CLAUVERHAM
NEIGHBOURHOOD PLAN
BASIC CONDITIONS STATEMENT

2016 - 2026

YPC APPROVED FOR SUBMISSION

8th May 2017
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1 INTRODUCTION & STATEMENT OF CONFORMITY

1.1 Introduction
This Basic Conditions Statement has been produced to explain how the proposed Claverham Neighbourhood Development Plan (hereafter known as the “Claverham Neighbourhood Plan” or “the Neighbourhood Plan”) has been prepared in accordance with the Neighbourhood Planning General Regulations 2012 and how the ‘basic conditions’ of neighbourhood planning and other considerations as prescribed by Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 have been considered to have been met.

The Neighbourhood Plan has been produced by a Neighbourhood Planning Steering Group including Yatton Parish Council members and the Group has worked closely with North Somerset Council (NSC). The Claverham Neighbourhood plan contains no conflict with the emerging Yatton Neighbourhood Plan and consultation with the chair of Yatton Neighbourhood plan has been undertaken.

Effective community engagement throughout the process will mean that the Neighbourhood Plan will belong to the people of Claverham.

The Neighbourhood Plan is supported by an Evidence Bundle document (with an appendix for Local Green Space 2), comprehensive appendices of evidence and a Statement of Consultation. All of these documents have been submitted alongside the Neighbourhood Plan.

This document was amended using commentary provided by North Somerset Council as part of the six-week pre-submission consultation. The verbatim commentary has been reproduced in the Statement of Consultation.

1.2 Statement of Conformity
The Claverham Neighbourhood Plan policies have been created and drafted so as to be in conformity with strategic planning policies of relevance within the NPPF and those of North Somerset Council.
2 SIX WEEK CONSULTATION

2.1 Introduction
The Plan was subject to a six-week consultation period. This was comprehensively advertised in the local press, on notice boards and by email to 208 households. Specific consultees were sought from North Somerset Council and approached either by email as available or via post. The plan was also made publicly available on Claverham Future’s website and hard copies were available at three key public locations.

The consultation was from Monday 20th June until Monday 1st August and a reminder letter and email was sent to consultees on July 19th.

2.2 Schedule of Consultees other than Residents of Claverham who responded (all responses are within document: 2 Statement of Consultation)

North Somerset Council (email)
michaelreep@n-somerset.gov.uk

Response made by Celia Dring, concerning Basic Conditions Statement and structure of Plan (all matters taken into next draft)

The Society of Friends (email)
Meeting House
Meeting House Lane,
Claverham, Bristol, BS49 4PB
c/o Tom Leimdorfer
leimdorfer@care4free.net

Response contained reference to the community use of the Meeting House, this was taken into the plan.

LGS1 Owner: Claverham UTC (email)
Bishops Road, Claverham
Bristol
BS49 4NF
mike.stitto@utas.utc.com

A response was sent by Cushman & Wakefield, agents of the factory owners (UTAS). The main thrust of the response was support for the re-development of the site for housing and that other uses would be problematic. It suggests that the site be promoted as being in accord with NPPF’s presumption in favour of sustainable development. This is a matter to be decided and certainly would be imperilled if existing assets natural and heritage assets were not protected. Thus the letter was taken as supportive, any re-drafting would be on basis of NSC advice.

YACWAG (email)
Secretary: Win Lowman
winlowman@hotmail.co.uk
01934 833596

YACWAG commented on the environmental policies alone, it proposed identification of trees etc. for protection and this is incorporated. The request for an additional LGS to cover a portion of trees was considered to be unnecessary as it formed part of the protected boundary to site PS1.

Cleeve Parish Council (email)
Clerk, Gemma Richards.
1 Graitney Close, Cleeve, Somerset, BS49 4NJ
01934 830217
cleeveparishcouncil@hotmail.co.uk

Support was received with particular not on the green separation between our settlements. This is already stated.

Environment Agency (email)
Mr B Smith
Rivers House, East Quay, Bridgwater, Somerset
TA6 4YS
nwx.sp@environment-agency.gov.uk

Confirmation of matters related to SuDs and drainage in harmony with plan as written.
Recognition of our aim to preserve heritage assets and locally important buildings and suggested wording taken into plan. Also matters related to SEA/HRA screening to be picked up by North Somerset Council. (N.B. screening was undertaken and no impact on plan)

Congresbury Parish Council (email)
Orchard House,
The Old School Rooms,
Station Road, Congresbury, BS49 5DX
01934-838802
Clerk@Congresbury-pc.gov.uk

Letter of support received.

LGS2 Owner: Mr Peter Frederic Burnett
Bramleys
Bath Road
Upper Langford
BS40 5DN

Responded by Gladman see N J H Burnett

Gladman made response in 25 page report which laid out its position on what it thought the making of a neighbourhood plan involves, on these matters we are deferring to North Somerset and our NPIERS assessment. Naturally Gladman would prefer we made a plan in support of their application (since withdrawn) that was outside the settlement boundary on Greenfield. Essentially Gladman’s object to any matter in the plan that does not support planning being received on applications. The plan’s ability to promote planning for development wanted by Claverham is something we are deferring upon to North Somerset and NPIERS as Gladman’s views are decidedly different and at odds with our community’s stated wishes.

LGS2 Adjacent Owner: Mrs C Bushell
8 Tennyson Avenue
Clevedon
BS21 7UQ

Whilst no response was made by Mrs Bushell it is assumed that she is represented by Gladman above who was acting on her behalf in relation to a subsequently withdrawn development application on her land.

2.3 Schedule of Consultees other than Residents of Claverham who did not respond.

Natural England (email)
Amanda Grundy
County Hall, Spetchley Road
Worcester, WR5 2NP
07900 608 311
Amanda.grundy@naturalengland.org.uk

Young Farmers (email)
Somerset Federation YFC
The Old School, School Road
Westonzyoland
Bridgwater
Somerset TA7 0LN
01278 691711
admin@somersetycf.org.uk

West of England Rural Network (email)
The Mill, Tunbridge Road
Chew Magna
Bristol
BS40 8SP
01275 333701
Email: info@wern.org.uk

BT OPENREACH (email)
networkalts.southwest@openreach.co.uk
The Courtyard, 24 London Road, Newbury, RG14 1JX

Western Power Distribution (email)
mhillman@westernpower.co.uk
BASIC CONDITIONS STATEMENT

National Grid GAS (email)
Nationalgrid.Enquiries@nationalgrid.com

Bristol Water (email)
customer.services@bristolwater.co.uk
Bristol Water plc
Bridgwater Road
Bristol
BS13 7AT

Wessex Water (email)
Planning.liaison@wessexwater.co.uk

Avon Wildlife Trust (email)
32 Jacobs Wells Road
Bristol
BS8 1DR
0117 917 7270
mail@avonwildlifetrust.org.uk

North Somerset Levels Internal Drainage Board (email)
The Cider House
The Grange Business Park
Hewish
Weston-super-Mare
BS24 6RR
01934 833388
theclerk@nslidb.org.uk

Kenn Parish Council
Eleanor Wade
98a Walton Road
Clevedon
North Somerset
BS21 6AN

Brockley Parish Council (email)
Ms Joanna van Tonder
Tel: 07586 437769
brockleypc@hotmail.co.uk

Nailsea Town Council (email)
Nailsea Tithe Barn, Church Lane, Nailsea
North Somerset BS48 4NG
clerk@nailseatowncouncil.gov.uk

Network Rail (email)
Network Rail
1 Eversholt Street
London
NW1 2DN
property@networkrail.co.uk

The Homes and Communities Agency
Colin Molton
Executive Director, South and South West
2 Rivergate, Temple Quay
Bristol
BS1 6EH

St Barnabas, Claverham:
The Revd David Brian Harrex - Team Vicar
The Rectory, 1 Millier Road
Cleeve
Bristol
BS49 4NL
01934 833152

Claverham Free Church
c/o Malcolm Cooke
Rectory Farm
Chescombe Road
Yatton
01934 833257

Catholic Chapel Claverham:
c/o Rev Reg Grey (Parish Priest)
The Immaculate Conception Church,
The Franciscan Friary,
Clevedon,
North Somerset,
BS21 7PP
3 NPIERS HEALTH CHECK

3.1 General

The plan was submitted in July 2016 to NPIERS for a health check review. The commentary provided by the reviewer, Barbara Maksymiw, was discussed and taken into the Plan and supporting documents. A full copy of the review is in document 2 Statement of Consultation; here is a list of actions undertaken from that review.

