

# CLAVERHAM NEIGHBOURHOOD PLAN THE PLAN

## 2016 - 2026

## FEBRUARY 2018

### Foreword

This is the Claverham Future Neighbourhood Development Plan which has been developed from the comprehensive consultations and surveys conducted in the village to ensure that the views of all the residents have been taken into account.

Claverham Future is a group of Claverham residents and representatives of Yatton Parish Council who as volunteers are working for and on behalf of Yatton Parish Council to create Claverham's Neighbourhood Plan.

This document explains how the Neighbourhood Plan fits with legal requirements and guidance, and the Visions and Objectives that have shaped it.

Most importantly, this Neighbourhood Development Plan will help shape the future of the Village Area until 2026. The local community supports this plan because Claverham Future Steering Group has involved as many people, of all ages, as has been possible in consultation and in preparation of this document.

This Plan was unanimously approved for submission to North Somerset Council at Yatton Parish Full Council Meeting of 8<sup>th</sup> May 2017.

### The members of the Claverham Future Steering Group are:

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- **Dave Hayler** (Deputy Chair)
- **Ann Gawthorpe** (Group Editor)
- **Chris Moore** (Treasurer)
- **Gary Barker**
- **Helen Barker**
- **Jean Watson**
- **Teresa Moore** (Secretary)
- **Wendy Griggs** (Vice Chair of Yatton Parish Council)
- **Massimo Morelli** (Yatton Parish Council)
- **Roger Wood** (Yatton Parish Council)

### Contributing Residents

- **Debz Tidy**
- **Clive Fletcher**

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## 1 The Village

Claverham is situated approximately half way between Weston-Super-Mare and Bristol on the plain between the rivers Kenn, to the north, and Yeo to the south and it is roughly five miles from the Bristol Channel as the crow flies.

It is probably named after the clover fields, which surrounded the village. In the West Country, the word 'ham' does not refer to a village or settlement, but is a contraction of the word 'hamm' meaning meadow.

A great wealth of information about Claverham is available from local societies and archives.

## 2 What is a Neighbourhood Development Plan (NDP)?

NDPs are part of the planning system introduced by the Government - under the Localism initiative - to give people a greater say about the location and scale of development in their area and to help protect valued landscape and community assets.

NDPs can establish general planning policies for the development/use of land, designate important areas of green space for protection and give opportunity to manage and improve village infrastructure.

Once adopted, NDPs form part of the Local Development Plan for the Local Authority and are used when considering planning applications.

However, whilst they can influence the choice of sites and the design and layout of new housing, NDPs cannot stop developments that are approved in the **Local Plan**, and policies have to reflect **National Planning Guidance** as provided in the **NPPF**. Despite these limitations, NDPs can have real influence and they are an important new means of engaging local communities in decisions on how their areas will appear and function over the next generation.

## 3 Why does Claverham need a NDP?

Claverham needs an NDP:

- To help shape the future of the Village Area up to 2026
- To ensure residents have a say in how Claverham develops in the future, because no one knows Claverham better than its residents
- Because it is a planning instrument based upon known local conditions, needs and desires

### 4 Claverham NDP Area

Although Claverham is part of Yatton Parish Council, the parish council and local residents agreed that Yatton and Claverham should produce separate NDPs on the grounds that the villages are two very different entities. Yatton has facilities such as a railway station, shopping precinct, school, library and medical facilities. Yatton has been designated by North Somerset Council as a 'service village'. Claverham is much smaller than Yatton and more rural. Claverham's only facilities are a primary school, a village hall hosting a part-time post office and coffee shop, a pizza outlet, a hair salon and Claverham Meeting House, Barn and cottage. **Most importantly, Claverham has been designated by North Somerset Council as an 'infill village'.**

At a meeting on 27<sup>th</sup> January 2015 the boundary between the two areas was agreed between residents representing both villages. This was accepted by Yatton Parish Council then approved by North Somerset Council.

The Plan Area for Claverham is fixed and is reported as such on North Somerset Council's e-consult website

<http://consult-ldf.n-somerset.gov.uk/consult.ti/ycna/consultationHome>

Website Extract (Verbatim):

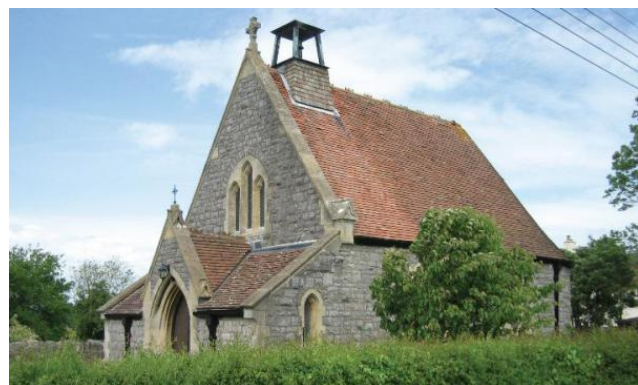
*Yatton Parish - Application for the designation of Two Neighbourhood Areas for Yatton and Claverham*



*Yatton Parish Council, with help from the local community, are preparing two separate Neighbourhood Development Plans; one for Yatton and one for Claverham. This will help to shape the Parish over the next 15 years.*

The first part of the process was to formally designate the area that the plans will cover, known as the neighbourhood area. The area that has been chosen is the whole of Yatton Parish divided into

two sections creating a neighbourhood area for the Claverham Neighbourhood Plan and a separate neighbourhood area for the Yatton Neighbourhood Plan. **The Neighbourhood Areas were designated on 24 April 2015.**





As part of the discussion in creating the plan areas it was noted that Claverham Road up to Stowey Park remains part of Claverham and, as a first communication from Claverham's Steering Group, a clarification letter was sent to the residents of Claverham Road, particularly those close to Stowey Park.

