

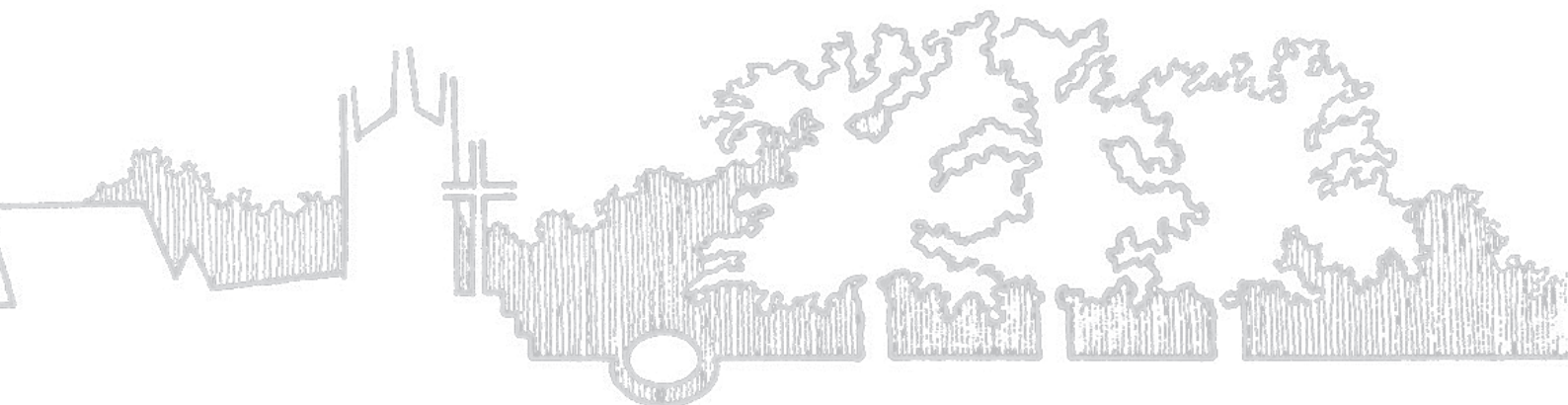


2011 ~ 2031

Clifford Chambers and
Milcote Parish Council

Neighbourhood Plan –
Consultation Statement

August 2019



Clifford Chambers and Milcote Parish Council

Neighbourhood Plan – Consultation Statement

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1. Introduction

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012, Section 15(2). Part 5 of the Regulations set out what a Consultation Statement should contain:

- a. Details of the persons and bodies consulted about the proposed neighbourhood plan;
- b. Explains how they were consulted;
- c. Summarises the main issues and concerns raised by the person consulted;
- d. Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

2. Aims of Consultation

The aims of the Clifford Chambers and Milcote Neighbourhood Plan (NP) consultation processes are:

- a. To ensure that residents, local businesses and other interested parties have the maximum number of opportunities to input to the Neighbourhood Planning process;
- b. To ensure this broad consultation took place at critical points in the process;
- c. To ensure the consultation process used a variety of approaches and techniques in order to maximise community and business input;
- d. To provide feedback to the community and local businesses.

3. Background

Following a public meeting on 13th July 2015 (Appendix 1) where it was determined by show of hands that the Clifford Chambers and Milcote Parish Council develop a Neighbourhood Plan for the Parish. The Parish Council drew up the terms of reference for a steering committee to manage the production of the NP (Appendix 3). The Clifford Chambers and Milcote Neighbourhood Plan Steering Group was formed as a sub-committee of the Parish Council and held its first meeting on 19th October 2015. Initial and final membership is listed at Appendix 4.

A commitment was made to consulting and informing with the aim of giving residents of the parish ownership of the Neighbourhood Plan and a voice within its development to ensure the Plan would demonstrate as broad a perspective as possible. Using existing email lists by agreement, and adding names during public meetings the Steering Group were able to create a substantial email mailing list. Information was also circulated in the Village Newsletter sent out at the beginning of the month, by hand to over 220 homes in the Parish. In addition, all the key invitation flyers to public meetings and flyers announcing the publication of the Pre-submission document were delivered by hand to all homes and businesses in the Parish. The Neighbourhood Plan was a standing item on the Parish Councils agenda and the Chairman of the Steering Group reported at each (bi-monthly) meeting. From February 2017 to the submission of this document these reports were repeated in the Newsletter. A typical example is at Appendix 43. Details and examples of consultation/information are included below in Section 4 of this report. The list of specific consultees can be found at Appendix 44.

4. Consultations undertaken

Date	Activity	Outcomes
July 13 2015	Initial meeting – invitation to attend (Appendix 1)	Attendance of more than 50 parishioners and decision to proceed with preparing a plan
August 2015	The Parish of Clifford Chambers and Milcote applied for designated as the Neighbourhood Area through an application to Stratford-on-Avon District Council on the 17 August 2015 under Regulation 5 of the Neighbourhood Planning Regulations 2012 (as amended). (Appendix 2)	Approved by SDC on 7 th October 2015 (Appendix 3)
September 2015	Terms of reference and membership of SG at start /end of process (Appendix 4)	
3 rd October 2015.	Apple day 2015 <ul style="list-style-type: none"> • provide information on the benefits of a Neighbourhood Plan • to consult on opinion in respect of progressing a Neighbourhood Plan • to obtain names of people who would be interested in joining a Steering Group and/or provide other forms of Support. (Handout and presentation at Appendix 5) 	Good attendance during the day. Positive response to development of a Neighbourhood Plan and a list of people wishing to be more involved in its development
February 2016	Community Focus Group invitation flyer, delivered by hand to all households and businesses in Parish (Appendix 6)	
February 26 th February 28 th and March 16 th 2016	Three Community Focus Group Meetings Aim: to give residents of the parish ownership of the NP and a voice within its development by ensuring that those attending:	Excellent feedback across the range of possible subjects to be included in the NP. Feedback compiled into report (Appendix 8)

	<ul style="list-style-type: none"> • understand the rationale for a NP and its purpose, scope and limitations; • are updated on the work of the Steering Group and new information emerging since Apple Day; • are given the opportunity to shape the plan's development (See methodology at Appendix 7) 	
April 2016	A Housing Needs Survey was prepared by the Warwickshire Rural Housing Co-ordinator (WRHC) and distributed by hand to all households and businesses in the Parish. (Appendix 9).	70 forms were returned, equating to a response rate of 27.45%. This showed that four individuals or households expressed a need for alternative housing. WRCC Report at (Appendix 10)
May 2016	Following the Housing Needs Survey, a Site Canvassing Exercise was carried out by WRHC supported by a poster campaign, inserts in the Village Newsletter and circulated on the NP email list (Appendix 11)	Site Canvassing Report. A number of possible areas for small developments were identified to inform the NP (Appendix 12)
Feb 6 th 2017	Neighbourhood Plan Update – By email, insert in Newsletter and posted on Notice Boards (Appendix 13)	
April 7 th -8 th May 2017	Questionnaire and covering letter delivered by hand to all households and businesses in Parish and also made available on www.ccandm.org (Appendix 14)	A good response was received which resulted in a comprehensive report following analysis by Stratford District Council (Appendix 16)
April 18 th 2017	Neighbourhood Plan Update – By email, insert in Newsletter and posted on Notice Boards (Appendix 15)	
June 28 th and July 2 nd 2017	Two public meetings were held to present summary of findings from Questionnaire. Flyers delivered by hand to all households and businesses, replicated by email. (Appendix 17)	Both sessions well attended with much discussion. (Presentation at appendix 18)
August 9 th & 20 th 2017	Two public meetings were held to review BUAB and objectives of NP. Flyers delivered by hand to all households and businesses, replicated by email (Appendix 19) (Power-point Presentation at Appendix 20)	Agreement by a simple majority reached in regard to recommendations for the BUAB. (Appendix 21)
October 11 th 2017	Steering Group Meeting in Public. Information circulated by email, Village Newsletter and Notice Boards (Appendix 22)	Key points of feedback included Bio-diversity and sightlines (Minutes at Appendix 23)
November 22 nd 2017	Steering Group Meeting in Public. Information circulated by email, Village Newsletter and Notice Boards (Appendix 24)	Key points of feedback included development on land outside BUAB and improvement of

		broadband in Parish. (Minutes at Appendix 25)
November 2017	Two Public Meetings held to discuss proposals for development sites. Information circulated by email, Village Newsletter and Notice Boards. (Appendix 26) (Presentation at Appendix 27)	One site agreed by simple majority vote for Reserve Site within the NP (See Appendix 28)
January 21 st 2018	Steering Group Meeting in Public. Information circulated by email, Village Newsletter and Notice Boards (Appendix 29)	Agreed to add further layer of communication for distribution of Pre-submission Consultation document. (Appendix 30)
March 21 st 2018	Steering Group Meeting in Public. Information circulated by email, Village Newsletter and Notice Boards. (Appendix 31)	Provided information relating to feedback and amendment process. (Minutes of meeting at appendix 32)
April 10 th 2018	Letter to landowners re Open Green Spaces – (Appendix 33)	
October 25 th 2018	Steering Group Meeting in Public. Information circulated by email, Village Newsletter and Notice Boards. (Appendix 34)	(Minutes of meeting at appendix 35)
November 22 nd 2018 – January 18 th 2019	Section 14 Consultation Flyers delivered by hand to all households (Appendix 36) E-mail to statutory consultees – (Appendix 37) Notices posted on all notice boards. (Appendix 38) Notice in local press (Appendix 39)	Responses were tabulated (Appendix 40), considered by a working group and minor amendments made to the Plan.
December 2 nd 2018	Public Meeting - Pre-submission Consultation document presentation. (Power-point Presentation at Appendix 41)	Q & A session with hard copy made available for review by residents. (Appendix 42)

5 Conclusions

The residents and employers, together with others as and when appropriate, within the Parish of Clifford Chambers and Milcote have been given extensive opportunity to become involved, understand and contribute to the Neighbourhood Plan. A range of methodologies have been adopted in order to maximise input including open forum meetings and Steering group meetings in public, social events, such as Apple Day, numerous flyers hand delivered to households, the Neighbourhood Plan website, the Village Newsletter and e-mails. Clifford Chambers and Milcote Parish Council is confident that the Neighbourhood Plan Steering Group have maximised potential for contribution to the plan.

**AN INVITATION TO BE INVOLVED IN
SHAPING THE FUTURE OF OUR
PARISH**

Clifford Chambers and Milcote Parish
Council

invites you to a meeting on

Monday 13 July at 7.30 p.m.

at

**The Jubilee Hall, Clifford
Chambers**

to hear about and discuss the options
available to us in terms of either
a Parish Plan or a Neighbourhood Plan

and to recruit your support

***“We need to get...houses built where
we want them and not where
developers want them.”***

Nadhim Zahawi MP for Stratford on Avon

A **Parish Plan** would:

Focus more on daily life here and be built around your aspirations for your local area

It should influence Stratford District council in their response to planning applications

The Parish Council has established however that outside funding is available to us to cover the additional costs of a Neighbourhood Plan

A **Neighbourhood plan** would:

Give you a more powerful 'voice' in shaping the local area, what it looks like and where our housing allocation is built. Focus on planning developments such as housing and infrastructure.

Most importantly it would **carry much greater legal authority**

The meeting

Introduction by Stefan Buczacki,
Chairman of Clifford Chambers &
Milcote Parish Council

Vanessa Lowe, Clerk of Welford PC
will give a short overview about how
it worked for Welford

Questions and answers

Remember the Alscot proposal?

But this is about much more than just
planning, this is about the way we
want to live now and in the future.

So please come and join us

If you can't be there please email your
comments to:

**cliffordchambersmilcote.plan
@gmail.com**

or post your comments through the
village hall letterbox

Appendix 2 Application for Neighbourhood Area designation

Neighbourhood Plan Application by Clifford Chambers and Milcote Parish Council

Date of application: 17 August 2015

Submitted by: Karen Parnell (Clerk and Responsible Finance Officer to Clifford Chambers & Milcote Parish Council)

Contact address: 109 St Mary's Rd, Stratford-upon-Avon, Warwickshire CV37 6TLP

Introduction:

The purpose of this document is to apply to Stratford-on-Avon District Council for designation of a Neighbourhood Plan area, in accordance with Regulation 5 of The Neighbourhood Planning (General) Regulations 2012.

This application is made by Clifford Chambers and Milcote Parish Council.

1 Background:

On 4 July 2015 a leaflet was delivered to every household within the parish of Clifford Chambers and Milcote, inviting all residents to an open meeting to discuss the relative merits of producing a Parish Plan vs a Neighbourhood Plan. The meeting, on 13 July 2015 was well attended by 61 people, and the discussion was very positive. By a show of hands there was overwhelming support for a Neighbourhood Plan.

The Parish Council subsequently resolved to proceed with the preparation of a Neighbourhood Plan.

A representative steering committee is in the process of being set up, and a leader appointed, with the purpose of managing the task of preparing the Neighbourhood Plan on behalf of the Parish Council, who will remain the qualifying body.

The Area Designation for Clifford Chambers and Milcote is proposed to be consistent with the existing parish boundary. The proposed name of the Plan will be Clifford Chambers and Milcote Neighbourhood Plan. The intention is that this Plan will be introduced in accordance with the provisions of the Localism Act, the National Planning Policy Framework, and the emerging Core Strategy for the District.

3 In compliance with the requirements of Regulation 5:

We include a map showing the area delineated by the parish boundary for Clifford Chambers and Milcote Parish, which is the area to which this application relates. The area covered by this

application is the whole of the parish and does not intrude into any adjoining parish. We consider this boundary in its entirety to be appropriate to define the Neighbourhood Plan Area.

We confirm that no previous application has been made for this area.

It is recognised that there will be a need to consult with adjacent parishes on appropriate matters where there is a mutual interest, but it is not intended to include any part of neighbouring parishes in the defined area.

This application for designation of a Neighbourhood Plan Area is submitted by Clifford Chambers and Milcote Parish Council, which is a relevant body for the purposes of this matter and is defined as such under Section 61G (2) of the Town and Country Planning Act 1990.

4 Conclusion

We formally request that Stratford-on-Avon District Council, as the local planning authority:

- a) acknowledges our intention to produce a Neighbourhood Development Plan for Clifford Chambers and Milcote Parish,
- b) confirms agreement to the existing parish boundary being designated as the area that this proposed Plan will cover,
- c) publicises our application in accordance with Regulation 6, this being for a required six-week period.

Appendix 3 Area designation approval by SDC

Direct Line : 01789 260320
e-mail : Matthew.neal@stratford-dc.gov.uk
My ref :
Your ref :

Date : 7 October 2015

Ms Karen Parnell, Clerk
Clifford Chambers & Milcote Parish Council



Dear Ms Parnell,

DECISION REGARDING DESIGNATION OF CLIFFORD CHAMBERS AND MILCOTE NEIGHBOURHOOD AREA UNDER SECTION 61G (1) OF THE TOWN AND COUNTRY PLANNING ACT 1990 AS AMENDED

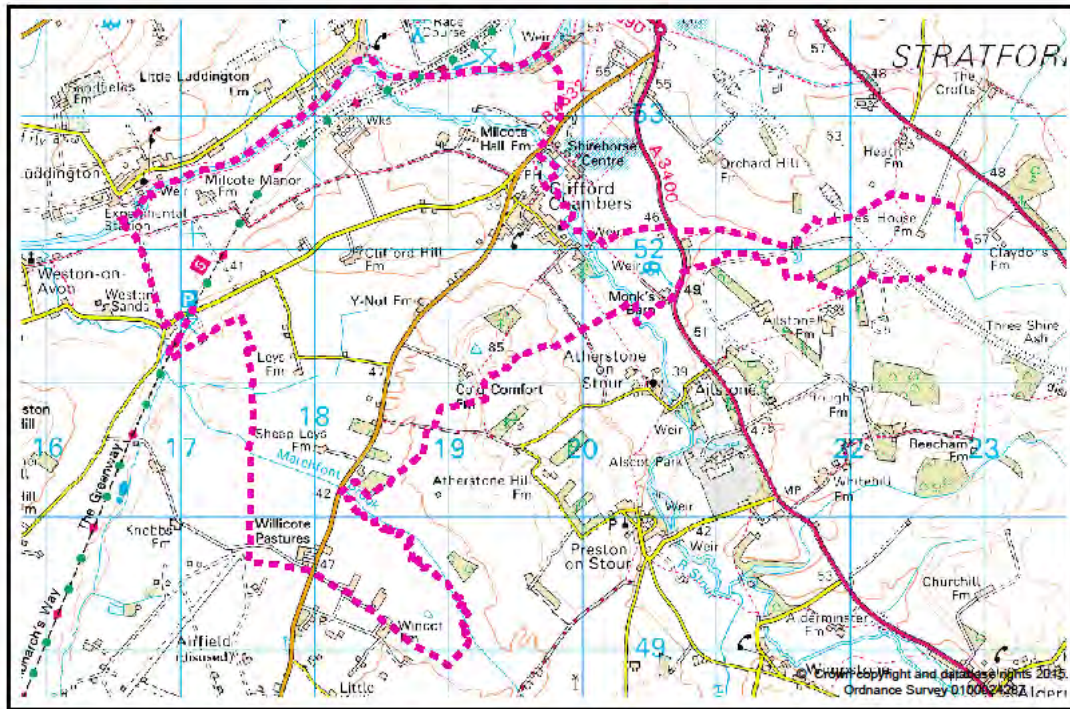
This letter confirms that Stratford-on-Avon District Council has agreed, under delegated powers of the Leader of the Council, to designate the area shown on Map 1 below as the 'Clifford Chambers and Milcote Neighbourhood Area' for the purposes of preparing a Neighbourhood Development Plan by Clifford Chambers and Milcote Parish Council under section 61G(1) of the Town and Country Planning Act 1990 as amended. It was decided not to designate the area as a business area under section 61H (1) of the Act as it is not primarily or wholly business in nature. The relevant designation information is set out below:

- a) Name of Neighbourhood Area: Clifford Chambers and Milcote
- b) Map of Neighbourhood Area: see attached
- c) Relevant Body: Clifford Chambers and Milcote Parish Council

Yours sincerely

Dave Nash

Dave Nash
Policy Manager (Planning and Policy)



Clifford Chambers and Milcote Parish Council

Neighbourhood Development Plan Steering Group Clifford Chambers and Milcote

Terms of Reference

1. Purpose of the Steering Committee

1.1 Clifford Chambers and Milcote Parish Council is the qualifying body for the preparation of a Neighbourhood Development Plan. The Parish Council has granted delegated authority to the Steering Committee to produce a Neighbourhood Development Plan covering the Parish of Clifford Chambers and Milcote.

1.2 In this capacity the Steering Committee will:

- a) take responsibility for project management and decision making in the preparation of the Plan;
- b) establish a project timetable and monitor performance against meeting identified key milestones;
- c) agree a project communication and engagement strategy;
- d) inform the Parish Council on a monthly basis of project status and how emerging issues are being managed;
- e) seek support from the Parish Council on significant decisions as they are reached by the Steering Committee;
- f) endorse all consultation documents prior to publication;
- g) produce a final submission version of the Neighbourhood Development Plan and obtain support by the Parish Council.

2. Steering Group Objective

2.1 The objective of the Steering Committee is to produce a sound Neighbourhood Development Plan for the Parish of Clifford Chambers and Milcote, which

- defines the planning policy priorities identified by the community (being the residents, landowners and businesses of the Parish, users of facilities in the Parish and any key local partners who have a particular interest in the Parish); and
- takes into account representations made during the engagement process; and
- has regard to all relevant existing plans and evidence.

2.2 The Plan shall include or be supported by an appropriate delivery plan setting out, where relevant, the means by which policy priorities may be implemented. All specific recommendations within the delivery plan must be achievable within the time frame of the Plan, which has been set at 15 years but with a review of appropriateness after 10 years.

2.3 Proposals shall be verified as being compliant with the Stratford District Council Core Strategy and Local Plan, the National Planning Policy Framework and the appropriate EU legislation.

2.4 A sustainability assessment will also be produced, if required by Stratford District Council, in their capacity as the competent body to make such an assessment, which will include a Strategic Environment Assessment or Habitat Regulation Assessment.

3. Steering Committee Organisation

3.1 The Steering Committee will comprise at least one Parish Councillor along with residents from within the Parish of Clifford Chambers and Milcote community.

3.2 The Steering Committee shall elect a Chairman and Vice Chairman from their number who will then identify key roles that will be required to fulfil the agreed Objective. Specific individuals from within Clifford Chambers and Milcote Steering Committee will be elected to take focal point responsibility for each of these roles. This will be recorded in a "Roles & Responsibilities" document.

3.3 The Steering Committee may review and adjust its membership from time to time and may form subcommittees as may be deemed necessary for the purpose of data gathering and consultations plus formulating and drafting recommendations. Additional members may be co-opted to the Steering Committee or be designated as volunteer supporters depending upon the scope of their intended involvement.

3.4 The activities of the Steering Committee will be funded through the acquisition of grants that are independent of the Parish Council. Access to funds will be administered by the Parish Council for financial accounting purposes.

3.5 Decisions made by the Steering Committee should be by consensus. Where a vote is required each member shall have one vote. A simple majority will be required to support any motion. The Chair, or in their absence the Vice Chair shall have one casting vote.

3.6 Three members shall constitute a quorum at meetings. If a quorum is not present or if during a meeting the number of Members present falls below the required quorum, the meeting shall be adjourned and business held over to the next meeting.

3.7 The Steering Committee will conduct itself in an open and transparent manner. Members must declare any personal interest in regard to specific issues and should not take part in discussions leading to decisions or recommendations in these identified areas.

3.8 The Steering Committee will exist for a time limited period and will cease following the outcome of the referendum on the Plan, which is expected to be within 3 years.

4. Communication

4.1 The agenda and associated papers shall normally be despatched three days before the date of a meeting by email and/or lodging on the appropriate website set up to share information between Steering Committee/Associate members. At least 8 Steering Committee meetings shall be held in any year without public notice.

4.2 The Steering Committee shall maintain a record of proceedings which will be open to public scrutiny by means of the access to the web site associated with the Plan.

4.3 The community will also be kept aware of progress through regular update articles in the "Clifford News" newsletter and on the Plan website. Such update articles shall be subject to approval by a simple majority of the Steering Committee, No response from a Steering Committee member having been given at least 24 hours to respond shall be

deemed approval. The community will be encouraged to contact the Steering Committee on any aspects of the Plan development through the email link which will be advertised in all communications.

5. Reporting

5.1 The Parish Councillor member of the Steering Committee will report to the Parish Council on the status of developments.

5.2 The Parish Council will be required to approve:

a) the initial version of the Draft Neighbourhood Development Plan report prior to the final stage of consultation with the community

b) the amended version of the Draft Neighbourhood Development Plan, taking into account the community's feedback, prior to presentation to the District Council for scrutiny and subsequent submission for independent examination.

5.3 The Steering Committee will assist the District Council, as directed, in the preparation of the Parish referendum that will eventually decide whether the Neighbourhood Development Plan is adopted.

6. Distribution of Terms of Reference

Copies of the Terms of Reference will be given to each member of the Steering Committee and the Clerk of the Parish Council.

Steering Group Terms of Reference and group members start and finish

Committee membership at start:

Chair - Pauline Newbury
Parish Council Support - Nicky Stratton
Housing, Land use, and Commercial Development - Les Moseley, John Taylor, Nicky Stratton (Flooding)
Heritage & Environment - Les Moseley, John Taylor,
Transport & Travel - Chris Fox
Economy & Jobs - Pauline Newbury
Community - Andy Oakes
Sports & Leisure - Heather Frier
Young People & Education - Heather Frier
Healthcare - Heather Frier

Committee membership at present:

Les Moseley – Chairman and acting parish council representative
Andy Oakes - Vice Chairman & Communications
John Taylor - Funding
Chris Fox
John Gray
Liz Baggett

Appendix 5 Apple Day Consultation October 2015

Handout at Apple Day



Get Involved...

Clifford Chambers and Milcote Neighbourhood Plan

Have your say...

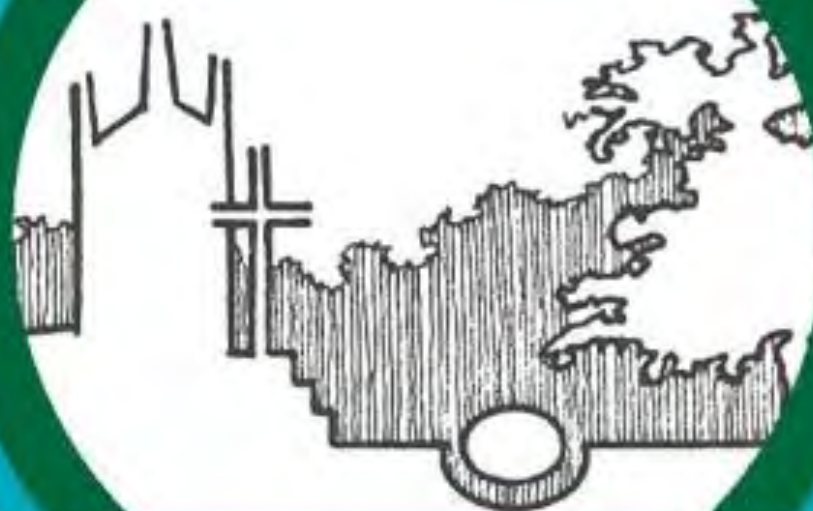
Clifford Chambers & Milcote Neighbourhood Plan

- We have now have area designation so we can formally start to work on the Plan.
- The next step is to identify the areas we want to cover and the kinds of expertise our community can offer.
- **You could be the very person we need!!**
- If you would like to get involved or have already volunteered please come to a meeting: **Monday 19th October at 7.30, The Jubilee Hall, Clifford Chambers**
- To find out more about a Neighbourhood Plan and why Clifford Chambers and Milcote need one, come and see us at Apple Day on Saturday 3rd October.

