5.4 All matters shall be decided by a simple majority vote of the members present and voting on the question. In the case of equality of votes the Chairman of the Meeting shall have a second or casting vote.
- 5.5 All decisions are subject to ratification by CPC.

#### 6. Declarations of interest

All members of the CNPSG must declare any personal interest that may be perceived as being relevant to the recommendations of the group. This may include membership of an organisation, ownership of interest in land or business, or potential developments or developers, interests in Planning Applications, members of local government or other statutory bodies, or other matter relevant to the work undertaken by the CNPSG.

### Steering Committee

<b>Vi Jensen</b>	(Parish Councillor – Chair of Committee)
<b>Glennis Naylor</b>	(Parish Councillor)
<b>Isabelle Ficker</b>	Claverton Village
<b>Linda Ficker</b>	Claverton Village
<b>Julian Potts</b>	Claverton Village
<b>Andrew Sergeant</b>	Claverton Village
<b>Clare Brown</b>	Representing the boating community on the Kennet & Avon Canal
<b>Jonty Frith</b>	Rector of St Mary's Church, Claverton
<b>Julian Blades</b>	Deputy Director of the American Museum & Gardens
<b>Peter Dunn</b>	Chairman of Claverton Pumping Station Adoption Group

**Minutes**      **Lesley Watkinson** (Parish Clerk)

# GLOSSARY AND LIST OF OTHER RELEVANT RESOURCES

Term/Acronym	Definition
<b>Affordable Housing</b>	Has a number of definitions covering social rented, affordable rented and intermediate housing which is provided to eligible households whose needs are not met by the market. Where rented, the rent must not be more than 80% of the local market rent.
<b>Ancient Woodland</b>	Land that has had continuous woodland cover since at least 1600AD. These woods are designated by Natural England.
<b>Area of Outstanding Natural Beauty (AONB)</b>	An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, AONB represent the nation's finest landscapes. AONB are designated by the Natural England.
<b>Bath and North East Somerset Council (B&amp;NES)</b>	Is the local authority under which Claverton resides.
<b>Bristol Regional Environmental Records Centre (BRERC)</b>	Collects, manages, analyses and distributes wildlife and geological data for the former county of Avon area.
<b>Campaign to protect Rural England (CPRE)</b>	Campaigns, works to protect, promote and enhance the countryside to make it a better place to live, work and enjoy, and to ensure the countryside is protected for now and future generations.
<b>Canal &amp; River Trust (CRT)</b>	Is the charity which looks after and brings to life 2,000 miles of waterways, because it believes that life is better by water.
<b>Claverton Conservation Area</b>	Covers part of Claverton Parish, was granted conservation status in 1981 and with a further extension in 2007.
<b>Conservation Area</b>	Local authorities have the power to designate as conservation areas, any area of special architectural or historic interest. This means the planning authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area. Conservation Area Consent has been replaced by planning permission for relevant demolition in a conservation area.
<b>Core strategy</b>	A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy (see also DPDs).
<b>Cotswold Area of Outstanding Natural Beauty (CAONB)</b>	Is land protected by the Countryside and Rights of Way Act 2000 (CROW Act). It protects the land to conserve and enhance its natural beauty. The CAONB was established in 1966. It covers 790 sq miles, stretching from Bath and Wiltshire in the south through Gloucestershire and Oxfordshire to Warwickshire and Worcestershire in the north.  It also seeks to protect the CAONB from development outside the CAONB which would affect its setting.
<b>Department for Environment, Food and Rural Affairs (DEFRA)</b>	The government department responsible for environmental protection, food production and standards, agriculture, fisheries and rural communities.
<b>Development Plan</b>	A document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.
<b>Development Plan Documents (DPDs)</b>	Development Plan Documents are prepared by local planning authorities and outline the key development goals of the local development framework.  Development Plan Documents include the core strategy and, where needed, area action plans. There will also be an adopted proposals map which illustrates the spatial extent of policies that must be prepared and maintained to accompany all DPDs.  All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's binding report. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise.  DPDs form an essential part of the Local Development Framework.