<table>
<thead>
<tr>
<th>Health Check - Review and Actions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Doc. Reference</strong></td>
</tr>
<tr>
<td>No.</td>
</tr>
<tr>
<td>HC/p1 0/1.1</td>
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<td></td>
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<tr>
<td></td>
</tr>
<tr>
<td>HC/p1 1/1.4</td>
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</tbody>
</table>
### Health Check - Review and Actions

<table>
<thead>
<tr>
<th>Doc. Reference</th>
<th>Recommendation (Ext1 etc. = 'Extra' rec picked up from template)</th>
<th>Action ref (HC/Rec no./Action no.)</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>No.</td>
<td>Detail</td>
<td>HC/2/4</td>
<td>Other parts of the report would benefit from a similar tightening up to ensure that responses from the public are accurately recorded</td>
</tr>
<tr>
<td></td>
<td></td>
<td>HC/2/5</td>
<td>The Landowner survey refers to “Conversations” but it is not clear where and how these were recorded. It should also be explained in the report how the consultation responses have, where appropriate, influenced the content of the plan</td>
</tr>
<tr>
<td>HC/p1 2/1.7</td>
<td>3 Steering Group to prepare a Project Plan, in consultation with North Somerset Council, which reflects the likely timing of planning decisions relevant to the Claverham Neighbourhood Plan and Council committee cycles</td>
<td>HC/3/1</td>
<td>Confirm with Celia Dring that her comments regarding the strategic context, and conversation with Michael Reep, Address this issue. (See Celia's email of 30th of September)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>HC/3/2</td>
<td>Discuss creation and publication (on website) of Project plan</td>
</tr>
<tr>
<td>HC/p1 2/1.8</td>
<td>4 Publish the SEA Screening Report and Decision Notice as part of the Basic Conditions Statement and add it to the website</td>
<td>HC/4/1</td>
<td>Add SEA Screening Report to Basic Conditions Statement</td>
</tr>
<tr>
<td></td>
<td></td>
<td>HC/4/2</td>
<td>HC/4/3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>HC/4/5</td>
<td>Publish SEA Decision doc on Website</td>
</tr>
<tr>
<td></td>
<td></td>
<td>HC/4/6</td>
<td>Add SEA Decision doc to Basic Conditions Statement</td>
</tr>
<tr>
<td>HC/p1 2/1.9</td>
<td>5 Publish the HRA Screening Report and Decision Notice as part of the Basic Conditions Statement and add it to the website</td>
<td>HC/5/1</td>
<td>Add HRA Screening Report to Basic Conditions Statement</td>
</tr>
<tr>
<td></td>
<td></td>
<td>HC/5/2</td>
<td>Add HRA to website</td>
</tr>
<tr>
<td></td>
<td></td>
<td>HC/5/3</td>
<td>Obtain HRA decision document</td>
</tr>
</tbody>
</table>
### Health Check - Review and Actions

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<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>HC/5/4</td>
<td>Publish HRA Decision doc on Website</td>
</tr>
<tr>
<td></td>
<td></td>
<td>HC/5/5</td>
<td>Add HRA Decision doc to Basic Conditions Statement</td>
</tr>
<tr>
<td>HC/p1 2/2.2</td>
<td>Ext 1 The only part which reflects community aspirations is the Funding section at the end which deals with how income from CIL might be spent. Given that work on CIL in North Somerset is at an early stage of development, it might be wise to review this section in the light of the latest position on CIL when the plan is updated, before proceeding to the independent examination.</td>
<td>HC/Ext1/1</td>
<td>Review community aspiration ref CIL in light of latest position before submitting plan to independent examination. Decided to remove CIL from plan as Yatton Parish Council will manage any funds.</td>
</tr>
</tbody>
</table>
4 POLICY EVIDENCE REFERENCES

4.1 Introduction
The policies quoted in the tables below were developed following initial public consultation within the Claverham Neighbourhood Plan area. This was conducted via events and an on-line/hard-copy survey (full details at Document J); these ‘developed polices’ were tested (and amended as necessary) at a subsequent public meeting. All consultation is evidenced in the Statement of Community Involvement.
### 4.2 Table 1 Policy Evidence References