For more information contact: **Pauline Newbury 01789 415603**



Clifford Chambers & Milcote



Neighbourhood Plan

**CLIFFORD CHAMBERS
&
MILCOTE**

NEIGHBOURHOOD PLAN

Why have a Neighbourhood Plan?



What will it achieve?

- A Neighbourhood Plan allows us to directly influence how Clifford Chambers & Milcote will develop for years to come.
- Unlike a Parish Plan, it has “statutory status” and Stratford District Council will be legally required to take its recommendations into account as part of the district planning



What can it cover?

- It's not just about housing and other building development in the Parish (although that is obviously a major issue for many of us)
- It can address anything to do with the Parish that is of concern to its residents, organisations and businesses such as....
 - traffic, parking, shops, social facilities, green spaces, healthcare, jobs etc.



How much influence can it have?

Take the case of housing.....

- The Stratford District Council “Core Strategy” sets out the strategic vision for the area, including how many houses will need to be built
- The Neighbourhood Plan can dictate:
 - where these houses should be built
 - what type of houses are allowed (affordable; 2 bed etc)
 - what design considerations should be applied (energy efficiency; style; garden size etc)



Is it catching on?

- There are already about 1000 Neighbourhood Plans being produced throughout England
- Typically these cover the area of a Parish, but can be larger or smaller
- They started to be developed in 2012 and take about 2 years to complete
- The first few are just gaining approval and are already starting to influence planning decisions



Steps taken so far



Decision taken to proceed

- Parish Council convened a meeting in Village Hall in July 2015
- Over 65 residents came along to listen to the merits of a Parish Plan versus a Neighbourhood Plan.
- Overwhelming vote in favour of progressing with a Neighbourhood Plan
- Parish Council resolved to set up a separate team to develop the Neighbourhood Plan



What's already happened

- An informal launch group has been created, comprising local residents and Councillors, who will form the nucleus of the team to produce a Neighbourhood Plan with input from the community.
- The area for which the Neighbourhood Plan will apply has been agreed to be the same as the Parish boundary
- Stratford District Council has been notified of our intention to produce a Neighbourhood Plan



Next steps

- Parish Council to obtain funding from central gov't to produce the Neighbourhood Plan
 - Feedback will be sought on the key questions of:
 - what do you like about our Parish?
 - what don't you like about our Parish?
 - what would you wish for the future of our Parish?
- through various community contacts
- Commence detailed work on preparing and getting approval of the Neighbourhood Plan



The questionnaire

- Prepare a questionnaire based on all the feedback gained from the community contact sessions plus input from the 2002 Parish Appraisal
- Encourage all residents plus local organisations and businesses to complete the questionnaire
- Analyse the feedback from the questionnaire
- Prepare a report on the key findings



Develop feedback

- Identify themes, aims, vision and options based on the outcome of the questionnaire
- Prepare policies and proposals
- Draft report on proposals
- Seek views of Parish Council and the community on what is being advocated
- Update report based on feedback



Submit report

- Submit revised report to Stratford District Council
- Respond to any gaps identified by SDC (e.g. Strategic Environmental Assessment)
- Send report to Gov't Inspector to assess "soundness"
- Undertake community-wide referendum
- Look to achieve above 50% "yes" of votes cast for the Neighbourhood Plan to be "Made".





Your Parish, Tell us your views...

WHAT DO YOU LIKE ABOUT OUR VILLAGE?

WHAT DON'T YOU LIKE ABOUT OUR VILLAGE?

WHAT WOULD YOU LIKE TO SEE CHANGED?

Come to one of the meetings and share your views

to enable your Neighbourhood Plan group to prepare a questionnaire that will be distributed later this year to all residents, businesses and organisations in the parish of Clifford Chambers and Milcote.

Your views are very important

along with those from as many other local people as possible, in order to help us shape the questions that will be contained in the questionnaire.

If you are unable to get to one of these meetings, you can still have your say by emailing your comments to: info@ccandm.org

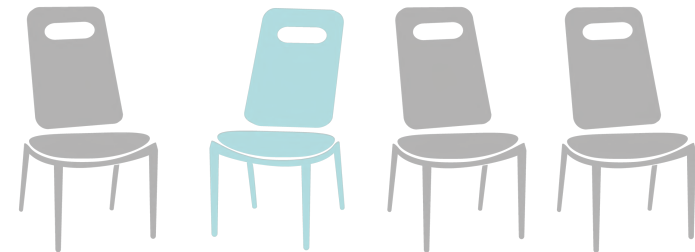
OR...

By writing to the Neighbourhood Planning Group. You can drop of any correspondence for the Group at the Clifford Club next to the Village Hall

Whether you are able to attend one of the meeting or prefer to comment directly to the contact details above, we would like to hear from you.



Community Focus Group Meetings



February 26th 5pm -9pm
February 28th 11am – 1pm
March 16th 3pm – 5pm

Please join us at one of these meetings and include your views in the planning process

Appendix 6 (continued)



Why do we need a Neighbourhood Plan?

We already have a very good Parish Appraisal which was completed in recent years
BUT..

Stratford District Council do not need to take the Appraisal into account when deciding on matters affecting the future of Clifford Chambers and Milcote

A Neighbourhood Plan has 'statutory status'

This means

Stratford District Council is legally obliged to take the policies and proposals that are agreed in the Neighbourhood Plan into account as part of the planning process.

This will allow you to directly influence future development within Clifford Chambers and Milcote

Is this something new?

Not really! Neighbourhood Plans were introduced in 2012 and there are now about 1500 being developed throughout England

The Clifford Chambers and Milcote Neighbourhood Plan was started in the Autumn of 2015 and is planned for completion in 2017

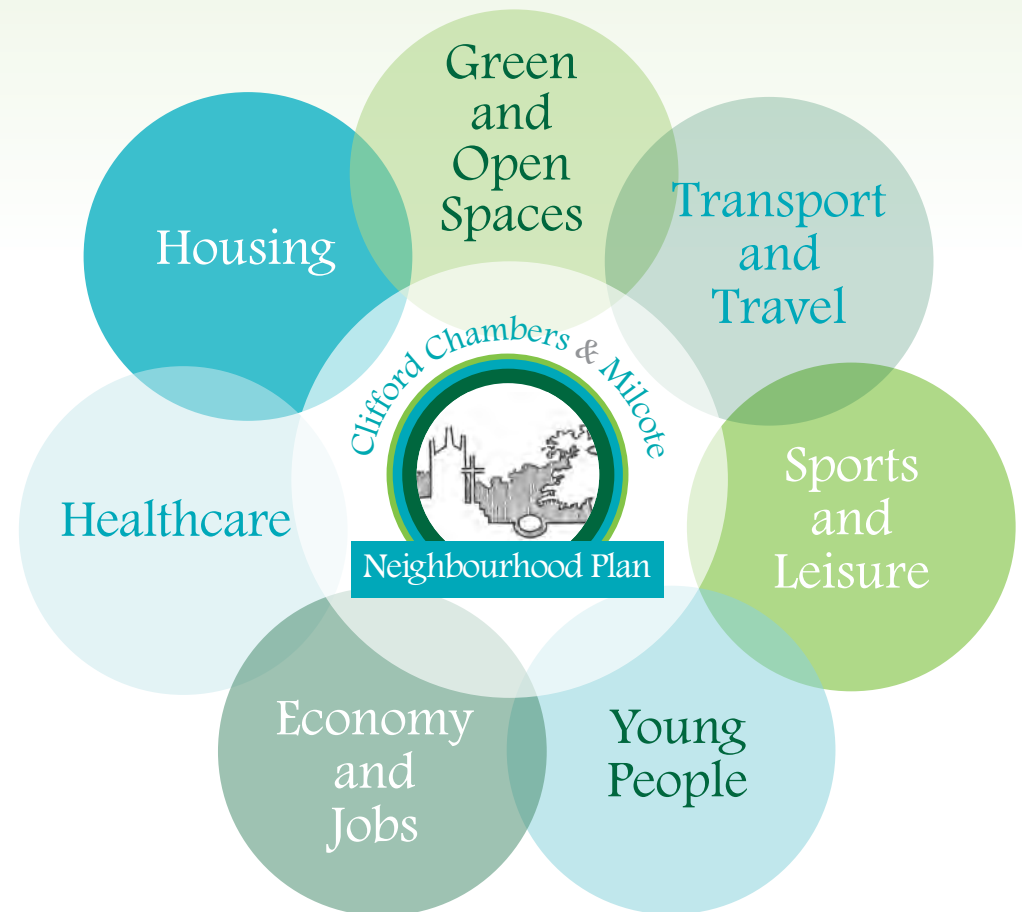
What can a Neighbourhood Plan Cover?

Basically anything that is of concern to residents about living in the Parish plus the surrounding areas

A neighbourhood plan can specify requirements such as the type and design of houses plus the location and phasing of developments

BUT..

It cannot specify less house building than that dictated by the 'Core Strategy' which is set by the District Council



Appendix 7. Focus Group Meetings methodology and presentation

Clifford Chamber and Milcote Neighbourhood Plan

Open Forums: Initial consultation sessions

Aim: to give residents of the parish ownership of the NP and a voice within its development by ensuring that those attending:

- understand the rationale for a NP and its purpose, scope and limitations;
- are updated on the work of the Steering Group and new information emerging since Apple Day;
- are given the opportunity to shape the plan's development by:
 1. Reviewing the identified areas of concern under the current draft section headings of the plan and proposing amendments and additions to these:
 - Housing, Land Use and Commercial Development
 - Flooding
 - Transport and Travel
 - Economy and Jobs
 - Community
 - Sport and Leisure
 - Young People and Education
 - Health and Social Care
 2. In relation to these and any other areas, recording their views on the parish in terms of:
 - What they value about living in the parish and would want to preserve
 - What aspects of living in the parish they do not like
 - What improvements or changes they would want to see
 - What they think are specific threats to the quality of life in the parish in the future

Methodology:

- Respondents will provide their name and contact details on an attendance sheet
- The Steering Group Chair (or members) will explain the rationale for the development of a parish Neighbourhood Plan and its purpose and scope as well as its limitations and constraints, including timeframe and resources, and an update on progress to date.
- The areas where their views are sought should be explained by members of the Steering Group without in any way prompting or shaping their potential responses.
- Respondents will be encouraged to engage with the NP by contributing their ideas and views in some or all of these areas. Inevitably, this will result in information that goes beyond the scope of the NP but may be useful to the PC and parish organisations in representing the needs and wishes of residents.
- Responses will be written by respondents on medium-sized post-its. These will be anonymous. Large display boards will be available to capture responses under the current section headings with an additional board for unrelated comments.

In order for the findings of this initial survey to produce valid data for the purposes of contributing to the evidence base for the NP, it will be critical that:

- Only those living, working or conducting business in the parish may contribute to this consultation
- Respondents provide their name by signing an attendance sheet which can later be reconciled with the electoral register to monitor levels of engagement
- Responses themselves are anonymous and are not to be matched with respondent names
- Where a respondent does not wish to contribute their views, their name is recorded in the normal way and n/p (non-participation) written beside their name
- Respondents are not in any way led in their responses or directed to limit their responses to only planning-related matters
- There is no sorting or rearranging of responses but that they remain under the headings provided
- The boards are removed at the end of the event with all post-its securely in their original place and transcribed verbatim as soon afterwards as is feasible.
- All those living, working or conducting business in the parish whose names do not appear on the list of signatures are given a subsequent opportunity to respond to this consultation.

Clifford Chambers & Milcote



Neighbourhood Plan

**CLIFFORD CHAMBERS
&
MILCOTE**

NEIGHBOURHOOD PLAN

Why have a Neighbourhood Plan?



What will it achieve?

- A Neighbourhood Plan allows us to directly influence how Clifford Chambers & Milcote will develop for years to come.
- Unlike a Parish Plan, it has “statutory status” and Stratford District Council will be legally required to take its recommendations into account as part of the district planning



What can it cover?

- It's not just about housing and other building development in the Parish (although that is obviously a major issue for many of us)
- It can address anything to do with the Parish that is of concern to its residents, organisations and businesses such as....
 - traffic, parking, shops, social facilities, green spaces, healthcare, jobs etc.



How much influence can it have?

Take the case of housing.....

- The Stratford District Council “Core Strategy” sets out the strategic vision for the area, including how many houses will need to be built
- The Neighbourhood Plan can dictate:
 - where these houses should be built
 - what type of houses are allowed (affordable; 2 bed etc)
 - what design considerations should be applied (energy efficiency; style; garden size etc)



Is it catching on?

- There are already about 1000 Neighbourhood Plans being produced throughout England
- Typically these cover the area of a Parish, but can be larger or smaller
- They started to be developed in 2012 and take about 2 years to complete
- The first few are just gaining approval and are already starting to influence planning decisions



Steps taken so far



Decision taken to proceed

- Parish Council convened a meeting in Village Hall in July 2015
- Over 65 residents came along to listen to the merits of a Parish Plan versus a Neighbourhood Plan.
- Overwhelming vote in favour of progressing with a Neighbourhood Plan
- Parish Council resolved to set up a separate team to develop the Neighbourhood Plan



What's already happened

- A Steering Group has been created, comprising local residents and Councillors, who form the nucleus of the team to produce a Neighbourhood Plan with input from the community.
- The area for which the Neighbourhood Plan will apply has been agreed to be the same as the Parish boundary
- Stratford District Council has approved the Parish as the designated area for the purpose of creating a Neighbourhood Plan



What's already happened (cont'd)

- The Steering Group has:
 - manned a stand at the Clifford's Apple Day to create awareness of the Neighbourhood Plan and start the community consultation process
 - Set up three Community Focus Group Meetings to seek the views of the community
 - At the request of the Parish Council distributed a Housing Needs Survey questionnaire, the data from which will assist in the production of the Neighbourhood Plan
- The Parish Council has secured the initial tranche of funding from Central Government for the Neighbourhood Plan production



Next steps

- The creation of a dedicated website for the Plan to assist communications between the Steering Group and the community
- Analyse community inputs received during the Community Focus Group Meetings
- Commence detailed work on preparing a formal questionnaire based on the feedback gained from all the community contact sessions plus input from the 2002 Parish Appraisal and data from the Housing Needs Survey.



The questionnaire

- Issue the questionnaire to all relevant parts of community
- Encourage all residents, local organisations and businesses to complete the questionnaire
- Analyse the feedback from the questionnaire
- Prepare a report on the key findings



Develop feedback

- Identify themes, aims, vision and options based on the outcome of the questionnaire
- Prepare policies and proposals
- Draft report on proposals
- Seek views of Parish Council and the community on what is being advocated
- Update report based on feedback



Submit report

- Submit revised report to Stratford District Council
- Respond to any gaps identified by SDC (e.g. Strategic Environmental Assessment)
- Send report to Gov't Inspector to assess "soundness"
- Undertake community-wide referendum
- Look to achieve above 50% "yes" of votes cast for the Neighbourhood Plan to be "Made".



Appendix 8

CLIFFORD CHAMBERS and MILCOTE PARISH

OPEN MEETINGS February – March 2016 Summary Report

Final Report

Prepared on behalf of the Neighbourhood Plan Steering Group

by Shirley Acreman

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SECTION 1:

Background

This is the first community consultation since the Parish Appraisal in 2002.

Its main purpose is to guide the development of a Neighbourhood Plan, which – when completed - will have statutory status, ensuring that the people who live and work here directly influence future development within Clifford Chambers and Milcote Parish. To that end, the feedback obtained through this consultation will shape the questionnaire that will be distributed later in 2016 to all residents, businesses and organisations in the parish.

But aside from that, it is also an opportunity to understand what matters to people living / working here, covering aspects of day to day life and how the local community might evolve.

Methodology & response rates

All households and businesses were invited to participate. The publicity was extensive, with written invitations to each address, publicity in the Clifford News (monthly newsletter), and repeated email reminders where email addresses were available.

3 x 2 hour open sessions were held in the village hall, on 26 Feb, 28 Feb, and 16 March 2016. People of all ages could (and did) attend any session, but the third session deliberately coincided with a regular social meeting for Seniors, in order to ensure representation of our more elderly residents. For those unable to attend in person, there was an option to respond by email or post.

In total, 67 people participated.

How the information was captured

People were invited to write their comments on post-it notes and stick these onto boards under the prompts of land use & development, flooding, transport & travel, economy & jobs, heritage, communications, sport & leisure, health & social care, young people & education and other.

The advantage of this approach is that it captures individual views, while also encouraging people to build on the ideas of others. For anyone concerned about privacy (eg voicing something controversial) there was the option to put comments into an envelope.

About this report

This report sets out to summarise the findings, and to provide a transcript of the comments, ordered into a cohesive thread. The session number is noted in brackets (1), (2), or (3) after each comment. The number (4) denotes comments provided separately.

It is important to recognise that people were free to (and some did) repeat themselves. Therefore, we can deduce the strength of feeling from the volume of 'noise' around a topic, but we cannot directly convert the information into the number of people contributing. Nor can we conclude that lack of feedback here means that nobody holds a particular opinion.

Likewise, comments often touched on more than one subject. For example, 'no new houses on flood plain' might legitimately be grouped with 'housing development' or with 'flooding'. Comments have been listed once only, arranged to create a logical flow. It is important not to take any one group of comments in isolation, because there may be further references to the same subject elsewhere.

Occasionally people 'bundled' unrelated comments onto the same bit of paper, and – where it appeared legitimate to do so - these have been separated out.

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SECTION 3: COMMENTS IN DETAIL

THE CONTEXT

A reminder that these consultations consider the needs of the parish as a whole, and not just the village.

- *Village insular to village not parish (1)*
- *This is a Clifford Chambers & Milcote Plan. Where do the Milcote needs get included. (3)*

TRAFFIC, TRANSPORT & ROAD SAFETY

The consultations generated a lot of comments on traffic, both along the B4632 and within the village. A consistent thread is concern about safety.

Heavy traffic on the B4632 is already a significant cause for concern, and is expected to get worse.

- *Enough traffic on Clifford Road already. It can take an hour to get to work in Stratford by car on busier days. (3)*
- *Travel to and from Stratford can take in excess of 30-40 minutes due to overloaded B road, lorries, work traffic from Quinton / Long Marston causing huge queues joining the Shipston Road. 7-9am / 4-6pm – severe congestion. (3)*
- *Transport & travel: Increased traffic on B4362 is already causing inconvenience – at peak travel times there are tail-backs from the 'Waitrose' island, and traffic noise effects the village – heavy vehicles presumably associated with storage at or near Long Marston. Noisy around 5:30 – 6:00pm (3)*
- *Health & social care: Concerns for the huge traffic flow on the B4632 (3)*
- *The roads are too busy and will get worse (3)*
- *In the wider core plan what about road congestion from all the Long Marston houses being further exacerbated by additional traffic from the village (2)*
- *If there is a lot of building in this area the road from Shipston to Mickleton which is already extremely busy will become another Birmingham Rd fiasco! (1)*
- *Concern that with building in the village and elsewhere in the parish, local roads will be under too much pressure (1)*
- *When will they put in the new bridge from Cross o' the Hill Farm. With all the houses being built on the Long Marston army camp and the airfield, the Campden Rd is now getting to the stage where tail backs are an issue where the Campden Road meets the Shipston Road (1)*
- *Unless and until there is a southern relief road (using the greenway and joining 7 Meadows Rd then going E towards Banbury then bypassing Alveston but crossing the river N of Alveston to join M40) then tinkering with local needs is futile. In excess of*

1000 houses are expected south of this village. Where is the infrastructure? Has it even been considered. We are at the mercy of an inept SDC, an inept WCC and a politically short term think government vacillating and venal. (3)

There is a lot of concern about speeding, both on the B4632 and within the village (not always clear which is referred to). There is a call for lowering of the speed limit, and better enforcement of the 20mph in the village (although some object to suggestions of speed bumps).

- *With the increase in traffic volumes – and projections for more – a 50mph speed limit is too high. 40mph would make it much safer leaving the village. (1)*
- *Speed limit / traffic calming between garden centre & Stour bridge (3)*
- *No changes to B4632 other than reducing speed limit (other changes only encourage more speeding) (1)*
- *Need to improve safety on the main road from Mickleton to Stratford. There are no pavements from Mickleton in Clifford. No cycle paths. Traffic is a lot heavier now and will increase with the additional house. Needs enforced traffic slow down. (3)*
- *The speed limit of 50 is not adhered to. The speed limit should be 40 and there should be a camera to enforce this. Crazy drivers take the bend outside Freshfields nursery at 60 mph plus and drive aggressively close if you go slower. Pedestrians risk their safety every time they navigate the same corner. (4)*
- *Reduction & enforcement of speed limit on B4632 Clifford to Stratford to 40mph (& enforce the 20mph in the village!) (1)*
- *Proper calming measures as 20mph speed limit is continually ignored. (2)*
- *Reduce speed limit on main road through the village to 40mph. A roundabout near the New Inn would slow the traffic & reduce the hazards of a dangerous junction. (As speed limits on the main road & in the village are largely ignored, enforcement could produce income to offset cost) (1)*
- *Speeding along the Campden Road and within the village needs addressing. I am concerned that a child or pet will be run over/hit by a speeding car in the village (2)*
- *Current speed limit not being observed. Speed humps? (2)*
 - ↳ *No speed humps (2)*
 - ↳ *No (2)*
- *Speed limit needs to be enforced. Barn Close needs lower speed limit, road markings, speed bumps (3)*
- *The 20 mph speed limit in the village is not adhered to either and some repeat offenders (who live in the village) regularly tear through at 40. The speed limit signs are not big enough. Same problem outside the bus stop where children and the elderly cross on a daily basis. (4)*

The road junction for cars leaving the village generates much comment. Comments are divided in their support for a roundabout, with significant concern voiced about the negative impact of associated lighting, noise and pollution.

- *Getting out of village is difficult for drivers. Can take ages. (3)*
- *Turning right out of the village by car between 8 and 9:30 am is becoming a nightmare. It is too busy to safely turn and the traffic is too fast. (4)*
- *Roundabout at village entrance by New Inn. Make exiting village easier and safer. Will also slow traffic on approaches to village. (1)*
- *Getting out of CC can take 10 mins. Need an island. (3)*
- *Transport / travel: Access to main road. To ensure that any roundabout built is at the end of the village at the New Inn and not at the end of Milcote Lane (because it would be cheaper) where it would be of little benefit to village residents. (2)*
- *Roundabout so we can get out of the village & to slow traffic (1)*
- *Roundabout at village entrance (2)*
- *Roundabout at entrance to village. Clifford Chambers. Travel levels along the B4632 is increasing all the time with heavy articulated trucks becoming a major threat & will probably continue to be so. Roundabout at the entrance to the village will be essential for the future. (1)*
- *Roundabout to cope with additional traffic following Long Marston development approval. Where? Adjacent to New inn on A 4632 (1)*
- *Must protect our village from increased traffic on campden road as a result of housing devels in L Marston 1) Roundabout at end of village 2) Traffic lights at end of village (2)*
- *B4632. Some way of interrupting the traffic – particularly northbound – such as a roundabout at the garden centre entrance would help to improve safety for villagers accessing this road. The Redhill house driveway is used by 9 dwellings in total & with increasing development it is getting harder & harder to get out – particularly at busy times. (1)*
- *Roundabout at New Inn would need lights (1)*
- *Roundabout at entrance to the village (although it will need street lighting – thin end of the wedge for street lighting in the village?) (2)*
 - ↳ *Agree (2)*
 - ↳ *Agree (2)*
- *Beware roundabout at New Inn. Lights are needed on all roads to a roundabout which would cause more light pollution (1)*
- *Roundabout – no. We need clarity on whether there is support – or not – for a rbt at the entrance to the village. Be careful of what you wish for – it will be accompanied by lighting, vehicle noise & pollution. Lorries will be required to brake & accelerate, and it will result in the queues that form at the Waitrose roundabout forming here instead. (1)*
- *Roundabout. Not a good idea as infrastructure in place would encourage more development and it would change the village forever. In a bad way... (2)*
- *A roundabout at village entrance – whilst seeming to help access – would create excessive noise as each vehicle braked then accelerated. Also it is a requirement to have lighting and this would be a major intrusion to many properties. (2)*

- *If new proposed roundabout is sited by entrance to new development, not only will it be cheaper, but the inevitable light position [? pollution], will be less obtrusive to village (2)*
- *New entrance to houses by the garden centre is dangerous. New roundabout should be located so that one of the exits feeds into this new small roundabout (2)*

The slip-road from Welford is highlighted as dangerous for pedestrians and road users. There are concerns about traffic speeding through the 'Pound junction', and the lack of a footpath and mess at the 'layby' due to parked lorries.