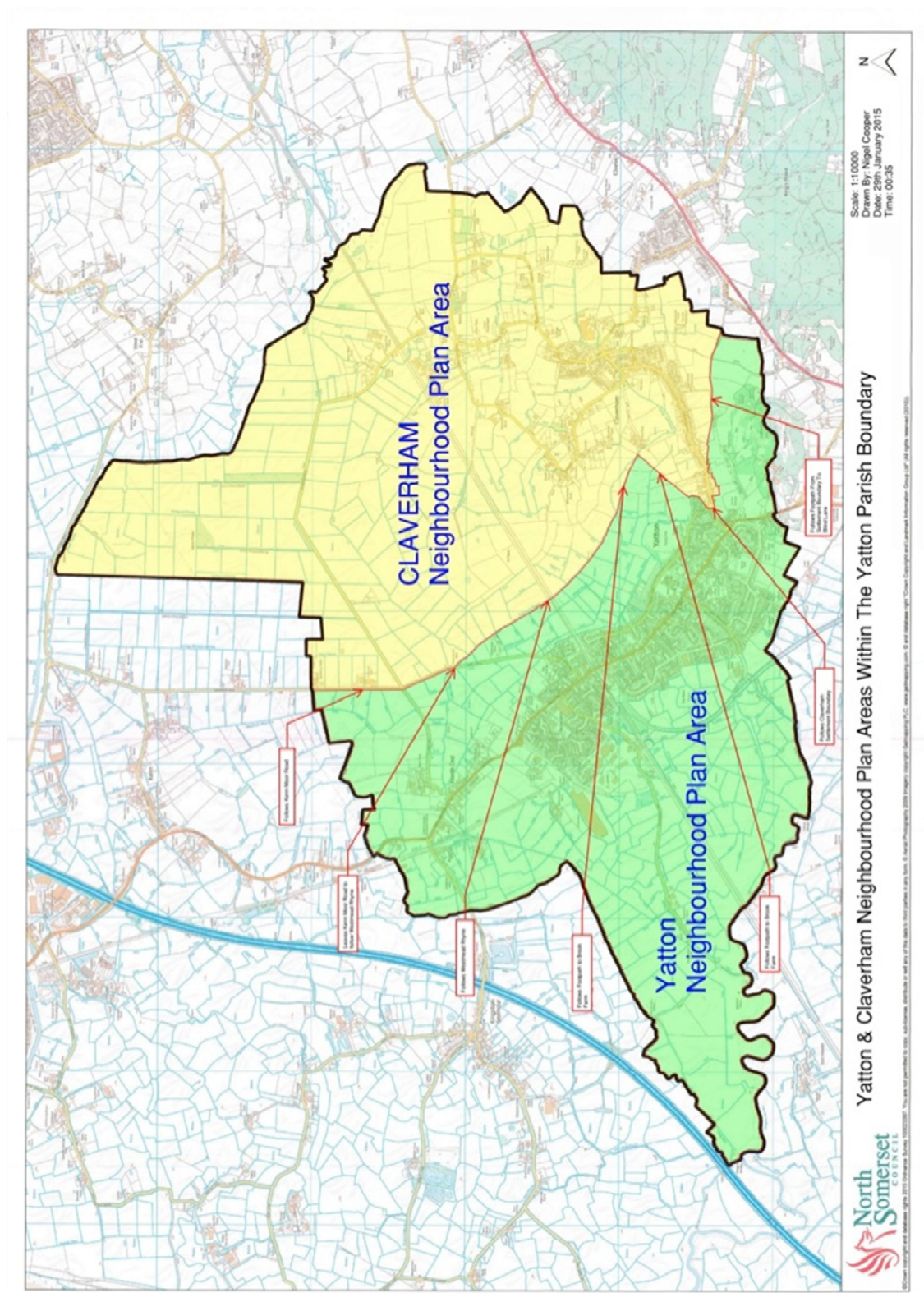


Figure 1 Yatton and Claverham Neighbourhood Plan Areas



# Claverham Future THE PLAN

Working with Yatton Parish Council to create Claverham Neighbourhood Plan

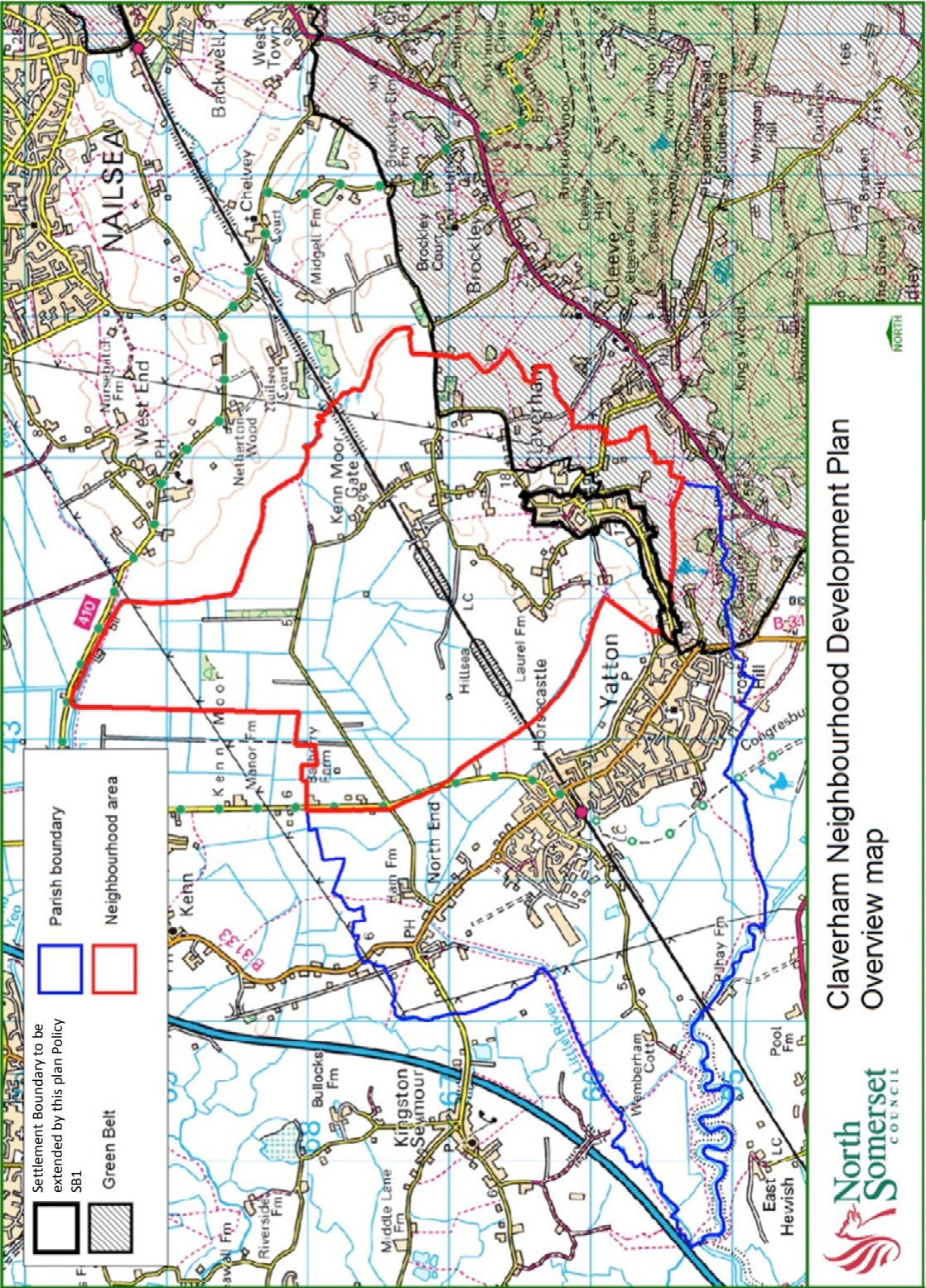
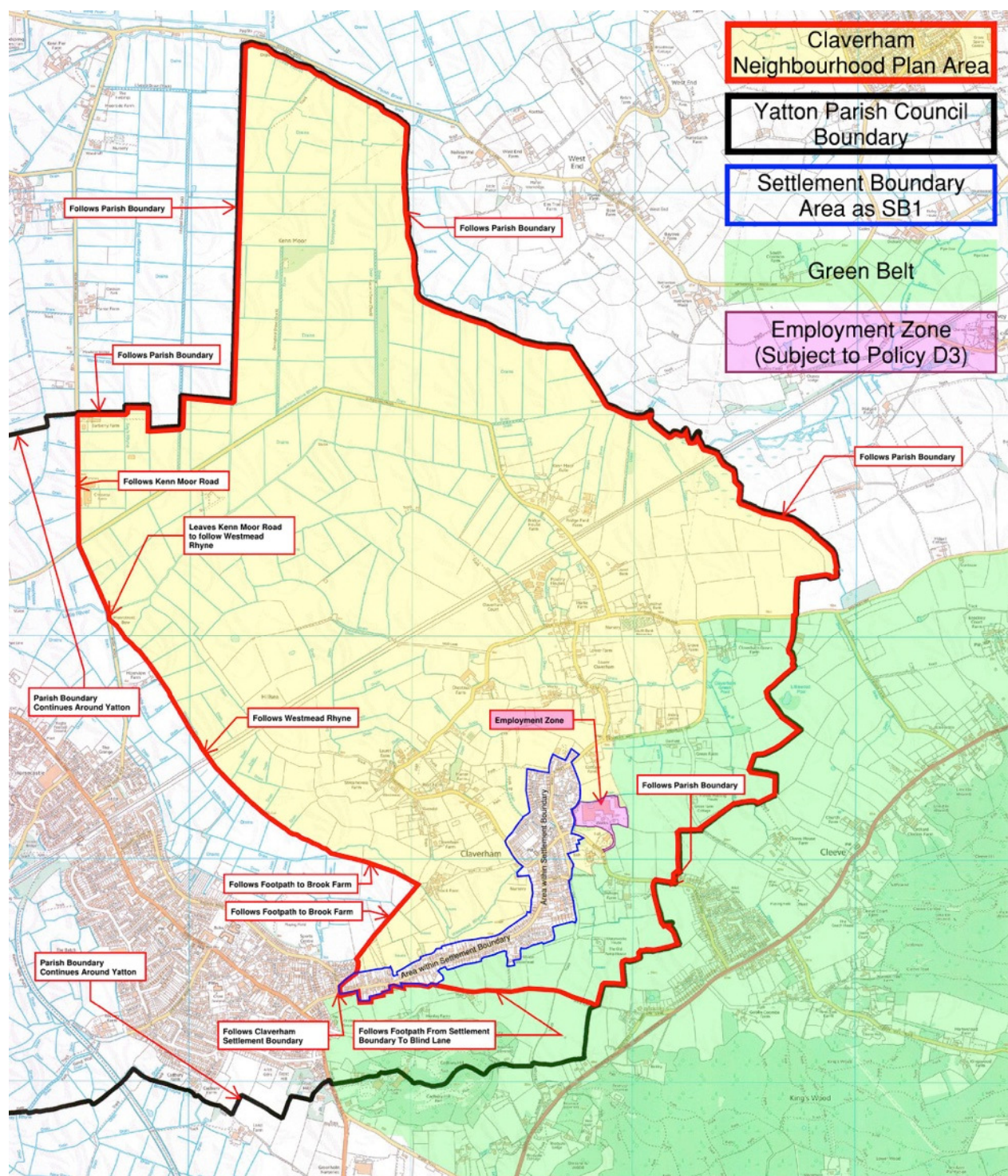


Figure 2 Overview Map





**Claverham Neighbourhood Plan Area Within Yatton Parish Boundary** (refer to policies herein for detail)

Not to Scale  
Drawn By: Nigel Cooper  
Date: 19th April 2017



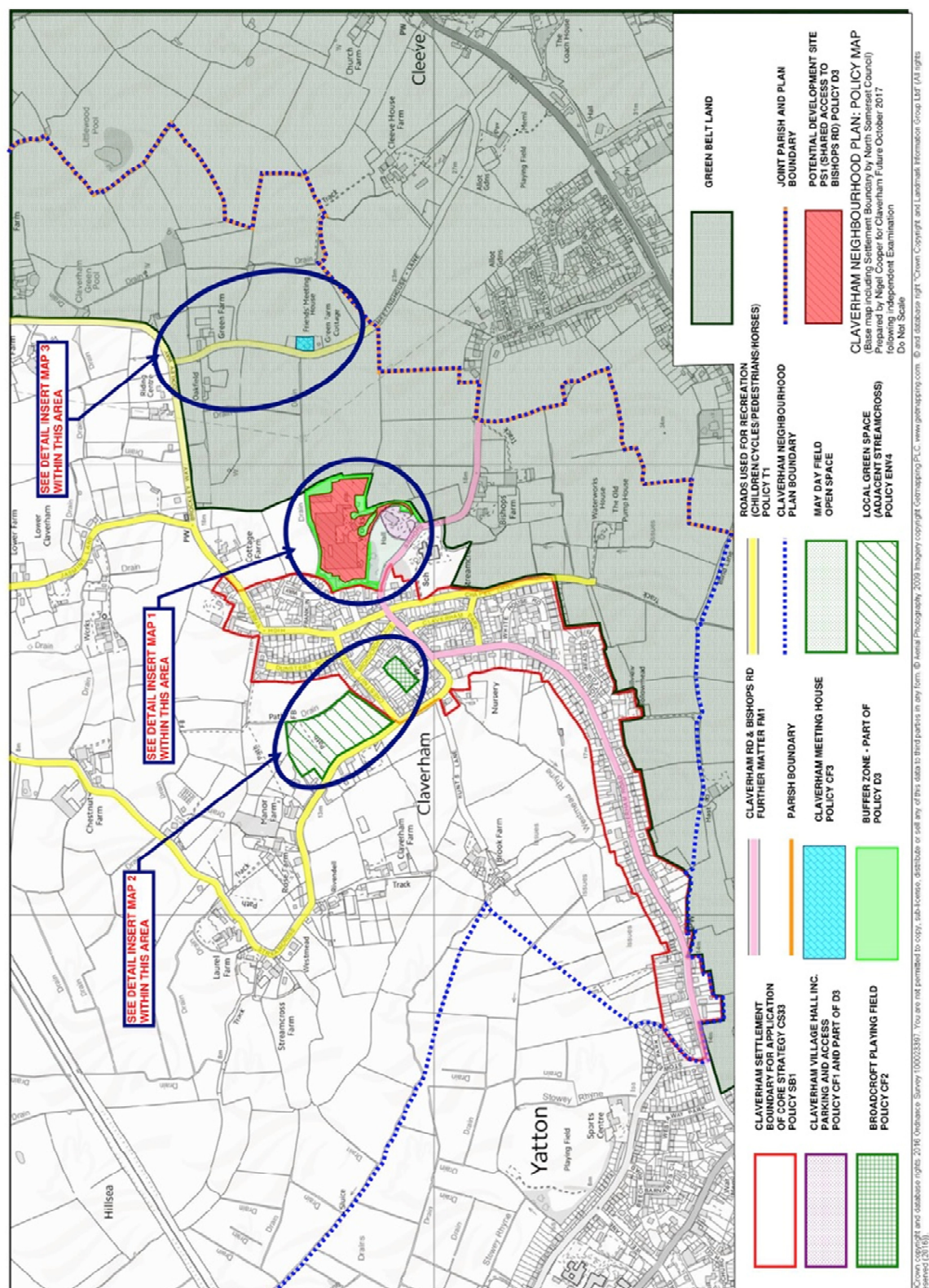
**Figure 3 Claverham Neighbourhood Plan Area**

This Map provided for line of Plan Area Boundary only, all other matters are indicative

N.B. Definitive settlement and other boundaries given in Policy SB1 and detail inserts.



*Working with Yatton Parish Council to create Claverham Neighbourhood Plan*



**Figure 4 Policy Map (Read Detail Inserts 1,2 &3 for Policies D3, CF1&2 and CF3)**

## 5 Planning Context of Claverham NDP

### 5.1 General

The Claverham Neighbourhood Development Plan has been prepared in the context of the North Somerset Core Strategy that was first adopted in 2012 with the remaining remitted policies adopted on 10th Jan 2017. These provide strategic policies to guide development throughout North Somerset up to 2026.

The policies within the Claverham Neighbourhood Plan are drafted to be in conformity with the North Somerset Council Core Strategy January 2017.

North Somerset's detailed site allocations are contained within the North Somerset Replacement Local Plan 2007. North Somerset Council Sites and Policies Plan Part 2: Site Allocations Plan 2006-2026, is at examination stage and will supersede these site allocations.

North Somerset's detailed policies to control development are contained in the North Somerset Council Sites and Policies Plan Part 1: Development Management Policies July 2016. These largely supersede the Replacement Local Plan policies in relation to the control of development. Both these plans have a timescale to 2026.

The Claverham Neighbourhood Development Plan also covers a time period up to 2026, or until such time as the strategic context set by the North Somerset Council Core Strategy January 2017 changes. Once adopted, it will sit alongside the North Somerset Council Sites and Policies Plan Part 1: Development Management Policies July 2016 DPD and the North Somerset Council Sites and Policies Plan Part 2: Site Allocations Plan 2006-2026 DPD. Where policies in the Claverham Neighbourhood Plan differ from these it will take precedence in decision making. Where the Neighbourhood Plan is silent on any planning issues decision-making will be in accordance with the North Somerset Council Core Strategy January 2017, North Somerset Council Sites and Policies Plan Part 1: Development Management Policies July 2016 and North Somerset Council Sites and Policies Plan Part 2: Site Allocations Plan 2006-2026.