<table>
<thead>
<tr>
<th>OBJECTIVE</th>
<th>POLICY</th>
<th>EVIDENCE FROM PUBLIC MEETING ON MARCH 18TH 2016</th>
<th>EVIDENCE FROM OTHER CONSULTATIONS AND SURVEYS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>SB1 – Settlement Boundary</td>
<td>In a public vote 100% were in favour of Objective 1  97.1% were in favour of keeping a boundary for development control. See Document N.</td>
<td>For supporting evidence from public consultation see also Doc. G, and Doc. J (Quest. 10)</td>
</tr>
<tr>
<td>2</td>
<td>D1 – New Development General</td>
<td>In a public vote 95.2% voted in favour of this. See Document N.</td>
<td>Travel Survey Document D evidences lack of sustainability of Claverham location, hence need to favour more sustainable locations. Historical infill process accepted.</td>
</tr>
<tr>
<td>2</td>
<td>D2 – Design of New Developments, Conversions and Extensions</td>
<td>In a public vote 98.1% were in favour. See Document N.</td>
<td>For more information about the village character see Document A. For more information of the village’s planning history see Document K.  For supporting evidence from public consultation see also Docs. E, G and J (Quest. 9, 14, 15, 16, 17, 19, 20).</td>
</tr>
<tr>
<td>OBJECTIVE</td>
<td>POLICY</td>
<td>EVIDENCE FROM PUBLIC MEETING ON MARCH 18TH 2016</td>
<td>EVIDENCE FROM OTHER CONSULTATIONS AND SURVEYS</td>
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<td>-----------------------------------------------</td>
<td>---------------------------------------------</td>
</tr>
<tr>
<td>5</td>
<td>D3 – Redevelopment of Site PS1</td>
<td>In a public vote 100% were in favour of this policy. See Document N. This site is proposed by the residents of Claverham as the one suitable area that can be identified which can accommodate a large scale development (&gt;9 dwellings), and be approximately carbon neutral in terms of transport carbon. This is based on the assumption that the industrial employees’ travel (270 people - see Document H), will be replaced by circa 50 homes, so probably half the vehicles.</td>
<td>For supporting evidence from public consultation see also App. J (Quest. 21)</td>
</tr>
<tr>
<td>3</td>
<td>DR1 – Foul and Surface Water Drainage</td>
<td>In a public vote 100% were in favour of this policy. See Document N.</td>
<td>For more information on flooding see Document M and Q. For supporting evidence from public consultation see also Doc. J (Quest. 9) See also as an exemplification of a single but not uncommon event NSC 2012 Flood Investigation Report.</td>
</tr>
<tr>
<td>5 and 8</td>
<td>Emp1 – Local Employment</td>
<td>In a public vote 100% were in favour of this policy. See Document N,</td>
<td>See Document D, and H local employment is minimal at present, contributing to commuting.</td>
</tr>
<tr>
<td>OBJECTIVE</td>
<td>POLICY</td>
<td>EVIDENCE FROM PUBLIC MEETING ON MARCH 18&lt;sup&gt;TH&lt;/sup&gt; 2016</td>
<td>EVIDENCE FROM OTHER CONSULTATIONS AND SURVEYS</td>
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<tr>
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</tr>
<tr>
<td>6</td>
<td>R1 – Renewable and Low Carbon Energy Generation</td>
<td>In a public vote 100% were in favour of this policy. See Document N</td>
<td>For supporting evidence from public consultation see also Doc. J, Q. 20; this identified clear support for energy efficient and carbon neutral buildings, leading to development of Policy R1 and its clear support at the public vote.</td>
</tr>
<tr>
<td>7</td>
<td>T1 – Highways</td>
<td>In a public vote 90.4% were in favour of this policy. See Document N.</td>
<td>For more information on traffic see Docs D, P and see the poor road conditions in Document S For supporting evidence from public consultation see also Docs. E and J (Quest. 22-24)</td>
</tr>
<tr>
<td>7</td>
<td>T2 – Highway Safety</td>
<td>In a public vote 100% were in favour of this policy. See Document N.</td>
<td>For more information on traffic see Docs D and P and S For supporting evidence from public consultation see also Docs. E and J (Quest. 22-24)</td>
</tr>
<tr>
<td>OBJECTIVE</td>
<td>POLICY</td>
<td>EVIDENCE FROM PUBLIC MEETING ON MARCH 18&lt;sup&gt;TH&lt;/sup&gt; 2016</td>
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<tr>
<td>7</td>
<td>T3 – Vehicle Parking</td>
<td>In a public vote 94.2% were in favour of this policy. See Document N.</td>
<td>Claverham has more cars per household and car journeys than any other village in North Somerset (which is itself noticeably higher than the national average), due to lack of employment and facilities. Vehicles need locating off road. See Document D and 2011 Census data. For supporting evidence from public consultation see also Docs. E and J (Quest. 18, 25, 26)</td>
</tr>
<tr>
<td>7</td>
<td>PT1 – Public Transport (Buses and School Buses)</td>
<td>In a public vote 100% were in favour of this policy. See Document N</td>
<td>Local Timetables evidence that only one bus travels through service Claverham, and is not seen to be useful for the normal working day in Bristol or Weston-super-Mare. For supporting evidence from public consultation see also Doc. J (Quest. 27, 29)</td>
</tr>
<tr>
<td>8</td>
<td>LS1 - Local Shops</td>
<td>In a public vote 100% were in favour of this policy. See Document N</td>
<td>There are very few facilities in Claverham, see Document M and factual corrections. For supporting evidence from public consultation see also Doc. J (Quest. 30)</td>
</tr>
<tr>
<td>OBJECTIVE</td>
<td>POLICY</td>
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<td>EVIDENCE FROM OTHER CONSULTATIONS AND SURVEYS</td>
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<td>----------------------------------------------</td>
</tr>
<tr>
<td>8</td>
<td>CF1 - Community Facility - Village Hall and Car Park</td>
<td>In a public vote 100% were in favour of this policy. See Document N</td>
<td>For supporting evidence from public consultation see Doc. J, which evidences clear support for Community Facilities. This led to the development of Policy CF1, which received clear support at the public vote.</td>
</tr>
<tr>
<td>8</td>
<td>CF2 - Community Facility – Broadcroft Play Area</td>
<td>In a public vote 100% were in favour of this policy. See Document N</td>
<td>For supporting evidence from public consultation see Doc. J, which evidences clear support for Community Facilities. This led to the development of Policy CF2, which received clear support at the public vote.</td>
</tr>
<tr>
<td>8</td>
<td>CF3 - Community Facility – Claverham Meeting House</td>
<td>This matter was not specifically discussed at the meeting; a plea was made by Councillor Tom Leimderfer for Claverham Meeting house and ancillary buildings to be considered for inclusion. There is no reason not to and the facility acts in support of our community.</td>
<td>For supporting evidence from public consultation see Doc. J (Q.30 et al), which evidences clear support for Community Facilities. This led to the development of Policy CF3, identifying the types of facilities receiving clear support from the public.</td>
</tr>
<tr>
<td>8</td>
<td>Y1 – Youth Facility</td>
<td>In a public vote 89.1% were in favour of this policy. See Document N.</td>
<td>For more information about Youth Hub see Document I. For supporting evidence from public consultation see also Doc. J (Quest. 9)</td>
</tr>
<tr>
<td>OBJECTIVE</td>
<td>POLICY</td>
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<td>EVIDENCE FROM OTHER CONSULTATIONS AND SURVEYS</td>
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</tbody>
</table>
| 4 & 9     | Env1 – Nature Conservation | In a public vote 100% were in favour of this policy. See Document N | See Document A  
For supporting evidence from public consultation see also Doc. J (Quest. 4, 8, 9) |
| 4, 9 & 10 | Env2 – Historic Environment | In a public vote 100% were in favour of this policy. See Document N | See Document A  
For supporting evidence from public consultation see also Doc. J (Quest. 4, 5, 6) |
| 4 & 9     | Env3 – Hedgerows and Trees | In a public vote 100% were in favour of this policy. See Document N | See Document A  
For supporting evidence from public consultation see also Doc. J (Quest. 4, 6) |
| 8 & 9     | Env4 – Local Green Space | In a public vote 100% were in favour of this policy. See Document N | For more information on the green spaces see Document L  
For supporting evidence from public consultation see also Docs. E and J (Quest. 4, 8) |
5 BASIC CONDITIONS

5.1 Conditions to be met
Schedule 4B to the Town and Country Planning Act (Para 8) sets out the following basic conditions that Neighbourhood Development Plans must meet:

8(1) The examiner must consider the following—
   (a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2)),
   (b) whether the draft neighbourhood development plan complies with the provision made by
        or under sections 61E (2), 61J and 61L,
   (d) whether the area for any referendum should extend beyond the neighbourhood area to
        which the draft neighbourhood development plan relates, and
   (e) such other matters as may be prescribed.

(2) A draft neighbourhood development plan meets the basic conditions if—
   (a) having regard to national policies and advice contained in guidance issued by the
       Secretary of State, it is appropriate to make the neighbourhood development plan,
   (d) the making of the neighbourhood development plan contributes to the achievement of
       sustainable development,
   (e) the making of the neighbourhood development plan is in general conformity with the
       strategic policies contained in the development plan for the area of the authority (or any part
       of that area),
   (f) the making of the neighbourhood development plan does not breach, and is otherwise
       compatible with, EU obligations, and
   (g) prescribed conditions are met in relation to the neighbourhood development plan and
       prescribed matters have been complied with in connection with the proposal for the
       neighbourhood development plan.

(6) The examiner is not to consider any matter that does not fall within sub-paragraph (1) (apart
from considering whether the draft neighbourhood development plan is compatible with the
Convention rights).

Para 8 of schedule 4B to the 1990 Town and Country Planning Act (excluding 2b. c3-5 as required
by 38C (5)
How the Neighbourhood Plan meets the basic conditions

The Claverham Neighbourhood Plan meets the basic conditions of schedule 48 to the 1990 Town and Country Planning Act, Schedule 4B, 8(1) (a). This is set out in the following sections of this Basic Conditions Statement.

Schedule 4B section 8(1) (b) covers the provision of 61E (2), 61J and 61L as amended by s38C (5) (b) this provides a reference to the provision of 38A and 38B. The following information is submitted in respect of 38A and 38B.

38A

(1) Yatton Parish Council is a qualifying body and entitled to submit a Neighbourhood Development Plan (NDP) for its own Parish. A Neighbourhood Plan Steering Group, which includes residents primarily from Claverham but also Yatton and Yatton Parish Council, has been formed to produce a Claverham Neighbourhood Plan. NSC approved the Neighbourhood Plan area, on 24 April 2015 (SEE PAGES 20-22 POST FOR THE SIGNED APPROVAL)

(2) The Neighbourhood Plan expresses policies that relate to the development and use of land only within the neighbourhood area.

38B

(1a) The period of the Neighbourhood Plan has been specified as 2016 to 2026. This deliberately follows the period of the NSC Core Strategy.

(1b) No provision for excluded development such as national infrastructure is contained within the Neighbourhood Plan.

(1c) The Neighbourhood Plan does not relate to more than one neighbourhood area. It is solely related to the area of Claverham as designated by North Somerset Council on 24th April 2015 and the decision notice for the Neighbourhood Plan area is published at http://consult-ldf.n-somerset.gov.uk/consult.ti/ycna/consultationHome (see App. V)

(2) There are no other Neighbourhood Development Plans (NDPs) in place for the approved Claverham neighbourhood area.

(3) If there are any conflicts within the Neighbourhood Plan, it is clarified that in the event of a conflict between a Neighbourhood Plan policy and any other statement or information in the Neighbourhood Plan, the conflict must be resolved in favour of the policy.