- *Dangerous junction as the Milcote/Wefford road joins the old Clifford Rd by the 'layby'. Give way ignored. Serious hazard to pedestrians (no pavement!) & cyclists. (1)*
- *Due to growth in traffic volumes using Milcote Road as a rat run, people can't now walk/cycle along the road – too dangerous. Need footpath along road fenced off or frequent traffic calming humps in road to slow everything down (3)*
- *There is no footpath to connect the island opposite the New Inn (where the path ends) to where it picks up again at the Milcote Hall Farm track. The 'layby' (?) is an informal lorry park which has destroyed the path, forcing pedestrians to wade through mud and walk on what is a fast stretch of road. A proper footpath is needed. (1)*
- *Dangerous lack of footpath / proper pavement across to Milcote Hall Farm. This is not a lay-by and anyone walking across the road can be struck at any time by fast vehicles turning up to Welford. (3)*

↪ *We agree (3)*

↪ *We agree (3)*

- *The junction at the pound, where traffic joins the slip road from the direction of Welford, is lethal. The speed limit for traffic coming down the hill is 50mph and I can say categorically from personal experience that the majority of drivers do not expect to stop at that junction. When on my bicycle the screech of car brakes is not unusual as I approach that junction from the village. The layout needs reconsidering before there is a serious accident. (1)*
- *No connection in the footpath from the pub to the 'layby' & up past the Milcote Hill Fm track = dangerous (1)*
- *Stop lorries from parking by entrance to Milcote Road farm in lay-by (2)*
- *Is the layby by the pub a layby or not? Either needs to be kitted out properly or prevent people ie their rubbish accumulating there! (1)*
- *Layby created by big trucks spoiling island and left hand turn coming into village from Milcote – absolute mess caused by lorries (2)*

↪ *Agree (2)*

↪ *Accept it happens and build it properly (2)*

For those considering cycling / walking, the current provision is seen as inadequate.

- *A cycle path to Waitrose is needed as it is dangerous to cycle on the road (2)*

- *Creation of safe cycling routes esp to Waitrose, to Town, to Schools (1)*
- *Cycle path to Waitrose (2)*
- *Cyclepath to Waitrose and Greenway (2)*
- *Safe routes to school for walking and cycling (1)*
- *Cycle path into town via Waitrose, or direct to town. Also pavement to Garden Centre (2)*
- *The cycle/footpath that connects the village to Waitrose/town is in a dreadful state. After being dug up by contractors for the laying of pipes, it was not properly reinstated & is full of holes, bumps, plants etc. Why were the contractors not held accountable for their shoddy work? The crash barrier on the bridge means that the path is beyond the reach of routine maintenance & it is frequently covered in glass which is not dealt with following accidents. At times it is practically impassable due to brambles. It needs to be properly maintained. (1)*
- *The cycle/footpath that connects the village to Waitrose is dangerously narrow, & there is a high risk of being hit by wing mirrors of passing lorries. It needs to be widened. (1)*
- *Need to reduce number of cars. Infrastructure investment in proper cycle path from Clifford to Stratford & to Welford School.(1)*
- *A footpath to connect village to avoid danger to pets & pedestrians, to overcome parking problems and make shops within walking distance which has to be a selling point and increase house value. Surely the garden centre would help towards the cost of financing. (2)*
- *A footpath to the garden centre is essential (2)*
 - ↳ *Agree (2)*
 - ↳ *Agree (2)*
- *Would like safe cycle route to Stratford & the Greenway. Safe cycle & pedestrian route to Garden Centre. (3)*
- *Provision for a safe path to the town & garden centre. (3)*

For those considering public transport, the bus service is generally seen as meeting needs, but there is a role for better information, additional stops further out in the parish, and later buses.

- *Existing bus service superb (3)*
- *We have an excellent bus service which needs to be used more by seniors otherwise it will be lost (3)*
- *Bus service now very good. (3)*
- *Bus stop at Sheep Leys Farm (1)*
- *Better buses! More frequent (1)*
- *Public transport to get to work? (2)*

- *The bus service for the village is on time and regular, we think it is very good. Later buses would be the only improvement. (4)*

Within the village, parking is a significant cause of concern (and expected to get worse).

- *Parking in main street in village is often inconsiderate & dangerous. Parallel parking should not be allowed. Road is not wide enough to allow emergency traffic to proceed as a result on many occasions. Where space is available and suitable villagers should be encouraged to use it. With increasing affluence more than two cars in a family is now common. (1)*
- *Village street parking is dangerous as emergency vehicles may not be able to get through (1)*
- *The village is lucky in having such a great hall, but its use is severely hampered by the lack of parking. We should aim to find a solution other than further clogging up the street. (1)*
- *Parking on pavements should be looked at (1)*
- *Considerate parking on village main st (2)*
- *Provision for more off street parking (2)*
- *Provision for more cars in village. 1) Widen green side of road? 2) Car park? Access for emergency vehicles? (2)*
- *Parking needs to be increased to make the road through the village safer (speed limit often ignored by residents) and accessible to emergency vehicles. Reducing the width of the verge on one side of the road would allow safer parking or parking bays being made along the right hand side into the village would also make vision better for drivers and parking safer (2)*
- *Parking in village is a problem (3)*
- *Need to improve parking facility within the village already too congested at times (3)*
- *Laybys or grass reinforcement on highway verges to help parking at village hall / club. (3)*

Within the village, there are calls to address the road layout / parking near the New Inn.

- *The pavement by the New Inn should be put back to where it used to be (2)*
 - ↳ *Agree (2)*
 - ↳ *Agree (2)*
- *Stop vehicles parking on corner opposite the New Inn. The corner by the New Inn [needs?] taken back to its previous state (3)*
- *Big parking problems from New Inn at weekends as people come into eat. As it gets busier more difficulties. (3)*

While some see the village's green verges as offering more space for cars, others wish to see the verges protected from encroachment.

- *The edge of the road / green is a mess. Do we need to extend the road / protect the edge kerb / plant plastic grass protection so cars can park on the green (1)*
- *Protect our green verges & look for parking for village events eg at the hall nr the rec etc (1)*
- *Improve car parking facilities in the village for the village hall, church, recreation ground etc (2)*
 - ↳ *What facilities. Think about the overall look of the village if we lose any village green!! (2)*
- *We need to protect our verges; can they be afforded protection as a 'village green'? There seem to be few barriers to creating tarmac parking for cars / access to driveways. Often these are much wider than the width of a car. The previous residents at no 46 tarmac'd the entire width of their house! Can we identify places where grass can be reintroduced? (or maybe people feel that living on an extra-wide road would be acceptable ... we should just tarmac the lot...) (1)*
- *Grass verges are dreadful (3)*

Some wish to limit 'clutter' from excessive signage on roads.

- *No yellow lines on road edges (1)*
- *Too many repetitive road signs on the Clifford entrance / Welford / Milcote turning → waste of money, pollution, less effective (ie confusion) (1)*
- *Limited street / road signage ie new roundabout to use subtle signs & not those akin to the Banbury Road r/a with sculpture! No large chevrons (1)*
- *No traffic lights by Waitrose island. This would completely destroy the character of this side of Stratford and turn the Shipston Rd into another Birmingham Road and impact negatively on the whole parish (1)*

Other specific comments relating to road layout / road use.

- *Ensure that people turning right out of Nashes onto the main road do not park whilst waiting across the road to the village (2)*
- *Visibility often restricted turning left out of village (2)*
- *Please can we have a white line painted across the mouth of the Close and opposite to deter inconsiderate parking (2)*
- *Stop all lorries coming over Clopton Bridge and get them to park at Longbridge Island not the old army base. (3)*
- *Nashes Access Rd. To grant access through Nashes road would open the way for mass development and people on Campden road would end up an island (2)*

FLOODING

Flooding generates a lot of comment, almost exclusively relating to problems of run-off rather than river flooding.

The focus of feedback is on the Nashes / Campden Rd, and prioritising those most at risk.

- *Flooding: help needed to improve the flooding problems of those most at risk. (3)*
- *Solve problems of run off from fields to SW of village. Prioritise those at most risk! (3)*
- *Flooding – particularly from fields at the back of Nashes (3)*
- *Flooding: The spring on Martins Hill used to provide water for the Manor and its farm, Cold Comfort farm and Wincot Farm – a lot of water. It now is allowed to run away down the east side of Martins hill, which impacts on the Nashes and houses on Campden Rd. Surely this should be dealt with by either the land-owners (Alscott Park) or Severn Trent. (3)*

Many blame inadequate (maintenance of) ditches / drains / culverts.

- *Flooding especially at the back of the Nashes. Not been sorted since it started in 1998. Run off Martins Hill and more recently culverts are blocked and/or made smaller. (3)*
- *Improve drainage to prevent run off from Martin's Hill causing surface flooding to the area between the Nashes and Barn Close / Deighton Close. (2)*
- *Drainage needs sorting. Have phoned Severn Trent at least 7 times in the last 18 months due to blockages. No money has been invested in updating sewers since before Barn Close development. (1)*
- *Drainage for C103. The culvert which runs under our garden can cope with most of the 'run-off' water from the field. However for extreme water it needs to be larger. It needs to be enlarged in conjunction with the construction of a larger (compatible) drain under the B4632. Until that is done, otherwise the water could back straight up into our front drive / house. We need this drain under the B4632 enlarged (1)*
- *The 2007 flood. This was caused by torrential rain flooded fields (C103) and water coming in torrents down the main road. But the biggest problem was the blocking of our drain with the debris from the fields and particularly from the lime trees in the boundary hedge which are totally unmanaged. It would be an enormous part of the solution if this row of limes was pollarded properly. The ditches in field c103 need to be regularly cleared. Any development on this land would add to the flooding difficulties (1)*
- *Flooding in the Nashes. This is not river flooding but inadequately drained run off from the hills to the SW. Either a reservoir or better drainage needs to be put in place. Probably both (1)*
- *Get a professional survey of the land that can be used in a hydraulic model to determine the extent of the flood risk. My view is that the culvert under the main road is undressed and this would be able to be sized properly once the extent of the water volume is determined. (1)*

- *Ditches & culverts need to be cleared more frequently. Debris cleared all year round not just when flooding has happened. (2)*
- *Land-owners to clear ditches annually and ensure drains run freely (2)*
- *Just clearing ditches etc is no good. Roots will grow back. Survey & upgrade needed (2)*

Some suggest a role for ponds.

- *Drainage under main road improved & lakes on fields (1)*
- *Flooding and wildlife. We should identify wet areas where ponds can be either reinstated or introduced, both to help with drainage & benefit wildlife. (1)*
- *Balancing ponds are not a solution to flooding. See C103. They would have to be enormous and not v effective! (1)*

Only one comment relating specifically to the river.

- *Flooding: The River is continuously filled with tree debris that is seldom cleared. Monks Barn farm clear much and the Environment Agency sometimes, but it is suggested that a village working party could (with landowners permission) undertake to clear the river. This might alleviate sudden river rises. (4)*

Other comments on flooding.

- *Flooding at the Mill is a real problem when there is heavy rain. Driving is hazardous past junction at Clifford Mill (3)*
- *Continual monitoring of changes in flood patterns caused by climate change (2)*
- *Generate close links & put more pressure on SDC to raise CC's profile wrt flooding issues (2)*
- *Utilise Mike Brain & Peter Barnes influences within SDC & work closer with them as a village community to promote flooding issues with CC (2)*

HOUSING

There is a lot of comment on housing and meeting our housing allocation, both the 'where?' and the 'what?' For the purpose of maintaining a cohesive thread in this document, we begin with comments related to flooding.

[Note: see Appendix for explanation of field references.]

There is a general opposition to building on flood land, both from the river and from run-off, although one person points out that this can be achieved.

- *No development on land that floods (2)*
- *No building on land liable to flooding (2)*
- *Flood plain. Do not build anything on flood plain (2)*
- *Don't build on possible flood plains. Sort them out. (1)*
- *Flood Plane Areas. It is essential that housing development should not be considered on any area with a propensity to flooding. The UK experience with flooding & the havoc it causes to property & belongings in recent years is reason enough. (2)*
- *The fields surrounding the village are a 'sea of water' after excessive rain & prevent flooding. Building on these would be building on a flood plain (1)*
- *Future housing in the village should look at a technical solution for building on flood plain, ie houses on stilts (1)*

Development of C103 – the Alscott proposal – is seen as unviable due to run-off from Martins Hill and related flooding.

- *C103. We have become very well acquainted with the North West field, C103, during the last 11 years. Undoubtedly it is totally unsuitable for housing development. The lowest point of the field is at the bottom of the garden & we have been witness to our garden flooding from it at least twice. The field is frequently under water, and the culvert leading to the drain under our garden is often running with the surplus water. C103 is a natural 'run-off' area. The problem of that culvert will be the subject of my next 'post it'. (1)*
- *2007 – the worst flood for us – the water ran down the field & the B4632 like a torrent. (1)*
- *The corner of the field at C103 (behind the Nashes, adjacent to the allotments) floods. It is often ankle deep in water, long before any apparent flooding 'problem', with normal run-off. The allotments flood. The land here is totally unsuitable for housing. In my 25 years here there has been no ditch digging or other flood measures to alleviate this. We need to see drainage measures introduced. (1)*
- *Flooding. There must be no houses on fields that do flood (ie Alscott estate fields in Clifford Chambers). (1)*
- *C103. Don't build on fields that flood! (1)*

Development of C103 – the Alscott proposal – is also seen as negatively impacting the community.

- *C103 development by Alscot estate. Would divide the village / community so must not be allowed. (1)*
- *Suggested development in field behind the Nashes could create separate focus and split community as well as increasing flood risk. (1)*
- *No development on C103 – not only does this field flood, it will spoil the village if houses are built there. (1)*

Development of C101 – adjacent to the New Inn – generates positive comment.

- *Suggest C101 as being in the village, thus potential development site. Next to road, with access already created by pub houses (2)*
- *Now the field at the pub has been developed it makes sense for building to continue in the adjacent field running down to the Stour. This is one field surrounded by road, river and housing (2)*
- *Prefer C101 for new housing (3)*

Development north of the B4632 – including Rectory Farm - generates positive comment and is seen as being within the village boundary.

- *Need to slightly extend village boundary over the Campden Road so that development can be within our quota – but no further! (2)*
- *Suggest include Rectory Farm and Red Hill house in serviced area of village (2)*
- *Development at Rectory Farm & the New Inn should be included in the houses allocated to the village (1)*
 - ↳ *I agree - crucial (2)*
 - ↳ *Agree (2)*
- *Preference for development on the other side of the main road adjacent to Rectory Farm (2)*

Several wish to avoid sprawl or altering the essential layout of the village.

- *No development outside existing village settlement boundaries (2)*
- *Do not lose the character of the village by tacking on developments outside the settlement boundary (1)*
- *Building should be 'in-fill' only. No spreading of the village boundaries (1)*
 - ↳ *Agree (1)*
- *The integrity of the village should be maintained – would be against any development that would cause a through road or the possibility of a loop through the village (ie a road in front of The Manor that linked to a development on the other side of the allotments). (2)*

There are mixed views about building on agricultural land.

- *No development on good agricultural land (1)*
- *Need some of the agricultural land to be released in order to meet the new housing requirements (3)*

Other comments relating to the location of new housing.

- *Early identification of land that is - suitable, - desirable (by owner), - acceptable (to residents of village) for development (1)*
- *Develop near old dairy if sort out flooding. (2)*

When it comes to ‘what?’ kind of housing would be acceptable, there is a call generally for small scale developments.

- *Don’t want to see a large development. Limit number of houses per build – ie 4 max. Any more will spoil the nature of the village & will create [?] a separate ‘village’. Big development will just attract big developers who are profit led & have little interest in the village. (2)*
- *House numbers. Developments should be limited to no more than 4. (2)*
- *Any developments to be small in number & type & sympathetic to existing buildings (Poundbury in Dorset is actually a great example of a nice new town) (1)*
- *Any land put forward for development should be on a small scale only affordable housing (1)*
- *The nightmare scenario for housing is a large estate of boxy, characterless houses. This is not Swindon! We need to maintain the individuality of Clifford, limiting the number of houses in any development (5?), ensuring they are not too high, encouraging a mix of styles etc (1)*
- *Land use & development: Small sites to include affordable houses with sympathetic designs to the rural area. Needs to be connected to the rest of village. (3)*

Although one person pointed out potential leverage with a large development.

- *A Neighbourhood plan is clearly needed to control the development. The advantage of having the development in one area would be the input from the builders towards the infrastructure of the village. Any development should ensure that sufficient on-site parking is provided. (1)*

People voiced support for smaller / more affordable and family housing; any future proposals for executive housing are likely to be less popular.

- *Land use & development: Priority should be given to more affordable housing. (2)*
- *Affordable housing before executive housing (1)*
- *Housing. Need for affordable housing (to rent) for young people & families. (1)*
- *Housing needed for families – to rent or shared ownership (2)*
- *Housing. Not just 4/5+ bed executive homes – good mix of 1-2 bed houses too for youth / young families (1)*
- *Provision of key worker accommodation (2)*
- *Encourage the development of larger houses into smaller units / apartments (2)*

- *Some of the housing provision should be met by a site of sufficient size to support affordable housing (3)*
- *Affordable housing for young people to stay in village. (3)*

Other comments relating to housing prices.

- *This is an expensive village, we live here because it's a great place to bring up kids, we recognise this comes hand in hand with high house prices.*

Some call for housing for older residents to downsize to.

- *Houses to downsize to (1)*
- *Remember retired people who would like to stay local and downsize (new build) (1)*
- *Need for bungalows for elderly village people (as opposed to Orbit tenants) (1)*
- *Many older people living in large houses wish to downsize. They would like to move to a bungalow of high standard. This is a major issue across Stratford District as confirmed by WRCC. The bungalows would need to be designed to help older people live comfortably & safely. Currently there is no provision in the parish nor District. (3)*

Some call for environmentally-friendly designs.

- *With known flooding problems, any development within the Stour catchment area / in our parish should have porous surfaces & consider rainwater capture. This includes hardstanding to existing properties as well as new housing. (1)*
- *With every new house we should require 20 trees to be planted. That would neutralise the effect of car pollution in each house (3)*
- *Well designed, energy efficient houses please (3)*
- *All new houses should be built to zero emission standards. This is being done elsewhere in the UK. (3)*

Some support for sympathetic contemporary design.

- *Heritage: No knee-jerk reaction to modern development. Everything has its time and modern architecture/eco houses should be welcomed. (2)*
- *Quality of design: The new houses currently being built nearby are all of pastiche design, echoing Edwardian villas. Housing developments that are admired in decades to come have to show responses to contemporary design. Small terraces / developments of imaginative modern houses would serve posterity besides immediate needs better than these poor pastiches. The village has houses of many periods that speak their time honestly and make a homogeneous whole with the historicity of older houses. The Twentieth Century Society (Coventry branch) could be applied to for advice. (4)*

While the majority of responses dealt with the implications of impending change, some nevertheless question the need for development.

- *Clifford Chambers is now a dormitory village with fairly high housing density and no/few facilities (pub & club). Nothing to support additional dwellings. 1. Question the core development strategy, if it exists? If it doesn't exist there is no basis for 31 dwellings in the village (2)*
- *Stratford District is already a complete building site bringing traffic chaos – do we really need any more housing? (1)*
- *Feel there is not enough land availability for 31 houses. (3)*
- *Land development. Clifford Chambers & Milcote are villages not small towns and must remain as such to preserve their characters (1)*
- *Can village accommodate 31 new houses without suffering significant change in atmosphere? (1)*

VILLAGE HERITAGE & ENVIRONMENT

The key theme to emerge here is ‘protection’ of the village character.

Some talked in general terms about local heritage.

- *Retain conservation area. Any development must be appropriate (1)*
- *This is a conservation area which must be protected - it's our heritage (1)*
- *England must preserve its iconic villages. An important part of our heritage. No over-development please. Also – we must preserve our ‘Green & Pleasant land’ (1)*
- *Clifford's history has been documented: Dovedale's County History (“Gloucestershire”) and we have a good history Scrap-book compiled by the late Daphne Bramwell in the 1970s, available on loan from the current ‘keeper’ Angela Wylam. There is a set of transparency slides taken from glass plate photographs, the work of the Rev. Archibald Pippit, rector of Clifford from late 19th c – 1928. (3)*

There is strong & consistent support for dark skies, including calls to minimise the impact of nearby commercial sites.

- *Dark skies please. Garden centre and Waitrose to turn off lights at night. Individual houses to minimize external lighting & power. Any new development to have no street lighting, minimal external lighting (1)*
 - *We like it dark! Can we enshrine the principle of no street lighting in the village. If people wish to light their own property, please can it use the appropriate wattage and be directed inwards, not outwards. Why do Waitrose and the Garden Centre need to light all night? (1)*
- ↳ *As the owner of the garden centre I will look into cutting back on the lighting (1)*

- *Retain 'dark skies'. No street lighting and house lighting that considers neighbours' enjoyment of dark skies. "I know nothing with any certainty but the sight of the stars makes me want to dream!" Van Gogh. (1)*
- *Remove street lighting – use a torch. House lighting to be considerate of neighbours (2)*
 - ↳ *No street lights. Agree with above (2)*
- *Due to the fact that residents do not wish to have street lighting in the village perhaps there could be a discussion on low level lighting just illuminating the pavement. This would help the elderly and dog walkers during the winter months by low level lighting similar to the height of garden solar light size 12"-18" high but electric. (1)*
- *Light pollution. Alscot estate business park. Looking over the village from the Milcote side the Alscot Estate is similar to Blackpool Illuminations! It is becoming a real problem, without the village realising it. (1)*
- *Keep village with no street lighting to maintain village spirit. (3)*
- *Maintain the 'dark skies' as much as possible with no street lights & no intruding lights from works carried out on the B4632 (3)*
- *No street lights in village! (3)*

Some comment about preserving rural views.

- *Views from houses in the centre of village are restricted because they are low-lying. Wherever development takes place existing views must be protected. (2)*
- *No destruction of views. (2)*
- *The view from Martins Hill over the village is stunning and should be protected (2)*
 - ↳ *I agree! (2)*
 - ↳ *We agree! (2)*
- *To keep the beautiful country walks with their views & wonderful wildlife. Many still the same as 100 years ago. (3)*

Protecting village amenities such as the Rec, allotments, Pound, green (although one comment proposed the allotments for development).

- *Allotments: To what extent are they protected from development as a village amenity / community asset etc? How can we protect them? To ensure they are properly maintained & enjoyed by as many people as possible, we need some guidelines on neglect eg if it is not used for 2 seasons it must be made available to someone else (in full or in part)? (1)*
- *Sport & leisure: Would wish to resist development of allotments, and other amenity land within the village, (including flood plain, recreation ground, village green, the Pound). (2)*
- *Recreation Ground & allotments need protecting at all cost (2)*
 - ↳ *We agree (2)*

- *Allotments. Should be protected. A community asset registered with the council? Purchased for the village (or long term lease) (1)*
- *Retain the rec! (1)*
- *Retain the rec & allotments (1)*
- *Protection of green spaces – allotments, ‘the green’, entrance to village, the pound & the recreation ground. (3)*
- *Protection of the recreation ground. An overhaul of the tallest swing in Warwickshire. (3)*
- *Preserve Rec, Allotments (in existing location), Village Green, Pound. (3)*
- *If land has to be made available for development would it be better use of land to make the allotments available for future development. An extension to Dighton Close. (1)*

Support for the trees that define the character of the village.

- *Although the double line of oak trees in the village is ‘protected’, it is hard to feel confident. We can easily demonstrate how important they are to the village by measuring the wind speed in the main street on a windy day, compared with the wind speed under the trees. What feels calm in the village might be strong enough to blow you off your feet without the shelter of the trees. They are really, really important & incremental pruning should not be allowed. (1)*
- *Planned replacement of Village May Trees (3)*
- *Tree planting: The mature trees (chestnuts in the churchyard and fir trees outside the Manor) are ageing and their loss would alter the village for the worse. These could be replaced with saplings so that when they fall/die, new young forest trees are ready. Further large scale trees if planted, would give the village a sense of scale and maturity. The May trees planted are fine, but small and virtually the only large trees are on private land. (4)*

A range of comments about protecting / enhancing other specific features that define the character of the village.

- *The Square, War Memorial, Church needs protecting – priority (2)*
- *The railings along the main street in the village are a terrific asset, but are often hidden in (boring) hedges. The village hall in particular would be opened up beautifully if the hedge was removed, to reveal the old railings. (1)*
- *The river. We have a beautiful river running through our village but most of us see only the down side (flooding) & do not enjoy the benefits. It is a terrific amenity – how can more people enjoy it? (1)*
- *Please can we have a blitz on overhanging hedges that block the village paths (1)*
- *The entrance to the village is a mess. Scrappy verges, nasty tarmac car parks. Surely there are ways of improving this? (1)*
- *Preserve largest swing in the county. (3)*

Support for protecting & encouraging wildlife.

