CLAVERTHAM NEIGHBOURHOOD PLAN
THE PLAN

2016 - 2026

YPC APPROVED FOR SUBMISSION

8th May 2017
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 8th May 2017.

The members of the Claverham Future Steering Group are:

- Nigel Cooper (Chair)
- 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
CONTENTS:
1 The Village ......................................................... 5
2 What is a Neighbourhood Development Plan (NDP)? ................. 5
3 Why does Claverham need a NDP? ................................ 5
4 Claverham NDP Area .................................................. 6
5 Planning Context of Claverham NDP .................................... 11
  5.1 General .................................................................. 11
  5.2 Future Planning Policy and Guidance ............................. 11
6 Statement of Consultation ................................................. 12
7 Neighbourhood Development Plan ..................................... 13
  7.1 VISION .................................................................. 13
  7.2 OBJECTIVES ............................................................ 14
  7.3 RESIDENTIAL DEVELOPMENT SCALE: DEFINITIONS .. 15
  7.4 PRESENTATION FORMAT OF POLICIES IN THIS PLAN: 16
8 SETTLEMENT POLICY .................................................. 17
  8.1 SB1 – Settlement Boundary ......................................... 17
9 DEVELOPMENT POLICIES .............................................. 19
  9.1 D1 - New Development General .................................. 21
  9.2 D2 – Design of New Developments, Conversions and Extensions ................................................................. 21
  9.3 D3 - Redevelopment of Site PS1 .................................. 23
  9.4 DR1 – Foul and Surface Water Drainage .......................... 28
  9.5 EMP1 – Local Employment ........................................ 30
  9.6 R1 – Renewable and Low Carbon Energy Generation ........ 30
10 HIGHWAYS AND TRAVEL POLICIES .......................... 32
  10.1 T1 – Highways ....................................................... 34
  10.2 T2 – Highway Safety ................................................. 34
  10.3 T3 – Vehicle Parking ................................................ 35
  10.4 PT1 – Public Transport (Buses and School Buses) .......... 36
11 COMMUNITY FACILITIES POLICIES ............................ 37
  11.1 LS1 - Local Shops ................................................... 37
  11.2 CF1 Community Facility - Village Hall and Car Park ....... 37
  11.3 CF2 Community Facility – Broadcroft Play Area .......... 38
  11.4 CF3 Community Facility – Claverham Meeting House .... 38
  11.5 Y1 – Youth Facility .................................................. 39
12 ENVIRONMENT POLICIES ........................................... 40
  12.1 ENV1 – Nature Conservation ..................................... 40
  12.2 ENV2 – Historic Environment ................................... 40
  12.3 Env3 – Hedgerows and Trees ...................................... 43
  12.4 Env4 – Local Green Space ......................................... 44
Table of Figures

Figure 1 Yatton and Claverham Neighbourhood Plan Areas......................................................... 7
Figure 2 Overview Map ...................................................................................................................... 8
Figure 3 Claverham Neighbourhood Plan Area ............................................................................. 9
Figure 4 Policy Map (Read Insert Map Figure 6 For Detail of Policy SB1 and D3) .............. 10
Figure 5 Settlement Boundary ......................................................................................................... 18
Figure 6 Commuter Employee cars at Site PS1 August 2016 ....................................................... 24
Figure 7 Insert Policy Map Detail Locations .................................................................................... 26
Figure 8 Insert Policy Map Overlay on Aerial Photo 2009................................................................. 27
Figure 9 High Street Flood 11th May 2016 ..................................................................................... 28
Figure 10 Claverham Road and High Street Flood 2012 ................................................................. 29
Figure 11 Claverham Road near Stowey Road .............................................................................. 32
Figure 12 Greater Horseshoe Bat Record 2015-2016 ................................................................. 41
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 27th 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
THE PLAN

Figure 2 Overview Map
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 D3
Figure 4 Policy Map (Read Insert Map Figure 6 For Detail of Policy SB1 and D3)
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 Core Strategy.

North Somerset’s detailed site allocations are contained within the North Somerset Replacement Local Plan 2007. The Sites and Policies Plan Part 2 Site Allocations Plan, that is at publication stage in advance of it being submitted for examination, will supersede these site allocations.

North Somerset’s detailed policies to control development are contained in the Sites and Policies Plan Development Management Plan. 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 Core Strategy changes. Once adopted, it will sit alongside the Development Management Policies DPD and the Site Allocations Plan 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 Core Strategy, Development Management Plan and Site Allocations Plan.

The Core Strategy 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 Core Strategy 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

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
- 2nd Public Meeting on Draft Plan 18th 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 1st 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.
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’s Core Strategy.