(4) Regulations made by the Secretary of State relating to NDPs in the Neighbourhood Planning (General) Regulations 2012 have been used to inform the process of making the Neighbourhood Plan. These regulations set out:

- Processes by which neighbourhood plans are to be made and set out the consultation bodies for NDP’s.

- NDP’s that are likely to have a significant effect on European Sites (habitats) must be subject to an appropriate assessment. An Environmental Screening and Habitats Regulation Assessment Statement has been prepared for the
Neighbourhood Plan by NSC. The screening exercise concluded that it is unlikely there will be any significant environmental effects arising from the Plan and that a Strategic Environmental Assessment is not required. It also concluded that the Plan is unlikely to have any adverse effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010).

(5) Refers to the publication of NDP’s once made by a local planning authority in accordance with the regulations.

(6) Clarifies what is excluded development.

Para 1(d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates. It is not considered that there is any benefit or reason for extending the area for the referendum beyond the Designated Neighbourhood Plan Area.

Para 1(e) such other matters as may be prescribed. There are no other matters.
DECISION
OF COUNCILLOR ELFAN AP REES

THE EXECUTIVE MEMBER FOR STRATEGIC PLANNING, HIGHWAYS AND TRANSPORTATION, CONCESSIONARY FARES, CAR PARKS, HOUSING, GYPSIES AND TRAVELLERS AND ECONOMIC DEVELOPMENT

WITH ADVICE FROM
THE DIRECTOR OF DEVELOPMENT AND ENVIRONMENT

DECISION NO 14/15 DE 271

SUBJECT: Claverham Neighbourhood Area

Background:

Yatton Parish Council is undertaking to produce a neighbourhood development plan for Claverham village. The first step in this process is to designate a neighbourhood area to which the neighbourhood development plan will relate. This is formally designated by North Somerset Council under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The parish council intend to prepare two separate neighbourhood plans, one for Claverham village and the other for Yatton village, by dividing the parish into two neighbourhood areas. Between them the two neighbourhood areas will cover the whole of the parish of Yatton. A separate decision notice has been prepared for the Yatton neighbourhood area application.

Claverham neighbourhood area—Yatton Parish Council submitted an application to designate a Neighbourhood Area on 9 February 2015. The proposed Neighbourhood Area relates to the part of the parish of Yatton which covers Claverham village and surrounding area, as shown on the map submitted with the application. This was duly advertised by North Somerset Council in accordance with the above regulations.

Five responses have been received, all either in support or neutral on the issue.

The geographical division of the parish into two neighbourhood areas appears logical, as the boundary appears to follow clearly definable features on the ground. In terms of the principle of dividing the parish into two to prepare separate neighbourhood plans for Claverham and Yatton there appears also to be some logic to this. Although the two settlements of Yatton and Claverham are closely related with Claverham residents relying for a large part on Yatton for many services, there is a distinct difference in scale and character between the two villages with differing planning issues which could be better addressed by separate neighbourhood plans. As the Parish Council have suggested in their submission letter, the creation of two plans will allow both villages to shape their future development needs whilst
allowing them to focus on the specific issues relating to each community.

The Parish Council has formed two working groups (one for each plan) both comprised of residents and Parish Councillors. They recognise it will be appropriate to work together on areas of the plans where there are shared issues and both groups are required to report to the Planning Committee as they have no decision making powers.

The preparation of a separate Claverham neighbourhood plan could also allow it potentially to be progressed more quickly as there are likely to be fewer issues to address within the smaller settlement.

DECISION:

The application for the designation of a Neighbourhood Area for the village of Claverham and surrounding area (as shown in the submitted plan on 9 February) is approved in accordance with the application received on 9 February 2015.

Reasons:

The designation of the Neighbourhood Area is a pre-requisite to enable Yatton Parish Council to produce a neighbourhood plan for Claverham village. The boundary chosen for the neighbourhood area appears logical and is without objection. Close working between the two neighbourhood plan groups will be necessary at some stages and the parish council have acknowledged this.

Other Alternatives Considered:

Designating the whole of the parish as one neighbourhood area and preparing one neighbourhood plan may have the advantage in terms of availability of some census information and ensuring a co-ordinated approach to any cross-cutting issues should they arise. However, this is largely over shadowed by the advantages splitting the parish into two separate areas.

Risk Assessment:

There are no specific risks associated with the designation of the Claverham Neighbourhood Area.

Financial Implications:

The decision is within the relevant budget of the Directorate and the overall budget is not projected to be overspent. Government funding is available to cover North Somerset Council’s costs in advertising the neighbourhood area application and arranging the examination of the submitted Neighbourhood Development Plan and any resultant referendum. Yatton Parish Council is also able to access Government funding for its work on drafting the Plan.
Implications for Future Years:

The approval of the Neighbourhood Area does not have any direct budgetary implications. North Somerset Council is required to fund the examination of the plan and any resultant referendum, the costs of which it is anticipated can be borne by Government funding.

Signed: The Executive Member for Strategic Planning, Highways and Transportation, Concessionary Fares, Car Parks, Housing, Gypsies and Travellers and Economic Development

Dated: 26/5/15

Confirmation of Advice Given

Signed: Director of Development & Environment

Dated: 26/5/15
6 CONFORMITY WITH THE NATIONAL PLANNING POLICY FRAMEWORK

Paragraph 2a
A draft neighbourhood development plan meets the basic conditions if - (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan

6.1 Conformity
The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the policies contained in the NPPF, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system.

NPPF sets out 12 core land-use planning principles that should underpin plan-making and decision-taking. These are that planning should:

1) Be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area;

2) Be a creative exercise in finding ways to enhance and improve the places in which people live their lives; proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;

3) Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

4) Take account of the different roles and character of different areas ..., promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;

5) Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resource;
6) Contribute to conserving and enhancing the natural environment and reducing pollution;

7) Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;

8) Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);

9) Conserve heritage assets in a manner appropriate to their significance;

10) 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; and

11) Take account of and support local strategies to improve health, social and cultural wellbeing for all...

These principles have been embodied throughout the preparation of the Claverham Neighbourhood Plan, which has had regard to the following key policy sections of the NPPF, as evidenced below.

**Building a strong, competitive economy**

The NPPF Para 21 states that local planning authorities (LPA's) should plan positively for local inward investment to match and meet anticipated needs over the plan period. Support should be given to existing business whilst identifying priority areas for infrastructure provision and environmental enhancement. The NPPF encourages flexible working practices such as the integration of residential and commercial units within the same unit.

The Neighbourhood Plan positively responds to this in the following ways:

- Policy D3 supports the development and expansion of small scale local and rural businesses
- Policy Emp1 supports the growth of businesses working from home and rural businesses wishing to diversify
- Policy LS1 supports local retail

There is nothing within the Neighbourhood Plan that conflicts with these plan-making aims, as set out in the NPPF.

**Ensuring the vitality of town centres**

Claverham does not have a town centre
Supporting a prosperous rural economy

The NPPF Para 28 states that sustainable growth and expansion of all business types will be supported along with the retention and development of local services and community facilities in villages, such as shops, meeting places, sports venues and cultural facilities.

The Neighbourhood Plan positively responds to this in the following ways:

- Policy D3 supports the development and expansion of small scale local and rural businesses
- Policy Emp1 supports the growth of businesses working from home and rural businesses wishing to diversify
- Policy LS1 supports local retail

There is nothing within the Neighbourhood Plan that conflicts with these plan-making aims, as set out in the NPPF.

Promoting sustainable transport

The rural community of Claverham is served by limited public transport and, although an aspiration, it is unlikely that public transport will be increased in the coming years.

- Policy PT1 supports Buses to be maintained on Claverham Road
- Policy PT1 supports any improvement in Bus infrastructure and cycle access thereto.

Supporting high quality communications infrastructure

Para 162 of the NPPF, refers to infrastructure and specifically the provision of telecommunication infrastructure. Para 42 specifically refers to the development of high-speed broadband technology that plays a vital role in the provision of local community facilities and services.