- *Wildlife. Any new developments should incorporate measures to encourage - & certainly not harm - wildlife (1)*
- *Any development to take account of wildlife habitat destruction, maintenance & enhancement of wildlife features (1)*
- *Ideally buy an acre or two of land for recreation & wildlife in the village centre (1)*
- *We are a rural village, not a suburb. Where possible we should identify opportunities for 'wilding' – measures that benefit bats, bees, birds, hedgehogs etc & aquatic life incl amphibians. And the insect life on which some of the above depend. The verges should be places for wild flowers; also footpath margins, areas of the rec, maybe the village hall land. And so on. We have bee hives in the village and they need our help! Many forms of wildlife are in terminal decline & even small interventions will make a difference. (1)*
- *Wildlife. Need a wildlife assessment followed by a management plan to include churchyard, rec ground, verges, paths, islands, river. Owls, bats, birds, small mammals & fish all part of our great village. Make Clifford a wildlife haven (1)*
- *Protection of our rural environment & provision of wildlife areas. (3)*
- *Manage areas for wildlife. Wildflower area on Village Green. (3)*
- *Grass areas: That the close mowing and strimming of verges and village green (opposite White Paleings) should be restricted; some areas left for growth of wild flowers/grasses and cut according to seeding seasons. Currently, mowing is universal and this restricts, and eventually kills other species than grass. This also affects insect life and pollination. (4)*

Creating more footpaths.

- *Encourage local landowners to open up permissible rights of way, eg between Milcote Lane and the bridleway (by the sewage works access) and between Clifford and Atherstone opened up to cyclists and horseriders (1)*
- *A further point on parking at the village hall – any new development needs to incorporate footpaths to avoid the need to use cars for very short journeys within the village (1)*

Criticism of litter along the main roads.

- *Litter: Not bad in the village. A disgrace at the layby. Equally a disgrace on the verges into town & the verges on the roads to Milcote / Welford & Long Marston. Partly local & partly festivals (the latter need to clean up after themselves) (1)*
- *The litter by the roadside is shocking – from the layby at the Pound all the way to Waitrose. How often is this meant to be cleaned? It has got worse recently, and with more housing on the way no doubt will get worse over time (1)*

COMMUNICATIONS

Slow broadband speeds are widely criticized.

- *Broadband speed a problem. Fibre optics could go in existing trenches. (1)*
- *Broadband. Written a letter to Openreach it was passed onto Sky as our provider. At the moment no improvement. At times no broadband at all. (1)*
- *High Speed Broadband. I had a response from OpenReach which implied that there would be no improvement in speeds. Better speeds badly needed (1)*
- *Communications: Improved broadband (2)*
- *Fibre from Waitrose box to ours to improve internet speed. Agreed line needs to be checked for any ongoing faults (2)*
- *Broadband! Two miles from village download speed 1.7 mbt on a good day. 45 mins to download a 1 hr BBC prog (2)*
- *Broadband: My speed has just improved from .5 → 2.5 Hurrah! (2)*
- *Fibre optic internet speed should be improved. (2)*
- *Broadband connection not adequate (3)*
- *Our internet speed is now fantastic (4)*

The negative impact of slow broadband speeds on home working is highlighted.

- *A better broadband service is required – especially for home-workers who run a business from the Parish (1)*
- *Communications: Slow broadband – has knock-on effect on jobs ie work from home (3)*
- *Working from home inhibited by slow broadband speed. (3)*

Several suggestions for a village website, for better dissemination of information and sharing resources.

- *A Parish website with pages for all organisations eg the Pound, Village Hall & Clubs who use the hall, The Clifford Club, The Church, Recreation Ground, Allotments etc (1)*
- *Set up a village website to include links to Parish Council, church, club, Chamford, New Inn to mention only a few. To include eg for sale / wanted, skills ie electricians, plumbers, carpenters, gardeners etc etc. To include news items etc and maybe Clifford News for those who would wish to access on line. (2)*
- *Lists of professional / amateur expertise available in village → village welcome newsletter (2)*
- *One village website only to include access to all events, clubs, committees etc (2)*

- *More information could be made available on a village website. Could this replace the parish newsletter (2)*

Enhancing the role of technology in meeting everyday (social) needs.

- *Access to services is key. The normal reaction is to be near to shops. In the modern age that is not necessary. Why don't we have a small technology centre (access to IT / broadband) to place orders for goods with a small facility to receive deliveries. That would meet one of the key needs for access to services. (3)*
- *Better access to technology from a village centre would allow on-line consultations with GPs etc via Skype thus avoiding much travel into Stratford for older people. (3)*

ECONOMY & JOBS

Comments in this area were limited and varied (the most consistent theme - covered above – is the negative impact of poor broadband speeds).

For some, it seems inevitable that employment opportunities exist only outside the parish, further adding to road congestion.

- *Jobs: There is a huge increase in housing planned for the Stratford area. Where are the jobs coming from for the thousands who will be living here. It is more than likely they will commute (to London?) or to industrial areas in the Birmingham-Coventry area – more traffic chaos (1)*
- *Jobs/Economy. No increase in jobs foreseen – surely? Farming:- garden centre:- 1 retail shop:- covers existing job opportunities. Any new house dwellers will need to travel to & from the area – thus more road congestion! (1)*
- *The potential for additional employment is low! Therefore the only meaningful employment would be in Stratford & beyond. Further development in the Parish must allow for 2 vehicles per property – 25 dwellings = 50 cars. The village has not space for 50 cars! (1)*

Some support further development of the garden centre (though not universal).

- *It is good to see the Garden Centre offering employment locally (1)*
- *Growing garden centre would increase job opportunities (2)*
- *While the garden centre offers jobs, it misses the point that this is a rural area. More floodlit retail parks would no doubt bring even more jobs, but the Campden Road is not the right place. (1)*

Some general support for economic development within the parish but not at the expense of more traffic through the village.

- *There need to be housing and employment opportunities for young people in order for the parish to prosper and thrive. It needs more than schools and education (1)*

- *Economy & jobs: Welcome commercial development outside village but within parish – business units within outbuildings etc (2)*
- *No commercial usage that would significantly increase traffic along the village road ie a hotel or restaurant being established (2)*

EDUCATION, HEALTHCARE & SOCIAL CARE

The common theme running service provision is pressure on resources.

All comments on education express concern about lack of capacity in local schools.

- *Education. Already there is a shortage of school buildings & places in this area. This must be seriously noted. (1)*
- *Schools & Education. Local primary schools are full. New school to cover our area & further housing developments in Meon Vale to Trnity Mead is now urgently required (1)*
- *Places at local schools? Infrastructure to get schools at Long Martston (1)*
- *Places for village children at state primary (Welford) & senior schools (Stratford High). (3)*
- *Young people & education: Concerns about school places and how designated schools cope with ever increasing numbers. Will young people still come to live here & be able to go to state schools? (3)*
- *There should be a commensurate improvement to infrastructure – schools / Drs surgeries roads etc – when approving new developments, such as Meon vale & Long Marston. I am not suggesting new school / surgery in Clifford! (1)*
- *Young people & education: This is our main concern, not for ourselves but for future families in Clifford Chambers. We feel that the current school situation is likely to put off many families from moving to the village. With all the development around Welford on Avon (catchment area school) there will soon be no places for children from Clifford at the school. We do not live close enough to any other school for there to be an appropriate alternative. There does not seem to be a plausible solution to this problem. (4)*

Similarly, there is concern over stretched healthcare provision locally, with the additional challenges relating to travel to available facilities.

- *Should CC have a Drs Practice (2)*
- *With all the development in Stratford district concern that new hospital will still have no A&E (2)*
- *Health & social care. These resources are already at stretching point. What plans are being envisaged to allow more development? Care workers – Doctors (GPs) Social workers (2)*
- *Doctors surgeries so full already. Where will people go with ill-health. Traffic to Stratford appalling to get to local surgeries. (3)*

- *Health: Availability of surgery appts at Waitrose has improved health care for Clifford for people with Rother House surgery. New hospital at Stratford will also be a major improvement. Currently the need for treatment / care at eg Warwick or Coventry is quite inhibiting from this village. Bus is possible if you're mobile.(3)*

Question over the eligibility for existing social housing.

- *We have a sizeable development of social housing (Barn Close) but I understand (?) that there is no preferential treatment for people living in the parish already. Is this true? Can this be resolved? (1)*

The role of the Charities could be better understood.

- *Social care. As with many rural communities the demand for ancillary care is greater than the supply and the imbalance made worse with more govt cuts. There is financial help available on application to Clifford Charities Relief in Need funds. (3)*
- *The benefits of living in Clifford could be more widely encouraged – particularly eligibility for application to the Clifford Charities. 'If you feel yourself to be in need' needs to be defined. Perhaps future monies could be put aside for development of alms houses / social housing within the village? (1)*
- *More openness about the charities (1)*
- *Grants from Charity made more available (2)*
- *The charities: More accountability. More open. Who is entitled to claim? Less favouritism. Why only villagers as trustees (2)*

↳ *I agree (2)*

A call for improvements to the postal service.

- *Specific times for postal collection (1)*
- *Letter box at Waitrose please! And a post office would be even better! (2)*

↳ *We agree (2)*

COMMUNITY & RECREATIONAL ACTIVITIES

A thriving community spirit is seen as a positive aspect of living here, but this person felt it was stronger in the past.

- *Clifford Chambers has a great heritage but seems to have been forgotten as time has passed by due to the rising house prices, that did not or does not allow the children of elderly relatives to stay in the village. So that people buying in the village do not realize what kind of community spirit could be. (1)*

To assist with access to services, some support the setting up of a voluntary taxi / driver system.

- *Possible taxi / minibus travel to hospital or GP for emergencies or other. (2)*
 - ↳ *Set up volunteer driver system? (2)*
 - ↳ *A volunteer driver system would be an excellent idea (2)*
 - ↳ *Agree (2)*
- *Could we revive the idea from the Parish Appraisal of offering lifts (via the notice boards or village website) to those needing to get to the shops or medical appointments or who would enjoy the company of a trip out. (2)*

A call for more organised social activities.

- *More 'organised' healthy activities such as a weekly walking group (including non-dog owners); exercise groups for those with mobility problems; dementia prevention activities (2)*
- *Church – use for music teaching / choir / singing / Sunday school / young mothers (3)*
- *Greater use of hall for local children's activities (2)*
- *Greater use of rec for local children's activities (2)*
- *An improvement would be to develop the rec to include some interest for older kids. (4)*
- *The village needs ongoing regeneration through an influx of young families. We are unlikely to have a school again, but a safe and active community which brings together young people in the parish would boost the village's appeal as a place to live. Perhaps – activities in the village hall (for young people and their friends) such as fitness classes; a kids' cinema club when film nights fall in a school holiday; occasional discos etc (2)*

Although building sport infrastructure is seen as unrealistic.

- *Sport. Sport facilities should be concentrated in Stratford town. Costs of buildings & the need for expensive trainers, maintenance costs should be borne by town – not villages (1)*
- *Sport / leisure facilities. A very expensive area – involving professional personnel, equipment etc & special building facilities. Village halls cope with simple areas of well-being (eg Pilates, yoga, dancing etc). Encourage 'classes' for youngsters in village (exercise to music etc). Discussion sessions for elderly (1)*
- *The field behind the allotments. I've always thought it would make a great cricket pitch & pavilion (...dream) (1)*

One person mentioned a shop within the village

- *We would love to have a shop in the village (4)*

OTHER COMMENTS

- *Many thanks for all the hard work – research etc the committee have put in to make the neighbourhood plan a ‘goer’. Long may it continue. (2)*

↳ *I agree (2)*

APPENDICES

Invitation (a hard copy was delivered throughout the parish)



Community Focus Group Meetings



February 26th 6pm -8pm
February 28th 11am - 1pm
March 16th 3pm - 5pm

Please join us at one of these meetings and include your views in the planning process...
OUR PLAN - OUR FUTURE




Why do we need a Neighbourhood Plan?

We already have a very good Parish Appraisal which was completed in recent years **BUT..**

Stratford District Council do not need to take the Appraisal into account when deciding on matters affecting the future of Clifford Chambers and Milcote Parish

A Neighbourhood Plan has 'statutory status'

This means

Stratford District Council is legally obliged to take the policies and proposals that are agreed in the Neighbourhood Plan into account as part of the planning process.

This will allow you to directly influence future development within Clifford Chambers and Milcote Parish

Is this something new?

Not really! Neighbourhood Plans were introduced in 2012 and there are now about 1500 being developed throughout England

The Clifford Chambers and Milcote Neighbourhood Plan was started in the Autumn of 2015 and is planned for completion in 2017

What can a Neighbourhood Plan Cover?

Basically anything that is of concern to residents about living and working in the Parish and the surrounding areas

A neighbourhood plan can specify requirements such as the type and design of houses plus the location and phasing of developments

BUT..
It cannot specify less house building than that dictated by the 'Core Strategy' which is set by Stratford District Council




Your Parish, give us your views...

WHAT DO YOU LIKE ABOUT OUR PARISH?
WHAT DON'T YOU LIKE ABOUT OUR PARISH?
WHAT WOULD YOU LIKE TO SEE CHANGED?

Come to one of the meetings and share your views

to enable your Neighbourhood Plan Group to prepare a questionnaire that will be distributed later this year to all residents, businesses and organisations in the parish of Clifford Chambers and Milcote.

Your views are very important

along with those from as many other local people and businesses as possible, in order to help us shape the questions that will be contained in the questionnaire.

If you are unable to get to one of these meetings, you can still have your say by emailing your comments to: info@ccandm.org

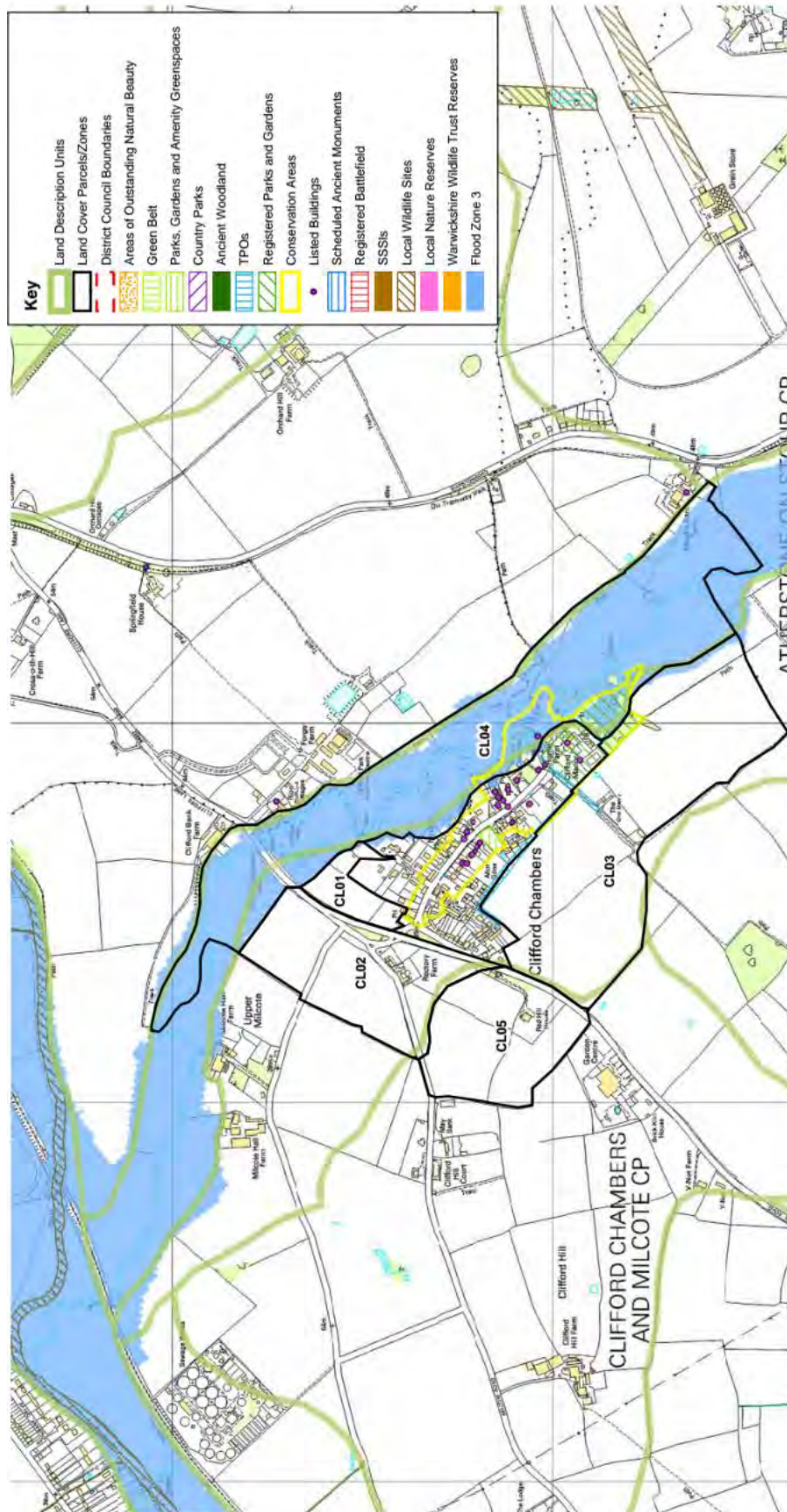
OR...

By writing to the Neighbourhood Planning Group. You can drop of any correspondence for the Group at the Clifford Club next to the Village Hall

Whether you are able to attend one of the meetings or prefer to comment directly to the contact details above, we would like to hear from you.

Map of village and immediate environment explaining field references C101, C102 etc

(Source: Landscape Sensitivity Assessment)



Appendix 9

Clifford Chambers and Milcote Parish Council Housing Needs Survey

February 2016

Dear Householder

The Parish Council is aware that a lack of affordable and suitable housing is an issue for many rural communities, which can lead to local people being forced to move away.

To assess whether or not this is a problem in the Clifford Chambers and Milcote parish we are carrying out a survey to identify the types and sizes of homes that local people need. **The survey is for everyone, however, not just people in housing need.** The questions in the first part of the survey will help to compile a profile of residents and some general points about life in the parish. We need your help and ask all households to complete a survey form.

- People who are not in housing need are requested to complete page 1 only.
- People in need of either affordable or market housing are requested to complete all parts of the form.

The survey is being carried out in partnership with WRCC (formerly Warwickshire Rural Community Council), an independent charity established in 1937, that helps and encourages people living in rural areas to develop their communities. WRCC is the only organisation solely dedicated to supporting rural communities in Warwickshire and Solihull. Their mission is 'to enable the development of sustainable and self-reliant rural communities'.

When the survey is complete the Parish Council will consider the results of the survey and work together with WRCC and Stratford-on-Avon District Council to explore how any needs can be addressed.

PLEASE NOTE that people in housing need do not have to be living in the parish at the present time. They do, however, need to have a strong local connection, e.g. they work in the parish, previously lived in the parish but moved away to find affordable/suitable housing or they have a close relative in the parish. If you know of anyone with a strong connection to the parish but currently living elsewhere please encourage them to contact Sarah Brooke-Taylor, Rural Housing Enabler for WRCC on 01789 842182 or email sarahbt@wrccrural.org.uk so that a survey form can be sent to them.

All information you give will be treated in strict confidence and the Parish Council will not see individual replies. The analysis will be carried out independently by WRCC and it will retain all survey forms.

Forms should be returned by 12th March 2016 in the 'Freepost' envelope provided.

Thank you for your help in conducting this survey.

Yours sincerely

Cllr Stefan Buczacki
Chairman of Clifford Chambers and Milcote Parish Council

Housing Needs Survey for Clifford Chambers & Milcote parish

Part 1

Q1: Your household

Please specify the number of people in your household that fall into each age category

0-16 yrs	<input style="width: 100%;" type="text"/>	17-19 yrs	<input style="width: 100%;" type="text"/>	20-24 yrs	<input style="width: 100%;" type="text"/>	25-29 yrs	<input style="width: 100%;" type="text"/>
30-44 yrs	<input style="width: 100%;" type="text"/>	45-59 yrs	<input style="width: 100%;" type="text"/>	60-74 yrs	<input style="width: 100%;" type="text"/>	75+ yrs	<input style="width: 100%;" type="text"/>

Q2: Your current housing circumstances (please tick)

Own your home / no mortgage	<input type="checkbox"/>	Housing association rent	<input type="checkbox"/>
Own your home / mortgage	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Rent privately	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>
Live with parents	<input type="checkbox"/>	Live with friends	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>		

House type (please tick)

House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat/maisonette	<input type="checkbox"/>	Park / mobile home	<input type="checkbox"/>
Other	<input type="checkbox"/>	(please specify)					

Number of bedrooms

Does anyone in your household predominantly work from home? Yes / No
 If so, do they occupy or need dedicated work space? Yes / No

Q3: Life in the parish (please tick)

	Yes	No	Don't know
Is the parish a nice place to live?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the parish friendly with good community spirit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is crime / anti-social behaviour an issue in the parish?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the parish lack any facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, what facilities?			
Does the parish lack any housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, what type of housing?			
Has anyone in your household had to leave the parish in the last 5 years because no affordable and or suitable housing was available?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Would you be in favour of one or more housing schemes based on the needs of LOCAL people being built in the parish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Additional comments

Part 2 – to be completed only if your household, or anyone in it, has an unmet housing need.

If there is more than one household in housing need please request extra forms from the Rural Housing Enabler (details on back page).

Q4: Details of all household members seeking housing and contact details

Title	Surname	First name	Relationship to you	Date of birth

Your contact details	
Name	
Address	
Telephone number	
Email address	

Q5: Your current housing (please tick)

Own your home / no mortgage	<input type="checkbox"/>	Housing association rent	<input type="checkbox"/>
Own your home / mortgage	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Rent privately	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>
Live with parents	<input type="checkbox"/>	Live with friends	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>		
House <input type="checkbox"/>	Bungalow <input type="checkbox"/>	Flat/apartment <input type="checkbox"/>	Mobile home <input type="checkbox"/>
Other <input type="checkbox"/> (please specify)			

Number of bedrooms (please tick)

1 2 3 4 5+

Q6: Local connection

Do you / have you / were you ... (please tick all that apply)?

Currently live in the parish?	<input type="checkbox"/>	If so, for how long?	years
Previously lived in the parish?	<input type="checkbox"/>	If so, for how long?	years
Currently work in the parish?	<input type="checkbox"/>	If so, for how long?	years
Close relatives in the parish?	<input type="checkbox"/>		
Born in the parish?	<input type="checkbox"/>		

Properties can only be let or sold to people with a strong local connection.

Q7: Why do you/your household need alternative housing? (please tick all that apply)

Need larger accommodation	<input type="checkbox"/>	Need smaller accommodation	<input type="checkbox"/>
Need physically adapted home	<input type="checkbox"/>	Need less expensive home	<input type="checkbox"/>
Need to be closer to relatives	<input type="checkbox"/>	Need to be closer to employment	<input type="checkbox"/>
Need to be closer to a carer or dependent	<input type="checkbox"/>	Need own home	<input type="checkbox"/>
Other (please specify below)	<input type="checkbox"/>	Need supported or specialised accommodation (please specify below)	<input type="checkbox"/>

Please provide details of any specific housing needs (eg disability requirements) for yourself or any members of your household who are seeking housing with you.

Q8: Housing waiting list (please tick)

Are you on the District Council's housing waiting list? Yes No

You should go on this list if you have not already done so and details are on the back page.

Q9: Type of housing required (please tick)

Housing association rent	<input type="checkbox"/>	Owner occupier	<input type="checkbox"/>
Housing association shared ownership (part rent, part buy)	<input type="checkbox"/>	Private rent	<input type="checkbox"/>

Housing type (please tick)

House Bungalow Flat/maisonette

Number of bedrooms (please tick)

1 2 3 4 5+

Do you require space in order to work from home? Yes No

Q10: Financial information

Please specify basic annual household income (joint income where applicable).

Up to £14,999		£15,000-£19,999		£20,000-£29,999	
£30,000-£39,999		£40,000-£49,999		£50,000-£59,999	
£60,000-£69,999		£70,000-£79,999		£80,000-£89,999	
£90,000-£99,999		£100,000+			

If owner occupier accommodation is required at what price range are you looking to purchase (please tick all that apply)?

Up to £199,999		£200,000-£249,999		£250,000-£299,999	
£300,000-£349,999		£350,000-£399,999		£400,000+	

If you require a shared ownership or owner occupied home what is the maximum amount your household could afford?

Maximum mortgage (assume 3 x income)	£
Equity in existing home	£
Savings	£
Other	£
TOTAL	£

Thank you for completing this form.

Please return in the FREEPOST envelope by 12th March 2016

If you have questions regarding this survey or you require additional survey forms please contact Sarah Brooke-Taylor, Rural Housing Enabler at WRCC, Warwick Enterprise Park, Wellesbourne CV35 9EF. Telephone: 01789 842182 / email: sarahbt@wrccrural.org.uk

This data is collected for the purpose of identifying housing need only and will not be used for any other purpose. All information will be treated in strict confidence and the Parish Council will not see individual replies. The analysis will be carried out by WRCC and it will retain all survey forms.