**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 RESIDENTIAL DEVELOPMENT SCALE: DEFINITIONS

In common with definitions published by Department for Communities and Local Government on the Data.Gov.UK website in an article “Planning Applications Decisions - Major and Minor Developments, England, District by Outcome” this Neighbourhood Plan uses the following definitions:

**Largescale Major Developments:**

For dwellings, a largescale major development is one where the number of residential units to be constructed is 200 or more. Where the number of residential units to be constructed is not given in the application a site area of 4 hectares or more should be used as the definition of a largescale major development. For all other uses a largescale major development is one where the floor space to be built is 10,000 square metres or more, or where the site area is 2 hectares or more.

**N.B.** Largescale Major Developments are not supported or appropriate in this Plan.

**Smallscale Major Developments:**

For dwellings, a smallscale major development is one where the number of residential units to be constructed is between 10 and 199 (inclusive). Where the number of dwellings to be constructed is not given in the application a site area of 0.5 hectare and less than 4 hectares should be used as the definition of a smallscale major development. For all other uses a smallscale major development is one where the floor space to be built is 1,000 square metres and up to 9,999 square metres or where the site area is 1 hectare and less than 2 hectares.

A Single Smallscale Major Development is supported in this plan at site PS1 defined on Map at ‘Figure 7 Insert Policy Map Detail Locations’ and developed in full accord with Policy D3.

**Minor Developments:**

For dwellings, minor development is one where the number of dwellings to be constructed is between 1 and 9 inclusive. Where the number of dwellings to be constructed is not given in the application, a site area of less than 0.5 hectares should be used as the definition of a minor development. For all other uses, a minor development is one where the floor space to be built is less than 1,000 square metres or where the site area is less than 1 hectare.

Minor Developments are supported in accord with Claverham’s Infill Village status, the policies in this Plan and Local Plan Policies.
7.4 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.

The Settlement Boundary is maintained as currently positioned.

**POLICY SB1**

The Claverham Settlement Boundary shall be and remain as shown on the Map *Figure 5 Settlement Boundary* and defines the boundary of acceptable infill development and consequently the start of countryside.

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 Core Strategy 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 Insert Policy Map Detail Locations 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.

Site Allocation Plan 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/west of employment zone (ii) the Village hall and its car park car park (iii) the green and wooded area to the west of the Village Hall/south of the current security fence, herein designated LGS1 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’s Core Strategy policy CS33 shall continue as opportunities arise provided that applications meet all relevant planning requirements.

**POLICY D1**

1. New Minor Development (1 to 9 Dwellings) 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 (Core Strategy policy CS33 and Sites and Policies Plan Part 1 Development Management Policies DM12 or equivalent replacement policies).

3. Smallscale Major development in Claverham Neighbourhood Plan area other than that provided for in Policy D3 is contrary to principles of the NPPF due to inherent unsustainability of Claverham’s location and facilities, and is not supported.

4. Largescale Major Development is wholly inappropriate and unsustainable in Claverham and is not supported.

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.

**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. Respect for neighbouring property and its occupants is essential, with development needing to be of sensitive scale and outlook. All designs are to be sympathetic to the character of nearby buildings and their settings (see Housing Character of Claverham above). This requirement does not mean new building should copy or apply features of earlier buildings but does apply to the choice of materials, the size of the development, roof heights and layout of the plot(s).

2. 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.

3. All developments must include adequate parking for cars as per North Somerset Council’s guidelines as per their Parking Standards Supplementary Planning Document (SPD) latest version, or latest equivalent guidance.

4. All designs must 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 must demonstrate compliance with the 45 Degree rule from any window of any habitable room as per North Somerset Council’s Residential Design Guide – Section 1 – Protecting living conditions of neighbours (SPD) latest version, or latest equivalent guidance.

5. Natural landscaping, including native trees; hedgerows, wetland areas and the retention/creation of habitats for animal species should be incorporated wherever feasible.
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 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 redevelopment 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 existing (N.B. still extant April 2017) employment development at site PS1 where engineering manufacture, employee in-commuting and other material/product transport carbon emissions 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 image below and note that at Claverham’s surveyed 1.8 cars per household this would represent at least 75 dwellings commuting).
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 Core Strategy 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 zone important to birds and mammals such as badgers and bats that use the zone for transit routes to feeding territory.

