

## INTRODUCTION AND BACKGROUND

### Welcome to our consultation event for the proposal to redevelop the site known as Claverham Works.

The site known as Claverham Works, formerly owned by UTC Aerospace Systems (UTAS), has been planned for closure for several years and has now been vacated.

Newland Homes has recently purchased the site and is now seeking its redevelopment for new homes.

North Somerset Council has a duty to provide and maintain a five-year supply of housing land, which will include bringing forward a number of sites through the Neighbourhood Plan process.

Newland Homes is holding pre-application discussions with the Council to obtain initial feedback on our proposals. The purpose of this consultation event is to obtain feedback from the local community and key stakeholders. The responses we receive will be used to inform our planning application.

### The Claverham Neighbourhood Plan



The Claverham Neighbourhood Plan passed the referendum on 18<sup>th</sup> January 2018, and will become part of the development plan once it has been “made” at Council on 20<sup>th</sup> February. It can therefore be given full weight in decision making process.

Although the site lies outside of the ‘Settlement Boundary’ for the village defined by the Core Strategy, the Neighbourhood Plan allocates the main part of the site for redevelopment under policy D3.

The proposal is to develop this area, and also includes options to develop the field to the north and the field to the south (May Day Field).



## ABOUT NEWLAND HOMES

**Newland Homes is a regional housebuilder working throughout the south-west, with an emphasis on delivering quality homes and enhancing local communities.**

The company laid its first foundations when it was formed in 1991. It has gone on to complete over 2500 homes on more than 200 developments.

Our approachable nature and desire to consult and discuss plans with the public at an early stage is key to establishing successful development.

From the outset, the directors established core values to ensure a successful business:

- Generate and pursue every land opportunity without any preconception;
- Keep a keen eye on every aspect of the business;
- Deliver on every promise;
- Be imaginative and creative in design to create customer value and planning success;
- Pay every contractor and supplier on time;
- Be scrupulously well-organized.

At Newland, we still live by all those values, enhancing our reputation for quality and, importantly, adding to communities with individually considered homes that work for the people to live in and enjoy.

### Examples of some of our other schemes



Grenville Place, Bideford



Whitley Meadows, Woolavington



Churchill Gardens, Yate



Cotswold Edge, Mickleton

## THE PROPOSAL



### The key features of the proposal are as follows:

- 102 dwellings comprised of detached and semi-detached houses and bungalows;
- Long term preservation of the listed Chapel and Court de Wyck, and improving the visibility and accessibility of these heritage assets to the public;
- Provision of open space;
- Generous parking;
- Retention of the village hall, parking and access;
- Ecology and landscape enhancements;
- Landscape-led design;
- Mix of densities, ranging from low to medium.

#### What about May Day Field?

Current plans include an option for the development of part of the May Day Field. We would be interested to hear people’s thoughts regarding the possible development of this space.

The Independent Examiner for the Neighbourhood Plan determined that it was not appropriate to designate May Day Field as a “Local Green Space”. Although the open space has been used for the annual May Day event, the Inspector assessed that it did not meet the relevant ‘test’ in the National Planning Policy Framework, having regard to the access rights and longevity of the community use.

#### Will there be affordable housing?

The level of affordable housing is dependent on the eventual total number of dwellings on the site. The application of ‘Vacant Building Credit’ – a government incentive for the redevelopment of brownfield sites – would mean proposals would in this case be almost entirely open market homes.

## DESIGN AND ACCESS

**The proposed design of the site has evolved from constraints and opportunities plans to ensure the proposal responds to the surrounding landscape and character.**

### Character and Appearance

Claverham and its surroundings has a distinct character influenced by traditional and more modern buildings. The core of the village is predominantly older buildings constructed of stone and render, with more modern development having been built to the periphery of the settlement.

Our proposals will seek to respond to the form and scale of existing homes. A palette of materials and surfacing will allow references between old and new whilst creating a high quality new environment that fits within the site's immediate surroundings.

The dwellings around the site boundary to the northern edge will be 1 or 1.5 storeys to respect the landscape edge.



### Parking and Access

The existing access from Bishops Road will be retained but improved to serve the site. A mixture of traditional highways with footways and 'shared surfaces' will be used to carry vehicles and pedestrians through the site. Generous levels of parking will be provided.

### Ecology

An Ecological Appraisal has been undertaken to assess the acceptability of the proposal in ecological terms.

Key ecological features of the proposal will include:

- Protection of existing badger sett;
- Retention and enhancement of landscape buffers around the site boundary;
- Bat foraging corridor along the field ditch to be strengthened.

## HERITAGE

**The demolition of the industrial buildings will allow the significance of the historic buildings on site to be revealed.**

Newland Homes has met with the Council's Conservation Officer to establish the heritage principles for the scheme.

The key heritage enhancements as part of the proposal will include:

- Bringing back into use the Grade II Listed Court de Wyck and Former Chapel through improvements and refurbishment;
- Reinstatement of historic pippin apple orchard;
- Reinstatement of Court de Wyck Gardens;
- Removal of poor quality unmanaged trees to improve views of Chapel; and
- Possible retention of existing tithe barn façade.



Court de Wyck

Chapel

### Landscape

Significant landscape features exist to the site boundaries offering screening at the site.

The landscaping for the scheme will include the retention and enhancement of landscape buffers around the site boundaries and between field boundaries in order to:

- Retain screening between neighbouring properties and open countryside;
- Support bat foraging and other ecological objectives;
- Create more manageable boundaries to the site edge;
- Improve the amenity value of the site.

Landscaped open space will be provided for residents, and will include informal grassed amenity areas together with the reinstated Court de Wyck gardens and orchard.

All homes will have private rear gardens.

### Drainage

The proposal will include "SuDS" (Sustainable Urban Drainage Systems) where infiltration will be used where possible.

Overall surface water flows from the site will be reduced given the extensive buildings and hard standing that currently occupies the site.

The arrangements for foul drainage and any off-site improvement works which may be required are currently being assessed.

A detailed Flood Risk Assessment will be submitted with the application to demonstrate that the proposal would not have an adverse effect on the site or surrounding areas.

## WHAT HAPPENS NEXT?

**An application for full planning permission will shortly be submitted to North Somerset Council. The target determination period for the application is 13 weeks.**



The Council will advertise the application in the local press, by site notice and by post to surrounding residents. Anyone can comment on the planning application.

Please let us know if you have any feedback or questions via the following methods:

Completing the comments form and leaving it with one of the team members at this event or returning by post;

Visiting [newlandhomes.co.uk/claverham](http://newlandhomes.co.uk/claverham); or

Email [kate.holden@pegasusgroup.co.uk](mailto:kate.holden@pegasusgroup.co.uk)

The deadline for comments is Wednesday 21<sup>st</sup> February.



[newlandhomes.co.uk/claverham](http://newlandhomes.co.uk/claverham)