Any properties that may be identified as a result of this survey can only be let or sold to people with a strong local connection, as listed at Q6.

Stratford-on-Avon District Council's housing waiting list.

Application forms are available by telephoning 01789 260861/2/4, by emailing housingadviceteam@stratford-dc.gov.uk or by download from www.homechoiceplus.org.uk.

Appendix 10

Housing Needs Survey Report for Clifford Chambers and Milcote Parish Council

March 2016

**Analysis by Sarah Brooke-Taylor
Rural Housing Enabler, WRCC**

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2. Planning Context

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- iii) Dwelling tenure
- iv) Dwelling type
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- i) Local connection
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- iii) Housing waiting list
- iv) Working from home

5. Determination of Specific Housing Needs

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- A1: Survey covering letter
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- B: Additional comments
- C: Breakdown of need
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1. Introduction

Clifford Chambers and Milcote Parish Council commissioned a local Housing Needs Survey which was distributed during February 2016 with a deadline return of 12th March 2016.

The aim of the survey was to collect local housing needs information within and relating to Clifford Chambers and Milcote parish. This information can be used in a number of ways, but perhaps the most important is to help justify a small scheme of new homes, especially affordable homes, for people with a local connection. This type of scheme is referred to as a 'Rural Exception' scheme because the development of new homes in rural areas is an exception to normal planning policy.

The survey forms were standard documents used in parishes across Stratford district and were hand-delivered to every home in the parish. Additional copies were available for people not currently living in Clifford Chambers and Milcote parish. A copy of the covering letter and survey form can be seen as Appendices A1 and A2 to this report. Articles about the survey appeared in the local newsletter and on the WRCC website and social media.

All households were requested to fill out Part 1 of the survey form. Part 1 is designed to collect information on household composition and property tenure, type and size. It gives an opportunity for residents to comment on specific issues in order to build a profile of positive and negative aspects to life in the parish. This part also asks whether any member of the household has left the parish to find affordable or suitable accommodation and whether or not respondents would be in favour of a small scheme of new homes to meet the needs of local people.

Respondents were able to provide additional comments at the end of this section, which can be seen as Appendix B.

Households with or containing a specific housing need were requested to complete Part 2 of the survey form. This part asks for the contact details of the respondent together with details of the household in need and other sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in the strictest confidence.

Completed survey forms were posted via a 'Freepost' envelope to the Rural Housing Enabler and analysis of the information provided took place in March 2016.

2. Planning Context

At a national level, current guidelines (National Planning Policy Framework, March 2012) emphasise the role of local communities in the planning process. For example, it encourages communities to "plan positively for local development, shaping and directing development in their area ..."

At a local level, Stratford-on-Avon District Council is currently preparing a new local plan to guide development in the district to 2031 and beyond. Amongst other things this emerging plan aims to build upon the success of previous plans in providing opportunities for local communities to promote housing schemes, as well as other forms of development, that meet an identified local need.

There is also scope for a local community to prepare a neighbourhood plan to steer development within their area and, in particular, assist in meeting any local housing that may be identified in this report or as a result of subsequent surveys.

Your community can choose to promote a 'local needs scheme' in its own right, relying on policies in the emerging local plan or via a neighbourhood plan. In either case a local needs scheme can include both affordable housing and local market housing. Such schemes will be supported within or adjacent to existing settlements provided that:

- It has been demonstrated that there is a local need for affordable housing and the scheme reflects identified local need,
- The scheme has been initiated from within the local community and has the support of the relevant Parish Council,
- Satisfactory arrangements for the management and occupation of the properties have been made to ensure that the homes to be provided will meet identified local housing needs both initially and in perpetuity.

Unless a neighbourhood plan expressly provides otherwise a local needs scheme would be subject to a planning obligation, referred to as a 'Section 106 Agreement', which limits occupation of the homes, including any local market homes, to people with a defined local connection.

'Affordable housing' is defined as homes available from a housing association either to rent at a low (subsidised) rent or available on a shared ownership basis. Shared ownership is a middle ground between renting a property and full ownership whereby a 'shared owner' buys a share of the property, typically 50% initially, and pays rent on the remaining share. A 'shared owner' can usually increase their share of the property.

3. Results – Contextual Information

Approximately 255 Housing Needs Survey forms were distributed to local residents and businesses. 70 forms were returned, equating to a response rate of 27.45%. This level of response is considered to be a good achievement for a survey of this type because people generally respond for one of three reasons:

1. To express a housing need,
2. To offer support in principle to the idea of a small housing scheme to meet local needs,
or
3. To state opposition to the idea of a housing scheme.

For the purposes of this document the term respondent refers to an individual survey form.

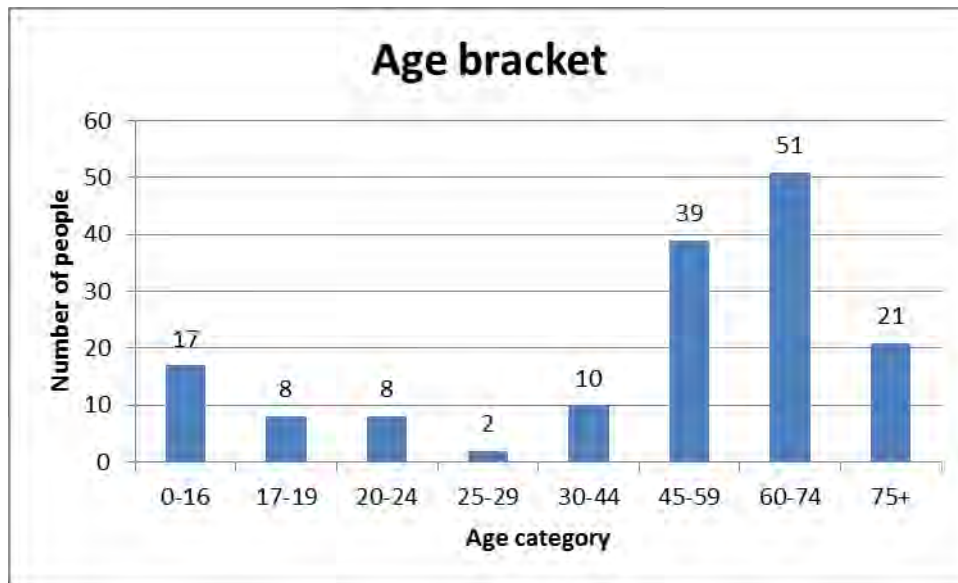
Q1: Your household

This question asked respondents to "specify the number of people in your household that fall into each age category".

i) Age (70 responses)

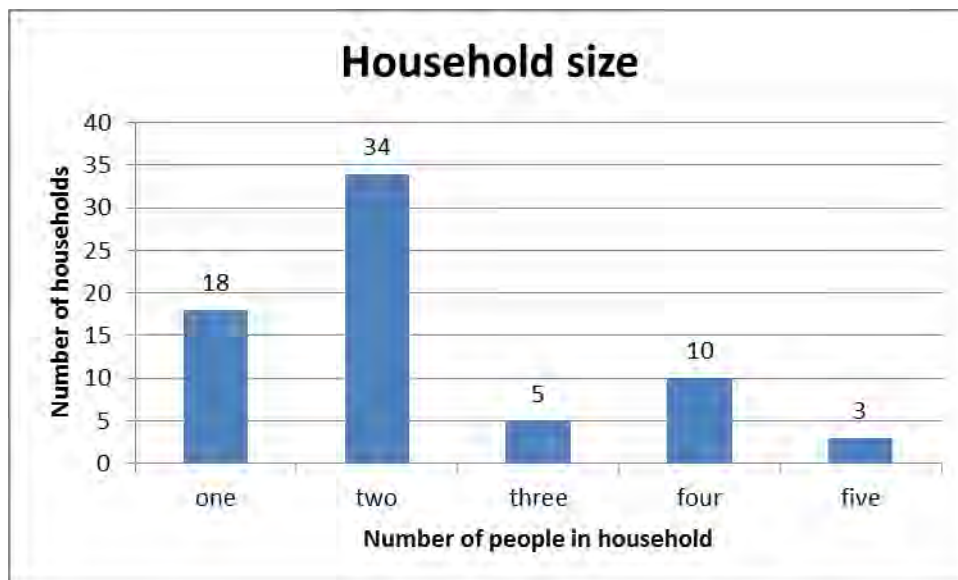
The following chart shows the age profile of 156 people. The chart shows an ageing population, with 111 out of the 156 people aged 45 and above. It is noticeable that the

age groups 17-19 years, 20-24 years and 25–29 years are particularly small in number, suggesting an imbalance in the age profile which may have repercussions for the long-term sustainability of the parish.



ii) Household size (70 responses)

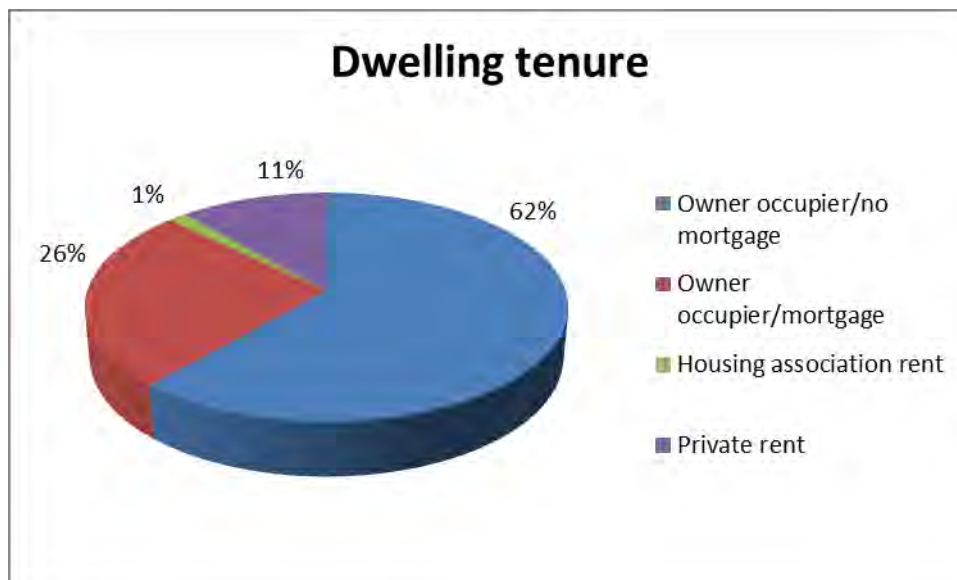
The information collected from the age profile can also be used to create a profile of household size, as shown in the following chart. The survey results show a mean average household size of 2.23 persons per dwelling, almost identical to the 2011 Census figure of 2.24 people (432 usual residents in households divided by 193 dwellings).



Q2: Your current housing circumstances

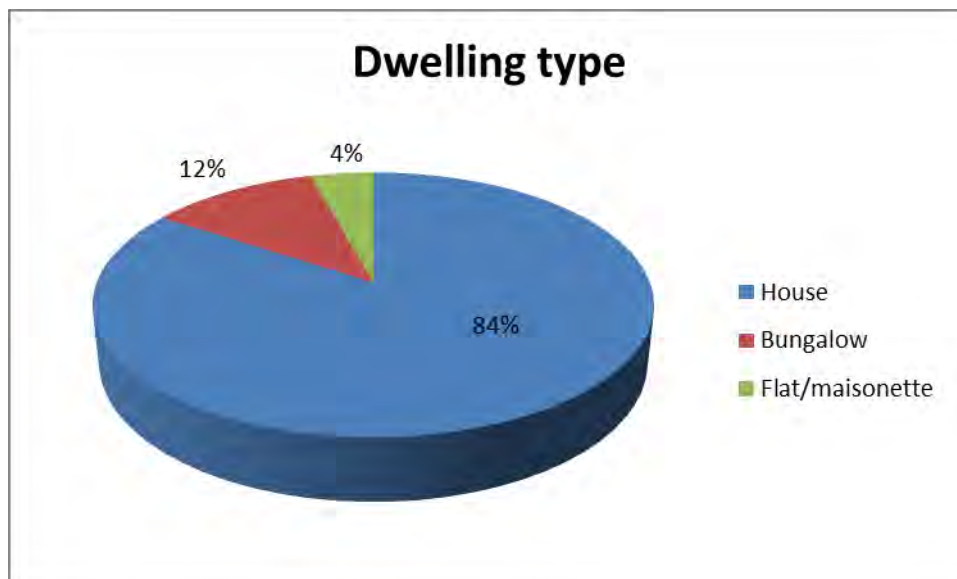
iii) Dwelling tenure (70 responses)

The following chart shows the dwelling tenure profile for the survey respondents. In a pattern typical for villages in south Warwickshire, owner-occupiers represent the majority, with 88% of the total. Tenures traditionally considered to be within the 'social sector' account for just 1% of the total.



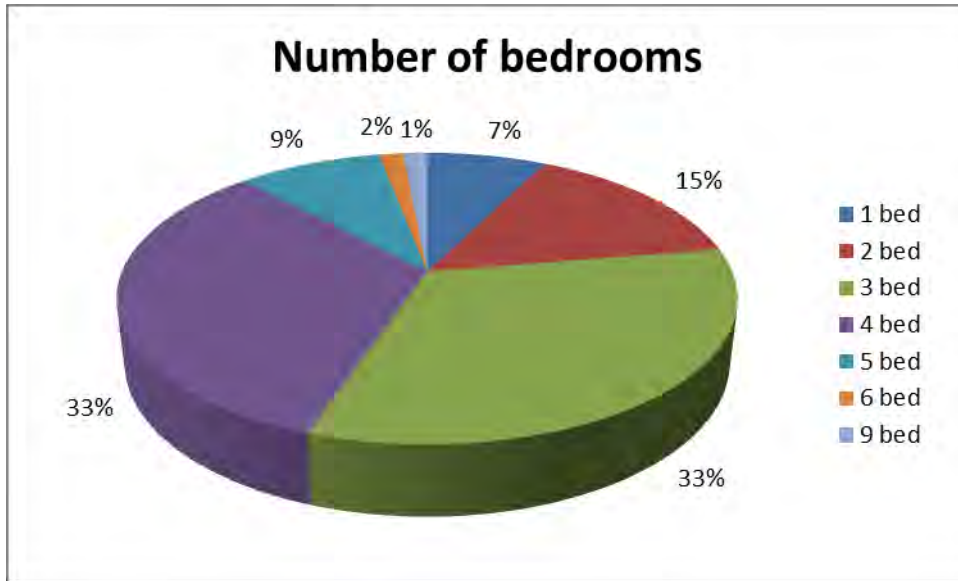
iv) Dwelling type (70 responses)

The chart below shows the types of homes that the survey respondents live in. Unsurprisingly houses represent the largest factor, at 84%.



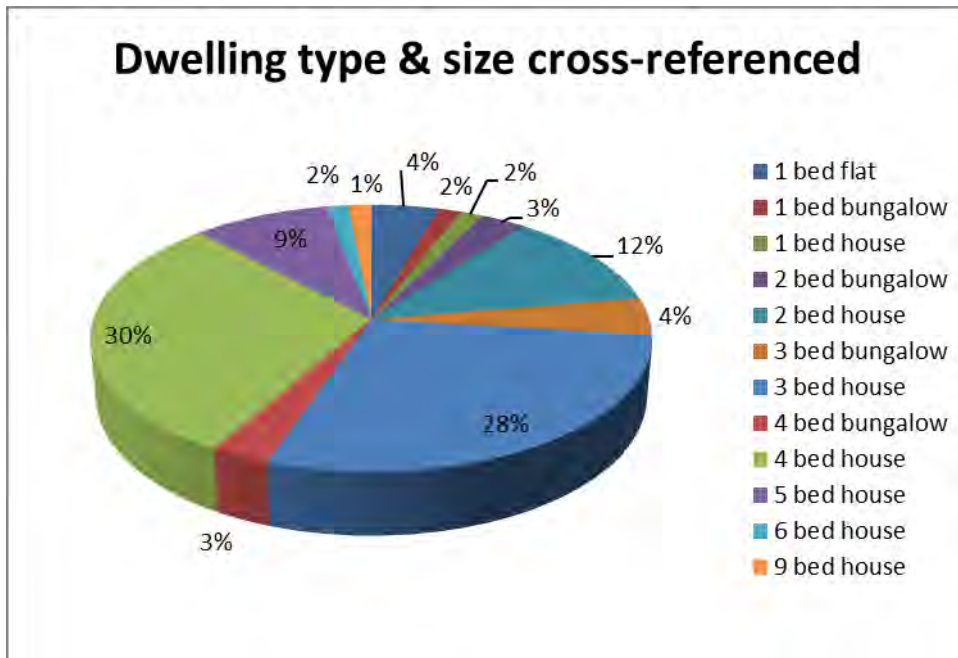
v) Number of bedrooms (67 responses)

Three respondents declined to answer this question so the following chart shows the sizes of homes that the remaining 67 survey respondents live in. Given the Census 2011 average household size of 2.24 people this chart indicates that the majority of homes across the parish are under-occupied.



vi) Dwelling type and size cross referenced

Cross-referencing the data from 4.iv and 4.v provides a combined profile of dwelling type and size. 4 bed houses represent the largest group, which is not untypical of a rural parish, whilst 55% of dwellings across the parish have 3 bedrooms or less.



vii) Work from home

Respondents were asked “does anyone in your household predominantly work from home?” and, if so, whether “they occupy or need dedicated work space?” Of the 17 respondents who indicated that they predominantly work from home 10 indicated that they occupy or need dedicated work space. No respondents indicated that they occupy or need dedicated work space without predominantly working from home.

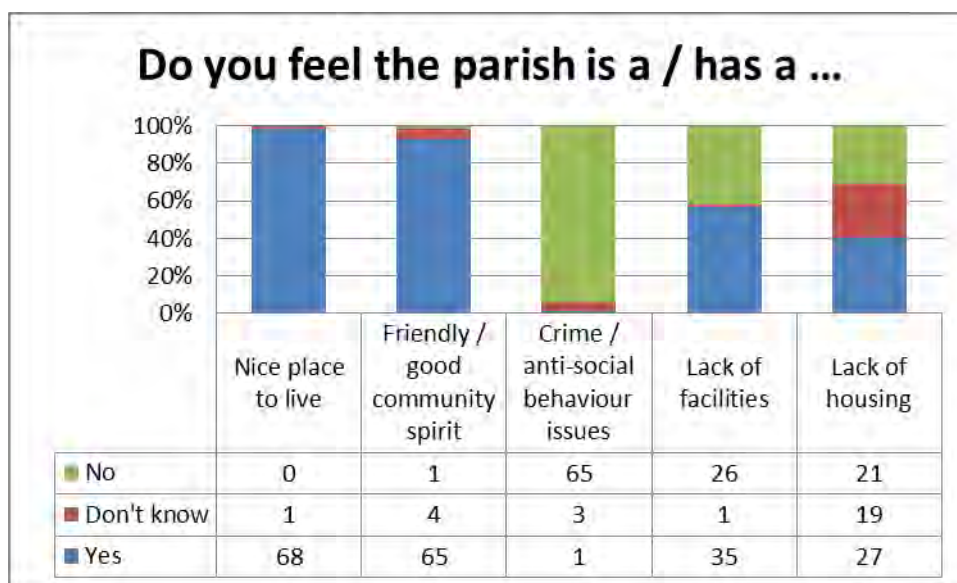
Q3: Life in the parish

viii) Life in the parish: positive and negative aspects

The survey respondents were asked a series of questions in respect of the perceived positive and negative aspects to life in Clifford Chambers and Milcote parish. Not all respondents answered each question within this section.

This information is important to assess whether any homes that may subsequently be provided will be ‘sustainable’. Ensuring that people will want to take up tenancies and settle in a village are crucial considerations when proposing new homes for local people.

The majority of respondents feel the parish is a nice place to live, that the parish is friendly with a good community spirit and that there is not an issue with crime or anti-social behaviour.



The majority of respondents feel that the parish lacks facilities and the largest response indicates that there is a lack of housing.

Survey respondents were asked to elaborate on their views regarding a lack of facilities and a lack of housing, and these comments are reproduced below.

ix) Lack of facilities comments:

- Shop x7
- Car parking, shop
- Car parking

- Corner shop / newsagent
- Shop & papers
- A shop. A pathway to enable residents to walk to the Garden Centre (as our local shop) would be beneficial.
- General stores/newsagent
- A parish website
- Shop, better bus routes
- Small shop. Better bus service
- Pavement to Shipston Road/Preston-on-Stour poorly maintained
- Maybe a tiny local shop/post office
- Shop, school
- Highspeed broadband x2
- There are no facilities!
- A shop. A pathway to enable residents to walk to the Garden Centre (as our local shop) would be beneficial.
- Food shop
- A car park
- Shop / post office x2
- Superfast broadband
- Poor mobile reception / shop / school
- Shop / safe walking cycling route to town
- A shop in the village that sold newspapers, milk, bread etc. A better bus shelter
- Junior school, sports facilities, post office, safe pavement issues, shop, police presence, fast broadband, bus/travel/cycle facilities
- Post office
- Although we have outdoor & indoor recreational facilities (playing field / village hall) there is no parking & roadside parking is limited also
- Grass verges sorted
- Post office and shop

x) Lack of housing comments:

- 2 beds and or bungalows for sale
- Starter homes
- Affordable to encourage new residents. However, this doesn't mean it has to look like cheap nasty rubbish - most do because they're built on the cheap rather than quality that will last.
- Affordable housing for first-time buyers x2
- Suitable housing for people living in the village wishing to downsize. Affordable housing for young couples.
- First time buyer housing x2
- Rental cheap
- For young people first buyers
- Starter homes (market; shared ownership), bungalow (market)
- 1, 2 & 3 bedroom houses
- Starter homes , old people bungalows
- Affordable homes for younger people.
- Affordable for young
- Bungalows for elderly/disabled LOCAL residents

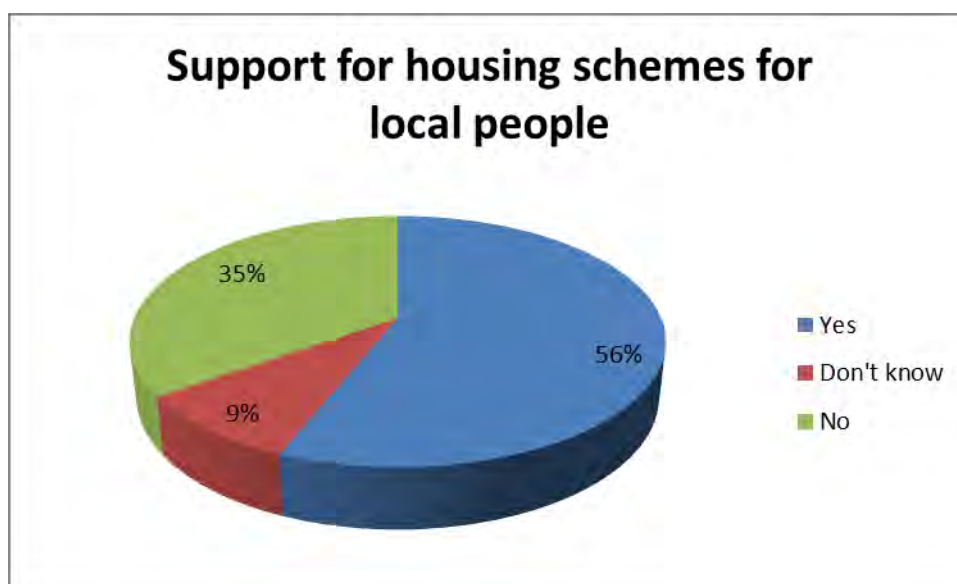
- Housing for pensioners
- High quality bungalows to allow older people in large houses to downsize
- Housing for young low-income families. Young family housing for rent or to buy.
- Large detached new build through to small social housing
- Affordable housing
- 2/3 bedroomed
- Affordable housing for younger working people
- Affordable
- Affordable flats/houses for pensioners.

xi) Outward migration from the parish

Survey respondents were asked whether anyone in their household had to leave the parish in the last 5 years because no affordable / suitable housing was available. One respondent stated this had happened in their household.

xii) Support for one or more housing schemes (66 responses)

The chart below shows the responses of 66 respondents as four respondents declined to answer the question “Would you be in favour of one or more housing schemes based on the needs of LOCAL people being built in the parish?” The majority of respondents are in favour.



4. Results – Housing Needs Information

Of the 70 responses to the survey, four individuals or households expressed a need for alternative housing and completed Part 2. Section 4 provides a breakdown of information from the four respondents and a breakdown of the needs can be seen at Appendix C to this report.