## GLOSSARY CONTINUED

Term/Acronym	Definition
<b>English Heritage</b>	Government advisors with responsibility for all aspects of protecting and promoting the historic environment. See also Historic England.
<b>Environment Agency UK</b>	Government agency concerned mainly with rivers, flooding and pollution that aims to provide public information. Their principal aim is to protect and improve the environment whilst promoting sustainable development.
<b>Green Belt</b>	<p>A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the green belt is to:</p> <ul style="list-style-type: none"> <li>• check the unrestricted sprawl of large built up areas</li> <li>• prevent neighbouring towns from merging</li> <li>• safeguard the countryside from encroachment</li> <li>• preserve the setting and special character of historic towns</li> <li>• assist urban regeneration by encouraging the recycling of derelict and other urban land</li> </ul> <p>Green Belts are defined in a local planning authority's development plan.</p>
<b>Green &amp; Blue Infrastructure</b>	Green Infrastructure is a network or collection of quality green and blue (water) spaces and other environmental features that interlink and serve both nature conservation and health & wellbeing purposes.
<b>Heritage Asset</b>	A building, monument, site, place, area or landscape identified as possessing a degree of significance warranting consideration in the plan making process resulting from its heritage interest. Heritage assets can include designated heritage assets and assets identified by the local Planning authority.
<b>Historic Parks and Gardens</b>	A park or garden of special historic interest. Graded I (highest quality), II* or II. Designated by English Heritage.
<b>Housing Development Boundary</b>	The boundary which defines that part of certain settlements within which the principle of residential development will usually be acceptable subject to compliance with policies in the Development Plan and other material considerations.
<b>Infill Sites</b>	Development which fills a gap in the continuity of existing building curtilages, normally residential, which normally adjoin on at least two sides, and development within a village area which would not involve outward extension. Infill schemes can in themselves only be complete schemes and cannot be the first stage of a large development.
<b>Landscape Character Area</b>	The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It is commonly associated with forms of geology, landform, soils, vegetation, land use and human settlement.
<b>Listed Building</b>	<p>A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest.</p> <p>Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage).</p>
<b>Listed Building Consent</b>	Consent required for the demolition, in whole or in part of a listed building, or for any works of alteration or extension that would affect the character of the building.
<b>Local Green Space</b>	Areas designated as being significant and demonstrably special to the community.
<b>Market Housing</b>	Open market housing is housing which has no occupancy restriction or legal tie and that can be bought by anyone.

## GLOSSARY CONTINUED

Term/Acronym	Definition
<b>National Planning Policy Framework (NPPF)</b>	A framework which sets out the Government's planning policies for England and how these are expected to be implemented.  Local and Neighbourhood Plans should take into account the policies of the NPPF in their preparation.
<b>Nature Conservation</b>	An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.
<b>Natural England</b>	Government's statutory adviser on the natural environment in England, with responsibility for landscape designations such as National Parks, Areas of Outstanding Natural Beauty and Heritage Coasts.
<b>Permitted Development</b>	National grant of planning which allows certain building works and changes to be carried out without having to make a planning application.  However, an Article 4 Direction is a special planning regulation adopted by a Local Planning Authority to provide additional powers of planning control in a particular location. It operates by removing some of the "Permitted Development" rights over certain specified classes of minor alterations and extensions.
<b>Placemaking Plan</b>	The purpose of the Placemaking Plan is to complement the strategic framework in the Core Strategy by setting out detailed development principles for identified development sites and other policies for managing development across a local authority area. Like the Core Strategy, the Placemaking Plan will be prepared in the context of the National Planning Policy Framework (NPPF) and facilitate the delivery of key Council strategies such as the Green Infrastructure Strategy, Economic Strategy and in the case of BANES the Bath City Riverside Enterprise Area. There are a wide range of other corporate initiatives and strategies, including those related to development and regeneration, transport, housing, education, cultural development, climate change that will heavily influence the evolution of a Placemaking Plan. These initiatives, where they are supported by robust evidence and previous stakeholder engagement, will contribute significantly to the aspirations for development sites and the planning requirements that will eventually be set out in the Placemaking Plan.
<b>SUSTRANS</b>	A UK sustainable transport charity making it easier for people to walk and cycle. Its flagship project is the National Cycle Network.
<b>UNESCO Earth Charter</b>	An international declaration of fundamental values and principles considered useful by its supporters for building a just, sustainable, and peaceful global society in the 21st century
<b>Valley Parishes Alliance (VPA)</b>	A cross-county border alliance providing a unified voice on social, economic and environmental issues which could affect the Bath & North East Somerset and Wiltshire Parish communities in the Avon and Limpley Stoke Valley area, east of Bath.
<b>Water Space Study</b>	Is a study focusing on the River Avon and Kennet and Avon Canal (Dundas Aqueduct to Bath to Hanham Lock). B&NES worked in partnership with the Environment Agency, the Canal & River Trust and Wessex Water to look at opportunities to revitalise the River Avon and Kennett & Avon Canal waterways, for people and nature. Includes opportunities to create moorings, improve green spaces and parks, enhance biodiversity, realise safe access for sport and leisure and improve public spaces and paths.
<b>West of England Combined Authority (WECA)</b>	Consists of three of the local authorities in the region - Bath & North East Somerset, Bristol City, and South Gloucestershire. Working with its partners, including the West of England Local Enterprise Partnership and North Somerset Council.
<b>A Joint Spatial Plan (JSP)</b>	The four West of England Councils - Bath and North East Somerset, Bristol City, North Somerset and South Gloucestershire have produced a West of England Joint Spatial Plan (JSP), to help the sub-region meet its housing and transport need for the next 20 years, to 2036. The JSP sets out the overall approach and location of new development and will guide the review of each of the Council's own local plans.
<b>Windfall sites</b>	Sites which have not been specifically identified, or allocated, in the production of the Local Plan for future development.
<b>World Heritage Site</b>	Is a place that is listed by the United Nations Educational, Scientific and Cultural Organization (UNESCO) as having special cultural or physical significance.



*Claverton Hill*



*Farleigh Cottage & Tower House*



*View across the Village Green towards Manor Farm House*



*View of southern end of village taken from A36*



