

Claverham Neighbourhood Plan Summary of representations submitted to the examiner

This document summarises the main comments received by the Council on the submitted Claverham Neighbourhood Plan which were forwarded to the examiner. The full comments can also be viewed and details are given at the end of this document.

1. Background

The Claverham Neighbourhood Plan was submitted to North Somerset Council for independent examination on 9 May 2017. The plan was then publicised for consultation between 23 June and 4 August 2017. Comments received were forwarded to the examiner for consideration.

The examiners role was to consider whether the submitted plan met the necessary basic conditions, or whether with modifications it was capable of meeting the basic conditions. He concluded that the latter was the case and recommended a number of modifications as a result. North Somerset Council resolved at Executive on 24 October 2017 that the plan with modifications met the basic conditions and should proceed to referendum.

2. Summary of representations received

Details of the consultation undertaken in the preparation of the Plan are given in the Consultation Statement and the Basic Conditions Statement which were submitted along with the Plan for examination.

The Plan underwent a final period of consultation after being submitted to North Somerset Council for examination. The Plan attracted a limited number of representations at this stage with only 17 respondents. The following paragraphs provide a summary of the points raised.

Statutory bodies

The Plan received either no comment or no objections from the statutory bodies, Network Rail, Highways England, Coal Authority, National Grid, Environment Agency, Historic England, Sport England.

Local residents

General support for the plan was received from 5 local residents and an adjacent Parish Council.

Comments

County Accoustics expert - commented in respect of EMP1 and D3 that there is a need to consider adjacent uses when considering new employment development or in considering the location of noise sensitive uses next to existing employment uses.

Gladman-

- SB1 Settlement boundary unnecessary as replicates CS33 (higher level plan), which is overly restrictive anyway.

- D1- overly restrictive, should treat applications on their merits with schemes which would help to resolve the “inherent unsustainability” of Claverham supported. Needs to plan positively. Claverham is in a “sustainability trap”, has some services of its own but won’t get more if don’t have housing to support it.
- D3 –seeking to redevelop an existing employment site could undermine CS20 and have not followed the site assessment process and appraisal of options/alternative sites
- Plan needs to take a more flexible approach to make allowances for scale of dev emerging from Joint Spatial Plan
- ENV2 –Historic Environment overly restrictive in relation to locally important buildings

Persimmon Homes

- Claverham NDP should include a commitment to an early review to take account of Joint Spatial Plan
- D3 policy test is too high and restrictive, viability test should be deleted (not necessary)
- T2 “minimise traffic movements” unclear =remove
- Vision –requirement for zero carbon homes no longer exists should refer instead to low carbon footprint
- SB1 “consequentially start of the countryside” should be deleted
- Delete ref to Site Allocations Plan policy SA6 as policy being reviewed at examination
- Viability test for D3 unnecessary as site is being allocated

UTAS Claverham UK-Support inclusion within plan as a redevelopment site, but object on the basis that D3 is too prescriptive.

- LGS1, PS1 too restrictive in relation to retention of trees, hedging walls and ponds.
- Light levels-policy based on document which has no status
- Analysis of trip movement is flawed
- Site should be included within the Settlement Boundary
- Ref to ministerial statement and Backwell Farleigh Fields inquiry should be deleted

To see the comments in full please see “submission consultation report” at www.n-somerset.gov.uk/claverhamplan

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