Three respondents, all within the 60-74 years age category, indicated in the ‘additional comments’ section of Part 1 that they would require alternative housing but did not complete Part 2 to identify their specific need:

- Would like to move to smaller house in years to come
- In the not too distant future I will not be able to cope with my house
- I ... could only stay in my present location for possibly another year, but I would like to stay in Clifford Chambers as [family] lives in the area

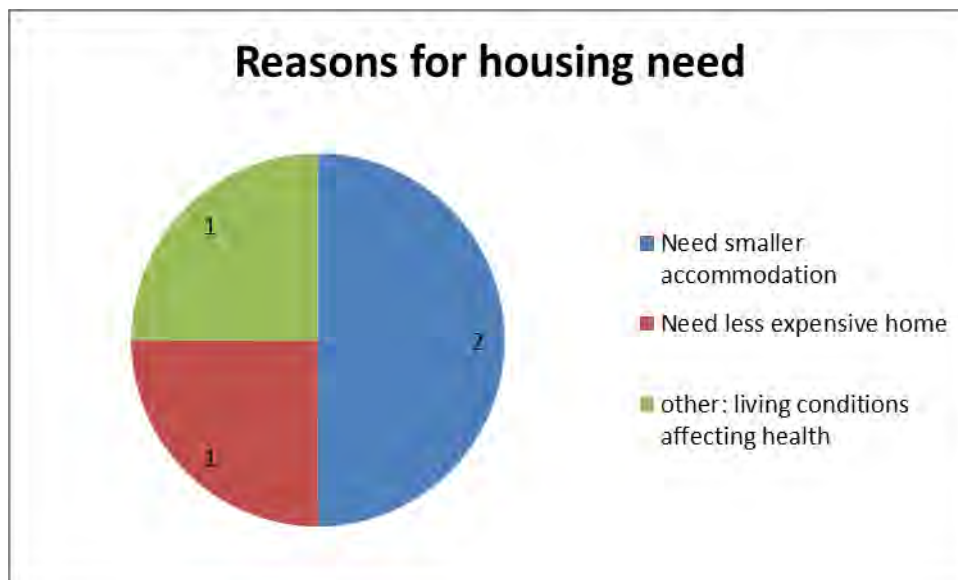
Information provided in response to some of the questions within this section has helped with the analysis but is private and confidential and therefore not reproduced within this report.

i) Local connection

Respondents were able to indicate more than one type of local connection. All four respondents currently live in the parish and one respondent also currently works in the parish.

ii) Reasons for housing need

Respondents were asked why their household needed alternative housing and the following chart shows the various reasons. Respondents were able to indicate more than one reason for need.



iii) Housing waiting list

Two of the four respondents indicated that they are registered on the Stratford-on-Avon District Council housing waiting list. In January 2016 there were three households within Clifford Chambers and Milcote parish registered on the District Council's housing waiting list.

iv) Working from home

None of the four respondents indicated that they or someone within their household required space in order to work from home.

5. Determination of Specific Housing Needs

Where a respondent indicates a preference for shared ownership their ability to enter into a shared ownership arrangement is assessed. The mortgage the respondent could raise is compared against a 50% share (the usual starting percentage for shared ownership) of a comparable owner-occupied property, as demonstrated through the research shown in Appendix D to this report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement if they could not do so they are re-classified as being in need of rented accommodation from a housing association. Similarly where a respondent indicates a preference for an owner-occupier dwelling their ability to enter into such an arrangement is assessed and where it is identified they could not do so they are re-classified as being in need of shared ownership or rented accommodation.

6. Conclusion

There is a need for at least four new homes in Clifford Chambers and Milcote parish for people with a local connection and the identified need is for:

Housing association rent

- 1 x 2 bed house
- 1 x 2 bed bungalow

Owner occupier

- 2 x 2 bed bungalow

Three further 2bed houses or bungalows could be required.

7. Acknowledgements

Gratitude is expressed to all those who helped to deliver the survey forms across the parish.

8. Contact Information

Karen Parnell - Clerk to Clifford Chambers and Milcote Parish Council

Email: karendawnparnell@gmail.com

Stefan Buczacki – Chairman, Clifford Chambers and Milcote Parish Council

Sarah Brooke-Taylor – WRCC, Rural Housing Enabler

Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF

Tel: 01789 842182

Email: sarahbt@wrccrural.org.uk

Appendix A1

Clifford Chambers and Milcote Parish Council Housing Needs Survey

February 2016

Dear Householder

The Parish Council is aware that a lack of affordable and suitable housing is an issue for many rural communities, which can lead to local people being forced to move away.

To assess whether or not this is a problem in the Clifford Chambers and Milcote parish we are carrying out a survey to identify the types and sizes of homes that local people need. **The survey is for everyone, however, not just people in housing need.** The questions in the first part of the survey will help to compile a profile of residents and some general points about life in the parish. We need your help and ask all households to complete a survey form.

- People who are not in housing need are requested to complete page 1 only.
- People in need of either affordable or market housing are requested to complete all parts of the form.

The survey is being carried out in partnership with WRCC (formerly Warwickshire Rural Community Council), an independent charity established in 1937, that helps and encourages people living in rural areas to develop their communities. WRCC is the only organisation solely dedicated to supporting rural communities in Warwickshire and Solihull. Their mission is 'to enable the development of sustainable and self-reliant rural communities'.

When the survey is complete the Parish Council will consider the results of the survey and work together with WRCC and Stratford-on-Avon District Council to explore how any needs can be addressed.

PLEASE NOTE that people in housing need do not have to be living in the parish at the present time. They do, however, need to have a strong local connection, e.g. they work in the parish, previously lived in the parish but moved away to find affordable/suitable housing or they have a close relative in the parish. If you know of anyone with a strong connection to the parish but currently living elsewhere please encourage them to contact Sarah Brooke-Taylor, Rural Housing Enabler for WRCC on 01789 842182 or email sarahbt@wrccrural.org.uk so that a survey form can be sent to them.

All information you give will be treated in strict confidence and the Parish Council will not see individual replies. The analysis will be carried out independently by WRCC and it will retain all survey forms.

Forms should be returned by 12th March 2016 in the 'Freepost' envelope provided.

Thank you for your help in conducting this survey.

Yours sincerely

Cllr Stefan Buczacki
Chairman of Clifford Chambers and Milcote Parish Council

Appendix A2

Housing Needs Survey for Clifford Chambers and Milcote parish

Part 1

Q1: Your household

Please specify the number of people in your household that fall into each age category

0-16 yrs	<input type="text"/>	17-19 yrs	<input type="text"/>	20-24 yrs	<input type="text"/>	25-29 yrs	<input type="text"/>
30-44 yrs	<input type="text"/>	45-59 yrs	<input type="text"/>	60-74 yrs	<input type="text"/>	75+ yrs	<input type="text"/>

Q3: Your housing circumstances (please tick)

Own your home / no mortgage	<input type="checkbox"/>	Housing association rent	<input type="checkbox"/>
Own your home / mortgage	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Rent privately	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>
Live with parents	<input type="checkbox"/>	Live with friends	<input type="checkbox"/>
Other (please specify)	<input type="text"/>		

House type (please tick)

House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat/maisonette	<input type="checkbox"/>	Park / mobile home	<input type="checkbox"/>
Other	<input type="checkbox"/>	(please specify)					

Number of bedrooms

Does anyone in your household predominantly work from home? Yes / No

Do they occupy or need dedicated work space? Yes / No

Q3: Life in the parish (please tick)

	Yes	No	Don't know
Is the parish a nice place to live?			
Is the parish friendly with good community spirit?			
Is crime / anti-social behaviour an issue in the parish?			
Does the parish lack any facilities?			
If yes, what facilities?			
Does the parish lack any housing?			
If yes, what type of housing?			
Has anyone in your household had to leave the parish in the last 5 years because no affordable and or suitable housing was available?			
Would you be in favour of one or more housing schemes based on the needs of LOCAL people being built in the parish			

Additional comments

Part 2 – to be completed only if your household, or anyone in it, has an unmet housing need.

If there is more than one household in housing need please request extra forms from the Rural Housing Enabler (details on back page).

Q4: Details of all household members seeking housing and contact details

Title	Surname	First name	Relationship to you	Date of birth

Your contact details	
Name	
Address	
Telephone number	
Email address	

Q5: Your current housing (please tick)

Own your home / no mortgage	<input type="checkbox"/>	Housing association rent	<input type="checkbox"/>
Own your home / mortgage	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Rent privately	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>
Live with parents	<input type="checkbox"/>	Live with friends	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>		
House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>
Other	<input type="checkbox"/>	(please specify)	
		Flat/apartment	<input type="checkbox"/>
		Mobile home	<input type="checkbox"/>

Number of bedrooms (please tick)

1 2 3 4 5+

Q6: Local connection

Do you / have you / were you ... (please tick all that apply)?

Currently live in the parish?	<input type="checkbox"/>	If so, for how long?	years
Previously lived in the parish?	<input type="checkbox"/>	If so, for how long?	years
Currently work in the parish?	<input type="checkbox"/>	If so, for how long?	years
Close relatives in the parish?	<input type="checkbox"/>		
Born in the parish?	<input type="checkbox"/>		

Properties can only be let or sold to people with a strong local connection

Q7: Why do you/your household need alternative housing? (please tick all that apply)

Need larger accommodation	<input type="checkbox"/>	Need smaller accommodation	<input type="checkbox"/>
Need physically adapted home	<input type="checkbox"/>	Need less expensive home	<input type="checkbox"/>
Need to be closer to relatives	<input type="checkbox"/>	Need to be closer to employment	<input type="checkbox"/>
Need to be closer to a carer or dependent	<input type="checkbox"/>	Need own home	<input type="checkbox"/>
Other (please specify below)	<input type="checkbox"/>	Need supported or specialised accommodation (please specify below)	<input type="checkbox"/>

Please provide details of any specific housing needs (eg disability requirements) for yourself or any members of your household who are seeking housing with you.

Q8: Housing waiting list (please tick)

Are you on the District Council's housing waiting list? Yes No

You should go on this list if you have not already done so and details are on the back page.

Q9: Type of housing required (please tick)

Housing association rent	<input type="checkbox"/>	Owner occupier	<input type="checkbox"/>
Housing association shared ownership (part rent, part buy)	<input type="checkbox"/>	Private rent	<input type="checkbox"/>

Housing type (please tick)

House Bungalow Flat/maisonette

Number of bedrooms (please tick)

1 2 3 4 5+

Do you require space in order to work from home? Yes No

Q10: Financial information

Please specify basic annual household income (joint income where applicable).

Up to £14,999		£15,000-£19,999		£20,000-£29,999	
£30,000-£39,999		£40,000-£49,999		£50,000-£59,999	
£60,000-£69,999		£70,000-£79,999		£80,000-£89,999	
£90,000-£99,999		£100,000+			

If owner occupier accommodation is required at what price range are you looking to purchase (please tick all that apply)?

Up to £199,999		£200,000-£249,999		£250,000-£299,999	
£300,000-£349,999		£350,000-£399,999		£400,000+	

If you require a shared ownership or owner occupied home what is the maximum amount your household could afford?

Maximum mortgage (assume 3 x income)	£
Equity in existing home	£
Savings	£
Other	£
TOTAL	£

Thank you for completing this form.

Please return in the FREEPOST envelope by 12th March 2016

If you have questions regarding this survey or you require additional survey forms please contact Sarah Brooke-Taylor, Rural Housing Enabler at WRCC, Warwick Enterprise Park, Wellesbourne CV35 9EF. Telephone: 01789 842182 / email: sarahbt@wrccrural.org.uk

This data is collected for the purpose of identifying housing need only and will not be used for any other purpose. All information will be treated in strict confidence and the Parish Council will not see individual replies. The analysis will be carried out by WRCC and it will retain all survey forms.

Any properties that may be identified as a result of this survey can only be let or sold to people with a strong local connection, as listed at Q6.

Stratford-on-Avon District Council's housing waiting list.

Application forms are available by telephoning 01789 260861/2/4, by emailing housingadviceteam@stratford-dc.gov.uk or by download from www.homechoiceplus.org.uk.

Appendix B

At the end of Part 1 of the survey form respondents were able to provide additional comments and these comments are reproduced below, whole and verbatim except where identifying comments have been removed.

- Would like to move to smaller house in years to come - happy to buy.
- With the development of Long Marston - camp & airfield, providing an abundance of low cost access homes, any village development it totally unnecessary,
- Flooding is an issue in parts of the village therefore availability of land close to the village suitable for devt is hard to find.
- As a close knit community, I would favour local housing which encourages an interest in being part of that community ie for sale rather than rent. Given the size of the village and the limited supply and rural nature of the parish, small scale 'developments' not more sprawling impersonal estates would be sympathetic to the local environment.
- The village does not offer a realistic place for young people to live until they drive. Buses stop early + are none on a Sunday. No shops means those without transport have to go into town. No entertainment for 12-18 year olds.
- [Has anyone in your household had to leave] difficult to answer no but is likely to happen in next 5yrs.
- Assessing local housing need is only one part of the equation. Creeping suburbanisation caused by extra developments in Stratford, Long Marston, the airfield, Quinton, and Mickleton can only be avoided by building a new relief road and a new bridge. The building of countless houses is a political ploy not a properly researched demographic solution - and should be weighed against loss of green belt & countryside which seems to "authority" to be expendable.
- Concerned over the future of temporary entrance (installed @ time of factory fire) being used for other purposes.
- My family have left home but if they wanted to return here they would not be able to afford any of the housing.
- There are many houses in the village, but very few bungalows. If more properties were built, perhaps a proportion could be bungalows, considering the balance of older residents.
- If 'local' means Clifford Chambers then we're happy to go along with housing scheme based on local needs.
- In the not too distant future I will not be able to cope with my house. In the absence of suitable houses for elderly /disabled people that probably means moving into Stratford. There's also a need for affordable housing (rent) for young people who can't afford to buy here.
- This village like all others is becoming swamped with vehicles, not helped when events occur at either Village Hall or Working Men's Club. It has been the case for some years that emergency vehicles, particularly fire engines could have difficulty with access. Some parts of the main road in the village need some widening to help.
- An intense building program has already taken place in the immediate area - eg Long Marston. Housing may be needed in the country overall but the importance of protecting beautiful and historic areas is also critical. Once lost it will never be recovered.
- Roads are not suitable for more housing. If absolutely necessary any

developments would be better between Clifford Chambers and Stratford preferably beyond the river area. This would be better than the other direction, possibly with a link road to Shipston Rd.

- I have savings to supplement my pension and possibly could only stay in my present location for possible another year, but I would like to stay in Clifford Chambers as my [*comment removed*] lives in the area.
- No availability of quality bungalows in Stratford district to support older people wishing to downsize now that families have gone.
- Housing for young people needed. The OAP bungalows we have (Orbit) should be for us, villagers, not outsiders.
- Serious concerns regarding availability of school places (primary & secondary) in the near future.
- 1) Re needs of local people, say a 10% of the proposed neighbourhood plan 2) The village should be kept as a village 3) The village is being ruined by light pollution from development on the Alscot Estate development.
- The pub has been overextended 3 times and currently the owner/publican is building 3 houses purely for his and his families use - not to help the parish.
- Only building on areas not liable to flood or which would increase likelihood of flooding.
- Clifford has a number of tiny (and I mean tiny) houses but there seem to be no obstacles to these being enlarged at the whim of the owners. We also have a lot of social housing which is run by a housing association but this does not seem to be available to local people over others. We also have the Clifford Charity which owns 3 almshouses & 1 rental property, where preference is given to local people. The problem is not lack of properties, if anything it is the lack of a joined up approach.

Appendix C

ID	Local connection verified	Household composition	Reason/s for need	Specific housing needs (eg disability requirements)	Tenure	House size and type
17	Yes	One adult	Smaller home	No	Owner occupier	2 bed bungalow
24	Yes	Two adults	Less expensive home	No	Housing association	2 bed bungalow
35	Yes	Two adults, one child (0-16yrs)	Other: unreasonable living conditions	No	Housing association	2 bed house
45	Yes	Two adults	Smaller accommodation	No	Owner occupier	2 bed bungalow

Appendix D

Property search March 2016 (Clifford Chambers and Milcote and surrounding villages, £400K and less, excluding character properties and properties requiring renovation).

Agent	Street	Settlement	No of beds	Type	Price £
Andrew Grant	Rainsford Close	Clifford Chambers	3	house	595,000
Andrew Grant	The Close	Clifford Chambers	3	bungalow	575,000
Peter Clarke & Co	Long Marston Road	Welford on Avon	3	house	395,000
RA Bennett & Partners	Quineys Leys	Welford on Avon	2	bungalow	360,000
Jeremy McGinn & Co	Manor Farm Cottages	Luddington	3	house	335,000
Bloor Homes	Marston Gardens	Long Marston	2	house	315,000
Connells	Headland Close	Welford on Avon	3	house	285,000
Connells	Goose Lane	Lower Quinton	2	bungalow	279,950
Peter Clarke & Co		Weston on Avon	3	house	265,000
Andrew Grant	Aylstone Close	Lower Quinton	3	house	255,000
RA Bennett & Partners	Headland Rise	Welford on Avon	2	bungalow	240,000

Type	Average £	Average £ -5%
2 bed bungalow	293,317	278,651
2 bed house	315,000	299,250
3 bed bungalow	575,000	546,250
3 bed house	355,000	337,250

Site Canvassing Exercise



Sarah Brooke-Taylor, the Rural Housing Enabler for Warwickshire Rural Community Council, will be carrying out a Site Canvassing Exercise alongside members of the Neighbourhood Plan Group in Clifford Chambers on:

Tuesday 3rd May

Should you have any ideas for possible development sites, no matter how large or small, please email please email ccandm.org or contact Pauline Newbury on 415603.

Appendix 12

Report on site canvassing exercise – Tuesday 3rd May 2016

Sarah Brooke-Taylor, Rural Housing Enabler at WRCC, met with two members of the Clifford Chambers and Milcote Neighbourhood Development Plan group at 10am on Tuesday 3rd May 2016 to conduct a site canvassing exercise around the village of Clifford Chambers.

Members of the community were informed that this exercise was to take place by posters around the village, which also invited suggestions to the Neighbourhood Development Plan Group of possible development sites. Some of the suggested sites were neither within or adjacent to the village boundary, a requirement for affordable housing on a rural exception site, and were therefore not specifically investigated as part of this exercise.

No landowners have been approached regarding the suitability and availability of their land at this time.

Site 1 – land next to The Rectory

- Orchard (non-commercial)
- Good access visibility
- Land goes down to the River Stour
- Land is next to the only thatched cottage in the village
- Trees fronting the road but space to insert access to land
- No overhead cables
- Adjoins site CL04 within the Stratford District Council (SDC) Landscape Sensitivity Study 2012 which is in the flood zone

Site 2 – land next to The Hollies

- Orchard (non-commercial)
- No overhead cables
- Two large trees to the front of the site (possible tree preservation order on one of the oaks)
- The village green (managed by the Parish Council) sits between the site and the road
- Not suitable due to access issues via village green

Site 3 – land to rear of Orchard House

- Single vehicle access with no possibility of gaining extra width due to location of houses either side
- No overhead cables
- Trees to rear of site

Site 4 – land off Rainsford Close

- Ex-paddock
- 2 sheds currently on site

- Reasonable access to land from Rainsford Close
- No overhead cables
- Good access visibility onto main village road from Rainsford Close

Site 5 – the Recreation Ground

- Land owned by the church and managed by the Parish Council
- No overhead cables
- Trees to front of site
- Good access visibility

Site 6 – allotments

- Vehicular access via Dighton Close
- Line of tree to rear
- No overhead cables
- Good access visibility onto main village road from Dighton Close
- Line of trees to rear of site

Site 7 – field at end of The Nashes

- Currently farmed
- Overhead cables
- Difficult access visibility looking south
- Two possible access points:
 - via a private road called The Nashes
 - via the B4632 Campden Road, a 50mph road
- Not suitable due to access issues

Site 8 – field to edge of village heading south on B4632

- Currently farmed
- Access via B4632 Campden Road, a 50mph road
- No overhead cables
- Not suitable due to access issues

Site 9 – land at end of The Close

- Access to land located to right of Windermere and to left of Owlet End
- No overhead cables
- A few trees across site
- Site ends at the River Stour
- This land falls within site CL01 within the Stratford District Council Landscape Sensitivity Study 2012 and abuts site CL04

Site 10 – land to rear of Coppers

- Surrounded by trees
- No overhead cables
- Single vehicle access

Site 11 – land to rear of village hall

- Old greenhouses currently on part of site
- No vehicular access but could be accessed by creating single track to side of village hall or adjoining bungalow
- No overhead cables

Site 12 – land to rear of 18-20 Clifford Chambers

- Single vehicle access
- Overhead cables to rear of site
- Land falls away to rear of site
- Rear of site floods
- Rear of site appears to be within site CL04 within the SDC Landscape Sensitivity Study 2012 which is in the flood zone

Appendices:

- 1) poster advertising site canvassing exercise
- 2) extract from SDC Landscape Sensitivity Study 2012 relating to Clifford Chambers (the full document can be found on SDC's website)
- 3) Environment Agency flood map

Appendix 1

poster advertising site canvassing exercise

Site Canvassing Exercise



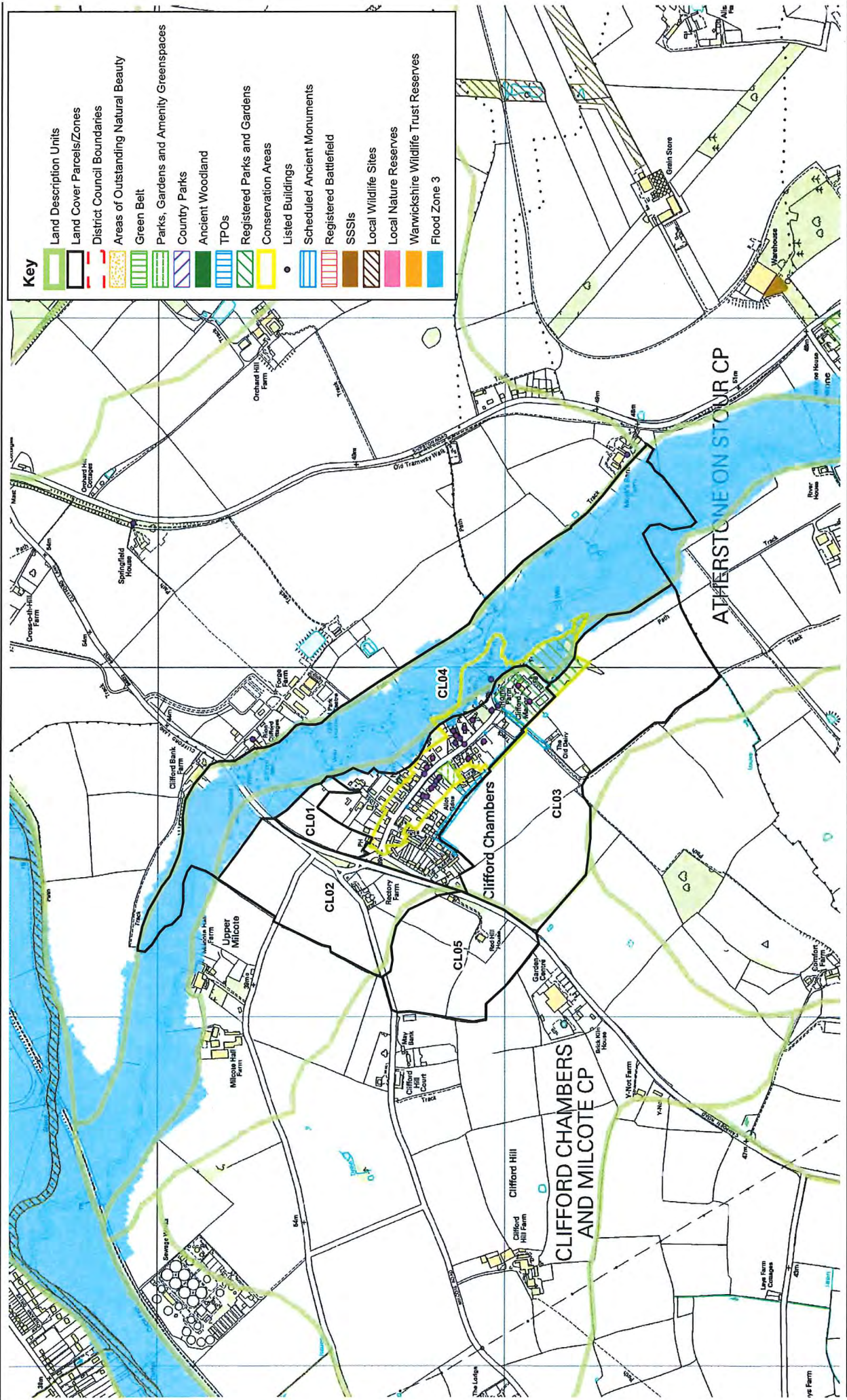
Sarah Brooke-Taylor, the Rural Housing Enabler for Warwickshire Rural Community Council, will be carrying out a Site Canvassing Exercise alongside members of the Neighbourhood Plan Group in Clifford Chambers on:

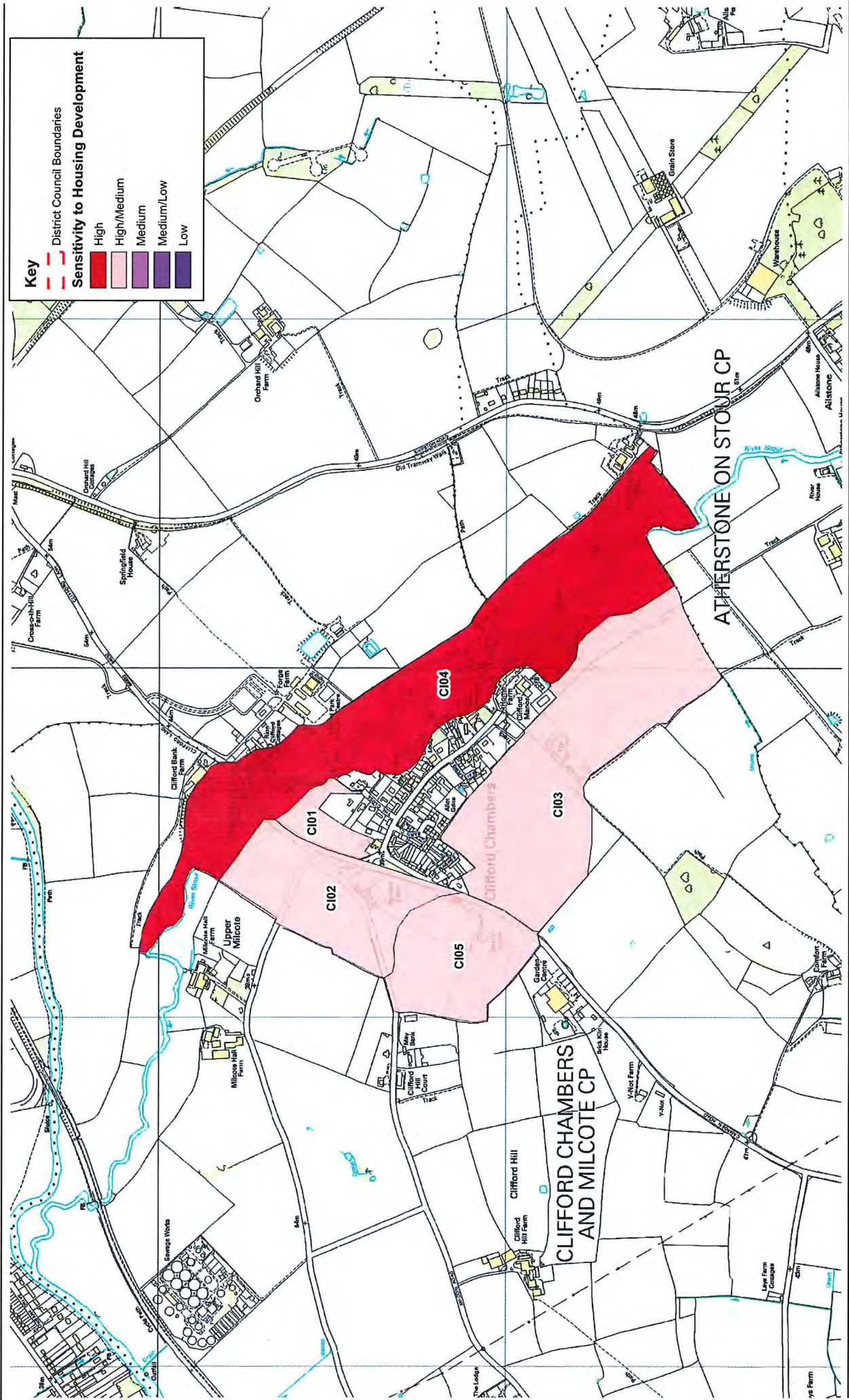
Tuesday 3rd May

Should you have any ideas for possible development sites, no matter how large or small, please email ccandm.org or contact Pauline Newbury on 415603.

