

# LAND NORTH OF HIGH STREET, CLAVERHAM (SITE HE201072)

## VISION DOCUMENT



# CONTENTS

|                                      |    |
|--------------------------------------|----|
| Introduction                         | I  |
| Claverham and Yatton                 | 4  |
| Constraints Facing Claverham         | 6  |
| Land North of High Street, Claverham | 10 |
| The Site                             | 11 |
| Planning History                     | 14 |
| Proposed Development                 | 16 |
| Vision                               | 20 |



LF62683/01

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# INTRODUCTION

This document has been prepared by Lichfields on behalf of Latimer Developments Limited ('Latimer'). Latimer is the development arm of Clarion Housing Group, the UK's largest provider of affordable housing.

This document seeks to demonstrate the suitability of Land north of High Street for a residential-led, mixed use development within the context of the emerging new North Somerset Local Plan. This document will be submitted as part of a pre application inquiry for the site and also form part of the response to the Regulation 19 Additional Sites Consultation.

This document sets out the vision and design principles for the proposed development and how it accords with the Council's site search sequence of identifying additional sites to meet the increased housing requirement.

Land north of High Street, Claverham (Site HE201072) is a suitable and available option for accommodating the defined growth needs of the local area. There are no technical constraints affecting the site and it relates well to the existing built form of Claverham. This document explains the benefits of the site being allocated for development and delivered by Latimer, which would include:

1. Community facilities, including a community led shop;
2. Up to 120 homes;
3. A minimum of 40% affordable housing;
4. Public open space, including an equipped children's play area;
5. Water attenuation features that would contribute towards biodiversity net gain;
6. Green infrastructure to tie in or form part of an extended local green space.



## Clarion Housing Group

Latimer is the development arm of Clarion Housing Group, developing private homes in thriving, mixed-use communities. Clarion Housing Group is the UK's largest provider of affordable housing, with over 125,000 homes and more than 350,000 residents across the country. The Clarion story started with William Sutton, a 19th century entrepreneur who gifted his entire fortune (£230 million in today's money) to build affordable housing across major cities in the UK.

The majority of homes Clarion build remain in affordable tenure in perpetuity, but building homes for outright sale is also a crucial part of their business in order to develop both mixed sustainable communities and recycling any profits from those private sales back into building and maintaining more affordable homes.

Latimer offers a unique proposition which sets it apart from traditional volume house builders:

1. A long-term commitment to the people who live in our homes
2. Latimer communities are both socially and environmentally sustainable
3. A consistent commitment to high quality and net zero carbon compatible properties
4. Latimer does not have shareholders, so it doesn't face short-term demands to make profit at any cost
5. Latimer is driven by its commitment to quality, community and places that succeed
6. Latimer is a dependable development partner





## New Local Plan

The Council is in the process of preparing a new local plan (2025-2040). In July 2024, the revised reg 19 plan was approved for consultation and submission. However, shortly afterwards, the Government launched a further consultation on proposed changes to the NPPF, which proposed increasing the standard method housing target for North Somerset and making it mandatory. Paragraph 237 of the NPPF notes that where a plan has reached reg 19 stage but the draft housing requirement meets less than 80% of housing need identified in the new standard method, then the Council has 18 months to identify the additional housing supply before proceeding to examination. Therefore, the Council launched a non-statutory Additional Sites Consultation to address the shortfall.

The Government's new mandatory requirement for North Somerset is 23,895 over the 15 year plan period which equates to 1,593 dwellings per annum. This is an additional 8,620 dwellings above the proposed housing supply target in the Council's previous Regulation 19 plan of 15,275 (July 2024). North Somerset's completions between 2006 and 2023 has averaged 839 dwellings per annum, meaning that a step change in housing delivery is required to meet the local housing need stipulated by Government.

North Somerset Council must significantly increase its delivery rates to meet the new housing target and is therefore consulting on potential additional sites to be included in the emerging local plan.

The Council are following a sequential approach to identify sites, using the Strategic Housing Land Availability Assessment (SHLAA) and a sequential approach based on the Local Plan spatial strategy and national advice on the use of Green Belt:

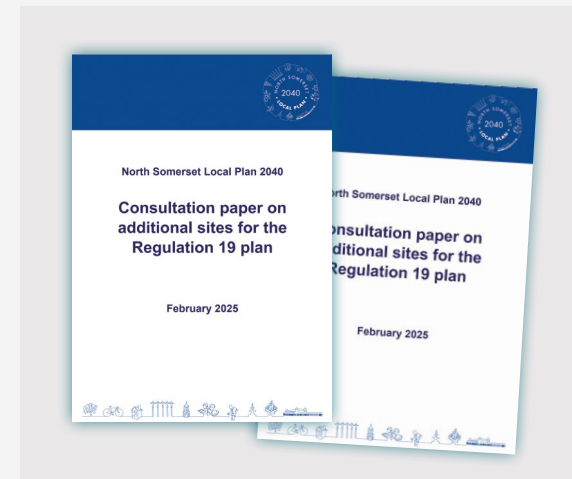
1. Sites outside the Green Belt, but well related to the towns.
2. Sites outside the Green Belt, but well related to the larger villages.
3. Sites in the Green Belt well related to the towns, including Bristol.
4. Sites in the Green Belt well related to the larger villages.
5. Elsewhere.