The PS1 site is not within Claverham’s settlement Boundary, nor is it designated in the Sites Allocation Plan, 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

1. The PS1 Site is to be within a Protected Site Boundary zone as marked on Figure 7. Insert Policy Map Detail Locations wherein all trees, hedging, walls and ponds shall be preserved, protected and maintained. A physical barrier to protect the existing trees and other flora, permeable only to local wildlife, is to be installed between the site works and the boundary zone prior to and maintained during any site development works. The whole of the Protected Site Boundary Zone is to be retained and maintained as a condition, and for the life of, any re-development. This Protected Site Boundary zone is an important wildlife corridor and habitat used by various species and noted by Yatton and Congresbury Wildlife Action Group (YACWAG) as an important corridor for Bats.

2. The redevelopment of PS1 shall not inhibit access to and parking provision for the adjacent Village Hall and LGS1 May Day field.

3. Listed heritage assets in the site shall be retained as an integrated part of the redevelopment and have a secured plan for maintenance and protection in perpetuity. If feasible and viable the heritage assets should be made accessible to the public.

4. Lighting of the redevelopment, shall be designed and shown to be in accord with Table 2 Environmental Zone E2 within Guidance Notes for the Reduction of Obtrusive Light GN01:2011 (as published by the Institution of Lighting Professionals).

5. This policy supports mixed or residential use within site PS1 provided that the foregoing conditions are observed and the area to be redeveloped as other than employment use is shown to be non-viable for employment.

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. (N.B. A Ministerial Statement of Dec 2016 and the Backwell Farleigh Fields inquiry also applies in that a Local Planning Authority only needs to demonstrate a 3yr land supply provided either statement or plan is less than 2yrs old). Also Govt. White Paper of 7th February 2017 states “maximise contribution from brownfield” para 1.24, Para 1.25.
Figure 7 Insert Policy Map Detail Locations
THE PLAN

Figure 8 Insert Policy Map Overlay on 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.

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**

1. Sustainable Urban Drainage Systems are encouraged for Minor Development schemes.

2. The drainage scheme, for any Smallscale Major Development or part-phases of ultimate Smallscale Major Development, is to include SUDs based design.

3. The drainage scheme submission for Outline applications for schemes, or part thereof, ultimately larger than Minor Development is to include:
   
   a) Preliminary drainage layout sufficient to show, with initial site and invert levels, that drainage of the site is feasible

   b) Ground investigation report (for infiltration)

   c) Evidence of third party agreement for discharge to their system (in principle)
4. Pumped schemes for surface water drainage are strongly discouraged and will not be accepted for schemes with more than 9 dwellings without full on-line back-up equipment and standby power supplies to ensure continued drainage in the event of mains failure. Furthermore if a site, and its pumped drainage is to be in multiple ownership, i.e. a series of freeholds, a long-term maintenance-funding scheme and plan for the lifetime of the development is to be provided.

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 offer direct benefits to local residents and 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

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 85th 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 – 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 (43%). 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.

POLICY T1

This Plan supports measures to reduce speed throughout the whole length of Bishops Road and Claverham Road within the Neighbourhood Plan Area.

90% 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

10.2 T2 – 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 Insert Map Figure 6 For Detail of Policy SB1 and D3) 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 T2

1. This Policy requires that any new development minimises traffic movements and does not compromise use of roads or lanes for recreation nor their rural character walls or hedges.

2. Traffic schemes are to meet with the aspirations of North Somerset Council’s CS10
3. Reduced Speed Limits with accompanying signage are supported throughout the Plan Area.

4. Clear “SLOW” signs on carriageways at any blind corner are supported.

5. 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) is supported by this Plan.

6. This Plan supports any 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.

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

Policy T2 supports Objective 7 and aligns with NPPF Para 35

10.3 T3 – 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.

POLICY T3

1. On-street parking of private vehicles is to remain unrestricted on roads in Claverham subject to causing no detrimental impact on the highways network.

2. No new development shall be allowed to include any on-street parking as compensation for off-road requirements and each dwelling shall have on-site space for parking in full compliance with North Somerset Council’s Parking Standards SPD latest version.

94% of those attending the public meeting on March 18th 2016 voted in favour of this policy

Policy CF3 supports Objective 7 and aligns with NPPF Para 39
10.4 PT1 – 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.

**POLICY PT1**

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

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

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

This plan supports creation of local shops within the settlement Boundary or as part of a farm within the Plan Area.

Such shops would be required to comprise a small-scale farm diversification selling home produced goods or to be a retail outlet appropriate to the location that is dedicated to providing produce/product for short-journey custom and not such to encourage significant additional use of private motor vehicles. Each site is to comply with North Somerset’s Policies DM 65 and CS21.

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

Claverham Village Hall, its Car Park, Road and Footpath Access are to be protected and preserved for the use of the community (See Figure 6 - Insert Policy Map Detail Locations).