Appendix 2

extract from SDC Landscape Sensitivity Study 2012 relating
to Clifford Chambers





**Clifford Chambers
Landscape Sensitivity to Housing Development**

0 0.5 1 2 km

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www.whiteconsultants.co.uk

LCP/Zone CL01 Settlement: Clifford Chambers

Landscape sensitivity to housing development high/medium

This zone consists of a small number of small flat pasture fields on the northern edge of Clifford Chambers. It abuts CL04, which is the floodplain of the river Stour, and shares its pastoral character. Both serve as a foreground to the approach to the settlement from the north and as part of the main entrance to the settlement. It also abuts CL02 along its western boundary, which has an open farmed landscape character. However, two small fields on the north eastern part of the site are well screened from any wider view and from views from within the settlement (except from two immediately adjacent houses) and, if satisfactory access could be created, small scale housing development here would have no impact on the wider landscape and very little on the settlement, if it were kept away from the edge of the Conservation Area. Development in the western half of the zone would be visible (although partly filtered by field boundary vegetation) when approaching the settlement from the north and entering it and is therefore considered inappropriate.

Landscape sensitivity to commercial development high

This zone consists of a small number of small flat pasture fields on the northern edge of Clifford Chambers. It abuts CL04, which is the floodplain of the river Stour, and shares its pastoral character. Both serve as a foreground to the approach to the settlement from the north and as part of the main entrance to the settlement. It also abuts CL02 along its western boundary, which has an open farmed landscape character. Any development here would be highly visible when approaching the settlement from the north and entering it, and commercial development would be of a scale inappropriate to the relatively small scale and flat nature of the river valley and is therefore considered inappropriate.

Landscape characteristics

LDU level

Physiographic River Valleys

Ground type Sandy Brown soils

Land cover Arable farmlands

Settlement pattern Villages and small farms

LDU level

Cultural sensitivity H3

Ecological sensitivity C3

Visual sensitivity L0

Land Cover Parcel data

Land Use Cropping

Pattern Small/medium_regular

Origin Cultivated

Designations

Landscape/planning

Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield

Other

Flood

Characteristics

Landform flat floodplain

Landcover pasture

Field boundaries

Type	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input checked="" type="checkbox"/>
Species	Thorn <input checked="" type="checkbox"/>	Elm <input checked="" type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	

Hedge/Stream Trees

Extent	Dense <input type="checkbox"/>	Scattered <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input checked="" type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Patch Survival

Extent	Widespread <input type="checkbox"/>	Localised <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
Management	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input type="checkbox"/>

Ecological corridors

Condition	Intact <input checked="" type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input type="checkbox"/>
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Intensity of Use

Impact	High <input type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input checked="" type="checkbox"/>
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Pattern

Settlement pattern none

Other built features none (public house backs onto southern end)

Presence of water not in zone but adjacent to floodplainScale small Sense of enclosure open internally but screened by vboundary vegetation

Diversity uniform

SkylineProminence/ importance not applicable Complexity

Comments part of very shallow river valley with very distant skyline

Key views

To settlement	False	From settlement	False
Landmarks	-	Detractors	-

IntervisibilitySite observation medium ...to key features ...from key place

Comments the zone is visible from the bridge crossing the river Stour and forms part of the foreground to views of the settlement from the north. There is some intervisibility with housing on the northern edge of the settlement.

TranquillityNoise sources roads peopleViews of development many 270 Presence of people infrequent

Summary medium

Comments traffic on the B4362 is not heavy; a PROW along the river valley is contiguous with this zone only in its extreme north eastern corner. The zone abuts the grounds of a public house on its southern boundary and housing along it

eastern boundary.

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor?

Comments the zone abuts a river valley corridor and appears to be managed as part of a wider farmed unit with PROW access to settlement

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting?

Comments the zone contributes to the setting of the settlement when viewed from the north and crossing the river Stour. It is cut off from the wider landscape by the B4362 and vegetation limits views in from the west. There is some intervisibility with a few houses on the northern edge of the settlement.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments no, although the zone is similar in landform and land use to the river corridor (CL04) and shares part of its western boundary with CL02, which is part of the wider landscape.

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge neutral

Form of edge highly indented

Comments mainly screened by vegetation along the side of the B4632.

Receptors

Receptors	Sensitivity
rural residents	high
urban residents	high
long distance/public footpaths	medium
roads/rail/cycleways	medium

Comments Rectory Farm is on slightly higher ground and may have views into the site, as may Milcote Hall Farm, but from a distance. Urban residents in The Close may have rear views into the site (4 properties). A PROW abuts only the extreme north eastern part of the site; there are glimpsed views of the site from the bridge on the B4362.

Other

Other factors biodiversity interest of flood zone areas may extend beyond boundaries depending on land use

Potential for landscape enhancement

Potential mitigation if area potentially suitable for development

continuing good and consistent management of existing hedgerows and conservation of hedgerow trees.

LCP/Zone C102

Settlement: Clifford Chambers

Landscape sensitivity to housing development high/medium

This zone consists of mixed farmland on the north western edge of Clifford Chambers on very flat ground. Around Rectory Farm there are small fenced pasture fields while elsewhere fields are medium in size and in arable cultivation. There are many roads within this site, the B4632 carrying the most traffic and presenting a view of the approach to the settlement beyond the crossing of the river Stour when approaching from the north. The zone also contains the only entrance to the settlement, to which there is no access from the north, south or east. A PROW crosses the western part. Although adjacent to the settlement and containing several roads, this zone is in agricultural use and has a functional and visual relationship to the wider farmed landscape rather than the settlement. Although any development immediately adjacent to Rectory Farm would be screened by landform from the south, it would be highly visible from the north and would mark an extension of the settlement across the defining B4632. Elsewhere any development would be visible within the wider farmed landscape and would appear to be isolated from the settlement. Housing development is therefore considered inappropriate in this zone.

Landscape sensitivity to commercial development high

This zone consists of mixed farmland on the north western edge of Clifford Chambers. Around Rectory Farm there are small fenced pasture fields while elsewhere fields are medium in size and in arable cultivation. There are many roads within this site, the B4632 carrying the most traffic and presenting a view of the approach to the settlement beyond the crossing of the river Stour when approaching from the north. The zone also contains the only entrance to the settlement, to which there is no access from the north, south or east. A PROW crosses the western part. Although adjacent to the settlement and containing several roads, this zone is in agricultural use and relates in function and visually to the wider farmed landscape rather than the settlement. Commercial development immediately adjacent to Rectory Farm would not be screened by landform from the south and would be highly visible from the north. It would also mark an extension of built form across the B4632 into open countryside. Elsewhere commercial development would be visible within the wider farmed landscape and would appear to be isolated from the settlement. Commercial development would also be out of scale with the existing buildings within the settlement; for these reasons it is considered inappropriate in this zone.

Landscape characteristics

	LDU level
Physiographic	River Valleys
Ground type	Sandy Brown soils
Land cover	Arable farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	H3
Ecological sensitivity	C3
Visual sensitivity	L0
<u>Land Cover Parcel data</u>	
Land Use	Cropping
Pattern	Small/medium_regular
Origin	Cultivated

Designations

Landscape/planningGreen Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO **Biodiversity**SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves **Historic/archaeology**Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield **Other**Flood **Characteristics**

Landform flat

Landcover grass ley and arable fields, small pasture fields

Field boundaries

Type	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input checked="" type="checkbox"/>
Species	Thorn <input checked="" type="checkbox"/>	Elm <input checked="" type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input checked="" type="checkbox"/>	Poor <input checked="" type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	

Hedge/Stream Trees

Extent	Dense <input type="checkbox"/>	Scattered <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input checked="" type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input checked="" type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Patch Survival

Extent	Widespread <input type="checkbox"/>	Localised <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
Management	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input type="checkbox"/>

Ecological corridors

Condition	Intact <input type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input checked="" type="checkbox"/>
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Intensity of Use

Impact	High <input checked="" type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input type="checkbox"/>
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Pattern

Settlement pattern one farm (Rectory Farm)

Other built features none

Presence of water adjacent to flood plain along northern boundary

Scale small/medium Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance apparent Complexity simple

Comments rising ground within Rectory Farm (LCP boundary) blocks views to the south

Key views

To settlement False From settlement False

Landmarks - Detractors -

IntervisibilitySite observation medium ...to key features ...from key place

Comments intervisibility between Rectory Farm and western settlement edge

Tranquillity

Noise sources roads people

Views of development one side 180 Presence of people infrequent

Summary high/medium

Comments B4632 follows zone's eastern boundary, Milcote Road lies within it; it also contains the only entrance to the settlement. A PROW bisects the western part of the zone and is used by farm vehicles as well. The southern part of the zone is overlooked from the western edge of the settlement.

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor?

Comments part of wider farmed landscape outside settlement with PROW linking into the settlement, but separated from settlement by main road

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting?

Comments a recently constructed (C20) section of the B4632 separates this site from the settlement visually. There is no visual or functional boundary between the southern edge of this zone and the northern edge of CL05.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments if CL02 were to be developed then CL01 would be landlocked. CL05 is also farmland associated with Rectory Farm.

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral Form of edge smooth/linear

Comments settlement edge is set back from eastern site boundary beyond previous alignment of B4632.

Receptors

Receptors	Sensitivity
rural residents	high
urban residents	high
long distance/public footpaths	high/medium
roads/rail/cycleways	medium

Comments rural receptors are Rectory Farm, within the zone; Red Hill House, in adjacent CL05, and Milcote Hall Farm, to the west. The settlement edge only abuts the southern half of the zone's eastern boundary. The experience of road users and walkers would be very different if CL02 were to be developed.

Other

Other factors northern boundary of zone abuts Flood Zone 3 area

Potential for landscape enhancement

good management of hedges throughout the site

Potential mitigation if area potentially suitable for development

LCP/Zone CL03

Settlement: Clifford Chambers

Landscape sensitivity to housing development high/medium

This zone consists of three medium/large flat arable fields abutting the southern edge of Clifford Chambers and the historic setting and parkland of Clifford Manor, and extending south eastwards into open countryside. It is bound to the west by the B 4632, with a good medium-height thorn hedge; to the north by the settlement edge and the registered parkland and woodland of Clifford Manor, and to east and south by mixed hedges (overgrown tree rows, mainly thorn, and low to medium thorn hedges with occasional trees). In its central section a PROW along an avenue of (part TPOd) lime trees extends from the frontage of Clifford Manor, an imposing historic mansion and estate at the south eastern end of the settlement. The main features of the zone are proximity to Clifford Manor parkland edge and the presence of mature trees, many of them TPOd, which form a strong boundary along the north western and northern edges. [The trees that are not TPOd are young mature oaks and it is not clear why they have not been included.] Along the western edge of the site, beneath a line of oaks there is a dense elm hedge which is currently being managed. The zone lies on the southern edge of the settlement and is overlooked only by a relatively small number of houses within in. Its western end is not clearly visible from the wider landscape, although there may be filtered views from Red Hill House, near the western boundary, and Cold Comfort Farm, to the south, due to their elevation. The eastern end of the zone is more open. Although it is considered that development of the whole zone would be (a) excessive in relation to the current size of the settlement; (b) an intrusion into the wider landscape, with rooflines potentially visible above existing hedges; (c) potentially affecting the setting of historic parkland, and (d) partly adjacent to the sensitive river corridor (CL04), it is nonetheless considered that development of part of the zone may be acceptable and the most suitable location for development associated with the settlement, possibly in the longer term. The north western quadrant of the zone [ie half a field] bound to north west and north east by TPO trees and to the south by a thorn hedge (albeit gappy) is well screened and relates well to the layout of the settlement. Development of this part of the zone, eastwards to the point where it abuts the Conservation Area, could be appropriate, but only if considerable care and attention were paid to fully protecting the setting of the TPOd trees to create an internal greenspace around which housing development could take place. Extension of an area south eastwards towards the PROW would not be appropriate due to its boundary with the Conservation Area, proximity to the boundary of the Registered Park and the much less dense form of settlement at this end. Extension beyond The Old Dairy would be inappropriate as within the wider open farmed landscape and adjacent to a river valley (CL04) and Registered Park. Access to the potential site would have to be carefully considered, preferably not off the Campden Road, as this would separate the development from the village and create further impact..

Landscape sensitivity to commercial development high

This zone consists of three medium/large flat arable fields abutting the southern edge of Clifford Chambers. It is bound to the west by the B 4632, with a good medium-height thorn hedge. In its central section a PROW along an avenue of (part TPOd) lime trees extends from the frontage of Clifford Manor, an imposing mansion and estate at the south eastern end of the settlement. The arable field to the south east is edged by PROWs. To the south zone boundaries consist of an overgrown tree row, mainly thorn, and low to medium thorn hedges with an occasional hedgerow tree. The main feature of the site is the presence of mature trees, many of them TPOd, which form a strong boundary along the north western and northern edges. [The trees that are not TPOd are young mature oaks and it is not clear why they have not been included.] Along the western edge of the zone, beneath a line of oaks, there is a dense elm hedge which is currently being managed to help its retention. The zone lies on the southern edge of the settlement and is overlooked only by a relatively small number of houses within in. Part of this boundary abuts the Conservation Area and part the

Registered Park surrounding Clifford Manor. At its western end it is not clearly visible from the wider landscape, although there may be filtered views from Red Hill House, near the western boundary, due to its elevation above the site. Its eastern end is visible within the wider landscape, especially from PROWs and is likely to be partly visible from the PROW along the northern edge of site CL04 and possibly from Cold Comfort Farm to the south. The zone is not considered suitable for commercial development due to proximity to the Registered Park, the Conservation Area and other housing within the settlement, proximity to the sensitive river corridor (CL04) and the potential for visual intrusion into the wider landscape when viewed from the south and along the B4632, where it would mask the existing soft edge of the settlement.

Landscape characteristics

	LDU level
Physiographic	River Valleys
Ground type	Sandy Brown soils
Land cover	Arable farmlands
Settlement pattern	Villages and small farms
	LDU level
Cultural sensitivity	H3
Ecological sensitivity	C3
Visual sensitivity	L0

Land Cover Parcel data

Land Use	Cropping
Pattern	Large_regular
Origin	Cultivated

Designations

Landscape/planning

Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield

Other

Flood

Characteristics

Landform flat

Landcover arable; small area of woodland.

Field boundaries

Type	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
Species	Thorn <input checked="" type="checkbox"/>	Elm <input type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input type="checkbox"/>	Poor <input checked="" type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	

Hedge/Stream Trees

Extent	Dense <input checked="" type="checkbox"/>	Scattered <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern the Old Dairy extends out from Clifford manor at the eastern end of the settlement; abuts settlement boundary to north east and north west

Other built features farm building associated with The Old Dairy

Presence of water small pond in central area near northern boundary

Scale medium **Sense of enclosure** open over low hedges with a few trees to south, enclosed by tree rows to north west and much of northern boundary, with some woodland

Diversity simple

Skyline

Prominence/ importance prominent **Complexity** simple

Comments from the south the line of TPO trees along the northern and north eastern edge of the zone form the local skyline and filter views of the settlement

Key views

To settlement False **From settlement** False

Landmarks - **Detractors** -

Intervisibility

Site observation medium **...to key features** **...from key place**

Comments the line of TPO trees along the northern and north western site boundary considerably reduces intervisibility of zone and settlement

Tranquillity

Noise sources roads people

Views of development many 270 **Presence of people** infrequent

Summary high/medium

Comments Although the B4632 is contiguous with part of the western edge of the site, it is partly screened by a medium height thorn hedge in good condition, so only tall vehicles are visible. An overgrown tree row on the south western edge of the zone screens views of traffic further south on this road. There are parallel PROWs in the south eastern part of the zone and one leading out from Clifford Manor at the eastern end of the settlement, between an avenue of trees that is partly TPOd but which continues and changes into a mixed tree row to the south. The zone is intrinsically of high tranquillity as it is partly in a very quiet part of the settlement, to the rear of houses, and partly within open countryside away from roads. Only the presence of the B4632 along part of the western boundary reduces this slightly.

Functional relationship of area with settlement, wider landscape or adjacent assessed areaCorridor?

Comments part of wider farmed landscape outside settlement with PROWs linking into the settlement

Visual relationship of area with settlement, wider landscape or adjacent assessed areaSetting?

Comments none, as screened from approach road to south west. Eastern end of zone may be visible from Cold Comfort Farm to the south, on higher ground. Views possible from Red Hill Farm to west, on higher ground.

Are adjacent assessed areas mutually reliant...... visually? ...functionally?

Comments no. Cl05 and zone mutually screened by roadside vegetation.

Settlement edgePre C20 edge C20-21 edge

Nature of edge neutral Form of edge smooth/linear

Comments the settlement edge is mixed, being partly the boundary with the Conservation Area (pre C20) and partly more recent development. Its partial permeability via The Nashes, the allotments and the grounds of a large house adjoining the PROW along its eastern boundary is considerably masked by the presence of the TPO trees, which create a clear boundary, presumably very dense for at least six months of the year.

Receptors

Receptors	Sensitivity
rural residents	high
urban residents	high
long distance/public footpaths	high/medium
roads/rail/cycleways	medium

Comments Red Hill House occupies a prominent position near the western site boundary and overlooks the zone. It is partly screened by vegetation along the roadside, and within its own grounds. Views from the Garden Centre to the south west are screened by landform and vegetation. The Old Dairy is part of the Clifford Manor estate, although set just outside the settlement. Comfort Farm, to the south, has no views of the site due to landform and woodland. Clifford Manor Registered Park and Garden abuts part of the site's northern boundary and is a key receptor. Residences along the western and southern edges of Clifford Chambers may have glimpsed or direct views into the zone, dependent on boundary vegetation and aspect; all will have any such views filtered by the TPO and other trees along the southern and western edges of the settlement. Users of the PROW have clear views of the site between the avenue trees. Road users have only glimpsed views, largely obscured by roadside vegetation.

Other

Other factors -

Potential for landscape enhancement

protection of boundary trees not included within TPO.

Potential mitigation if area potentially suitable for development

creation of green space sufficient to protect root systems and setting of TPOd and other boundary trees and link to existing green space area near southern boundary of settlement.

LCP/Zone Cl04 Settlement: Clifford Chambers

Landscape sensitivity to housing development high

This zone consists of a section of the valley of the river Stour to the north of Clifford Chambers. The meandering river is surrounded by flat pasture fields with many pollard willows and some other riparian vegetation. It is highly sensitive for its biodiversity (neutral grassland) and flood prevention significance and acts as a foreground to the setting of the settlement of Clifford Chambers (mainly Conservation Area) and the Registered Parkland of Clifford Manor. Housing development of this zone is considered highly inappropriate.

Landscape sensitivity to commercial development high

This zone consists of a section of the valley of the river Stour to the north of Clifford Chambers. The meandering river is surrounded by flat pasture fields with many pollard willows and some other riparian vegetation. It is highly sensitive for its biodiversity and flood prevention significance and acts as a foreground to the setting of the settlement of Clifford Chambers (mainly Conservation Area) and the Registered Parkland of Clifford Manor. Commercial development of this zone is considered highly inappropriate.

Landscape characteristics

LDU level

Physiographic River Valleys

Ground type Wet meadowland

Land cover Pastoral farmlands

Settlement pattern Meadowland on small farms

LDU level

Cultural sensitivity H3

Ecological sensitivity C3

Visual sensitivity L0

Land Cover Parcel data

Land Use Pastoral

Pattern Medium/large_regular

Origin Meadow

Designations

Landscape/planning

Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield

Other

Flood

Characteristics

Landform flat

Landcover pastoral floodplain

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches Species Thorn Elm Mixed Ancient Condition Good Poor Redundant Relic Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent	Dense <input type="checkbox"/>	Scattered <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	
<u>Other Trees</u>				
Extent	Prominent <input type="checkbox"/>	Apparent <input checked="" type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	
<u>Patch Survival</u>				
Extent	Widespread <input checked="" type="checkbox"/>	Localised <input type="checkbox"/>	Relic <input type="checkbox"/>	
Management	Intense <input type="checkbox"/>	Traditional <input checked="" type="checkbox"/>	Neglected <input type="checkbox"/>	
<u>Ecological corridors</u>				
Condition	Intact <input checked="" type="checkbox"/>	Declining <input type="checkbox"/>	Fragmented <input type="checkbox"/>	
<u>Intensity of Use</u>				
Impact	High <input type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input checked="" type="checkbox"/>	
<u>Pattern</u>				
Settlement pattern	one listed building associated with Clifford Manor Home Farm, within Conservation Area but outside Registered Parkland.			
Other built features	-			
Presence of water	<input checked="" type="checkbox"/>	river Stour		
Scale	small laterally, extensive linear element.	Sense of enclosure	open	
Diversity	simple			
<u>Skyline</u>				
Prominence/ importance	not applicable	Complexity		
Comments	very shallow, open river valley			
<u>Key views</u>				
To settlement	False	From settlement	False	
Landmarks	-	Detractors	-	
<u>Intervisibility</u>				
Site observation	medium	...to key features	<input type="checkbox"/>	...from key place <input type="checkbox"/>
Comments	pollard willows and boundary vegetation mask or filter views			
<u>Tranquillity</u>				
Noise sources	roads	people		
Views of development	one side 180	Presence of people	infrequent	
Summary	high			
Comments	the zone is crossed laterally by one road, the B4632; there is a PROW along much of and within a small part of its northern boundary and laterally near the eastern end of the settlement.			
<u>Functional relationship of area with settlement, wider landscape or adjacent assessed area</u>				
Corridor?	<input checked="" type="checkbox"/>			
Comments	river corridor and floodplain, managed as part of wider farmed units			
<u>Visual relationship of area with settlement, wider landscape or adjacent assessed area</u>				
Setting?	<input checked="" type="checkbox"/>			
Comments	this zone forms the foreground and setting to the settlement viewed from the north and to the northern boundary of the Registered Parkland. There are extensive views north west and south east along it of the river corridor and the wider landscape to either side.			