The SHLAA identifies sites greater than 10 dwellings which are then categorised in relation to the Council's spatial strategy. The Council have categorised sites as being either:

- Most suitable: Located at sustainable growth locations and identified as having most potential for further consideration.

- Other potential: Sites at the towns and larger, more sustainable villages within the spatial strategy.
- Less sustainable: sites at smaller villages and rural areas.

The Council's approach identifies three strategic areas that will accommodate 7,481 dwellings of the 8,620 dwellings. The Council have also identified 'other potential' sites which are to contribute to the 8,620. The land north of High Street, Claverham/North of Brockley Way, Claverham has been identified as such a site.



# CLAVERHAM AND YATTON

Claverham was originally a sporadic collection of dwellings and farms. Its present form is characterised by linear development linking to the eastern edge of Yatton to a core of 1970s and 80s development to the northern end of the village, interspersed with older, historic buildings.

The redevelopment of the former UTC Aerospace Systems (UTAS) works site to the immediate east of Claverham is allocated for residential development in the Neighbourhood Plan, and permission in full was granted in August 2019 for its redevelopment for 77 dwellings. This is now built out. It is important to note that this permission did not include any affordable housing owing to the application of Vacant Building Credit. A further approval for 24 dwellings on a site to the north was granted on 3 August 2023 and is under construction.

The approved Claverham Neighbourhood Plan (2016-2026) was prepared within the context of the Core Strategy (which is now out of date) and is now over 5 years old. Nevertheless, it forms part of the Development Plan and is an important consideration. The Neighbourhood Plan advises that the two settlements are distinct entities, which is reflected in the identification of Yatton higher in the adopted settlement hierarchy.

From a functional perspective, however, we consider that Claverham forms an important node along an arc of settlements in this quadrant of North Somerset

that operate in unity. These comprise Yatton, Claverham, Cleeve, and Congresbury. To ensure that North Somerset Council meets its Local Housing Need it will be necessary to approach growth opportunities in and around Claverham in a fresh light. The Consultation paper on additional sites for the Regulation 19 and the draft local plan recognises this and has therefore categorised Yatton and Claverham as a joint settlement which is considered by NSC to be a 'larger, most sustainable village'.

The consultation paper uses the results outlined in The Rural Settlements Paper published at Preferred Options (Reg 18) stage (Spring 2022) for evaluating rural settlements to determine their sustainability and suitability for additional housing growth. Based on this villages have been categorised into four groups:

1. **Category A villages:** villages that are relatively sustainable with a range of services that are accessible via active travel.
2. **Category B villages:** villages which are considered relatively sustainable due to their proximity to a category A village.
3. **Category C villages:** villages which have limited services and facilities and do not have good sustainable access to higher order settlements.
4. **Category D villages:** villages that have few or no services and facilities to sustain development and poor access to other high order settlements.

Yatton is considered to be a Category A village whilst Claverham is considered a Category B village due its proximity to Yatton. Yatton/Claverham are identified in this paper as being one of the 'larger, more sustainable villages' due to its facilities, services, jobs and access to public transport and is therefore recognised as an area where development will be prioritised. Whilst Claverham in isolation is not as well served as Yatton, the site is located within walking distance of the local primary school (including pre-school), a village hall, a community church, and Scouts HQ, and within cycling distance of the co-op food store in Yatton as well as the train station. Likewise, the convenience store at Cleeve is located within cycling distance.

There is an acute need for housing across North Somerset and at a localised level. Despite the protection of Green Belt being relaxed in the December 2024 NPPF in order address housing needs, priority should still be given to suitable and sustainable sites outside of the Green Belt when seeking to meet local housing needs.

Paragraph 147 of the NPPF states that local authorities 'should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development' before making changes to Green Belt boundaries. Despite this, the Council appears to be prioritising Green Belt sites within the consultation paper ahead of sustainable sites outside the Green Belt.



This contradicts the NPPF and the Council's own agreed search sequence.

The absence of Green Belt to the north/west on unconstrained land presents an opportunity to build on the existing functional relationship between Yatton, Claverham, and Cleeve whilst enhancing the sustainability credentials of Claverham.

The proposal site has been identified as 'other potential' by the Council in the additional sites consultation paper. We consider that it is by far the most sustainable and appropriate site out of the 'other potential' sites within the Claverham area as site HE208035 is located within the Green Belt.

As Figure 1 illustrates, future opportunities for growth in this quadrant of North Somerset are limited. Yatton is constrained by the extensive flood zone that surrounds the town and Green Belt lies to the east of Claverham. Many of the allocated sites are being built out, and the 'Strategic Gap' seeking to curtail coalescence with neighbouring Congresbury, coupled with the SSSI to the immediate south, prevents meaningful future growth. The only real direction for growth is to the north and north west of Claverham.



# CONSTRAINTS FACING CLAVERHAM

Claverham is located 13.5km to the north east of Weston-Super-Mare, 6.8km south east of Clevedon, and 5.1km to the south west of Nailsea. The centre of Yatton lies 1.8km to the west, providing numerous services for the residents of both Claverham and surrounding villages, namely, Congresbury 2.7km to the south and Cleeve 1.2km to the east.

Junction 21 of the M5 is 7.7km to the west of Claverham and the nearest railway station is at Yatton (3.5km) and can be reached by the X5 bus which serves Claverham and the surrounding villages, as well as through an easy bike ride.