The North Somerset Council Core Strategy January 2017 will be reviewed by the end of 2018. Key strategic issues of housing, employment, infrastructure and any consequential green belt alterations will be determined through the Joint Spatial Plan (JSP): a development plan document being prepared jointly by the West of England authorities for the period 2016-2036. The JSP is proposed to be adopted in 2018 and will provide the new strategic context for North Somerset. A new Local Plan for North Somerset is being prepared to give the more detailed planning policy context.

Claverham is designated by North Somerset as an infill village and is subject to the adopted Policy **CS33: Infill villages, smaller settlements and countryside** published in the fully re-adopted North Somerset Council Core Strategy January 2017 incorporating the changes recommended to the remitted policies which was approved on 10 January 2017.

### 5.2 Future Planning Policy and Guidance

For the avoidance of doubt:

Unless future National or other fully made planning policy specifically supersedes policies or parts of policies of this Plan then this Plan's policies or unaffected parts of policies shall continue.



## 6 Statement of Consultation

### General

Claverham Future's Steering Group identified consultation as the key to successfully developing a NDP for the village. This included newsletters, village-wide surveys, public meetings, contact with the local school, presentations and articles in the local press. There were also opportunities for participation online and via email. To ensure no group was left out of the process a simple desk-based survey of local community groups and activities in Claverham was undertaken. The wide range of groups and activities indicated a thriving and active local community and this strong sense of community also showed in the responses made to consultations at all stages in the preparation of the NDP.

The Steering Group identified three different stages of consultation:

- Raising awareness and asking for comments on the issues and options to be considered
- Consultation on a draft plan
- Promotion of the final plan and raising awareness of the local referendum.

A Statement of Consultation was prepared to show the major input and impact Claverham's community has had in drafting the Plan.

**The process of communicating with and listening to our fellow residents went through many stages, all matters were communicated through posters, posted letters, bulk emailing via MailChimp and use of our own website [www.claverhamfuture.org.uk](http://www.claverhamfuture.org.uk)**

**A brief overview of which is:**

- Newsletter in March 2015
- A Comprehensive Travel Survey
- May Day presentation 2015 to canvas views.
- First Public meeting July 16th 2015 to record all residents views
- Presentations during summer to keep momentum
- A review of our Planning History so we can communicate facts
- Landowners survey to understand who owns various sites so they can be contacted if necessary
- Survey of Claverham's Businesses
- Meeting with Claverham UTC, the major local employer
- Discussions with action group for Youth Facilities
- Main Survey covering all matters raised to date, delivered to all residents in January 2016
- 2<sup>nd</sup> Public Meeting on Draft Plan 18<sup>th</sup> March 2016 where all drafted objectives and policies were discussed in open forum and voted upon.
- Invitation to provide comment in six-week formal Consultation ended 1<sup>st</sup> August 2016. A full schedule of statutory consultees and interested parties and landowners was also included in the process.
- Multiple reviews, email exchanges and meetings with a North Somerset Principal Planning Policy Officer.

## 7 Neighbourhood Development Plan

### 7.1 Vision

Consultation with the residents has shown concern for the conservation of our area's character and its relationship to the natural and agricultural environment and whilst there is support for development to meet the needs of our community it must be achieved in specific ways.

#### **Vision for the Neighbourhood Plan Area:**

**Claverham Neighbourhood Plan will support future development within Claverham's Settlement Boundary that is truly sustainable, aiming for a zero carbon footprint. Rural character will be maintained along with the clear, green, separation from Cleeve. The natural environment will be protected and heritage assets respected by preserving their settings for the enjoyment of all.**

### 7.2 Objectives

The Claverham Neighbourhood Plan has the following objectives:

- Objective 1.** To rigorously apply the designation of Claverham as an Infill Village in accordance with Policy CS33 of North Somerset Council Core Strategy January 2017.
- Objective 2.** To have high-quality development that is sympathetic to neighbouring properties and landscapes.
- Objective 3.** That all Developments, at the time of application, demonstrate no increase in flood risk.
- Objective 4.** That no Developments will cause harm to existing natural or heritage assets, but will improve and enhance them where possible.
- Objective 5.** To support redevelopment of the employment site for mixed or residential use within a natural boundary zone provided that employment is no longer a viable use.
- Objective 6.** To improve sustainability through renewable energy and low carbon technology.
- Objective 7.** To promote and deliver improved highway safety, parking and public transport for all users.
- Objective 8.** To support employment opportunities and the on-going viability of existing facilities and workplaces, and to promote improved or new community facilities.
- Objective 9.** To protect, maintain and enhance Claverham's rural, natural and historic character and environment. This includes: built and natural features, our wildlife diversity and abundance together with the many ways people access and enjoy our environment.
- Objective 10.** To maintain the Green Belt between Claverham and Cleeve to ensure each village is distinct and separate.

### 7.3 Presentation Format of Policies in this Plan:

Each of the policies is presented in the same format:

- The main subject area of the Policy or Policies
- Title of a Particular Policy
- The Policy
- A summary of supporting matters
- Objectives and other National or Local Authority planning policies, noting that such matters stated are not necessarily comprehensive and this Plan acknowledges that other and/or later policies may apply.

## # MAIN SUBJECT OF POLICY

### ##1 – Particular Policy

Here a general introduction to the policy is made.

#### **POLICY ##1**

The Policy wording is always in this first (lilac in colour copies) box.

Supporting matters are stated in this second (blue in colour copies) box.

A non-preclusive schedule of relevant planning instruments is given in this third (grey in colour copies) box.

## 8 SETTLEMENT POLICY

### 8.1 SB1 – Settlement Boundary

North Somerset Council's Local Plan, under Policy CS33, provides for Claverham to be an Infill Village with a Settlement Boundary as a definitive limit for infill development. The Settlement Boundary also provides protection of Claverham's rural character and controls unsustainable development that is remote from facilities.

#### **POLICY SB1**

The Claverham Settlement Boundary is as shown on the Map *Figure 5 Settlement Boundary*.

73% of respondents to the Village Survey voted in favour of the Settlement Boundary being retained as a method of locating appropriate development. 93% of those attending the public meeting on March 18th 2016 voted in favour of development being restricted to within the Settlement Boundary (the re-use of the PS1 site is redevelopment).

Settlement Policy SB1 supports Objective 1 & 4 and is fully aligned with North Somerset Policy CS33.

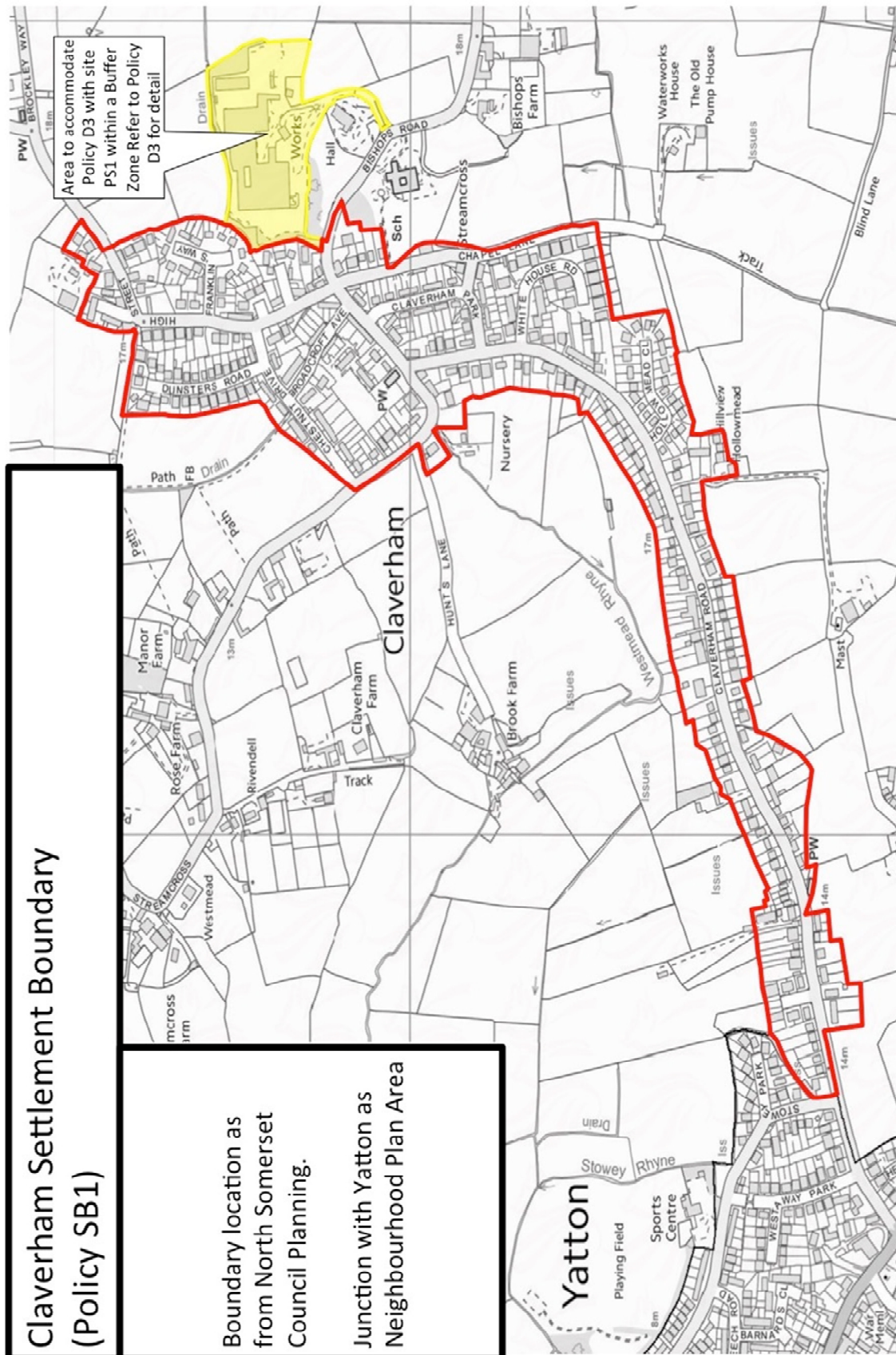


Figure 5 Settlement Boundary



## 9 DEVELOPMENT POLICIES

### Background

This Plan proposes specific opportunities for residential development whilst acknowledging that new housing within the Claverham Neighbourhood Plan Area is otherwise predominantly unsustainable, as it will:

- Be remote from nearly all services and employment. There is only a pizza shop, village hall, hairdresser and well-subscribed primary/pre-school. The local factory is closing in 2017 (but even that did not employ more than a few locals due to its specialist/skilled technical needs). A majority of inhabitants of the Plan Area are beyond 2.5km of the shops and more than 3km from the Train Station and Healthcare.
- Definitely consume farming land if outside the settlement boundary and not currently developed.
- Increase traffic on narrow roads that cannot be widened.
- Be without safe pavement access for those few prepared to walk extended distances to facilities. N.B. pavements are non-existent or discontinuous and otherwise sloping, narrow and in poor-repair.
- Generate carbon emissions through car use in excess of better-placed locations for accessing everyday facilities and work
- Add further hard surfaces to an area with a history of flooding (see *North Somerset 2012 Flood Investigations* N.B. flooding has occurred prior to and since that report)

The North Somerset Council Core Strategy January 2017 assessment of Claverham by North Somerset sought to measure the eight characteristics that define a successful sustainable community as represented in the 'sustainable communities wheel'. The version used was within *Making Places: Creating Sustainable Communities* by the Academy for Sustainable Communities (2006). The assessment NSC presented has no Green (Good) areas of assessment at all; three out of eight sectors are Red. The designation of Amber-minus for 'Well connected' is highly debatable particularly noting the very low take up of train, bus or walking for any journey, there is reason to think this should also be a Red sector.

