CLAVERHAM NEIGHBOURHOOD PLAN
THE PLAN
2016 - 2026
THIRD DRAFT
JUNE 2016
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1 The Village

Claverham is situated roughly 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.

See Appendix A for more detailed description of Claverham

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 recommendations have to reflect National Planning Guidance as provided in the National Planning Policy Framework (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 this is our chance to affect what happens to our village
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 (NSC) as a ‘service village’. Claverham is much smaller and more rural. Claverham’s only facilities are a primary school, village hall, part-time post office, a café, a pizza outlet and a hair salon. Further, 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 NSC.

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:

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.

*The letter is reproduced at Appendix B*
Claverham Neighbourhood Area Overview Map
Map 2 Claverham Neighbourhood Plan Area with key features

Definitive settlement boundary given in Policy SB1
Definitive settlement boundary given in Policy SB1

Map 3 Details of Settlement Boundary and Employment Zone

DETAIL OF CLAVERHAM NEIGHBOURHOOD PLAN AREA LOCATION OF SETTLEMENT BOUNDARY, GREEN BELT AND EMPLOYMENT ZONE

Working with Yatton Parish Council to create Claverham Neighbourhood Plan
5 Engaging With the Community

General

Claverham Future’s Steering Group (SG) identified consultation as the key to successfully developing a NDP for the village. This would include newsletters, village-wide surveys, public meetings, contact with the local school, presentations and articles in the local press. There would also be opportunities for participation online. 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.

Please refer to the Appendices for further details.
6 Draft Neighbourhood Development Plan

6.1 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 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.
6.2 OBJECTIVES

The Claverham Neighbourhood Plan supports development that meets the following objectives:

Objective 1. As an "infill" village from which residents need to travel (almost uniquely by car) to access shops, services or employment, we acknowledge that the village and Plan Area of **Claverham is not a sustainable location for development.** The following sections of the National Planning Policy Framework provide guidance on the importance of a sustainable location for siting any large-scale developments:

i) NPPF Section 17 [Planning should] "actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable".

ii) NPPF Section 95 "To support the move to a low carbon future, local planning authorities should: "plan for new development in locations and ways which reduce greenhouse gas emissions".

This Plan recognises that existing carbon emissions from the commuting workforce at the employment zone could be exchanged for those of commuting residents and other small businesses using the same site. In addition to infill within the Settlement Boundary, this Plan will support particular and sustainable development of the specific site at the current Employment Zone.

Objective 2. Support for sustainable, high-quality development that is sympathetic to neighbouring properties and landscapes

Objective 3. A clear demonstration, at the time of application, that there will be no greater flood risk from any future development, and that drainage will be improved where possible.

Objective 4. Improved highway safety for all users

Objective 5. Improved community facilities

Objective 6. Retention of heritage assets, locally important buildings, structures and their settings

Objective 7. Retention of Claverham’s rural character

Objective 8. Protection and improvement of lanes, hedges, rhynes, footpaths, bridleways and ponds

Objective 9. Protection and enhancement of biodiversity
7 SETTLEMENT POLICY

7.1 SB1 – Settlement Boundary

The Claverham Settlement Boundary shall remain as on the following Map and define the boundary of acceptable infill development.
8 DEVELOPMENT POLICIES

8.1 D1 - New Development

New development within the Claverham Neighbourhood Plan Area is demonstrably unsustainable requiring considerable carbon emissions, in excess of better-placed locations, to access every day facilities. Large-scale development is supported in one unique site as defined in Policy D3. Such development may be considered to be a replacement for the existing development at the site in Policy D3 where employee commuting carbon emission will be transferred to resident commuting at no net difference. Other large-scale development is contrary to principles of the NPPF and is not supported.

Development provided for within North Somerset Council’s Core Strategy policy CS33 will continue as opportunities arise for which applications meet all relevant planning requirements.

8.2 D2 – Design of New Developments, Conversions and Extensions

1. All designs are to be sympathetic to the character of nearby buildings and their settings (see Housing Character of Claverham below). 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). Housing extensions and alterations shall follow the guidance of NSC’s Residential Design Guide – Section 2 Appearance and character of house extensions and alterations SPD.

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.
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- **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 most recent development is Withymead, ten houses granted permission in 2006.

- **The Moors beyond the railway bridge.** There are a few cottages and farms mainly in the traditional render with gables.

2. The inclusion of sustainable designs and drainage features will be required where feasible and that support other applicable Policies herein.

3. All developments must include adequate parking for cars as per NSC’s guidelines as per their Parking Standards Supplementary Planning Document (SPD) latest version.

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) and must demonstrate compliance with the 45 Degree rule from any window of any habitable room as per NSC’s Residential Design Guide – Section 1 – Protecting living conditions of neighbours (SPD) latest version.

5. The provision of associated natural landscaping, including native trees; hedgerows, wetland areas and the retention and incorporation of habitats for animal species should be incorporated wherever feasible.