Rising land and the Bristol and Bath Green Belt form Claverham's eastern boundary. The village lies at the transition of two national landscape character areas, the LCA142: Somerset Levels and Moors and LCA118: Bristol, Avon Valley and Ridges. Unlike large areas to the north and east, the village does not lie within a flood zone, due to its slightly elevated position.

The constraints to development, as illustrated on Figure 1, demonstrate the limited number of development opportunities within and around Claverham and the surrounding area without:

1. Releasing Green Belt land;
2. Encroaching upon either environmentally or historically sensitive sites;
3. The need to deliver convoluted and/or unviable access arrangements; and
4. Infilling between villages.

Several potential development opportunities have been identified in and around Claverham and the surrounding villages, including Land north of High Street, in order to understand the suitability and importantly, deliverability of the various alternative options to accommodate future growth. These are shown on Figure 1 and the accompanying table highlights the key constraints and opportunities of each.



High Street



Claverham House (Grade II), Streamcross



**FIGURE 1: CLAVERHAM CONSTRAINTS & DEVELOPMENT OPPORTUNITY SITES**

Key

Site Boundary



Flood Zone



Green Belt



Settlement



Listed Building



Scheduled Monument



Wildlife Site



Local Nature Reserve



SAC (& SSSI)



Open Green Space (Claverham)



Strategic Gap



Proposed Residential Sites (Sites & Policies Part 2) and Claverham Neighbourhood Plan



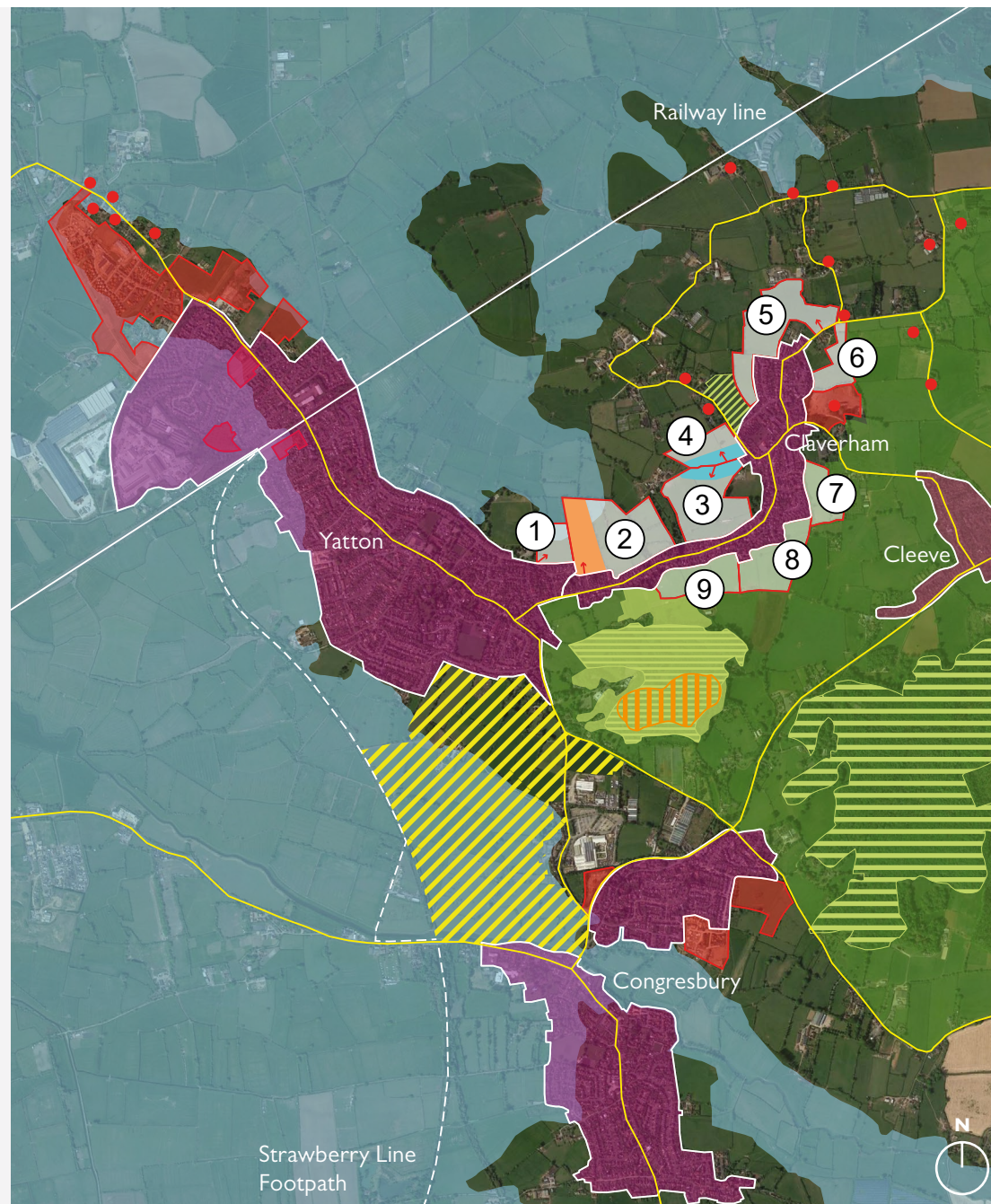
SINC



Medium risk of surface water



- |                                  |                                 |
|----------------------------------|---------------------------------|
| 1. Land at Stowey Road           | 6. Land north of Court De Wyke  |
| 2. Land north of Claverham Close | 7. Land east of Chapel Lane     |
| 3. Land south of Hunt's Lane     | 8. Land south of Chapel Lane    |
| 4. Land north of Hunt's Lane     | 9. Land south of Claverham Road |
| 5. Land north of High Street     |                                 |