The Neighbourhood Plan responds to this in the following ways:

- Claverham has access to high-speed Broadband, further developments to infrastructure can occur without impact on other planning.
- There is nothing within the Neighbourhood Plan that conflicts with these plan-making aims, as set out in the NPPF.

Delivering a wide choice of high quality homes

The NPPF para 54 states that LPA's should be responsive to local needs particularly for affordable housing. It is appropriate that NDP's as locally specific and statutory elements of the adopted Development Plan can set the criteria that refine the application of National Policy. It is clear that the NPPF does not wish to set a blanket approach to such elements of
policy and a NDP is an appropriate mechanism to provide a locally distinctive approach to the aspect of policy.

The NPPF encourages a mix of housing to create a choice of house types. It seeks mixed and inclusive communities through planning for demographic trends. The NPPF also defines intermediate affordable housing as housing that is sub market and restricted to eligible households by reference to local incomes and house prices.

The Neighbourhood Plan positively responds to this in the following ways:

• The neighbourhood plan provides for housing in accordance with the NPPF through policies D1 and D2. These policies are also in accordance with the strategic policies of the development plan (North Somerset Core Strategy policy CS33 and Sites and Policies Development Management Policies Plan DM32).

• Policy D3 makes further allowance for housing at site PS1. The current employment site (Claverham UTC as of March 2016) is not specifically mentioned in the current Local Plan nor in the consultation draft Sites and Policies Part 2 Site Allocations. Site PS1 is not within Claverham’s Settlement Boundary and therefore Replacement Local Plan policy E/5 currently protects this existing employment site from alternative non-economic use unless it is shown to be unviable. This is in line with and covered by NPPF paragraph 22 that allows for employment sites with no reasonable prospect of being brought back into economic use to be considered for alternative uses. However as the site is no longer set aside for employment in the Sites and Policies Plans (1 or 2) so the opportunity is open for this site to be whatever its best use may be. Claverham residents have decided that the site can be used for a number of development types and are designating it for mixed use or housing, understanding that may mean predominantly or wholly housing. PS1 site uses, other than for dwellings, is dependent on those uses’ viability.

• The demonstration of viability of the PS1 site for employment will be for the site’s owners or agents and they will also need agreement that it meets the requirements of Policy SA 6 in the consultation draft Sites and Policies Part 2 Site Allocations or equivalent as made.

• It is acknowledged that no formal allocation for dwellings, outside of that envisioned by CS33 of the Core Strategy, is required of Claverham. Provided that the trees and hedges that bound the site are retained and the Heritage assets respected then PS1 site can be delivered without obvious damage to Claverham. Claverham village supports the redevelopment at site PS1 on the basis that it is the specific particular area of PS1 that is developed and not any adjoining area except the current access.

There is nothing within the Neighbourhood Plan that conflicts with these plan-making aims, as set out in the NPPF.
Requiring good design

Paragraphs 56-62 of the NPPF explain how plan making should promote high quality design. It states that good design is a key aspect of sustainable development. Developments should ensure that they add to the overall quality of the area for the lifetime of the development, establishing a strong sense of place responding to local character, and are safe yet attractive.

The Neighbourhood Plan positively responds to this in the following ways:

- Policy D2 Identifies the style of the buildings that will ensure any development is in keeping with the existing building styles. It also seeks to ensure that the scale and form of new development responds positively to existing local character which is further defined in the Claverham Character Assessment which forms part of the evidence base to the Neighbourhood Plan.

- Policy D3 Identifies various matter relating to quality of design including lighting criteria.

There is nothing within the Neighbourhood Plan that conflicts with these plan-making aims, as set out in the NPPF.

Promoting healthy communities

The planning system plays an important role in facilitating social interaction and creating healthy, inclusive communities. The NPPF Para 69 promotes the creation of safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourages the active and continual use of public areas.

Access to high quality open spaces and opportunities for sport and recreation are promoted in Para 73 of the NPPF for making an important contribution to the health and well being of communities. Building on existing open space, sports and recreation buildings and land will only be permitted under exceptional circumstances.

The NPPF encourages NDPS to identify special protection for green spaces which have significant importance to the community.

The Neighbourhood Plan positively responds to this in the following ways:

- Policy Env4 (and the Proposals Map) identifies Local Green Spaces which have high value as a recreational resource for the local community.

- Policy T2 supports the importance of our quiet roads and lanes for children and safe healthy activities.

There is nothing within the Neighbourhood Plan that conflicts with these plan-making aims, as set out in the NPPF.
Protecting Green Belt Land

Green Belt Land in North Somerset is defined in Core Strategy Policy CS6. Redevelopment and infilling outside the settlement boundary is covered by Development Management Plan policy DM12.

Meeting the challenge of climate change, flooding and coastal change

Local Authorities are encouraged to adopt proactive strategies to mitigate and adapt to climate change, talking into full account of flood risk.

Para 95 of the NPPF states that in order to support the move to a low carbon future, LPA's should plan for new development in locations and ways which reduce greenhouse gas emissions. The NPPF actively supports energy efficiency improvements to existing buildings and set local requirements for sustainable buildings that are consistent with the Governments zero carbon policy and adopt nationally described standards.

The Neighbourhood Plan responds positively to the challenges of climate change and is in conformity with the flooding policies of the NPPF. Flooding is a significant and realised risk in Claverham where factors such as low-lying land, drainage in constant need of maintenance and a distant history of filling-in ponds and marshes means floods do occur. Witness North Somerset’s flooding report of 2012, prior and subsequent events. New development that occasions run-off must seriously attend to drainage design.

Policy DR1 responds to Claverham’s particular drainage requirements to prevent any new development adding to the already poor flood history of Claverham such as those that occurred in 2012.

Policy R1 of the Neighbourhood Plan supports the development of renewable energy technology on appropriate sites. This will contribute to the Government’s objective of reducing reliance on fossil fuels, which will help in the challenge to reduce the effects of climate change.

Policy DR1 supports the inclusion of sustainable drainage and D2 permeable surfaces, both to minimise impact on local drainage.

There is nothing within the Neighbourhood Plan that conflicts with these plan-making aims, as set out in the NPPF.

Conserving and enhancing the natural environment

Para 109 of the NPPF reinforces that planning should contribute to and enhance the natural and local environment, through protecting existing landscapes and minimising impacts on biodiversity. Brownfield development should be encouraged, providing the land is not of high environmental value.
Para 76 of the NPPF allows for Neighbourhood Development Plans to designate land as Local Green Space which prevents development other than in special circumstances. Local Green Space designation should only be permitted where the area is in reasonably close proximity to the community it serves, and where it can be demonstrated to hold a particular local significance.

The NPPF states that the aim of conserving and enhancing the natural environment should be to minimise pollution and other adverse effects on the local and natural environment.

- Local Green Spaces are designated in Policy Env4 these are identified as having particular community and amenity value both in their flora and fauna and their use for community and individual pursuits. Evidence is provided in Document L.

- Policy D3 allows for sensible future development but protects boundary and other pre-existing natural assets for the benefit of all.

- Policy ENV1 protects the landscape, maintains the rural character and encourages nature conservation

There is nothing within the Neighbourhood Plan that conflicts with these plan-making aims, as set out in the NPPF.

**Conserving and enhancing the historic environment**

NPPF para 126 states that LPA’s should have a positive strategy for the conservation and enjoyment of the historic environment.

Proposals that preserve historic elements and character of the setting, which make a positive contribution to or better reveal the significance of the historic asset should be treated favourably. The NPPF recognises the importance of both designated and non-designated heritage assets.

The Neighbourhood Plan area includes a number of locally and nationally treasured listed buildings. All of these features are identified in this plan.

- Policy D3 and ENV2 requires new development to protect the character of Claverham through considering development that fully protects and where possible enhances the settings of our Heritage Assets.

There is nothing within the Neighbourhood Plan that conflicts with these plan-making aims, as set out in the NPPF. Table 7.3 at the end of Section 7 summarises the conclusions of Sections 6 and Section 7, showing conformity with NPPF and the policies of the Development Plan.
7 CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

Paragraph 2(e)
A draft neighbourhood development plan meets the basic conditions if - (e) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)

7.1 Strategic Policies
Neighbourhood plans must demonstrate that they are in general conformity with the strategic policies of the adopted development plan for the local area. Section 38 of the Planning and compulsory Purchase Act 2004 defines "development plan" as the development plan documents (DPDs) adopted for the area and Schedule 8 extends this to include saved local plans.