Claverham residents' location-driven dependence on the private motorcar and vastly predominant out-commuting is amply demonstrated by a major travel survey that was undertaken for this Plan. The significantly-large response mirrored 2011 Census age groups and showed the following key matters:

### Workplace

We found that only 4% of villagers were employed within Claverham. A further 6% mostly worked from home, with the remaining 90% working outside of the village. Beyond the village 5% worked in Yatton or Cleeve, 34% elsewhere in North Somerset, 32% in Bristol and 19% further afield.

### Transport for work.

Our survey results were in agreement with the 2011 census data. We found that 83% of respondents travel to work by private motor vehicle compared to 77% in the 2011 census, and only 6% of survey respondents worked from home.

### Other Claverham Specific Data

83% of any shopping journeys are by car. 93% of journeys to key services are by car. Claverham has 1.8 cars per household. Only 5.7% use any Public transport for work. In the extremely minor use of public transport; buses were relatively more important than trains. The stated bars to any greater use of buses were frequency, range of destinations, reliability and cost. Walking and cycling to Yatton facilities is constrained by distance combined with narrow discontinuous pavements and safety fears.

Thus it is readily seen that development in Claverham must be very carefully considered if it is to be sustainable within the capabilities of existing, or realistically anticipated, infrastructure and facilities. Additional development will result in yet further private motorcar use.

This Plan seeks to provide positive contribution to the provision of housing without harm to the environment.

As part mitigation of the significant inevitable use of the private motorcar in Claverham there is support for renewable and low carbon technologies.

This Plan is pragmatic in supporting re-development where future use of existing developed sites can be shown to have a low/equivalent or, if possible, reduced impact on carbon emissions when compare with current use.

**A particular development opportunity may arise at site PS1 as shown on *Figure 7 Policy Map Detail Insert 1* to the east of the Village. The current owners and occupiers of the employment site at PS1 have publicly stated that they will vacate the site in autumn 2017.**

North Somerset Council Sites and Policies Plan Part 2: Site Allocations Plan 2006-2026 policy SA6 requires that redevelopment proposals of employment sites such as PS1 for non-economic (i.e. non-employment uses) should demonstrate that continuation in employment uses would not be viable.

Should the site (PS1 herein) be shown to be non-viable for employment uses, then Claverham's residents support the controlled redevelopment of the site for viable mixed or residential use that protects and preserves the natural assets that bound the site and heritage assets within it.

This Plan supports redevelopment within the existing developed and currently security-fenced site, such that it does not cause harm to Claverham's community assets (i) green field to north of the of employment zone (ii) the Village hall and its car park (iii) the green and wooded area to the west of the Village Hall/south of the current security fence, herein referred to as the May Day field and (iv) the natural and heritage assets of site PS1. Any development must also protect the clear green space between Claverham and Cleeve that is a requirement of Policy ENV2 and also Greenbelt.



### 9.1 D1 - New Development General

Within the settlement boundary this Plan supports continuing the historical process of building between existing properties thereby controlling deleterious impact on nature, farmland and the overall setting of the Village, all of which are key objectives of this plan. Development provided for within North Somerset Council Core Strategy January 2017 policy CS33 shall continue as opportunities arise provided that applications meet all relevant planning requirements.

Policy D1 sets out a neighbourhood plan level approach to new residential development in the Plan area. It consolidates the approach already set out in the North Somerset Council Core Strategy January 2017. Within the settlement boundary it is anticipated that the majority of developments will be small in scale (nine or less dwellings). Within the context of the policy any larger developments would be assessed in terms of their relationship to the size and character of the village.

#### **POLICY D1**

1. Proposals for new residential development of an appropriate scale which reflects the size and character of Claverham will be supported if it is within the Settlement Boundary and meets the requirements of all other applicable policies in this Plan.
2. Development outside of the Settlement Boundary is to be strictly controlled under Local Plan Policy for Countryside and Green Belt (North Somerset Council Core Strategy January 2017 policy CS33 and North Somerset Council Sites and Policies Plan Part 1: Development Management Policies July 2016 DM12 or equivalent replacement policies).

95% of those attending the public meeting on March 18th 2016 voted in favour of this policy

Policy D1 supports Objectives 1, 2, 3, is compatible with objectives 9 and 10, and aligns with North Somerset Policy CS33

### 9.2 D2 – Design of New Developments, Conversions and Extensions

The design and features of all new housing is of great importance in retaining Claverham's village character, however there is recognition that modern design can be sympathetic whereas poor imitation is not.

Policy D2 sets out the Plan's approach to design. It has been designed to give a neighbourhood plan scale approach to that adopted in the NPPF. The policy is designed to set out key principles on the one hand and to encourage modern developments and design initiative on the other hand. For example, the first part of the policy does not mean that new building should copy or apply features of earlier buildings. However, it does apply to important details such as the choice of materials and the size of development.

#### Housing Character of Claverham

Excellent work from Claverham's Village Character Statement of 2002 can still be used to describe the 5 various characters of our built environment.

- **Lower Claverham** (which includes the historic Claverham Court) and Brockley Way. This consists mainly of scattered farmhouses and cottages, the majority of which are of dressed stone or limestone rubble and render, with gables. It is served by meandering lanes and has several public footpaths giving access to other parts of the village.
- **Streamcross** A mixture of old farm houses, cottages and some barn conversions. Again the majority are of dressed stone or limestone rubble and render with gables. Recently the render has been removed from some properties and the stonework re-pointed.
- **High Street, Claverham Road, Bishops Road (which includes Court-de-Wyck)** A mixture of old cottages, local authority housing and modern properties in a variety of styles, but mainly rendered.
- **Hollowmead Close, Whitehouse Road, Chestnut Drive, Dunsters Road, Anvil Close, Franklin's Way and Withymead.** These are the housing estates built during 1960s 1970s and early 2000s. The styles are varied and reflect the architectural designs of the times in which they were built.
- **The Moors beyond the railway bridge.** There are a few cottages and farms mainly in the traditional render with gables.

### POLICY D2

1. All designs should be sympathetic to the character of nearby buildings and their settings (see Housing Character of Claverham above).
2. Natural landscaping, including native trees; hedgerows, wetland areas and the retention/creation of habitats for animal species should be incorporated into new developments wherever feasible.
3. All developments should provide car parking in accordance with North Somerset Council Parking Standards Supplementary Planning Document, or latest equivalent guidance.
4. All designs should specifically address the visual amenity and privacy of existing neighbouring properties and of those with current planning permission accompanied by agreed suitable plans and elevations. All development should comply with North Somerset Council's Residential Design Guide section 1, or latest equivalent guidance.
5. Housing extensions and alterations shall follow the guidance of North Somerset Council's Residential Design Guide – Section 2 Appearance and character of house extensions and alterations SPD latest version, or latest equivalent guidance.
6. New development, creating any new building(s) (not extensions) will be expected to include an appropriate planting scheme and provide water permeable hard surfaces. Developments of 10 or more dwellings will be required to demonstrate the provision of long-term (10yr) maintenance for such landscaping.
7. To reflect the character of Claverham, new housing, or extensions to existing houses, shall not be more than a traditional two-storey height.

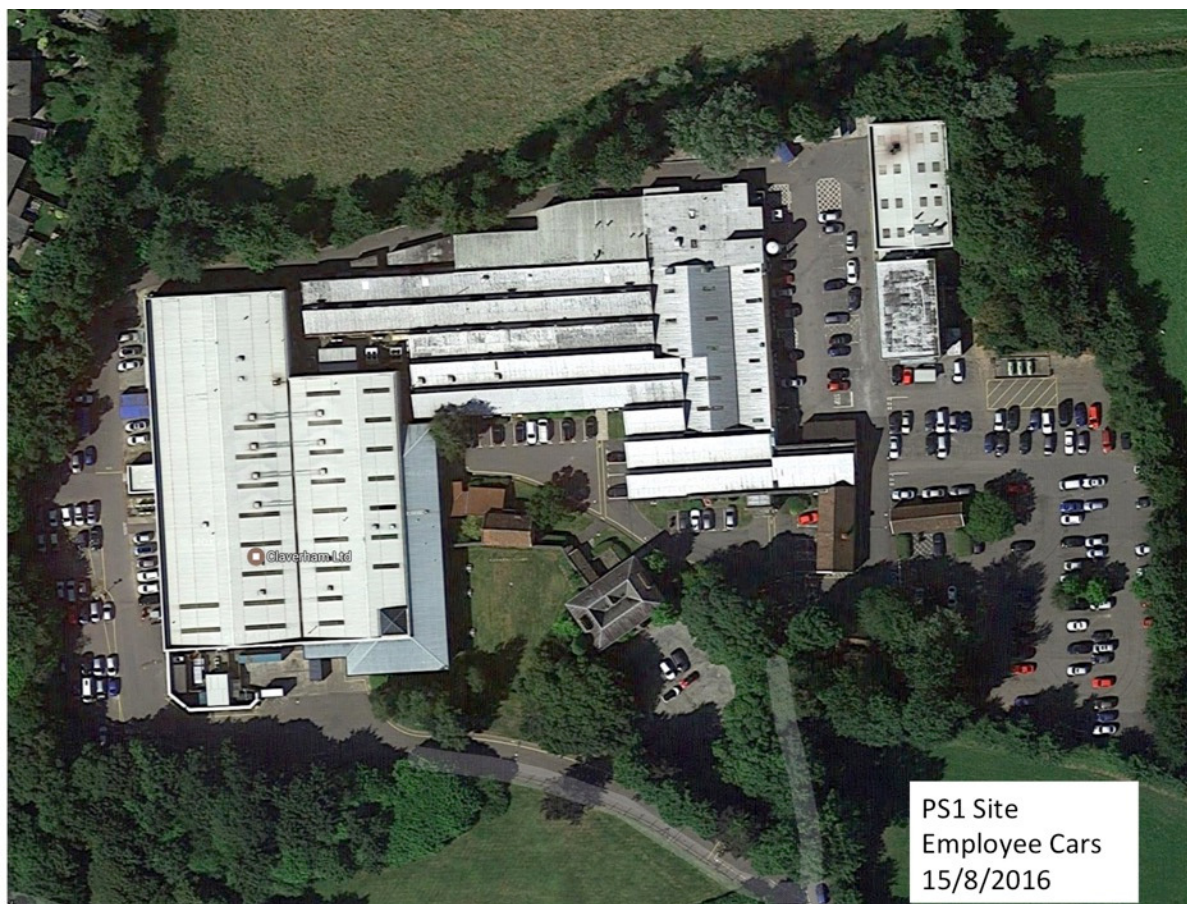
98.1% of those attending the public meeting on March 18th 2016 voted in favour of this policy

Policy D2 supports Objective 2 and 9 and aligns with and calls upon North Somerset Supplementary Planning Documents and the aims of NPPF Section 7

### 9.3 D3 - Redevelopment of Site PS1.

In support of Claverham's aims to provide for sustainable development, despite its inherently poor location and facilities, it has identified a specific defined site PS1 where there have been carbon emissions for many years from manufacturing and associated transport. Provided that continuation of employment use is shown to be non-viable at site PS1, in whole or part, then redevelopment of that which is not viable for employment is accepted. Any re-development should be in a controlled manner complying with the conditions herein.