| Site No. | Site Location                            | Assessment of Alternative Site  |
|----------|--|---|
| 1        | Land at Stowey Road                      | Northern quadrant of site located in flood zone with remainder the subject to a live appeal regarding the outline application for 34 dwellings (APP/ D0121/W/24/3349043)  |
| 2        | Land north of Claverham Close - HE208000 | Limited vehicular access opportunities. Northwestern part of the site is located within flood zone 2 and 3. The western part of the site is located within a Site of nature Conservation Interest. NSC have identified the site as 'Other Potential' with capacity to provide 100 dwellings (HE208000). |
| 3        | Land south of Hunt's Lane                | Extensive site presenting encroachment into open countryside with limited access opportunities – Hunt's Lane (single track).  |
| 4        | Land north of Hunt's Lane                | Access limited – Hunt's Lane (single track). Proximity to Claverham House(Grade II) likely to affect setting.   |
| 5        | Land north of High Street - HE201072     | Unconstrained site that presents a logical extension to Claverham with good vehicular access. Potential to deliver active frontage on to High Street and to extend usability of Local Green Space via Green Infrastructure.   |
| 6        | Land north of Court De Wyke              | Part of site now benefits from planning permission (21/P/1247/FUL) for 24 dwellings. This leaves only a small land parcel available for development which is unlikely to have any meaningful impact on meeting housing need.  |
| 7        | Land east of Chapel Lane                 | Located within Greenbelt. Development would undermine strategic gap between Claverham and Cleeve. Access limited – Chapel Lane (single track).  |
| 8        | Land south of Chapel Lane                | Located within Greenbelt. Development would undermine strategic gap between Claverham and Cleeve. Access limited – Chapel Lane (single track)   |
| 9        | Land south of Claverham Road             | Located within Greenbelt. Adjacent to local Wildlife Site and in close proximity to Local Nature Reserve and Scheduled Monument. Limited/ poor access.  |





**FIGURE 2: SITE CONSTRAINTS**

Key

Site Boundary



Existing Site Access



Public Right of Way (PRoW)



Contours



Overhead Line HV (11kv)



Overhead Line LV



Neighbouring Residential Use



Listed Building



Community Facility



Local Green Space



Watercourse



L1. Court de Wyck (Grade II)

L2. Former Chapel (Grade II)

L3. Claverham House (Grade II)

L4. Chestnut Dovecote (Grade II)

L5. Manor Farmhouse (Grade II)

L6. Chestnut Farmhouse (Grade II)

L7. White Cottage (Grade II)

L8. Church of St. Barnabas (Grade II)