6. New development, creating any new building (not extensions) will be expected to include an appropriate guaranteed planting scheme and provide water permeable hard surfaces.

7. No Housing shall be more than a traditional two-storey height to reflect the character of surrounding properties.
8.3 D3 – Creation of Mixed Use Site or continued employment use.

1. The site as denoted and defined on the following maps, with its existing road access to Bishops Road, shall either be retained as an Employment Zone, or be re-designated from an Employment Zone to Mixed Use as defined herein. For the avoidance of doubt this area as defined herein shall not be further extended. The rural boundaries of the site shall be preserved.

2. The Site is to be within a Protected Site Boundary zone as marked on the following plan wherein all trees, hedging, walls and ponds shall be fully protected during any works, retained and maintained as condition of any re-development.

3. The continued access, parking and use of the Village Hall site and the May Day field (LGS1) to the west of the Village Hall are to be preserved.

4. Listed heritage assets in the site shall be maintained securing a viable use and long-term physical maintenance as an integrated part of the site in perpetuity and if feasible made accessible to the public.

5. Mixed Development that occurs on the Site will be supported by this Plan if it comprises mixed-use with C3 (Dwellings) and one or more of the following development categories plus improvement of community facilities as defined in CF3.

   • A1 (shop)
   • A2 (Financial or professional services)
   • B1 (Office)
   • B2 (General industrial)
   • D1 (non-residential institutions, covers medical crèche etc.)

6. Noise levels of any non-residential development or process are to be strictly controlled. The noise emissions from all such sources within the site and from any associated distribution of materials about the site shall not exceed the following rating levels:

   • 5 dB below the relevant background noise level from 20:00 to 08:00
   • 0 dB below (Equal to) the relevant background noise level from 08:00 to 20:00

   Each criterion as when assessed using BS 4142:2014 Methods for rating and assessing industrial and commercial sound. Any assessment of noise from the operation of the site shall be made with reference to BS 4142:2014 and include the relevant corrections for the character of the noise including the methodology of the noise survey.

7. Lighting of the site, whichever development occurs, shall be designed so that lighting is designed 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). The lighting curfew time for industrial use shall be 22:00 hours until dawn and at all times the associated site is not in employment use.
8.4 S1 – Sustainable Large Development

In the event of any proposed scheme having 10 or more dwelling units, and in particular any development under Policy D3, it must comply with and demonstrate all three elements of sustainability with relevance to Claverham. All three aspects of Sustainability must be met and demonstrated to be a net gain in benefit to Claverham over the site as it exists.

- In terms of Economic benefit, only those matters that directly benefit the plan area and represent net gains in long-term employment, facilities or new infrastructure that is supported in this plan will be acceptable. Contributions, which are otherwise required, to compensate for harm, statutory obligations, matters to enable the scheme, or investment required for additional residents are not acceptable as they are not net gains.

- The Social role of such large developments is to be satisfied by provision of a practical net gain to Claverham’s social infrastructure.

- The Environmental role of any large development must be one that does no harm, delivers a net gain and provides positive impact on our natural environment. Building on a brownfield site and maintaining existing natural features meets this requirement. Provision of an element of previously undeveloped natural landscape as ‘public space’ is not acceptable in environmental terms, nor is any compensatory measure for any loss or harm caused by development.

8.5 DR1 – Foul and Surface Water Drainage

1. New development in Claverham, which has a history of floods, will require that all development sites provide a properly designed draft drainage scheme to match the proposed number, scale and disposition of buildings prior to any application being registered. The draft scheme is to be reviewed by an independent chartered engineer. The draft scheme, excepting only single dwellings, must include SUDs based design.

2. Pumped schemes for drainage of more than one dwelling will not be entertained without full on-line back-up equipment and for schemes with more than 9 dwellings standby power supplies are required to ensure continued drainage in the event of mains failure. If a site is to be in multiple ownership a long-term maintenance-funding scheme for the lifetime of the development is to be provided.
9 HIGHWAYS AND TRAVEL POLICIES

9.1 T1 – Highways and Transport

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

Specific matters that are supported by this Neighbourhood Plan are:

1. Measures to reduce speed throughout the whole length of Bishops Road and Claverham Road in the Neighbourhood Plan Area.

2. 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). This support includes any such pavement widening which may result in sections of single carriageway, provided only that the width allows emergency vehicles and buses to travel between kerbs and that waiting sections to allow passing are incorporated.

9.2 T2 – Highway Safety

The Neighbourhood Plan requires that any new development should consider the potential impact on traffic volumes and safety so as to not adversely affect the currently quiet roads, away from Bishops Road and Claverham Road, where children may safely practice cycling and the like. Our Lanes are regularly used by cyclists and horse riders and provide opportunity for safe and environmentally sensitive exercise and entertainment. Any new development must ensure that new traffic movements are minimised and do not compromise the use of these roads and lanes nor affect their rural character, walls and hedges.