The North Somerset Development Plan

The development plan for North Somerset comprises:-

- Core Strategy
- Neighbourhood Plans (Backwell and Long Ashton)
- Proposals Map
- Development Plan, Sites and Policies Plan - Part 2 Site Allocations Plan (submission version February 2017)
- North Somerset Replacement Local Plan 2007 only those saved Policies not superseded by Core Strategy or Development Management policies as below:
  - ECH/1: Amenity Areas and gateways to settlements
  - E/3: Mixed use development (inc employment)
  - E/8: Proposals for change of use of hotel and tourist accommodation.
  - H/7: Residential development within settlement boundaries
  - E/5: Safeguarded employment sites
- West of England Joint Waste Core Strategy (adopted 2011))
- Supplementary planning advice

Draft plans
• West of England Joint Spatial Plan (issues and options winter 2015/16)
• Sites and Policies Plan- Part 2 Site allocations (Consultation draft stage Spring 2016)

The West of England Joint Spatial Plan JSP “Towards an Emerging Spatial Strategy” consultation version November 2016 will set the sub regional planning context up to 2036. This plan is at an early stage of preparation having recently completed Issues and Options consultation at the end of January 2016. It is not yet a material consideration in the preparation of the Claverham Neighbourhood Plan.

The Core Strategy provides the strategic planning policy context for North Somerset up to 2026. Adopted January 2017

The Core Strategy is underpinned by more detailed policy documents, namely Sites and Policies Plan Part 1 Development Management Policies, the remaining policies of the Adopted North Somerset Replacement Local Plan 2007 (see list above) and the Backwell and Long Ashton Neighbourhood Plans. The emerging Sites and Policies Plan Part 2 Site Allocations is only at consultation draft stage and therefore has limited weight in decision making.

In the context of the Claverham neighbourhood plan, the Core Strategy is therefore the first document to use, followed by the Sites and Policies Plan Part 1.

The following table sets out how the objectives and policies of the Claverham Neighbourhood Plan relate to the strategic policies of the Core Strategy and relevant policies of the Sites and Policies Plan Part 1.
The Following Tables first show the relevant policies from NSC Core Strategy and Sites and Policies Plan Part 1 (page references were accurate at time of drafting).

The final table shows the Policies of Claverham Neighbourhood Plan with cross-references to the individual NSC Policies that are supported by, and or relevant to, the Policies in the Neighbourhood Plan.

Table 1 RELEVANT SELECTED CORE STRATEGY POLICIES

<table>
<thead>
<tr>
<th>Vision 7 Infill Villages and Countryside Vision</th>
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<tr>
<td>Rural areas will retain and enhance their countryside character where the quality of the natural environment is the prime objective and any new development will be small scale and strictly controlled. The infill villages will have maintained or enhanced their individual character, identity and sense of community. Accessibility will be improved to facilities and services not locally available within nearby larger settlements. The surrounding countryside will have retained its open natural character, its distinctive landscapes protected from inappropriate development, agricultural use supported and valued for its biodiversity.</td>
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<th>Living within Environmental Limits</th>
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<td>CS1 Addressing climate change and carbon reduction</td>
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<td>CS2 Delivering sustainable design and construction</td>
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<td>CS3 Environmental impacts and flood risk management</td>
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<td>CS4 Nature conservation</td>
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<td>CS5 Landscape and the historic environment</td>
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<td>CS6 North Somerset’s Green Belt</td>
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<td>CS9 Green infrastructure</td>
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<td>CS10 Transportation and movement</td>
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<td>CS11 Parking</td>
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<th>Delivering strong and inclusive communities</th>
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<tr>
<td>CS12 Achieving high quality design and place making</td>
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<th>Delivering a prosperous economy</th>
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<td>CS20 Supporting a successful economy</td>
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<td>CS21 Retail hierarchy and provision</td>
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<th>Ensuring safe and healthy communities</th>
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<td>CS27 Sport, recreation and community facilities</td>
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<th>Area policies</th>
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<td>CS33 Smaller settlements and Countryside</td>
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<td>CS34 Infrastructure Delivery and Development Contributions</td>
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## Table 2 RELEVANT SELECTED CORE STRATEGY POLICIES

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<tr>
<th>10. Ensuring safe and healthy communities</th>
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<tbody>
<tr>
<td>DM68: Protection of sporting, cultural and community facilities</td>
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<td>DM69: Location of sporting, cultural and community facilities</td>
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<th>11. Delivery</th>
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<td>DM70: Development Infrastructure</td>
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<td>DM71: Development contributions, Community Infrastructure Levy and viability</td>
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7.2 Table 3 Policy with NPPF and North Somerset Policy References