C1. Claverham Village Hall and Tannery Bar

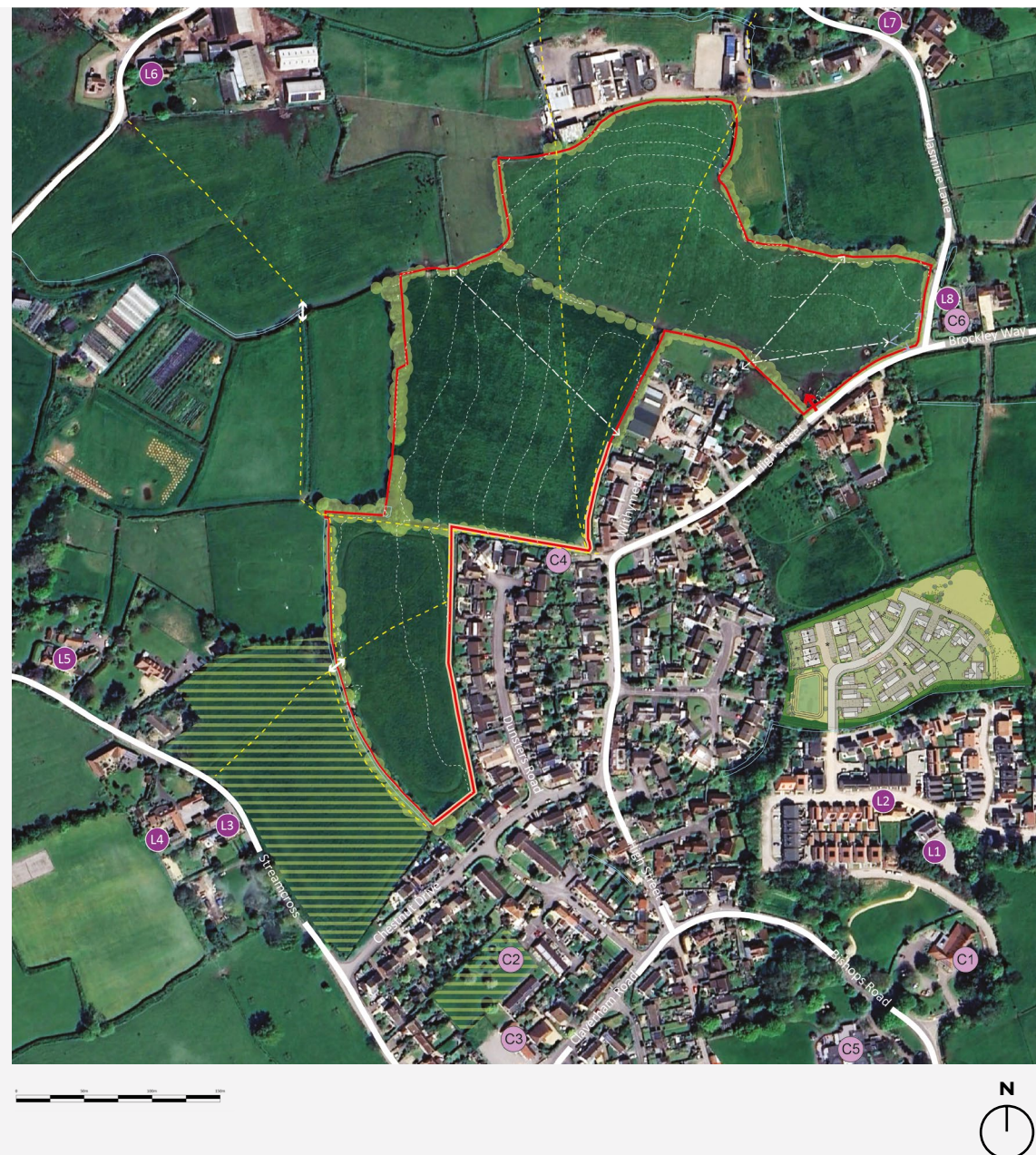
C2. Broadcroft Play Area

C3. Claverham Free Church

C4. Scout Hut

C5. Court de Wyck School (Primary)  
including Stepping Stones Pre school

C6. Church of St. Barnabas



# LAND NORTH OF HIGH STREET, CLAVERHAM

## The Site

The 8.54ha site to the northern end of the Claverham presents an opportunity provide a mix of new homes and community facilities within a development which creates a sensitively detailed edge to the village.

The site lies to the west and north of Dunsters Road and to the north of High Street, wrapping around the current northern boundary of the village. Existing development at Dunster Road, Withymead and High Street forms much of the site's eastern boundary, while hedgerows form the northern and western site boundaries. The south western corner of the site is bounded by an area of designated local green space. Chestnut Drive runs to the south of the site and Jasmine Lane to the eastern corner.

The site is currently crossed by a number of public rights of way and accessed via a field gate from High Street.

The site is irregular in shape and falls in a north westerly direction. A small watercourse runs along the site's south western boundary although the site does not lie within any flood zones.

The site is free from any nature conservation or landscape preservation designations and there are no heritage assets within the site boundary. The Church of St. Barnabas (Grade II) lies opposite the site boundary on Jasmine Lane; White Cottage (Grade II) lies to the north east, and; Chestnut Farmhouse and Manor Farmhouse, both Grade II, lie to the west of the site.



Site viewed from the north west



Site boundary with properties at Dunster Road



Development at Court de Wyck to the east of the site



Church of St. Barnabas (Grade II) overlooking site



# THE SITE

## Sustainability Credentials

Claverham is well served by a number of local amenities.

| Within 800m walk from the site:  | Within 1600m walk from the site:  |
|--|---|
| <ul style="list-style-type: none"> <li>• Court de Wyke Primary School (incorporating Stepping Stones Pre School)</li> <li>• Claverham Village Hall, Tannery Bar</li> <li>• Steam Cross Community Church</li> <li>• A playground and a bus stop.</li> </ul> | <ul style="list-style-type: none"> <li>• Further bus stops</li> <li>• A Post Office</li> <li>• A convenience store</li> <li>• A playground</li> <li>• A food outlet</li> <li>• A hair salon</li> <li>• Sports facilities</li> </ul> |

There is a dentist in Cleeve that is slightly beyond a 1600m walk from the site. The centre of Yatton is just beyond a 2000m walk of the Site which provides numerous services and amenities including a train station.

All of Claverham and Cleeve are within a 2km cycle ride of the Site. Yatton (including the train station), Congresbury and parts of West Town are within a 5km cycle ride of the Site. This is reflected in Figure 4.

The location of the Site provides a good context for journeys of residents to be undertaken on foot and by cycle. There is good walk and cycle infrastructure between the Site and nearby amenities, thereby offering opportunity to foster a sustainable community, in accordance with the aims of local policies and national policy in NPPE.