Development of PS1 for mixed or residential use is accepted by Claverham to be a replacement for the prior (N.B. UTAS Closed September 2017) employment development at site PS1. This site undertook engineering manufacture, and had employee in-commuting and other material/product transport carbon emissions that could be exchanged for residential and out-commuting carbon emission. In this way Claverham will make a contribution to housing stock, and re-purpose brownfield land without significant deleterious impact on the environment. There were 272 employees on the site as of June 2015. 135 employee commuter cars are visible on satellite photo 15 August 2016. (see Figure 6 Commuter Employee cars at Site PS1 August 2016 below and note that at Claverham's surveyed 1.8 cars per household this would represent at least 75 dwellings commuting).



**Figure 6 Commuter Employee cars at Site PS1 August 2016**

The local resident support of this redevelopment was firmly and universally conditional upon protection of the natural and historical assets at the site. This policy is for an area to be controlled in accordance with North Somerset Council Core Strategy January 2017 policy CS33

and other relevant policies of the North Somerset development plan. Particular emphasis is placed on heritage assets and preservation of natural features, both of which are key features of NPPF. Protection and maintenance of the boundary areas of the site is important to our village community and will provide a natural setting for re-development. It currently forms an attractive and wildlife rich buffer zone important to birds and mammals such as badgers and bats that use the zone for transit routes to feeding territory as shown on Figure 8 Policy Map Detail Insert Overlay Aerial Photo 2009

The PS1 site is not within Claverham's settlement Boundary, nor is it designated in the North Somerset Council Sites and Policies Plan Part 2: Site Allocations Plan 2006-2026, however the site has been historically developed and this policy will bring it into good social use. There are no other sites that are remotely suitable for significant development in the Plan Area and Claverham wishes for this sole site opportunity to be used wisely for part of the housing supply. The site boundaries with the retained and protected assets will naturally govern site density and natural, retained screening will control adverse impact on Claverham's character. The houses delivered will, with an element of affordable dwellings, provide for opportunities new and growing existing families to live in our community.

Policy D3 allocates the site for housing or mixed housing/employment use. Its development would be controlled by the five criteria set out in the policy. They reflect the sensitive location of the site on the eastern edge of the village and adjacent to open countryside (in this location the Green Belt). The matter of the retention of the existing landscape buffer is particularly important. It will assist in maintaining a habitats corridor around the site. The first criterion allows for a limited degree of site management both in its own right and to reflect emerging proposals for new development



### **POLICY D3**

The site of the former UTAS complex off Bishops Road as shown hatched in red on Figure 7 is allocated for either residential or mixed residential and employment development subject to the following criteria:

- The existing trees, hedges and walls in the buffer zone shown on figure 7 should be retained where that approach is consistent with maintaining the existing screening of the site within the wider environment and the sensitive management of the various natural features;
- The installation of appropriate measures to protect local wildlife and the landscaping to be retained on the site during the construction period;
- The existing vehicular and footpath access to the adjacent village hall are safeguarded as part of the development of the site;
- The listed buildings on the site are sensitively incorporated into the comprehensive redevelopment of the site; and
- Any external lighting proposals should respect the location of the site on the edge of the village and adjacent to the countryside and the Green Belt.

100% of those attending the public meeting on March 18th 2016 voted in favour of this policy

Policy D3 supports Objective 2,4,5 & 9 and aligns with NPPF Paras 22 & 109. Also Govt. White Paper of 7th February 2017 states “maximise contribution from brownfield” para 1.24, Para 1.25.

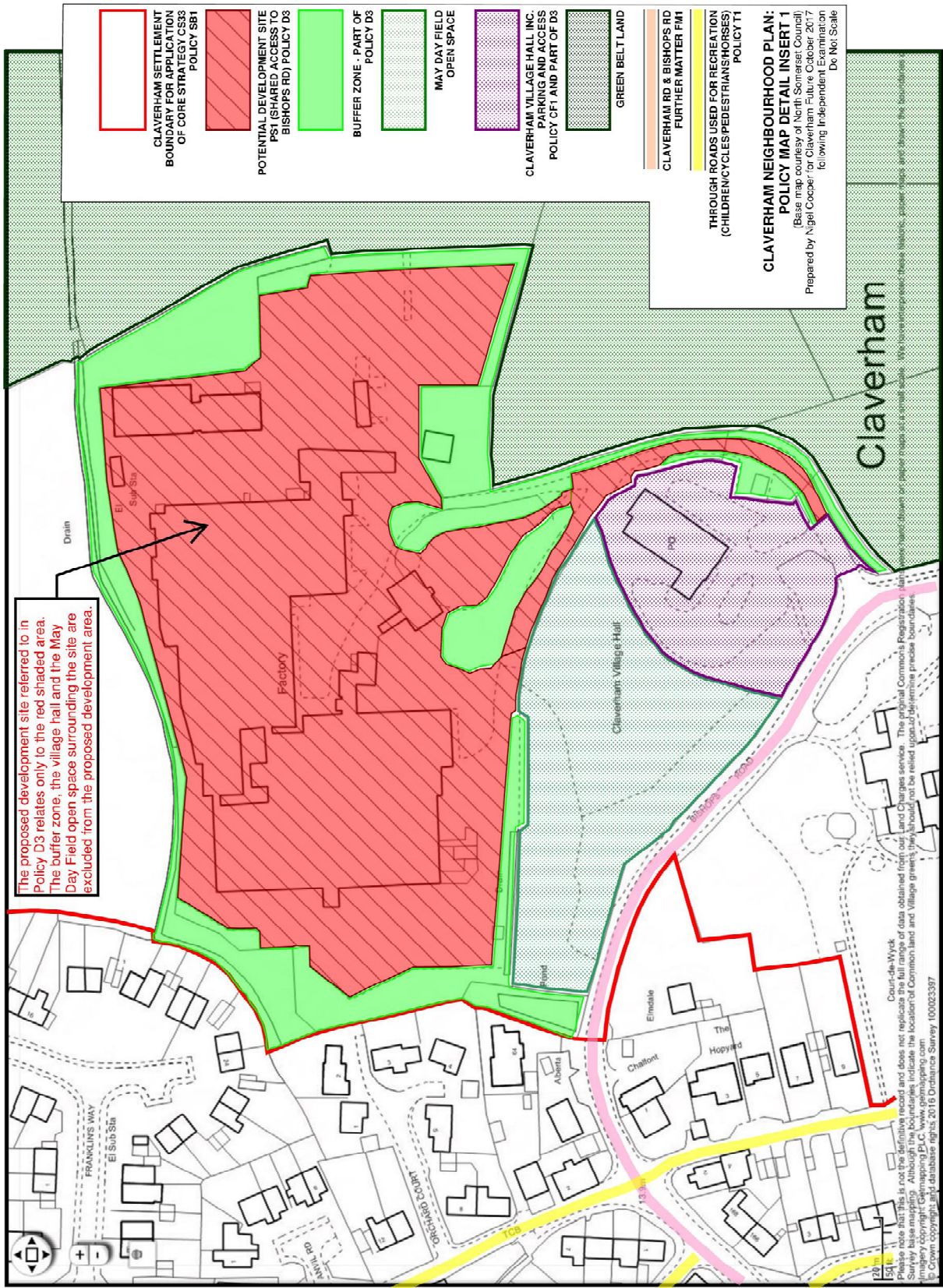


Figure 7 Policy Map Detail Insert 1



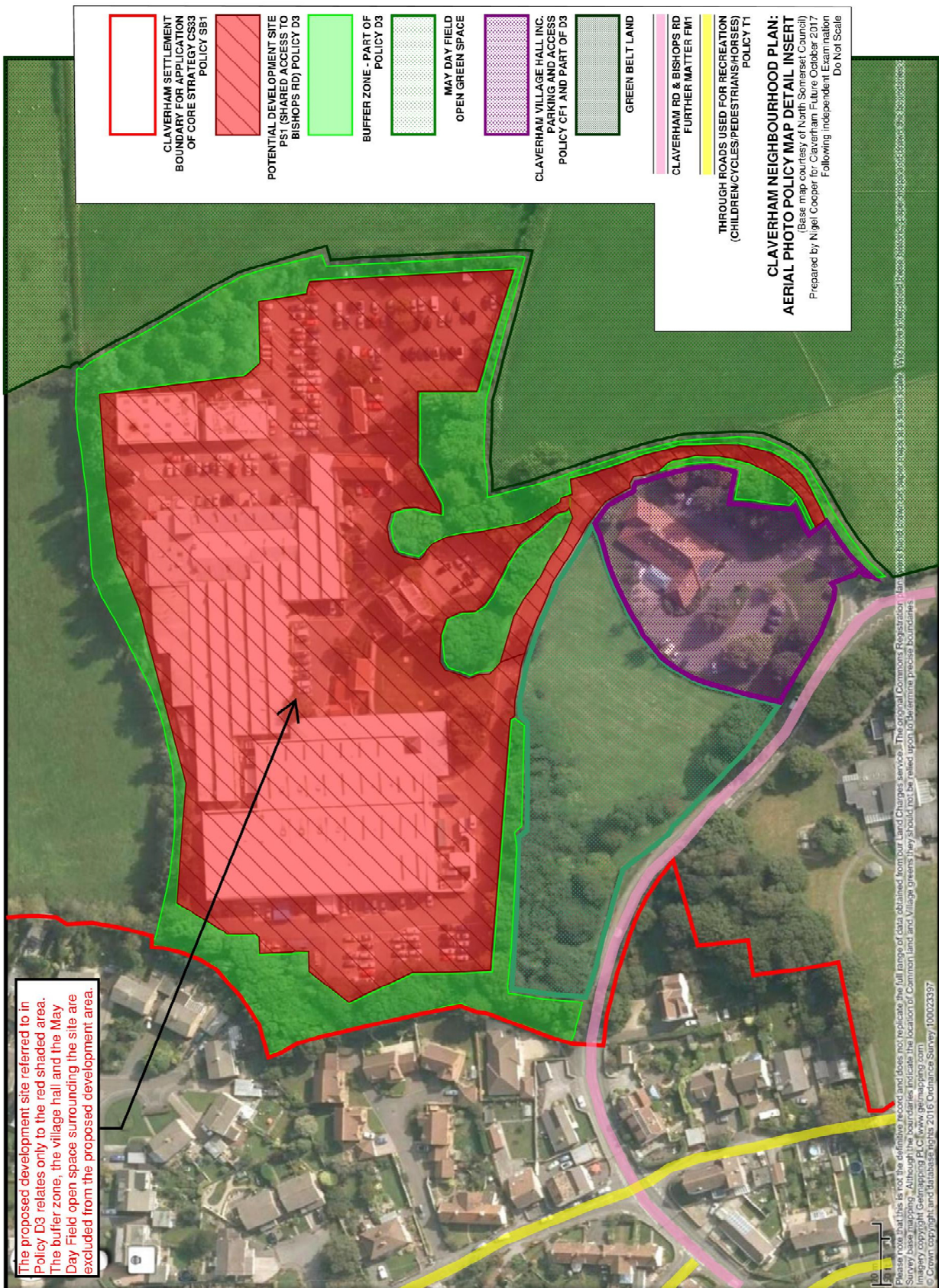


Figure 8 Policy Map Detail Insert Overlay Aerial Photo 2009



### 9.4 DR1 – Foul and Surface Water Drainage

Protection against flooding is paramount in development design within Claverham, as historical and recent events have proven. Claverham has a history of floods, including those of 2012 (Bishops Rd, Claverham Road, Streamcross and High Street were inundated) and 2016 (High Street inundation). In the *'North Somerset – 2012 Flood Investigations Report'* the flooding experienced in 2012 in Claverham received one the largest sections of comment.

In the Village Survey, respondents identified flooding as the most serious environmental issue to be addressed in Claverham with 70% giving it high priority. Any new development should be aware of the flooding risks in the area and must not add to this recurrent problem.