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<tr>
<th>POLICY</th>
<th>NPPF</th>
<th>NORTH SOMERSET LOCAL POLICIES</th>
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<tr>
<td>SB1 – Settlement Boundary</td>
<td>NPPF Para 10 provides for local circumstance. SB1 provides for the level 04f development that is suitable at distance from work and facilities. Another policy provides for greater than any possible projection for local need. It is not sustainable to attract commuters to live in Claverham, there is no need of additional people to support local business, there is very little and our primary school is very well subscribed.</td>
<td>This policy is based on North Somerset council’s own definition of the Settlement Boundary, which this plan preserves, as it has guided the approach to development in the Neighbourhood Plan area for many years and remains relevant. This is supported by North Somerset Council’s policy CS33.</td>
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<tr>
<td>D1 – New Development General</td>
<td>NPPF Section 7 Requiring Good design. Policy D2 seeks to ensure that local development is suitable and in keeping without being a poor pastiche.</td>
<td>This is supported by North Somerset Council’s policies CS1, CS33 and DM44.</td>
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<tr>
<td>D2 – Design of New Developments, Conversions and Extensions</td>
<td>NPPF Section 7 Requiring Good design. Policy D2 seeks to ensure that local development is suitable and in keeping without being a poor pastiche.</td>
<td>This policy is supported by North Somerset Council’s policies CS1, CS2, CS3, CS4, CS12, DM1, DM2 DM8, DM32, DM38, DM39, DM44, DM45 and DM46. The Supplementary Planning Guide also applies.</td>
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<td>POLICY</td>
<td>NPPF</td>
<td>NORTH SOMERSET LOCAL POLICIES</td>
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<tr>
<td>D3 – Redevelopment of Site PS1</td>
<td>NPPF Para 22 refers to sites of former employment use that have no further realistic employment use. NPPF Para 109 refers to protecting valued landscape minimising impact on biodiversity and remediation of (otherwise) derelict land. Redevelopment of Site PS1 should bring about beneficial development without destruction of any natural or heritage assets. This policy provides a fair balance of commercial opportunity for the developer, beneficial housing for unfortunately distant employment and protection of trees/shrubs/habitat/heritage.</td>
<td>This policy is supported by North Somerset Council’s policies CS4, CS5, CS9, CS20, DM4, DM8, DM9 and DM54.</td>
</tr>
<tr>
<td>DR1 – Foul and Surface Water Drainage</td>
<td>NPPF Para 109 bullet 4 “preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability” Historical data shows that this MUST be applied in relation to surface water. Claverham is a proven local flood risk zone, irrespective of IDB zoning. The 2012 Flood report by North Somerset Council highlights one set of floods only but is indicative.</td>
<td>This policy is supported by North Somerset Council’s policies CS4, CS5, CS9, CS20, DM4, DM8, DM9 and DM54.</td>
</tr>
<tr>
<td>Emp1 – Local Employment</td>
<td>NPPF Paras 25 &amp; 28 refer.</td>
<td>This policy is supported by North Somerset Council’s policies DM54, DM55 and DM56.</td>
</tr>
<tr>
<td>POLICY</td>
<td>NPPF</td>
<td>NORTH SOMERSET LOCAL POLICIES</td>
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</tr>
<tr>
<td>R1 – Renewable and Low Carbon Energy Generation</td>
<td>NPPF Para 95 and 97 refer.</td>
<td>This policy is supported by North Somerset Council’s policy DM2.</td>
</tr>
<tr>
<td>T1 – Highways</td>
<td>NPPF Para 35, and in particular, bullet 3 makes clear requirement for safety.</td>
<td>This policy is supported by North Somerset Council’s policy DM25.</td>
</tr>
<tr>
<td>T2 – Highway Safety</td>
<td>NPPF Para 35, and in particular, bullet 3 makes clear requirement for safety</td>
<td>This policy is supported by North Somerset Council’s policy DM24.</td>
</tr>
<tr>
<td>T3 – Vehicle Parking</td>
<td>NPPF Para 39 refers requiring use of knowledge of local car ownership levels. These are demonstrated to be very high in Claverham at 1.8 per household. Para 39 further requires the availability of Public Transport to be taken into account, N.B. currently and foreseeably, it is of little or no relevance to commuting or most journeys and too expensive.</td>
<td>This policy is supported by North Somerset Council’s policy DM28.</td>
</tr>
<tr>
<td>PT1 – Public Transport (Buses and School Buses)</td>
<td>NPPF supports public transport in many ways.</td>
<td>This policy is supported by North Somerset Council’s policies CS10, and DM27.</td>
</tr>
<tr>
<td>LS1 - Local Shops</td>
<td>NPPF Para 28 refers.</td>
<td>This policy is supported by North Somerset Council’s policy CS21.</td>
</tr>
<tr>
<td>POLICY</td>
<td>NPPF</td>
<td>NORTH SOMERSET LOCAL POLICIES</td>
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</tr>
<tr>
<td>CF1 - Community Facility - Village Hall and Car Park</td>
<td>NPPF Para 70 refers.</td>
<td>This policy is supported by North Somerset Council’s policy DM68.</td>
</tr>
<tr>
<td>CF2 - Community Facility – Broadcroft Play Area</td>
<td>NPPF Para 73 refers.</td>
<td>This policy is supported by North Somerset Council’s policy DM68.</td>
</tr>
<tr>
<td>CF3 - Community Facility – Claverham Meeting House</td>
<td>NPPF Para 70 refers.</td>
<td>This policy is supported by North Somerset Council’s policy DM68.</td>
</tr>
<tr>
<td>Y1 – Youth Facility</td>
<td>NPPF Para 70 refers</td>
<td>This policy is supported by North Somerset Council’s policy DM69.</td>
</tr>
<tr>
<td>Env1 – Nature Conservation</td>
<td>NPPF Paras 9, 109, 110 and 157 refers</td>
<td>This policy is supported by North Somerset Council’s policies CS4, DM8 and DM9.</td>
</tr>
<tr>
<td>Env2 – Historic Environment</td>
<td>NPPF Section 12 refers.</td>
<td>This policy is supported by North Somerset Council’s policies CS5, DM4, DM5 and DM7.</td>
</tr>
<tr>
<td>Env3 – Hedgerows and Trees</td>
<td>Hedgerow regulations 1997, NPPF Paras 117 &amp; 118</td>
<td>This policy is supported by North Somerset Council’s policy DM9.</td>
</tr>
<tr>
<td>POLICY</td>
<td>NPPF</td>
<td>NORTH SOMERSET LOCAL POLICIES</td>
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</tr>
<tr>
<td>Env4 – Local Green Space</td>
<td>NPPF Para 76 refers. NPPF Para 157 refers in terms of protecting historically significance for LGS2.</td>
<td>This policy is supported by North Somerset Council’s policy DM69.</td>
</tr>
</tbody>
</table>
8 CONTRIBUTING TO SUSTAINABLE DEVELOPMENT

8.1 Sustainable Development

Sustainable development is about positive growth - making economic, environmental and social progress for this and future generations.

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

Economic role - contributing to building a strong responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

• Social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

• Environmental role - contributing to protecting and enhancing our natural, built and historic environment, and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

At the heart of the National Planning Policy Framework is a “presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking”.

Claverham Future’s vision is: ‘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.’

Claverham’s Neighbourhood Plan has considered all aspects of economic, social and environmental sustainability in its production. It contains policies aimed at improving the
environment and that contribute to the promotion of sustainable development consistent with NSC’s Development Management Policies and Core Strategy as follows:

• New development is proposed, in addition to the infill development, which is well in excess of the minimum envisaged by the Core Strategy. This additional development involves the reuse of a brownfield site uniquely available within Claverham, with no detriment or reduction to open green space. Such development of a controlled site in a controlled manner is the preference of the village;

• The proposed infill development identifies a housing supply appropriate to the neighbourhood plan area, while the brownfield development (outside the Village settlement boundary) aims to be carbon neutral, it is likely to have less cars associated with the redevelopment than the commuters for the employment site with no adverse impact on the natural or heritage environment;

• The plan designates two areas of Local Green Space proportionate to the size of the plan area and directly relevant to the life of the community;

• The plan protects existing wildlife corridors, preserving long-standing hedgerows, rhynes and copses, ensuring a buffer exists to protect and enhance the natural, built and historic environment and, as part of this, help to improve biodiversity;

• The plan addresses drainage issues to prevent and reduce flooding that has long affected Claverham. It ensures due consideration is given so that future developments incorporate appropriate drainage schemes;

• The roads and lanes within the Claverham plan area were not designed for modern-day traffic or vehicle ownership levels. The plan addresses parking issues, ensuring adequate provision is made for new developments, whilst facilitating the existing need for parking.

• The plan addresses Highway Safety issues proposing an improvement in the pavements serving the main road through the village. It further requires that any new developments consider the potential impact on traffic volumes and safety for all, so they do not adversely affect the currently quiet roads. These are regularly used by cyclists, pedestrians and horse riders and thus provide opportunity for safe and environmentally sensitive exercise and entertainment.
Claverham is aware that its location and the few facilities it is able to support is not ideal in terms of sustainability for future development that is best located near centres of employment, transport hubs and facilities.

That being noted, Claverham is keen to protect and where possible enhance its environmental, historical and social assets for the benefit of all who live in and visit our village.

Claverham is also keen to grasp a single opportunity that presents itself to provide for new mixed development at site PS1 should its current employment use fail to be viable. Whilst at first inspection development at the site may be seen to be contrary to sustainable development any new mixed development would re-purpose a soon to be brownfield site and have arguably lower carbon emissions than the current use, and provide protection for existing natural and historic assets.

The following table uses the following key for the impact of the policies in each of the three pillars of sustainability:

<table>
<thead>
<tr>
<th><strong>very positive</strong></th>
<th>* positive</th>
<th>- neutral</th>
<th>x negative</th>
<th>xx very negative</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>POLICY</th>
<th>Social</th>
<th>Econ.</th>
<th>Envt.</th>
<th>Commentary</th>
</tr>
</thead>
<tbody>
<tr>
<td>SB1 – Settlement Boundary</td>
<td>**</td>
<td>-</td>
<td>**</td>
<td>To the south and east of Claverham’s settlement boundary is primarily Green Belt; to the north is farmland and wetland moor subject to high water table. Historic development has been placed on available and marginally higher land. Preservation of the settlement boundary retains the social character of Claverham, protects the natural environment and at least does not increase the frequency or likelihood of current flooding risks.</td>
</tr>
<tr>
<td>D1 – New Minor Development</td>
<td>**</td>
<td>-</td>
<td>-</td>
<td>The historical development of Claverham, small-scale in between existing buildings provides for sensitive increase in dwellings without significant environmental impact.</td>
</tr>
<tr>
<td>D2 – Design of New Developments, Conversions and Extensions</td>
<td>**</td>
<td>-</td>
<td>-</td>
<td>Design quality of changes and additions in our village are important to our residents. Good quality design that introduces new ideas is welcome and the plan does not encourage pastiche.</td>
</tr>
</tbody>
</table>
### Basic Conditions Statement