Broadcroft Playing Field



Village Hall



Local Primary School

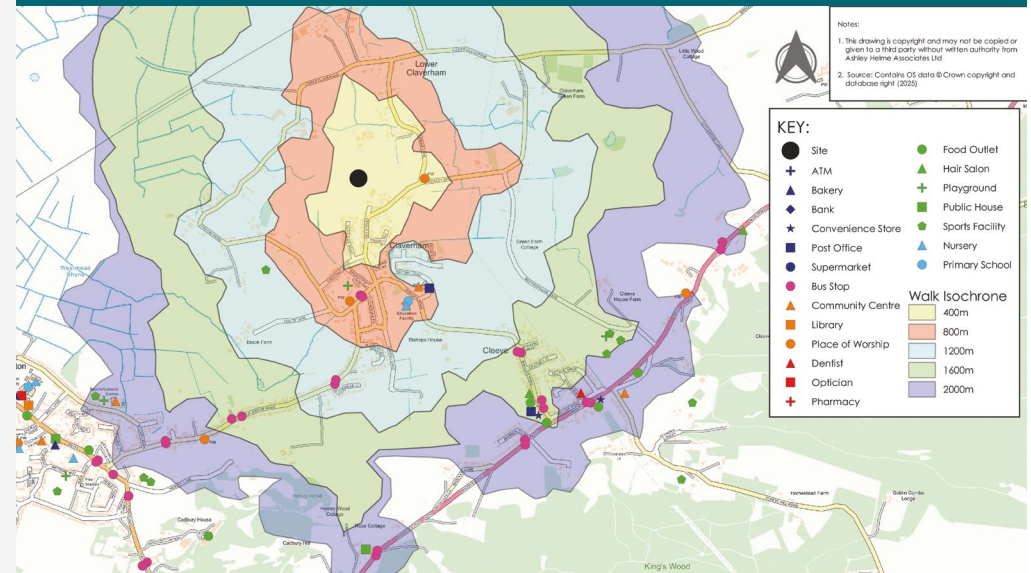
## Transport links to other settlements

Figure 3 identifies the locations of existing bus stops in the vicinity of the Site. The nearest bus stops to the Site are located on Claverham Road to the south of the Site and are a circa 565m walk from the Site centroid. The X5 and XII services call at these stops.

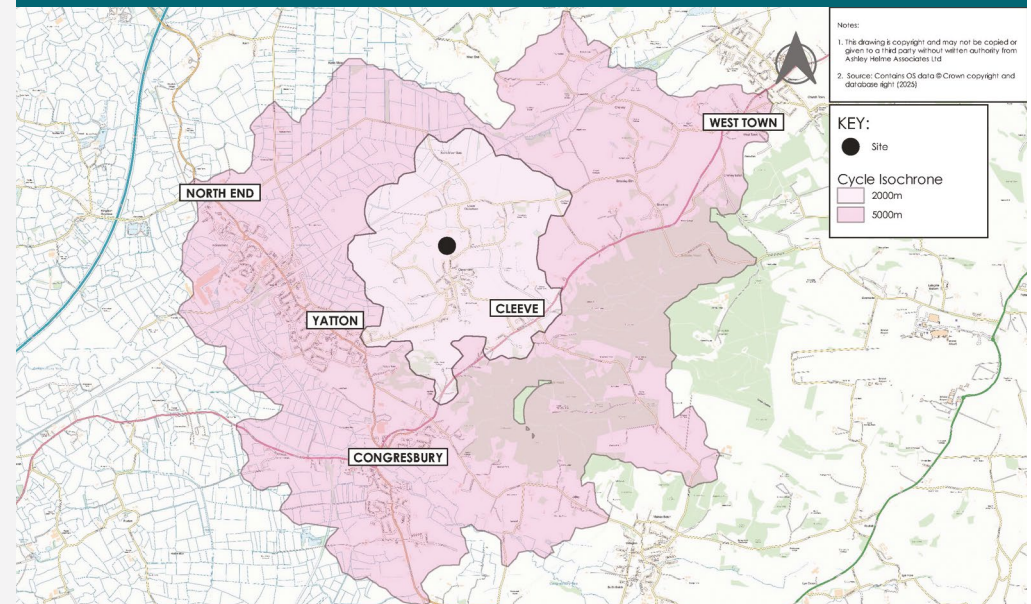
There are also bus stops on the A370 Main Road that are within a 2km walk of the Site. In addition to the X5 and XII, the XI, XIs and BI bus services call at these stops. There is opportunity for residents of Claverham to travel to/from Weston-Super-Mare and Portishead during the main commuting periods, using the bus stops within a short walk of the site. The stops on the A370 also provide an opportunity to travel to/from Bristol.

Yatton Railway Station is located a circa 3.5km walk or cycle ride of the Site, which is within a practical cycle ride of the Site. There are 20 cycle stands available at the Station. The X5 and XII also call at stops within a 200m walk of the Station. Therefore, it is accessible to residents of the proposed development by non-car modes. The station is located on the Bristol to Exeter line and provides services to a good range of destinations including London Paddington, Bristol Temple Meads, Cardiff Central and Weston-Super-Mare.