**Figure 9 High Street Flood 11th May 2016**

The inclusion of sustainable designs and drainage features will be required where feasible to reduce the discharge of water from developments. Provision for Long Term Storage will be required due to the nature of the receiving watercourses within the North Somerset Levels and Moors Internal Drainage Board area. Policy DR1 addresses these important matters with a view to ensuring that new development does not add to the flood risk in the Plan area. The key component is the use of sustainable drainage systems. The second part of the policy identifies the Plan's approach to other systems where sustainable drainage schemes may not be either technically possible or appropriate to the site concerned. If a site is in multiple ownership long term maintenance arrangement will be expected to be put in place.

To discharge planning conditions, drainage scheme details relevant to the scale and stage of the application will be required and should include:

- a) Layout drawings, drainage layout and landscape proposals
- b) Hydraulic calculations and design drawings
- c) Structural and ground investigations including infiltration results
- d) Evidence of third party agreement for outfall to their system or to cross land
- e) Development Management and Construction Phasing
- f) Maintenance programme with details of on-going maintenance responsibilities and funding

### POLICY DR1

New developments should incorporate sustainable drainage systems with long term storage potential to ensure that there is no increase in surface water run-off from the site concerned.

Pumped schemes for surface water drainage will not be supported unless back up power supplies and associated arrangements are put in place in the event of power supply failures.

100% of those attending the public meeting on March 18th 2016 voted in favour of this policy

Policy DR1 supports Objective 3 and aligns with NPPF Para 109 (particularly bullet 4 given historical evidence of flooding)



Figure 10 Claverham Road and High Street Floods 2012

### 9.5 EMP1 – Local Employment

At present (2016) only very few residents of Claverham are employed locally (4%) or home-work on a regular basis (6%), any increase in this marginal number would be welcome.

#### **POLICY EMP1**

This plan supports new small-scale employment development through the re-use of former employment sites (subject to traffic, environmental, amenity and landscape considerations) and through the conversion of buildings to other uses including vacant and under-used agricultural buildings.

100% of those attending the public meeting on March 18th 2016 voted in favour of this policy

Policy EMP1 supports Objective 8 and aligns with NPPF Paras 25 & 28

### 9.6 R1 – Renewable and Low Carbon Energy Generation

Claverham has an unavoidable high dependence on personal motor vehicle transport due to its location and lack of facilities, employment or public transport options. Claverham will support suitable local renewable and low carbon energy generation as part of mitigation of the inherent unsustainable location of our housing.

#### **POLICY R1**

This plan supports local community-based schemes that conform to the principles contained within North Somerset Council's Supplementary Planning Documents (SPDs):

- The Sustainable Buildings and Places SPD
- Solar Photovoltaic Array SPD
- Wind Turbines SPD
- Biodiversity and Trees SPD

Renewable and low carbon energy generation applications will be supported if their impacts are (or can be made) acceptable. The following matters will be taken into account in assessing proposals:

- Visual/Audible impact in the surrounding area;
- The amenity of nearby houses;
- Local landscape and countryside;
- Highway safety and traffic generation;
- Sites of local nature conservation and heritage assets.

100% of those attending the public meeting on March 18th 2016 voted in favour of this policy  
85% of respondents to the village survey supported the question that new houses should be energy efficient / carbon neutral,

Policy R1 supports Objective 6 and aligns with NPPF Para 95 & 97



### 10 HIGHWAYS AND TRAVEL POLICIES

The residents of Claverham have clearly stated that they use cars in preference to walking or cycling for the vast majority of journeys from home (see statistics in section 9 Development policies). The stated reason, when considering local journeys is primarily the lack of safety perceived by those that know Claverham Road and its junctions. The pavements at the side of Claverham road are variously discontinuous, sloping, and narrower than any safe standard. They are regularly mounted by traffic attempting to pass other vehicles, especially buses and also HGVs that ignore the 7.5T limit.



**Figure 11 Claverham Road near Stowey Road**

Claverham children attending Yatton schools are bussed as it is considered unsafe for them to walk along the pavements. There is a majority view that speed should be reduced, which would also be appropriate for our rural lanes. Speed surveys on Claverham Road show that the 85<sup>th</sup> centile is about 33mph which is quite high considering the parked vehicles and various incidents of driving two wheels on pavements. Simply put, there is currently no safe option for the disabled who use buggies, mothers with prams, the infirm or indeed other pedestrians to journey to Yatton except that they go by car. The rare use of the pavements and overwhelming preference for use of cars probably accounts for the lack of serious incidents to pedestrians or cyclists.

The Neighbourhood Plan requires that any new development should consider the potential impact on traffic volumes and safety on the quiet roads, away from Bishops Road and Claverham Road, which are characterised by a series of blind bends. Currently our lanes are regularly used by cyclists, pedestrians and horse riders as a safe area for exercise and where

children may safely practice cycling and the like. Any increase in traffic will have a deleterious effect on these activities.

The residents of Claverham support those who live in houses built before the modern age of the car to continue to use street parking. However it is not reasonable for this practice to be continued with modern development where adequate space should be provided to accommodate Claverham's known (2015) nationally high level of car ownership of 1.8 cars per household.

Bus services are restrictive and found by most not to be useful for the normal working day in Bristol or Weston-super-Mare. Much improvement could be made from a very low starting point

### 10.1 T1 –Highway Safety

Our roads and lanes are used by cyclists, pedestrians and horse riders and most carriageways have no pavements or safe refuges, particular vulnerability occurs at blind corners. The safety and enjoyment of Claverham's roads and lanes is of great importance to its residents.

The lanes around Claverham are generally narrow with high hedges during part of the year. The lanes are regularly used by walkers, cyclists and horse riders from the various stables in the Neighbourhood Area.

The roads to be considered in this policy are mainly identified on Figure 4 Policy Map (Read Detail Inserts 1,2 &3 for Policies D3, CF1&2 and CF3) and are primarily through roads that are used for recreation and access to local faith institutions, businesses, stables and farms by pedestrians, cyclists and horses as well as for utility journeys by car. Roads that are within the Plan area but not depicted on the policy map such as Brockley Way, Lower Claverham and Claverham Drove are to be included in this policy so that all lanes and roads may become a safer environment. This policy is aimed at ensuring the rural way of life is preserved for the villagers to enjoy.

#### **POLICY T1**

Development proposals should be designed so that they are capable of being incorporated into the capacity of the local highways network in a satisfactory fashion. Developments should respect the use of the network for leisure and recreation purposes and should not unacceptably affect their rural character and alignment, including the relationship of carriageways with adjacent walls and hedges.

100% of those attending the public meeting on March 18th 2016 voted in favour of this policy

Policy T1 supports Objective 7 and aligns with NPPF Para 35

## 11 COMMUNITY FACILITIES POLICIES

Claverham has few facilities at the end of 2016; it has a Village Hall with a coffee shop, Primary School, Pizza Shop, a single small-child play area, a scout hut that also supports a playgroup and a number of separate religious establishments. There is strong support to retain the few facilities that Claverham has and there is a desire within Claverham to improve facilities should opportunity arise to reduce the need for private motor car journeys to access most regular necessities.

### 11.1 LS1 - Local Shops

Claverham has no general retail shops. The nearest service village is Yatton where most shops are approximately 2.5km from the centre of Claverham, requiring a car journey. The village travel survey showed that 83% of respondents travelled to the shops by car.

78% of respondents to the village survey stated that a shop was their most important additional facility for the village.

#### **POLICY LS1**

Insofar as planning permission is required proposals for the use of existing buildings within the settlement boundary for retail use will be supported.

Proposals for the use of existing buildings on farms for retail use will be supported where they are part of a farm diversification project and sell produce prepared or grown on the farm concerned.

In all cases the proposals should comply with Policy CS21 of the North Somerset Council Core Strategy January 2017 and policy DM65 of the North Somerset Council Sites and Policies Plan Part 1: Development Management Policies July 2016

100% of those attending the public meeting on March 18th 2016 voted in favour of this policy

Policy CF3 supports Objective 8 and aligns with NPPF Para 28



### 11.2 CF1 Community Facility - Village Hall and Car Park

Claverham is a small village with little infrastructure. The Village Hall provides a focal point for the village and is a much used a facility, with regular bookings by clubs, a monthly market and an evening and week-end bar (there being no public house in the village) and a popular coffee shop.

#### **POLICY CF1**

The Village Hall, its car park, access road and footpath access as shown on Figure 7 Policy Map Detail Insert 1 on page 27 are identified as a key community facility. Proposals that would result in either the loss of, or significant harm to this community facility, will not be supported unless it can be demonstrated that its operation is no longer economically viable or that there is an alternative, accessible facility within or adjoining the settlement boundary as identified in Policy SB1.

100% of those attending the public meeting on March 18th 2016 voted in favour of this policy  
77% of respondents to the Village Survey rated the village Hall as of high importance to them.

Policy CF1 supports Objective 8 and aligns with NPPF Para 28 and 70

### 11.3 CF2 Community Facility – Broadcroft Play Area

Public consultation showed strong support for existing community facilities. The Broadcroft play area is the only playground for children in the village.

#### **POLICY CF2**

The Broadcroft Play Area as shown on Figure 12 Policy Map Detail Insert 2 is identified as a key community facility. Proposals that would result in either the loss of, or significant harm to this community facility will not be supported unless it can be demonstrated that there is an alternative accessible children's play area within or adjoining the settlement boundary as identified in Policy SB1.

100% of those attending the public meeting on March 18th 2016 voted in favour of this policy