9.3 T3 – Vehicle Parking

The Neighbourhood Plan requires on-street parking of private vehicles to remain unrestricted on roads in Claverham, subject to causing no detrimental impact on the highways network. No new development shall be allowed to include any on-street parking to compensate for any off-road requirement, however older houses built before common car ownership must still be allowed on-street parking.

9.4 PT1 – Public Transport (Buses and School Buses)

Bus services in Claverham are 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.
10 COMMUNITY AND FACILITIES
POLICIES

10.1 Emp1 – Local Employment
New small-scale employment development will be encouraged 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.

10.2 LS1 - Local Shops
The provision of local shops will be supported if within the Settlement Boundary or as part of a local farm.

10.3 CF1 Community Facility - Village Hall and Car Park
Claverham Village Hall, its Car Park, Road and Footpath Access are to be protected for the use of the community (all as shown on map – preceding page).

10.4 CF2 Community Facility – Broadcroft Play Area
Broadcroft play area as shown on the map below is to be retained for the use of the community (all as shown on map – preceding page).

10.5 CF3 New Community Facilities
Each of the following are considered to be suitable for meeting the community facility requirement of Policy D3 such as:

- A medical Facility;
- Shop(s);

10.6 Y1 – Youth Facility
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 Responsible Adult Supervised
- Planned in conjunction with the full involvement of neighbouring residents
10.7 TE1 – Telecommunications Infrastructure

Improvements to telecommunications and broadband will be encouraged to improve the economic and social life of the community.

11 ENVIRONMENT POLICIES

11.1 Env1 – Nature Conservation

1. Nature conservation sites, Sites of Special Scientific Interest and habitats for protected species will be protected and they will be enhanced where possible.

2. The farmland, species-rich hedgerows, moors and rhynes surrounding the village must be protected for the benefit of local wildlife and the enjoyment of residents. Any development within the NDP area shall not adversely affect species abundance and biodiversity.

3. It is important that development does not result in the loss of habitat or the removal of hedgerows, which form commuting corridors for wildlife including rare bats. Specifically the pastures in the plan area fall within the accepted 4km foraging radius for rare horseshoe bats resident in Kings Wood and Brockley Hall Stables SAC components. Development on these sites should be strongly discouraged.

11.2 Env2 – Historic Environment

Listed and other Locally Important Buildings and structures and their settings will be protected and, where possible, enhanced to maintain the distinctiveness of the area. These 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, Standalone Stone Walls at Court de Wyck, Walnut Bank and ‘Parman’.

11.3 Env3 – Hedgerows and Trees

1. Significant trees that are removed or damaged as part of the development process are to be replaced with equal species and numbers of trees, guaranteed and maintained for a period of 5 years.

2. Development that causes loss or harm to Important Hedgerows will be strongly discouraged and refused unless equal lengths and species distributions are planted and management arrangements made to maintain them long term.

3. Existing hedgerows on new development sites should be traditionally cut and laid.
11.4 Env4 – Local Green Space

In accord with Paragraph 77 of the NPPF this Neighbourhood Plan designates areas as Local Green Space The designation is used because:

- 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 areas designated as Local Green Space are shown on a following page:

**LGS 1**  May Day Field (adjacent to Claverham Village Hall, Bishops Road)

**LGS 2**  Land North of Chestnut Drive adjacent to Streamcross (also designated ‘Safeguarded Site for Proposed Strategic and Structural Open Space’ by NSC under CF4/4 site reference POP21). This land is also the subject of a Village Green application, the evidence for which is contained at Appendix L and within a separate Document

These spaces are to be protected for the benefit of all together with their existing natural features of trees, hedges, walls and grassland. LGS2 is to continue to be used for occasional grazing and hay taking with organic dressing as and when the weather and land condition allows. LGS1 existing tree plantations and specimen trees are to be preserved, as are boundary walls, the grassland is to be accessible for Village Gatherings.
Working with Yatton Parish Council to create Claverham Neighbourhood Plan

THE PLAN

Detail Inset Map (See Local Green Spaces)
11.5 R1 – Renewable and Low Carbon Energy Generation

Renewable and low carbon energy generation applications will be approved if their impacts are (or can be made) acceptable. The following considerations 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.

12 FUNDING POLICY

12.1 CIL1 – Community Infrastructure Levy Funding

Where the Community Infrastructure Levy is applied within the Claverham Neighbourhood Plan Area, then those funds accruing to Yatton Parish Council shall be allocated to matters within Claverham Neighbourhood Plan Area to supplement funding for matters that are particular to Claverham:

- Road Safety, particularly pedestrian safety and speed reduction (as Policy T1 herein)
- Landscape and Habitat improvement (as guided by Natural England and local conservator and wildlife groups e.g. YACWAG)
- Bicycle Stands for Bus users (as second part Policy PT1)
- Youth Facility (as Policy Y1)