**FIGURE 3: WALK ISOCHRONES AND AMENITIES**



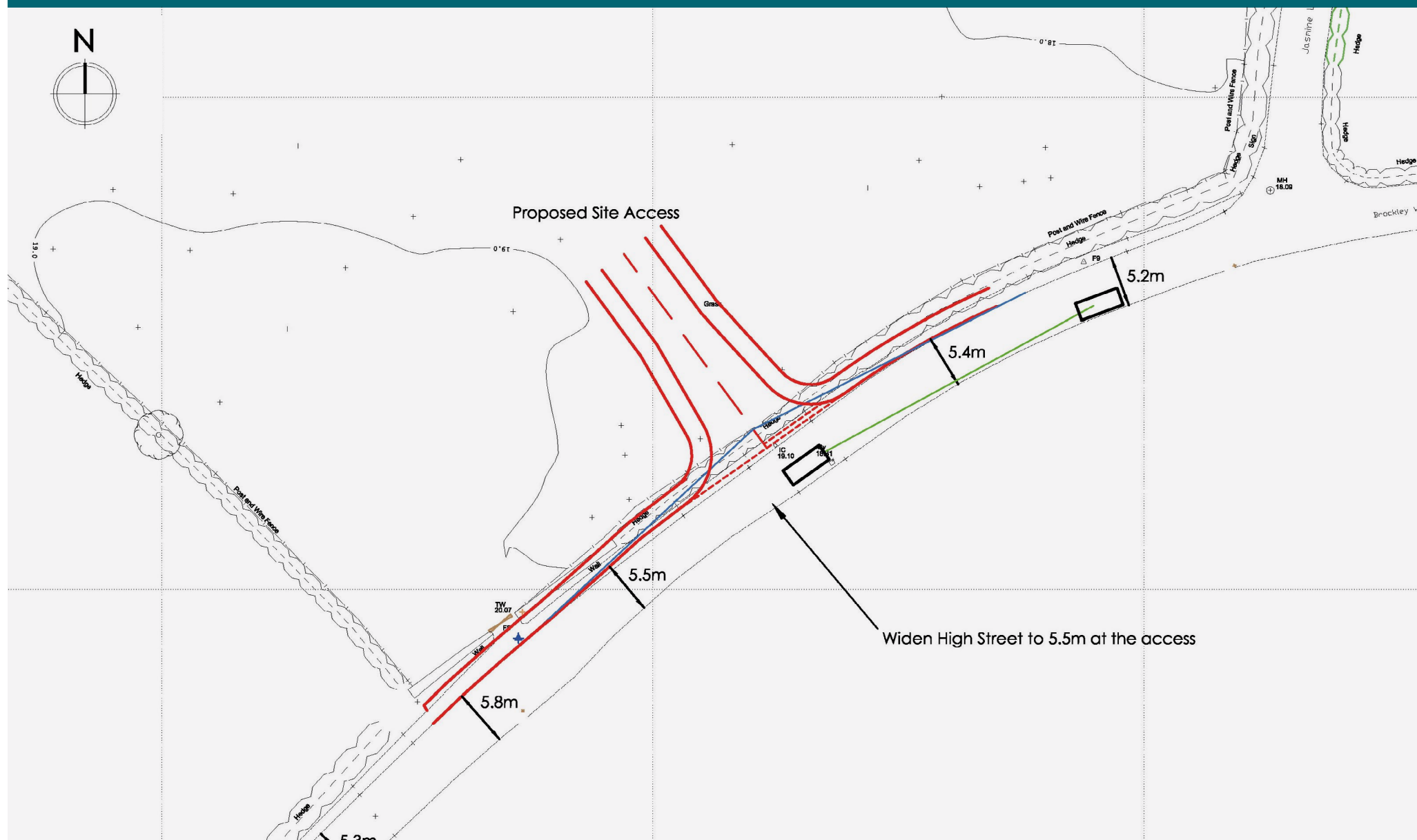
**FIGURE 4: CYCLE ISOCHRONES**



Plans produced by AHA



FIGURE 5: PROPOSED SITE ACCESS FROM HIGH STREET



Plan produced by AHA



# PLANNING HISTORY

The site comprises 3 field parcels. There have been no planning applications made in respect of the two northern most fields however the southern parcel, to the west of Dunster Road formed part of an outline application submitted in 2015 for a residential scheme of up to 70 dwellings (30% affordable) with vehicular access proposed from Streamcross Lane (15/P/0185/O). The outline application was withdrawn in September 2016.

The access arrangements for the above application were sub-standard, the proposed development did not seek to address the sustainability concerns raised by local residents and the western parcel which adjoins Land north Of High Street has now been identified as a 'Local Green Space' in the approval Neighbourhood Plan and is registered as 'Village Green'.



Recent Court de Wyck Development



Development at Orchard Close (1980's)



Development at Chestnut Drive (1970's)





# PROPOSED DEVELOPMENT

## Vision

The development of land to the north of High Street will provide up to 120 much-needed, high-quality, net zero carbon homes serving the village and the wider area. The inclusion of formal and informal recreational opportunities, together with enhanced green infrastructure, will serve both existing and new residents.

The proposed development will include a minimum of 40% affordable housing. The green infrastructure will be designed to integrate with the adjoining Local Green Space, providing an extensive stretch of usable open space with attractive landscaping features that extends from Steamcross Lane to High Street. The Village Green is designated as Local Green Space (LGS), and Latimer is willing to facilitate extending this designation to include the proposed adjoining public open space if this is desirable.

Additionally, the wider development will target a minimum biodiversity net gain of 10%. Latimer developments' commitment to both social and environmental sustainability has resulted in the scheme including a flexible use facility, at minimum featuring a community-led village shop.

Existing public footpaths running through the site will be retained and, where appropriate additional routes will be included to ensure greater enjoyment of the green infrastructure and to maximise natural surveillance of the routes.

The development will incorporate suitable green corridors to maintain the accessibility and protection for horseshoe bats which are known to frequent the area and the listed buildings that are in close proximity of the site will be preserved via careful master planning and landscaping.

## Opportunities and Constraints

An initial assessment of the site identifies numerous opportunities and constraints that have been considered to establish a framework for the site's future development. These are as follows and illustrated in Figure 2:

1. **Access and transport:** The site will be accessed from an entrance point on High Street. Existing public rights of way through the site will be retained and improved.
2. **Flood risk and drainage:** The site lies within Flood Zone 1 (low risk from river and tidal sources). A shallow stream flows south to north along the south-western boundary, following the hedge line, and a dry ditch runs along the western site boundary.
3. **Landscape and arboriculture:** The site is not subject to any designations that would preclude development. The illustrative framework plan proposes a wide landscape buffer to the site boundary and no built development within the southern parcel, providing a natural extension to the existing local green space.