<table>
<thead>
<tr>
<th>POLICY</th>
<th>Social</th>
<th>Econ.</th>
<th>Envt.</th>
<th>Commentary</th>
</tr>
</thead>
<tbody>
<tr>
<td>D3 – Redevelopment of Site PS1</td>
<td>**</td>
<td>**</td>
<td>**</td>
<td>The site may well prove not to be viable for continued employment use. The site has significant carbon emissions from manufacturing, product and material transport and commuting. When the current operation shuts down this policy enables a sustainable reuse of the site and protection of natural and historical assets.</td>
</tr>
<tr>
<td>DR1 – Foul and Surface Water Drainage</td>
<td>**</td>
<td>**</td>
<td>**</td>
<td>Claverham is subject to floods and this policy provides an element of protection against this problem becoming aggravated by development. Simple proofs of concept for drainage assist in all areas of sustainability including mitigating the costs of flood impacts.</td>
</tr>
<tr>
<td>Emp1 – Local Employment</td>
<td>**</td>
<td>**</td>
<td>*</td>
<td>Claverham supports local employment, which would obviously reduce transport costs and provide local opportunities for our community.</td>
</tr>
<tr>
<td>R1 – Renewable and Low Carbon Energy Generation</td>
<td>-</td>
<td>-</td>
<td>**</td>
<td>Low carbon and renewable technologies patently assist with local and national energy provision.</td>
</tr>
<tr>
<td>T1 – Highways</td>
<td>**</td>
<td>_</td>
<td>**</td>
<td>Reduced speed on our minor roads would enhance safety and reduce carbon emissions.</td>
</tr>
<tr>
<td>T2 – Highway Safety</td>
<td>**</td>
<td>_</td>
<td>**</td>
<td>Provided that the lanes and roads in our plan area are safe then the current use by cyclists, horse riders and pedestrians and support a healthier community.</td>
</tr>
<tr>
<td>T3 – Vehicle Parking</td>
<td>**</td>
<td>*</td>
<td>-</td>
<td>Claverham has high car ownership for purely practical reasons. Parking on road is necessary for those houses built prior to the advent of the motor car and allows support of our few facilities by visitors.</td>
</tr>
<tr>
<td>PT1 – Public Transport (Buses and School Buses)</td>
<td>**</td>
<td>_</td>
<td>**</td>
<td>Public transport improvements and fares competitive with personal cars could possibly reduce Claverham’s dependence on the motorcar.</td>
</tr>
<tr>
<td>LS1 - Local Shops</td>
<td>**</td>
<td>**</td>
<td>*</td>
<td>Local retail provides commerce, a gathering location and reduces travel carbon.</td>
</tr>
<tr>
<td>POLICY</td>
<td>Social</td>
<td>Econ.</td>
<td>Envt.</td>
<td>Commentary</td>
</tr>
<tr>
<td>--------</td>
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<td>------------</td>
</tr>
<tr>
<td>CF1 - Community Facility - Village Hall and Car Park</td>
<td>**</td>
<td>*</td>
<td>**</td>
<td>A key focus for village activity and bringing our community together.</td>
</tr>
<tr>
<td>CF2 - Community Facility – Broadcroft Play Area</td>
<td>**</td>
<td>-</td>
<td>*</td>
<td>Provides for safe child play in an open environment.</td>
</tr>
<tr>
<td>CF3 - Community Facility – Claverham Meeting House</td>
<td>**</td>
<td>-</td>
<td>-</td>
<td>Claverham supports facilities that enhance our community and reduce the need to travel.</td>
</tr>
<tr>
<td>Y1 – Youth Facility</td>
<td>**</td>
<td>-</td>
<td>-</td>
<td>Whilst Yatton can provide youth facilities a local club would improve safety of access.</td>
</tr>
<tr>
<td>Env1 – Nature Conservation</td>
<td>**</td>
<td>-</td>
<td>**</td>
<td>Preservation and enhancement of our natural assets provides social and environmental benefit as well as ensuring our carbon capture potential is maintained and improved.</td>
</tr>
<tr>
<td>Env2 – Historic Environment</td>
<td>**</td>
<td>-</td>
<td>**</td>
<td>Claverham’s built heritage is key to our social identity and preservation and improvement serves to create a better environment for all.</td>
</tr>
<tr>
<td>Env3 – Hedgerows and Trees</td>
<td>**</td>
<td>*</td>
<td>**</td>
<td>Our local character is defined in large part by our trees and hedgerows, their continued presence mitigates costly carbon capture and provides a wildlife habitat.</td>
</tr>
<tr>
<td>Env4 – Local Green Space</td>
<td>**</td>
<td>-</td>
<td>**</td>
<td>Presently under provided for open space, the new allocations will strongly confirm the selected spaces for our community and the natural environment.</td>
</tr>
</tbody>
</table>
9 COMPATIBILITY WITH EU REGULATIONS (inc. SEA/HRA)

**Paragraph 2(f)**
A draft neighbourhood development plan meets the basic conditions if -(f) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations

### 9.1 EU Regulations

The Strategic Environmental Assessment (SEA) is a requirement of the EU Directive on the assessment of the effects of certain plans and programmes on the environment. The requirements of the SEA Directive have been fully considered during the screening assessment for the Claverham Neighbourhood Plan assessment. NSC has prepared an Environmental Screening and Habitats Regulation Assessment Statement for the Neighbourhood Plan (see Document T).

The screening assessment has been undertaken in accordance with the published government guidance "Sustainability Appraisal of Regional Spatial Strategies and Local Development plan Documents" (2005).

The screening assessment concluded that it is unlikely there will be any significant environmental effects arising from the Plan and that a Strategic Environmental Assessment is not required. It also concluded that the Plan is unlikely to have an adverse effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010).

SEE HERE, OVERLEAF, THE FRONT SHEET AND CONCLUSION FOR THE DECISION ON THE SEA/HRA WITH RESPECT TO CLAVERHAM’S DRAFT NEIGHBOURHOOD PLAN.

– NB The Approval that follows is for the Neighbourhood Area not the SEA / HRA
Table 4
Assessment of likely significant effects on North Somerset and Mendip bat SAC, including the Brockley Stables Maternity roost through implementation of the Claverham Neighbourhood Plan

Plan policies and proposals | Effect
--- | ---
ND1 | New development
ND2 | Design
ND3 | Mixable use site
ND4 | Drainage
ND5 | Local Employment
ND6 | Highways/transport
ND7 | Highway safety
ND8 | Wildlife parking
ND9 | Public transport
ND10 | Nature conservation
ND11 | Natural environment
ND12 | Public realm
ND13 | Village hall
ND14 | Broadcroft play area
ND15 | New community facilities
ND16 | Public transport
ND17 | Sustainable energy
ND18 | Telecommunication infrastructure
ND19 | Youth facility

Screening Outcome
As a result of the assessment above it can be concluded that there are unlikely to be any significant environmental effects arising from the Claverham NP. As such the Plan does not require a full SEA to be undertaken. Equally it is unlikely that there will be any significant effect on protected species or their habitats and therefore a full HRA is not required. These assessments have been undertaken at draft plan stage and therefore if any changes are made to the plan post consultation then these should be considered and a revised screening completed as necessary.
The Claverham Neighbourhood Plan is considered to have met the following Human Rights Articles:

Article 1 – Protection of property
Article 8 – Right to respect for private and family life
Article 14 – Prohibition of discrimination
Protocol 12 – Article 1 – General prohibition of discrimination.

The proposed policies within the Neighbourhood Plan do not give rise to any potential impacts on these Human Rights.

In conclusion it is considered that the Claverham Neighbourhood Plan is compliant with EU obligations.
10 PRESCRIBED CONDITIONS AND MATTERS

Paragraph 2(g)
A draft neighbourhood development plan meets the basic conditions if - (g) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan

10.1 Prescribed Matters
There are no other prescribed matters.

11 CONCLUSION
It is considered that the Basic Conditions as set out in Schedule 4B of the Town and Country Planning Act 1990 have been met by the Claverham Neighbourhood Plan.

In reviewing the Neighbourhood Plan against the appropriate framework of National and Local planning polices there were no conflicts apparent.

The information within this document demonstrates general conformity with Paragraph 8(1) (a) of the Town and Country Planning Act (1990)