Policy CF2 supports Objective 8 and aligns with NPPF Para 73

Working with Yatton Parish Council to create Claverham Neighbourhood Plan

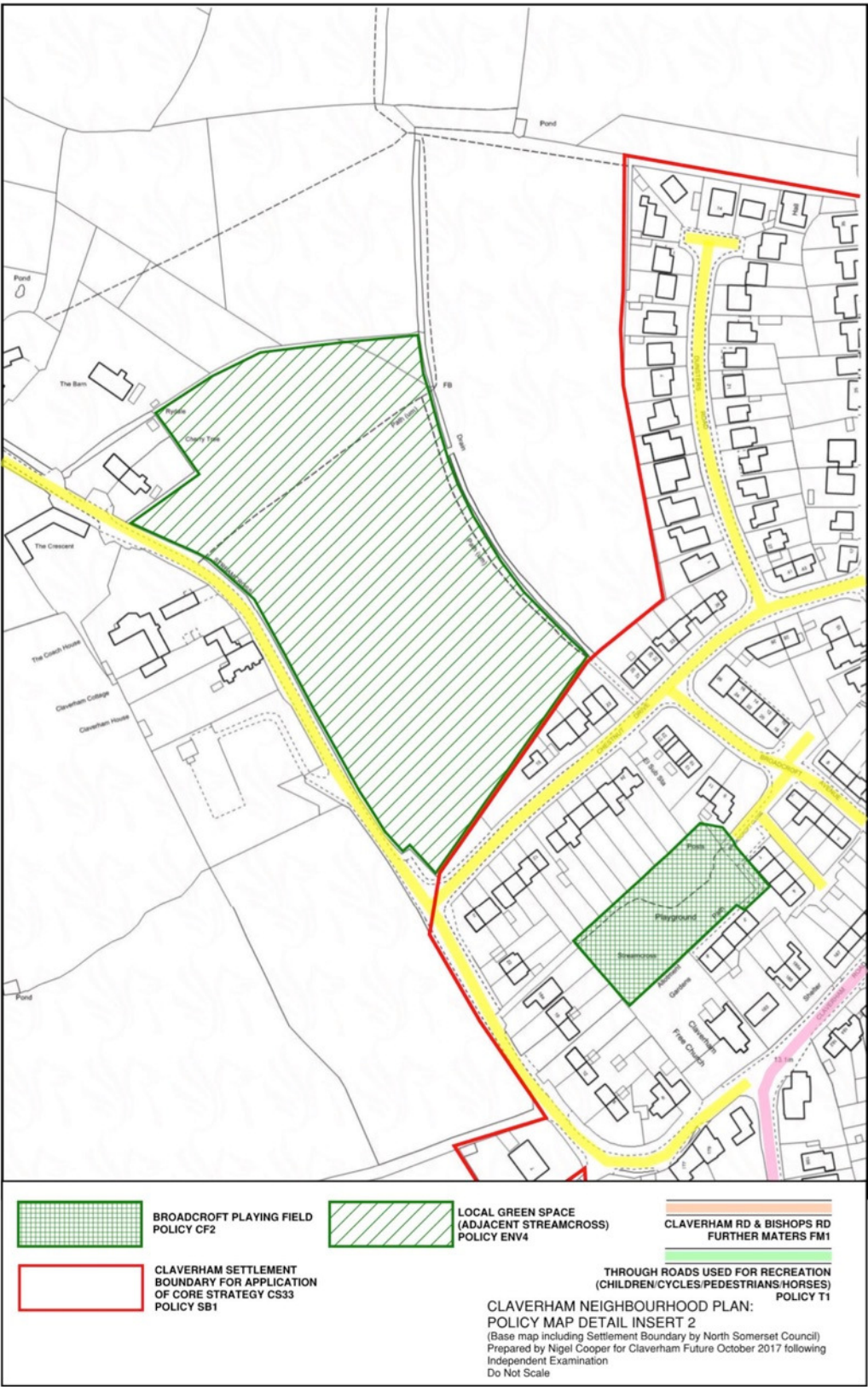


Figure 12 Policy Map Detail Insert 2

### 11.4 CF3 Community Facility – Claverham Meeting House

Public consultation showed strong support for any existing community facilities. The Meeting House provides useful rooms for village meetings and arts events.

#### **POLICY CF3**

The Claverham Meeting House, Barn and cottage as shown on Figure 13 Policy Map Detail Insert 3 is identified as a key community facility. Proposals that would result in either the loss of, or significant harm to this community facility will not be supported unless it can be demonstrated that its operation is no longer economically viable or that there is an alternative accessible location within or adjoining the settlement boundary as identified in Policy SB1.

This Policy was brought forward in recognition of the community activities supported at this set of buildings following specific representation by residents.

Policy CF3 supports Objective 8 and aligns with NPPF Para 70



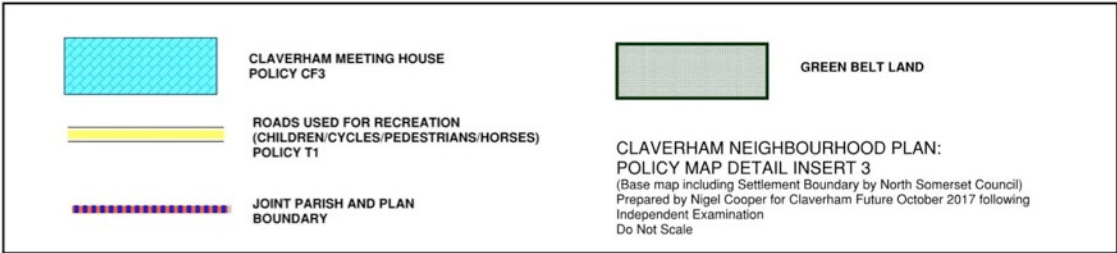
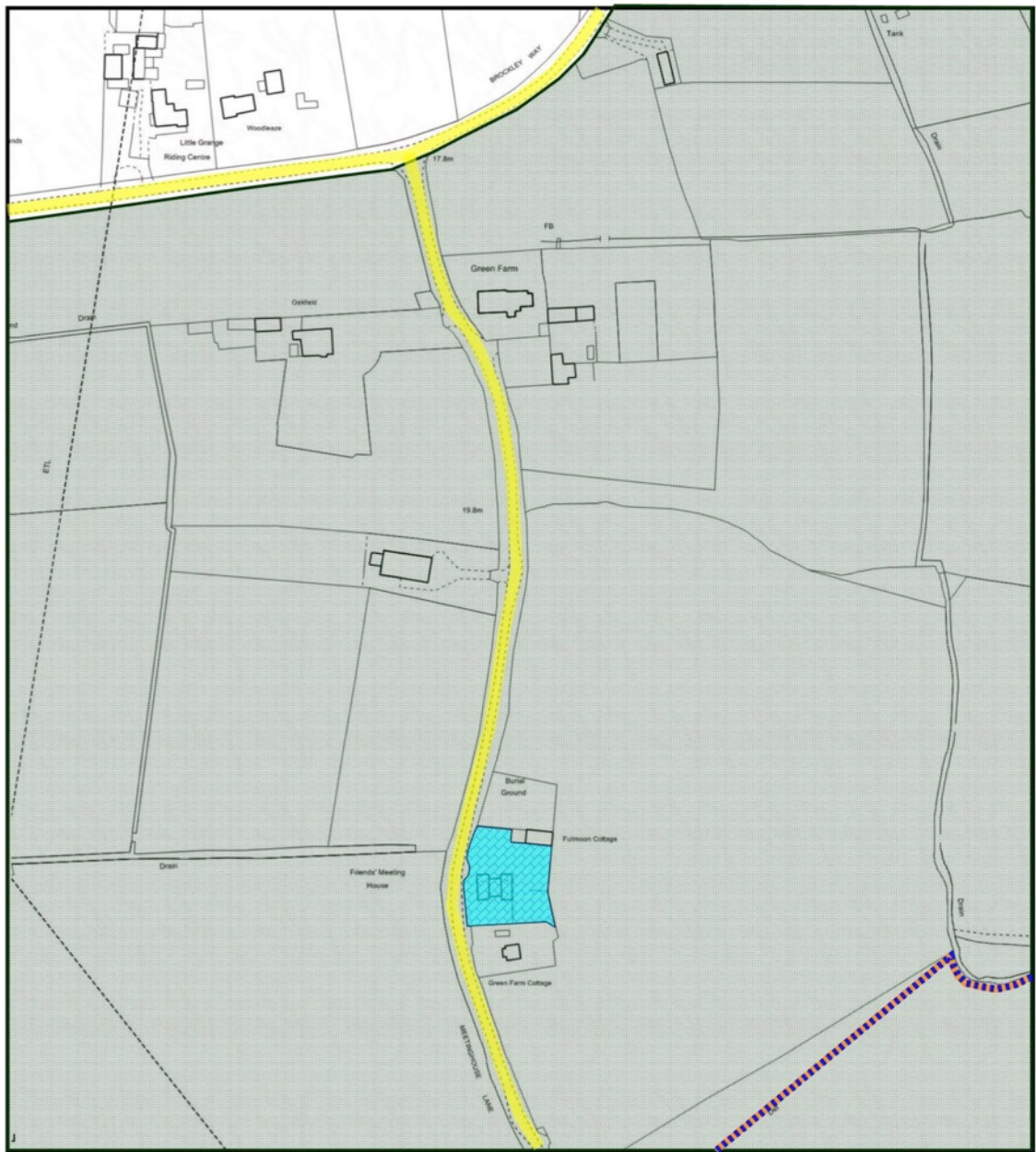


Figure 13 Policy Map Detail Insert 3

### 11.5 Y1 – Youth Facility

Claverham has no specific youth facilities. This Plan supports the initiatives of a local group who are investigating the possibility of creating a youth hub in the village to provide a centre for teenagers of the village, as there are no other facilities that can be dedicated for their use

#### **POLICY Y1**

Proposals for the establishment of a youth facility within the settlement boundary will be supported subject to the following criteria:

- The site or building concerned would be accessible by foot, cycle and car; and
- The proposal would comply with Policy DM69 of the North Somerset Council Sites and Policies Plan Part 1: Development Management Policies July 2016 in general, and the need to safeguard the amenities of properties in the immediate locality of the chosen site in particular.

89% of those attending the public meeting on March 18th 2016 voted in favour of this policy

Policy Y1 supports Objective 8 and aligns with NPPF Para 70

## 12 ENVIRONMENT POLICIES

Claverham Plan area is host to a number of valuable assets in its natural and built environment. The residents of Claverham strongly support the protection and enhancement of that environment wherever possible.

Environment Policies ENV1, ENV2, ENV3 and ENV4 each support Objective 4 and 9

### 12.1 ENV1 – Nature Conservation

The Neighbourhood Plan area includes nationally important wildlife sites such as the Tickenham, Nailsea and Kenn Moors SSSIs, comprising rhynes. The SSSI overlaps in part with a local Wildlife Site, the Nailsea and Tickenham Moors.

The Plan area also supports legally protected species, notably horseshoe bats, being within 2km of an important maternity roost for horseshoe bats at Brockley Hall stables. That roost is a component SSSI for the North Somerset and Mendip Bats SAC (Special Area of Conservation) that is a European site of international importance for wildlife. North Somerset Council is working with Natural England to produce guidance on development for the SAC. The guidance explains how development activities may deleteriously impact on the SAC, and the steps required to avoid or mitigate such impacts.

The Figure 14 Greater Horseshoe Bat Record 2015-2016 below shows Greater horseshoe bat records 2015-2016 collected by the Yatton and Congresbury Wildlife Action group for Claverham.

Yellow squares are ANABAT records and circles represent Elekon Batscanner records.

The Brockley Hall Stables and Kings Wood greater horseshoe roost SACs are shown for context. Applicants should seek latest activity records from YACWAG or YPC at time of planning application for all matters that may affect bats.

Priority habitats that could be considered locally which would also function to support key local species detected in the area, particularly horseshoe bats and potentially dormice include: species rich hedgerow, which also needs to be managed to grow to at least 3m to provide a sheltered microclimate for bat foraging, with overgrown sections which are used by greater horseshoe bats. Hedgerows trimmed on a longer rotation, wherever possible, will allow the shrubs to flower and produce berries, to produce resources to support insects, bats, birds and dormice. Further, opportunities to undertake grassland restoration of meadows/pasture to Lowland Meadow priority habitat (a neutral species rich grassland), would also support an abundance and diversity of insect life for bat and bird foraging. Otherwise any pasture that is used for grazing stock, but particularly cattle that are not treated with Ivermectin wormer, provides a habitat with key insect prey of high importance for juvenile horseshoe bats.

Local examples of National Priority Species include species such as: hedgehog, brown hare, common toad, sparrow, and skylark. Further examples are listed under Section 41 of the Natural Environment and Rural Communities Act (2006).