4. **Ecology:** No overriding ecological constraints have been identified on the site. The development provides opportunities to deliver biodiversity net gain through habitat creation and enhancement. Mitigation measures will be required to protect habitats for greater horseshoe bats.
5. **Visibility:** Existing development restricts visibility from the east of the village, while hedgerows along the western boundary limit views of the site from local roads. Limited short-range views of some of the higher areas of the site are achievable by users of the footpaths to the north and west. The north-eastern corner of the site is the most visible area due to its topography.
6. **Heritage and archaeology:** The development will not have a detrimental effect upon local heritage assets, with careful consideration given to the proximity of the proposals to St. Barnabas' Church (Grade II).
7. **Agricultural land:** It is noted that the site is classified as Grade 1 agricultural land and this will need to be considered further by site specific surveys.



**FIGURE 6: DEVELOPMENT FRAMEWORK PLAN**

**Key**

Site Boundary



Proposed Site Access  
(Vehicular)



Public Right of Way (PRoW)



Contours



Proposed Built Development



Proposed Local Store



Building Frontage



Key Building



Listed Building



Community Facility



Local Green Space



Watercourse



Indicative Proposed Roads



Indicative Swale



Indicative Wetland



Indicative Attenuation Basin



Indicative Play Area



**Listed Buildings:**

- L1. Court de Wyck (II)
- L2. Former Chapel (II)
- L3. Claverham House (II)
- L4. Claverham Dovecote (II)
- L5. Manor Farmhouse (I)
- L6. Chestnut Farmhouse (II)
- L7. White Cottage (I)
- L8. Church of St. Barnabas (II)

**Community Facilities:**

- C1. Claverham Village Hall and Tannery Bar
- C2. Broadcroft Play Area
- C4. Scout Hut
- C6. Church of St. Barnabas





## Development Principles

The proposal seeks to deliver a range of high quality, net zero carbon compatible homes within an established and enhanced landscape setting, and its character will help to create an attractive and identifiable new neighbourhood within Claverham.

Latimer offers a unique proposition which sets it apart from traditional volume house builders, namely in its commitment to both social and environmental sustainability. Latimer propose to include the following as part of the development:

- All electric solutions i.e. no connection to gas supply;
- Air source heat pumps for each home (or equivalent in line with enhancements in technology);
- Connection to an electricity supplier that is preferably carbon neutral;
- Construction to be of high performance fabric;
- Internal air quality measures;
- High levels of sound insulation / acoustic performance;
- Electric car charging points; and
- Bio-diversity net gain to meet the emerging policy target of 10% as a minimum.

The site extends to approximately 8.7ha of which only 3.4ha is proposed for housing and includes a flexible use facility to include, as a minimum,

a community-led shop to serve the village. The remainder of the site would form an extensive Green Infrastructure corridor with attenuation features and a children's equipped play space. It is proposed that the housing wraps around Cottage Farm, the existing Withymead development and the northern end of Dunster Road.

Vehicular access is proposed from High Street, to the north eastern site boundary, and will serve a series of primary and secondary streets and lanes running throughout the development. Importantly, Vectos confirm that the scheme has the ability to deliver this new junction with the necessary visibility splays without the need for third party land.

The existing public rights of way that run through and around the site will be retained and integrated into the site. In addition, additional routes will be provided through the green infrastructure to provide recreational routes and connections to local facilities.

Existing hedgerows and trees to the site's boundary will be retained strengthening the green infrastructure. This and the provision of open space, including attenuation features and a locally equipped area of play (LEAP) will result in a series of multi-functional green spaces and corridors within the development site. Maintaining existing habitats and enhancing residential amenity.









# VISION

North Somerset Council is facing a significant challenge in respect of identifying sufficient sites to meet the housing requirements of the area. Based on the standard method this figure is 23,895 dwellings over a 15 year period (1,593 per annum) – a significant increase on the previous Core Strategy annual requirement of 1,049 that was never achieved since the plan was adopted.

In order to meet the new housing target, which NSC considers a challenge, it will be necessary to approach opportunities for growth with a new approach. The consultation paper on additional sites for the Regulation 19 and the draft local plan recognises this and has categorised Yatton and

Claverham as a joint settlement owing to it being a 'larger, more sustainable village' with many services and facilities. Therefore, this joint settlement presents an opportunity to spread growth to a sustainable settlement to meet local housing need.

Future opportunities for growth in this quadrant of North Somerset are constrained owing to both environmental and technical considerations, which are detailed in this document. Land north of High Street, however, presents a valuable opportunity to meet much needed open market and affordable homes in the locality without encroaching into the Green Belt in line with the Council's search sequence.

The site presents a logical extension to Claverham that is free from both environmental and technical constraints. There are a number of active travel opportunities that the development could facilitate, which is aligned with the sustainability aspirations of the emerging Plan.

The vision for the site is to deliver a truly sustainable development, not simply by including a range of uses that would elevate the sustainability credentials of Claverham (community shop and community/ shared space) but by seeking to deliver a net-zero compatible scheme. Importantly, Latimer is able to support an affordable housing target over and above the emerging policy requirement, if desirable.









[lichfields.uk](http://lichfields.uk)