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**

Broadcroft play area as shown on the Figure 4 - Policy Map is to be retained for the use of the community.

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

### 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**

Claverham Meeting House, Barn and cottage (in Meeting House Lane) are to be retained as a community facility.

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
Working with Yatton Parish Council to create Claverham Neighbourhood Plan

THE PLAN

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

This plan supports the creation of a youth facility on the basis that it is designed and operated to maintain the following criteria:

• Inclusive
• Accessible
• Safe and always with responsible adult supervision
• Planned in conjunction with the full involvement of neighbouring residents
• Be in accord with DM69 of the Development Management Policies DPD and particularly that the proposal would not prejudice the living conditions of neighbouring properties.

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 map 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.
Figure 12 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 normally be permitted.

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 normally be permitted unless the harm can be mitigated by appropriate measures.

3. Development which would harm legally protected species will not be permitted 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. (see also ENV3).

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 Locally Important Buildings and Boundary Walls.

Claverham is and throughout history has been separate from Cleeve with open fields between the Villages and it is important to both communities to retain their individual identities.

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 **and** Locally Important Buildings and Boundary Walls and their settings are be protected and, where possible, enhanced to maintain the distinctiveness of the Plan Area.

2. Locally Important Buildings and Boundary Walls identified for this plan include 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’.

3. The open fields between Claverham and Cleeve are to be preserved as Green Belt as defined on the North Somerset Council Policies Map.

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. This survey will be an on-going exercise and made available via YACWAG and Yatton Parish Council to prospective developers on request.

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 (in terms of the 1997 Regulations) Hedgerows will be strongly discouraged as these cannot be replaced.

3. Existing hedgerows on new development sites should be traditionally cut and laid to augment their value for wildlife.

4. Planning applicants, where works may affect existing trees and or hedgerows, shall refer to a survey of existing trees and hedgerows around the village such as is available at the time of application. This is to aid identification of important and/or at-risk sites as well as hedgerows with historical significance. (The survey is to be carried out by the YACWAG local wildlife group and the survey as it develops will be lodged with Yatton Parish Council).

5. Trees within the site shown herein as LGS1 (that land to the west of Claverham Village Hall car park, South of site PS1 and North of Bishops Road) contains many trees, these are an important backdrop at the gateway to Claverham from Cleeve and are an established part of the character of Claverham. Protection of these trees is to be given the greatest weight possible in any development that could otherwise adversely affect them.

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 areas 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 LGS1 site designated by this Plan is recorded in North Somerset Council’s Space Allocation Plan as Local Green Space.

The LGS2 site is designated ‘Safeguarded Site for Proposed Strategic and Structural Open Space’ by North Somerset Council under CF4/4 site reference POP21 and forms an integral part of the setting of Claverham House, one of Claverham’s important Grade II listed buildings.

These spaces are to be designated Local Green Space for the benefit of all, together with their existing natural features of trees, hedges, walls and grassland.

It is acknowledged that access to or use of the Local Green Spaces will be by other means than this Plan. (e.g. those means relating to any TVG status, PROWs or agreement with the land-owner as such may exist from time to time)

At time of writing of this Plan (Spring 2017) Claverham is recorded as having a significant shortfall of open space for its community. These spaces will make up part of that shortfall.

The land to be designated LGS1 has been used by the community for May Day celebrations and Open air plays. It has also been allocated as suitable space for Local Green Space in the draft Site Allocation Plan by North Somerset Council.

The LGS2 land is also the subject of a Village Green application, the extensive evidence for which is already prepared and offered for a non-Statutory Public Inquiry. This evidence was collected by the Village Green applicants; it has been provided for the Plan and is contained in the Plan’s supplementary document bundle. This evidence is relied upon to support the designation of LGS2.

**POLICY ENV4**

The areas to be designated as Local Green Space are shown and its boundaries defined on Figure 4 Policy Map (Read Insert Map Figure 6 For Detail of Policy SB1 and D3) and Figure 7 Insert Policy Map Detail Locations:

**LGS1** May Day Field (adjacent to Claverham Village Hall, Bishops Road)

**LGS2** Land North of Chestnut Drive adjacent to Streamcross (also designated ‘Safeguarded Site for Proposed Strategic and Structural Open Space’ by North Somerset Council under CF4/4 site reference POP21). This site is also adjacent to and forms part of the setting of Claverham House, a listed heritage asset. Building on this site would constitute harm to the listed asset.

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 LGS2 as part of the setting of Grade 2 Listed Claverham House.
Built development of the LGS2 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*. 