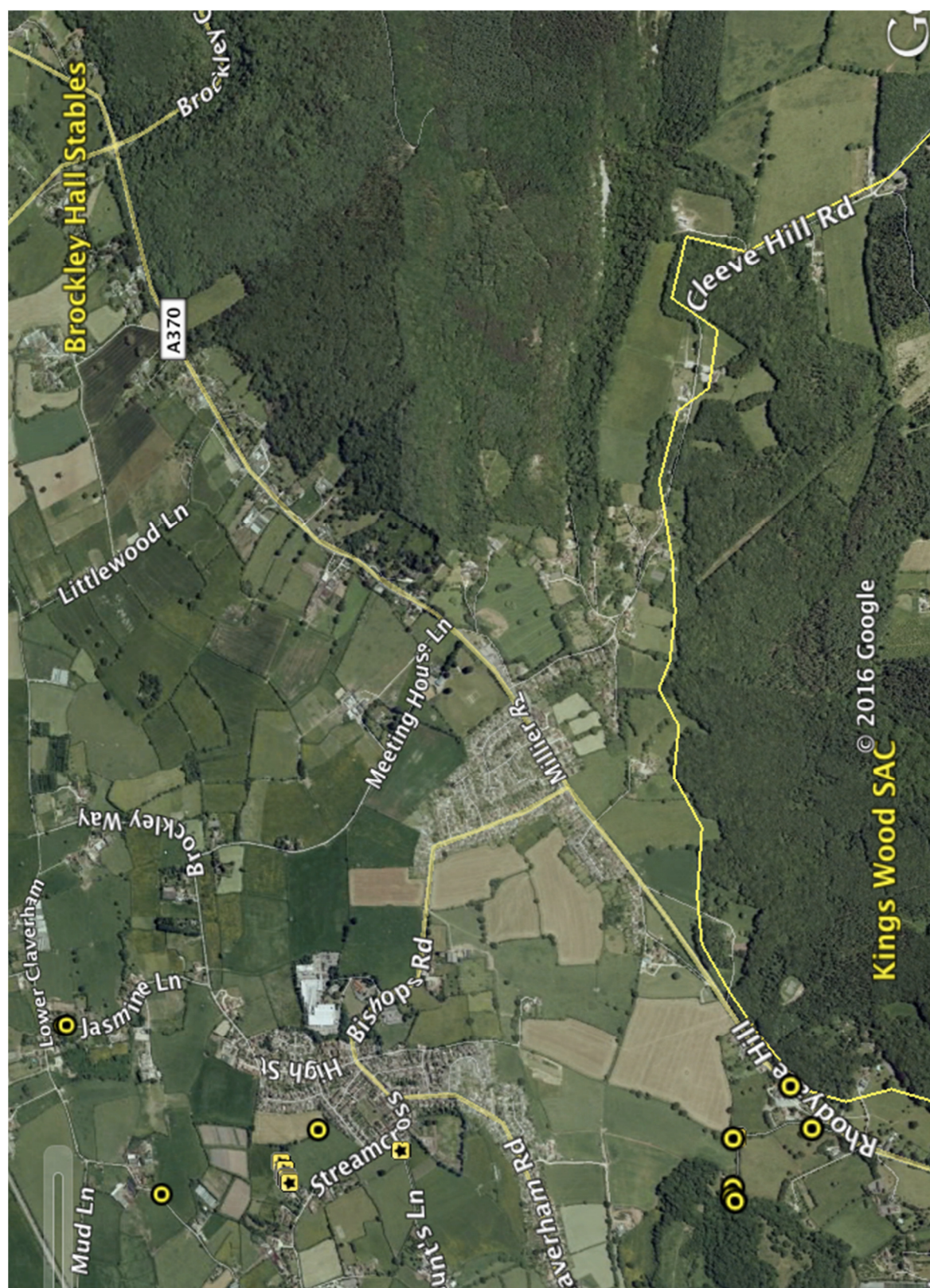


Figure 14 Greater Horseshoe Bat Record 2015-2016

### **POLICY ENV1**

1. Development likely to adversely affect the biodiversity or geological integrity of a Site of Special Scientific Interest will not be supported.
2. Development that would adversely affect locally designated wildlife sites (N.B. this includes site 621-Claverham Close Meadow), geological sites or Local Nature Reserves will not be supported unless the harm can be mitigated by appropriate measures.
3. Development which would harm legally protected species will not be supported unless the harm can be avoided or mitigated by appropriate measures.
4. Development on non-designated land should be designed to maximise the retention of habitats and features of value to biodiversity and, where possible, enhance them.
5. Where appropriate, proposals should seek to conserve the local natural environment by retaining, protecting, enhancing, creating and linking existing wildlife habitats; by incorporating retained habitats sensitively into the development through appropriate design; and by ensuring that such retained and enhanced habitats are managed appropriately. Where necessary, longer term management will be achieved through suitable planning conditions'.

100% of those attending the public meeting on March 18th 2016 voted in favour of this policy

Policy ENV1 supports Objective 9 and aligns with NPPF Paras 9, 109, 110 & 157

### 12.2 ENV2 – Historic Environment

The Plan Area has a significant number of nationally important Listed Assets for which reference should be made to Historic England. The residents of Claverham also wish to safeguard Important Character Buildings.

The Village Survey showed that the locally important buildings are highly appreciated by local residents. 81% of respondents to the Village Survey rated the local listed buildings as of high importance and 82% rated other Locally Important Buildings (not listed) as highly important to them.

#### **POLICY ENV2**

1. Listed Buildings and Boundary Walls and their settings are to be protected and, where possible, enhanced to maintain the distinctiveness of the Plan Area.
2. The following buildings are identified as Important Character Buildings.

Rose Farm in Stream Cross, Lower Farm (formerly Old Farm) Jasmine Lane, Cottage Farm, Brockley Way, The Post Office, [as was] High Street, Streamcross Villa, Claverham Road and Walls at Court de Wyck, Walnut Bank and 'Parman'.

Proposals for the demolition, redevelopment or substantial alterations to important character buildings should demonstrate the consideration that has been given to retaining:

- The important character building itself;
- Its most distinctive and important features;
- The positive elements of its setting and its relationship to its immediate surroundings; and
- The contribution that the building and its setting makes to the character of the local area.

100% of those attending the public meeting on March 18th 2016 voted in favour of this policy

Policy ENV2 supports Objective 4, 9 and 10 and aligns with NPPF Section 12



### 12.3 Env3 – Hedgerows and Trees

To aid identification of key environmental assets existing trees, hedges, tree plantations and specimen trees that are of importance to Claverham will be surveyed, recorded and TPO registration sought where applicable.

Public consultation has shown the significant importance that residents attach to the local countryside. 90% of respondents to the village survey attached great importance to our country lanes whilst 76% attached high importance to the ancient hedgerows which line those lanes as well as the fields.

#### **POLICY ENV3**

1. Significant trees, including mature native species and others with local historical significance, shall be retained wherever possible. Those removed or damaged as part of any development process are to be replaced with equal numbers of native species of that occur naturally in the local environment, maintained for a period of 5 years and replaced if they die in that period.
2. Development that causes loss or harm to ancient or Important Hedgerows will be strongly discouraged as these cannot be replaced.

100% of those attending the public meeting on March 18th 2016 voted in favour of this policy

Policy ENV3 supports Objective 4 and 9 and aligns with Hedgerow Regulations 1997 and NPPF Paras 117 & 118

### 12.4 Env4 – Local Green Space

In accord with Paragraph 77 of the NPPF this Neighbourhood Plan designates an area as Local Green Space. The designation fully complies with the NPPF defined requirements:

- The green space is in reasonably close proximity to the community it serves;
- The green area is demonstrably special to our local community and holds a particular local significance, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- The green area concerned is local in character and is not an extensive tract of land.

The LGS site forms an integral part of the setting of Claverham House, one of Claverham's important Grade II listed buildings.

The LGS land is registered as a Village Green.

This space is to be designated Local Green Space for the benefit of all, together with its existing natural features of trees, hedges, walls and grassland.

It is acknowledged that access to or use of the Local Green Space will be by other means than this Plan. (e.g. those means relating to its TVG status, and PROWs)

At time of writing of this Plan (Spring 2017) Claverham is recorded as having a significant shortfall of open space for its community. This space will contribute to part of that shortfall.

#### **POLICY ENV4**

Land north of Chestnut Drive adjacent to Steamcross and as shown on Figure 12 Policy Map Detail Insert 2 is designated as a Local Green Space.

New development will not be supported on this Local Green Space except in very special circumstances.

100 % of those attending the public meeting on March 18th 2016 voted in favour of this policy

Policy ENV4 supports Objective 9 and aligns with NPPF Para 76 and 77. Para 157 aligns with historical significance of the LGS as part of the setting of Grade 2 Listed Claverham House.

Built development of the LGS site would conflict with NPPF Para 65 as the principle of harm thereby is already established from prior application and February 2014 Court of Appeal decision concerning *Barnwell Manor Wind Energy Ltd. v East Northamptonshire District Council* [EWCA Civ 137], which has clarified the duties of decision-makers under s.66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990*.

## 13 FURTHER MATTERS SUPPORTED WITHIN CLAVERHAM PLAN AREA

Certain matters that have been strongly supported by Claverham Residents during the formulation of the Neighbourhood Plan are not directly related to Land Use and could not be admitted as Policies.

These matters remain as strong objectives to improve the vibrancy, safety and health of Claverham.

This section of the Neighbourhood Plan exists to give guidance to North Somerset Council as to where supported key improvements could be made within the Neighbourhood Plan Area



### 13.1 FM1 – Highways

In the Village Survey 73% of respondents voted for some form of traffic calming measure for Claverham Road, the best supported being for a reduced speed limit. In the Village Travel Survey 86% of respondents felt that walking or cycling was an unpleasant experience with 77% saying that cycling or walking was not safe at all.

The pavement in Claverham Road from the village centre to Yatton requires users to cross the road 3 times, it is too narrow in places and cars / vans often park on the pavement due to the narrow width of the road. Cars and lorries frequently mount the kerb to allow buses and lorries to pass.

Where appropriate, traffic management measures will be encouraged that will improve highway safety for all users, particularly along Bishops Road and Claverham Road.

#### **FM1**

The Residents of Claverham support:

- Measures to reduce speed throughout the whole length of Bishops Road and Claverham Road within the Neighbourhood Plan Area.
- Traffic schemes meeting the aspirations of North Somerset Council's CS10
- Reduced Speed Limits with accompanying signage throughout the Plan Area.
- Clear "SLOW" signs on carriageways at any blind corner.
- Improvement and widening of the pavement to the North side of Claverham Road to provide continuous safe access for all users, including the young and infirm, to Stowey Park (where pavements are available).
- Such pavement widening which may result in sections of single carriageway, provided only that the road carriageway width allows emergency vehicles and buses to travel between kerbs and that waiting sections to facilitate passing are provided.

### 13.2 FM2 – Vehicle Parking

Much of Claverham was planned and constructed prior to the almost universal use of the private motorcar. Survey of Claverham residents regarding their modes of transport clearly shows that Claverham residents are highly dependent on private motor vehicles for nearly all types of journey. 96% of respondents to the village survey thought that new developments should have sufficient off-street parking for the expected levels of car ownership in the village. The 2011 Census data shows Claverham has more cars per household (1.8) than the North Somerset average (1.4) and the UK average (1.2) due to lack of employment opportunities and facilities in the village and poor bus service. In addition, 83% of respondents thought that unregulated street parking should be preserved for the benefit of business users and homeowners as many older properties built before common car ownership do not have off-street parking available.

#### **FM2**

The Residents of Claverham support:

Unrestricted on-street parking of private vehicles on roads in Claverham so as not to disadvantage those with older properties and to allow customers access our few facilities all subject to causing no detrimental impact on the highways network.

Decisions whereby new developments provide all parking spaces on site.

### 13.3 FM3 – Public Transport (Buses and School Buses)

Local buses are seen not to be useful for arriving or leaving for a normal working day in Bristol or Weston-super-Mare. Thus the bus service is not well patronised except by senior citizens able to be fully flexible with their time of travel.

In the village survey 79% of respondents supported the policy that attempts should be made to improve the bus service in the village and 67% of respondents supported the need for bicycle stand.

Bus services in Claverham are still considered highly desirable, any proposals to improve the frequency or ease of use of buses in Claverham Road are supported.

Bicycle stands, in open view, that provide schoolchildren and other bus users an opportunity to safely store their bicycles prior to catching buses will be supported as many children are bussed to otherwise distant schools, and ability to store bicycles at the point of departure would be welcomed.

100% of those attending the public meeting on March 18th 2016 voted in favour of this policy

#### **FM3**

The Residents of Claverham support:

1. Measures that would improve frequency and ease of use of buses.
2. Bicycle Stands provided in open view and proximity of bus stops for school and other scheduled services.

Policy PT1 supports Objective 7 and aligns with NPPF section 4 (many paras)