Are adjacent assessed areas mutually reliant...... visually? ...functionally?

Comments zone CL01 shares land use and is surrounded elsewhere by roads or settlement.

Settlement edgePre C20 edge C20-21 edge

Nature of edge positive

Form of edge moderately indented

Comments the form of the settlement edge is dictated by the floodplain edge, so is curved rather than indented. Garden areas have been extended out from the settlement along its southern edge. To the east of Clifford Manor, woodland [part of the Registered Park and Garden] covers a small part of the zone.

Receptors**Receptors****Sensitivity**

rural residents

high

urban residents

high

long distance/public footpaths

high

roads/rail/cycleways

medium/low

Comments most significant receptors are houses along northern edge of settlement and Clifford Manor. Rural receptors to north include a listed building at Monk's Barn Farm, at eastern end of zone. There are many PROWs abutting the zone. Users of the B4632 where it crosses the flood plain have a glimpsed view along the river corridor but landform and vegetation prevent views from the A3400 to the north east.

Other

Other factors Flood Zone 3; biodiversity (neutral grassland)

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

LCP/Zone CL05 Settlement: Clifford Chambers

Landscape sensitivity to housing development high/medium

This zone consists of several small to medium pasture fields associated with Rectory Farm (CL02) but lying around Red Hill House, which has an elevated position to the south west of Clifford Chambers. Red Hill House has few views out, being well screened by vegetation, but the house itself is visible from within site CL03 (not from the settlement, which scarcely abuts it). There is a garden centre immediately to the south of the zone, and housing along its western boundary - a few houses outside the settlement on Milcote Road. Milcote Road and the B4632 form the western and eastern zone boundaries. To the north there is no boundary with CL02, as the mapped boundary marks a break of slope within a field. To the south the hedges that separate this zone from the wider landscape are in varied condition, partly relic only, and the adjoining fields are also in use as pasture. Despite the proximity of development on two sides, this zone lies completely outside the settlement of Clifford Chambers, separated from it by the B4632, and is very much part of the wider farmed landscape. For this reason it is considered inappropriate for housing development.

Landscape sensitivity to commercial development high

This zone consists of several small to medium pasture fields associated with Rectory Farm (CL02) but lying around Red Hill House, which has an elevated position to the south west of Clifford Chambers. Red Hill House has few views out, being well screened by vegetation, but the house itself is visible from within site CL03 (not from the settlement, which scarcely abuts it). There is a garden centre immediately to the south of the zone, and housing along its western boundary - a few houses outside the settlement on Milcote Road. Milcote Road and the B4632 form the western and eastern boundaries of the zone. To the north there is no boundary with CL02, as the mapped boundary marks a break of slope within a field. To the south the hedges that separate this zone from the wider landscape are in varied condition, partly relic only, and the adjoining fields are also in use as pasture. Despite the proximity of development on two sides, this zone lies completely outside the settlement of Clifford Chambers, separated from it by the B4632, and is very much part of the wider farmed landscape. For this reason it is considered inappropriate for commercial development.

Landscape characteristics

LDU level

Physiographic Soft rock lowlands

Ground type Claylands

Land cover Pastoral farmlands

Settlement pattern Villages and small farms

LDU level

Cultural sensitivity H3

Ecological sensitivity C3

Visual sensitivity R0

Land Cover Parcel data

Land Use Mixed farming

Pattern Med/large_semi-regul

Origin Cultivated

Designations

Landscape/planning

Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

Cons. Area SAMS Historic Parks/Gardens Listed Buildings Registered Battlefield

Other

Flood

Characteristics

Landform rising from settlement to low ridge near southern boundary

Landcover pasture

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern Red Hill House

Other built features -

Presence of water very small pond in centre of zone

Scale small Sense of enclosure partly enclosed by hedgerows but overall fairly open

Diversity uniform

Skyline

Prominence/ importance prominent Complexity simple

Comments landform creates ridge towards southern edge; pasture field, so very simple.

Key views

To settlement False From settlement False

Landmarks - Detractors -

Intervisibility

Site observation low ...to key features ...from key place

Comments vegetation screening

Tranquillity

Noise sources roads other

Views of development one side 180 Presence of people occasional

Summary high/medium

Comments the B4632 lies along the south eastern and Milcote Road along its north western boundary.

Functional relationship of area with settlement, wider landscape or adjacent assessed area Corridor?

Comments the farmland of CL05 is part of Rectory Farm, in CL02, and part of the wider pastoral landscape.

Visual relationship of area with settlement, wider landscape or adjacent assessed area Setting?

Comments contributes to the setting of Clifford Chambers approaching from the south along B4632 and is part of wider pastoral landscape.

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments Rectory Farm land holding is not known but CL05 is part of pastoral farmland near the farm buildings, which are in CL02.

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge

Form of edge

Comments this zone does not lie adjacent to the settlement and abuts it very marginally at a single point at its north eastern corner

Receptors

Receptors	Sensitivity
rural residents	high
urban residents	high
roads/rail/cycleways	medium

Comments rural receptors are houses along Milcote Road and the Garden Centre on the south western boundary. One house on the south western edge of Clifford Chambers may have views of the zone, but these are almost entirely filtered by vegetation.

Other

Other factors part of farmland of adjoining site CL02

Potential for landscape enhancement

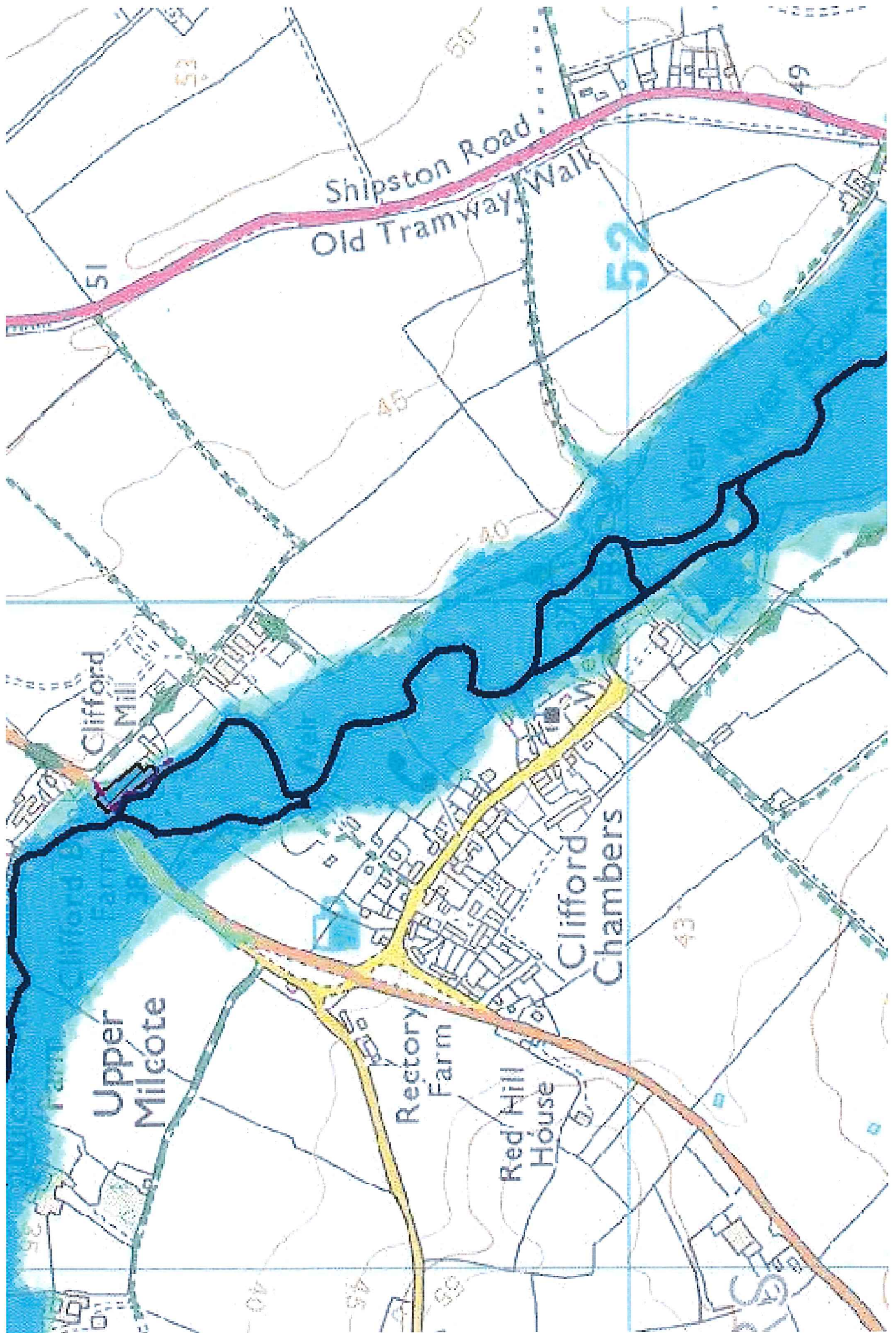
-

Potential mitigation if area potentially suitable for development

-

Appendix 3

Environment Agency flood map



Appendix 13 – Neighbourhood Plan update

Neighbourhood Plan Update.

Many in the Parish will know that most of the Parish Council (PC) resigned during January. One effect of this was to stall the work on the Neighbourhood Plan questionnaire. Les Moseley was recently appointed to fill the first Parish Council Casual Vacancy and has agreed to restart efforts to complete the questionnaire and make progress towards completing the Neighbourhood Plan.

Can we remind you therefore that if you are considering offering any land for further development within the parish or if you have any queries or questions relating to the preparation of the Neighbourhood Plan please contact Les on leslie.moseley@btinternet.com or by phone on 01789 296019.

We will try to keep you informed as to the progress of the Plan and will alert you by email when we know the Neighbourhood Plan Questionnaire will be delivered to your property.

Many thanks,

The Neighbourhood Plan Group

Appendix 14



Clifford Chambers and Milcote Neighbourhood Development Plan

Introduction

This survey will help the Parish Council produce a Neighbourhood Development Plan for our parish.

All of this work is being carried out on behalf of the Parish Council by the Neighbourhood Plan Group made up of volunteers who are residents of the parish. A Neighbourhood Development Plan is about setting down ideas for the future development of the village and parish.

We use development in a wide sense, encompassing economic (might be housing or business premises), environmental (enhancing the beauty of the parish), or social (making sure we have the services we need to support a thriving community). The objective is to make development sustainable and at the pace and in the direction that the parish wishes. Our Neighbourhood Plan has to be in step with the Stratford-on-Avon District Council (SDC) local plan known as the “Core Strategy”. Therefore, we are seeking your views, in the event that, in the future, it proves necessary for development to take place within the village or the wider parish.

A Neighbourhood Development Plan establishes general planning policies for the development and use of land in a neighbourhood, for example:

- Where new homes and commercial premises should be built;
- What they should look like;
- What additional amenities would be of benefit to the community.

The plan can be detailed or general, depending on what local people want.

By having **your** say, you will be helping to shape the future development of Clifford Chambers and Milcote Parish. The output from this questionnaire will be used to prepare plans for future developments affecting the parish. A map of the parish boundary is attached for reference.

The survey is completely anonymous and individual responses will not be seen by anyone from the Neighbourhood Plan Group. Completed questionnaires should be sent in the envelope provided to Stratford-on-Avon District Council (SDC) by MONDAY 1ST MAY.

SDC will use an external data processing company to process the survey responses and SDC will provide the Neighbourhood Plan Group with the ‘top line’ results, alongside all anonymised comments made. The original questionnaires will be held by SDC and not returned to the Parish Council or Neighbourhood Plan Group.

If you need any assistance or clarification when filling in the questionnaire, please contact us via email at info@ccandm.org and request a call back from a member of the Neighbourhood Plan Group. Alternatively, you can call me (Les Moseley) on 01789 296019 or Andy Oakes on 01789 294853.

For additional hard copies please go to the Neighbourhood Plan website at www.ccandm.org and print off a copy.

What will happen to the results of the survey?

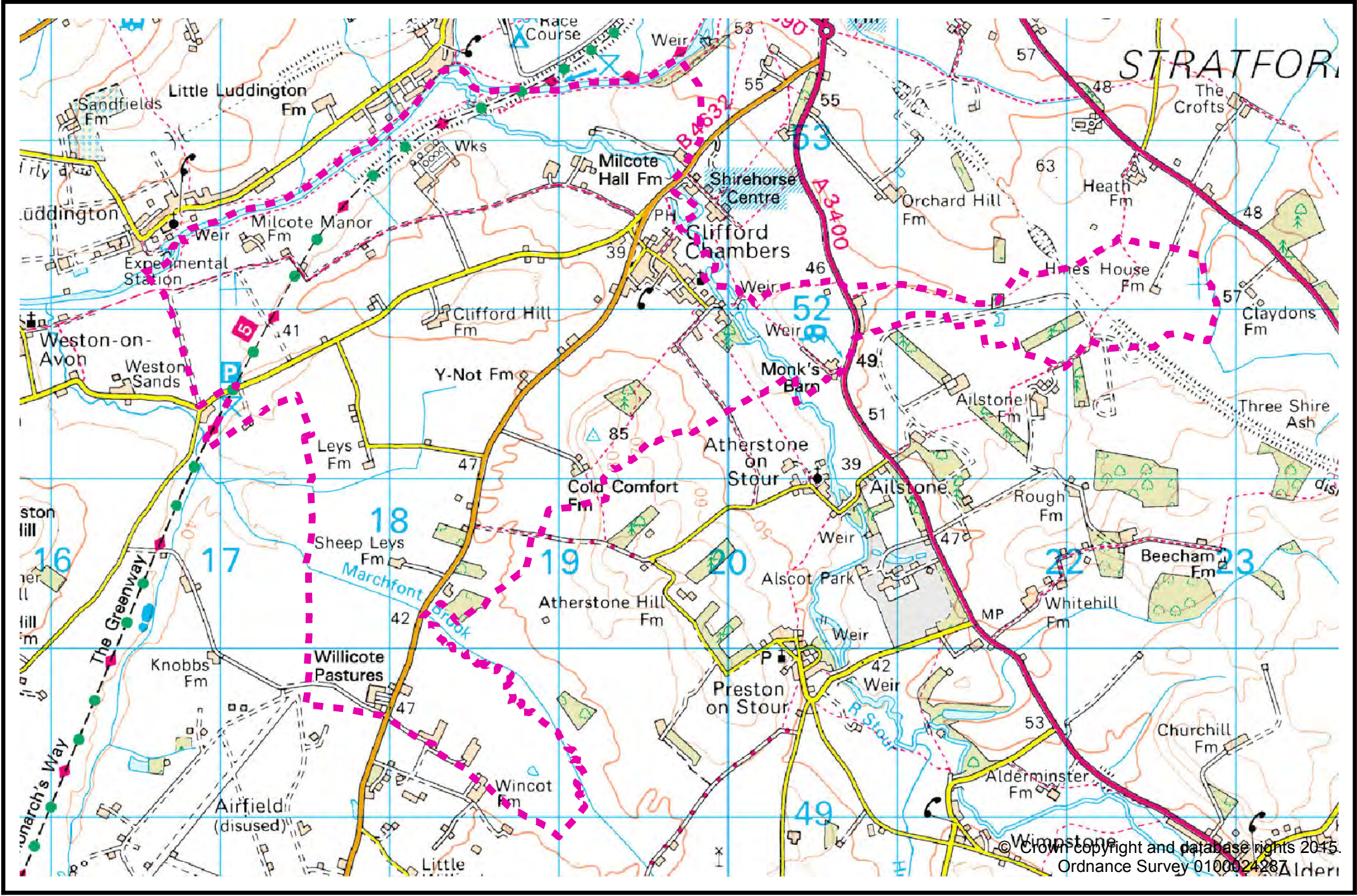
Following further local community consultation, a plan will be produced for adoption by the District Council following Independent Examination and successful referendum. Once ‘made’ or adopted, a Neighbourhood Development Plan has ‘statutory status’ which means that the agreed policies within the Plan must be complied with as part of the Development Plan for the District

Thank you for taking the time to fill in this questionnaire and participating in the development of our community.

Les Moseley

Chairman,

Clifford Chambers and Milcote Neighbourhood Plan Group



Clifford Chambers and Milcote Parish Council



Neighbourhood Development Plan Questionnaire 2017

Your chance to have a say about the future of the parish.

What's happening?

In 2011 the government introduced a Localism Act to give residents more of a say in the future development of where they live. A key part of this is the creation of a Neighbourhood Development Plan by the local community and the Parish Council, which has legal status and will be used to influence future planning decisions for the parish.

This questionnaire will tell us about what you think is important for the future of our parish.

The questionnaire should take you no more than 15-20 minutes to complete.

All information will remain anonymous and confidential.

To ensure the Neighbourhood Plan Group has sufficient information and views to create an effective Neighbourhood Development Plan, please complete every section.

Please tick the relevant box to indicate whether you are completing the questionnaire:

As a resident As a business.....

If as a resident, please state whether you are responding as:

An individual..... On behalf of your household.....

For additional hard copies please go to www.ccandm.org and print off a copy.

Please tick the appropriate box or answer in the space provided. This questionnaire should be completed by any individual in your household over the age of 16. Completed forms should be sent in the envelope provided to Stratford-on-Avon District Council (SDC) by **Monday 1st May**.

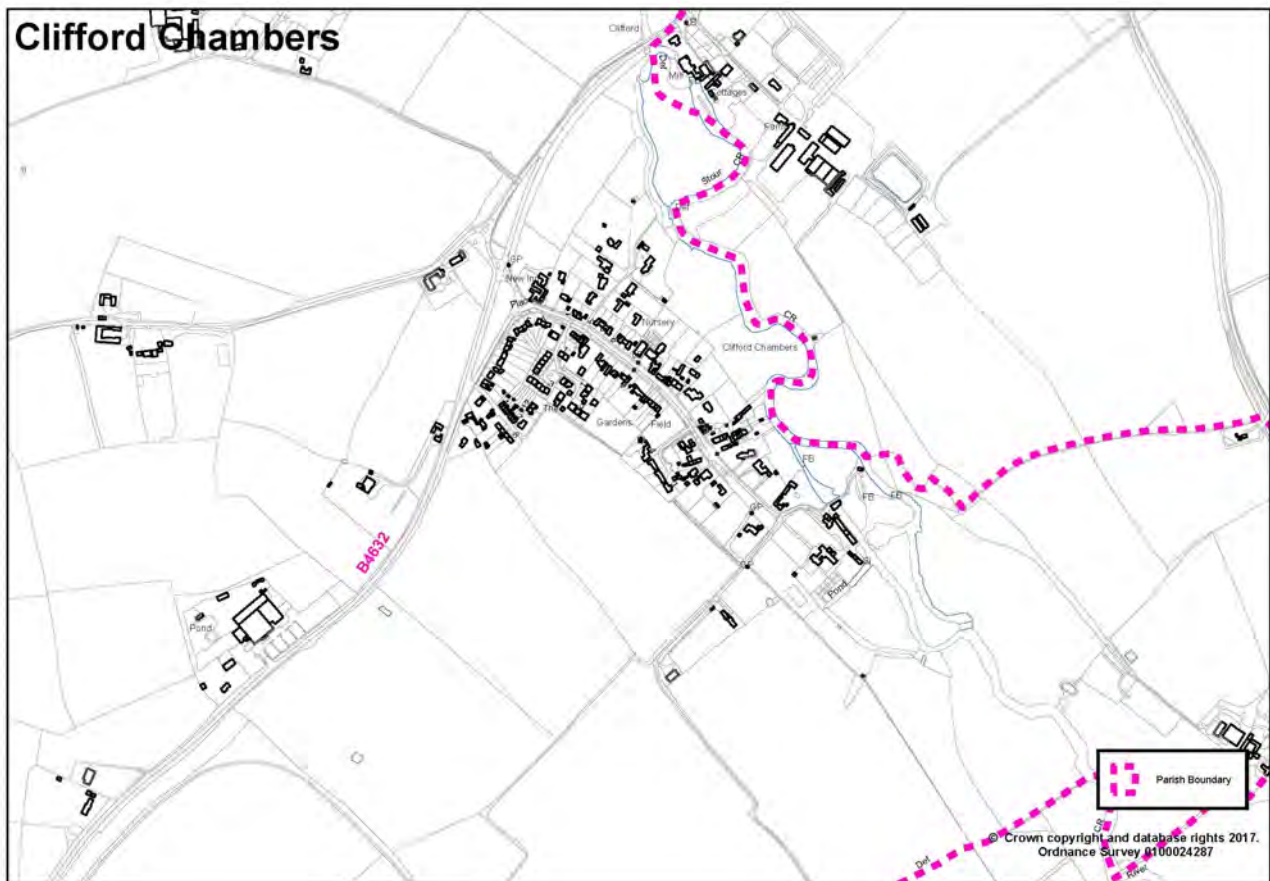
Section 1- Housing Development

Q1 How important are the following to the quality of life in Clifford Chambers and Milcote Parish?

Please score from 1 to 5 where 1 means not important and 5 means very important.

	1 - Not Important	2	3	4	5 - Very Important
Open Green Spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Historic and Natural Features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife and Habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rural Atmosphere	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sense of Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Friendly and Safe Environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Village Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dark skies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maintaining and improving tranquillity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q2 Where would you suggest are the best locations for new housing within the Clifford Chambers and Milcote Parish boundary? Please mark clearly on the map below or write your suggestions in the box.



Q3 Currently, planning permission has been applied for and/or granted for 14 properties in or close to the settlement of Clifford Chambers with the potential for further development across the parish up to 2031. How would you like any further development to be progressed?

Evenly spread over the whole period No preference
 All built in the first 5 years

Q4 How suitable do you feel the following sizes of potential new developments would be for the parish of Clifford Chambers and Milcote?
 Please score from 1 to 5 where 1 means not suitable and 5 means very suitable.

	1 - Not Suitable	2	3	4	5 - Very Suitable
One large development (e.g. more than 20 houses)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Medium sized developments (10-15 houses)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small developments (e.g. fewer than 10 houses)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Individual plots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A mixture of small and medium developments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q5 What importance would you give to the following types of new property in Clifford Chambers and Milcote Parish?
 Please score from 1 to 5, where 1 means not important and 5 means very important.

	1 - Not Important	2	3	4	5 - Very Important
One bedroom homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two bedroom homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Three bedroom homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Four plus bedroom homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bungalows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Social housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q6 What importance would you give to the provision of new housing for each of the following groups?
 Please score from 1 to 5, where 1 means not important and 5 means very important.

	1 - Not Important	2	3	4	5 - Very Important
Those requiring a degree of on-site support e.g. in sheltered accommodation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elderly (excluding Sheltered Accommodation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
People with physical disabilities (wide doors, wheelchair ramps, high electric points etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Young families/starter homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
People with local connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q7 How much do you agree/disagree with allowing infilling/single garden developments?

Strongly agree Disagree
 Agree Strongly Disagree
 Neither agree nor disagree

Q8 How much do you agree/disagree with allowing demolition of an existing building to replace with more dwellings?

Strongly agree.....	<input type="checkbox"/>	Disagree.....	<input type="checkbox"/>
Agree	<input type="checkbox"/>	Strongly Disagree.....	<input type="checkbox"/>
Neither agree nor disagree	<input type="checkbox"/>		

Q9 How important are the following to future development within the parish of Clifford Chambers and Milcote?

Please score from 1 to 5, where 1 means not important and 5 means very important.

	1 - Not Important	2	3	4	5 - Very Important
Developments that respect the scale of the existing village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minimum standards for living space in dwellings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Use of traditional local building materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
High levels of energy conservation in new buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Green spaces and gardens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Road signage, advertising, and street furniture that respects the locality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Modern houses of contemporary design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minimal street lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Privacy and security	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Road safety	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minimal carbon footprint	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regular bus service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please list anything else in box below that should be considered when future development takes place.

Under certain circumstances, when planning permission is granted and dependent on the scale of the development, Community Infrastructure Levies (CIL) Section 106 Legal Agreements, are issued as part of the approval process. These Notices are financial contributions paid by the developers to SDC to invest in the infrastructure of the parish. Some of those monies come to the Parish Councils for local needs. In addition, SDC Planning may insist on works undertaken off the development site to help with issues that are caused by the new homes (junction improvements, street lighting, footpaths and walkways etc.). It is also likely that many of the parish amenities could be affected by additional development which might result in the contractor undertaking works to ensure the amenities can continue to operate or be improved to meet the increase in population.

Q10 If such funds are available, how would you like them to be used? (Please tick 3 boxes only)

- Increase the Village Hall facilities for local group users
- Develop activities for children and young adults
- Maintain and improve the Recreation Ground and play equipment
- Maintain and improve the allotments.....
- Increase the Community Bus services
- Improve footpaths/cycleways across the parish
- Create parking for the Village Hall.....
- Introduce low level street lighting in the village centre.....
- Provide more street furniture in the village (benches/bins etc.)
- Carry out preservation work to the War Memorial
- Improve access to the internet
- Other.....

If other, please specify below

Q11 If you have any comments you wish to make on housing development, please write them in the box below.

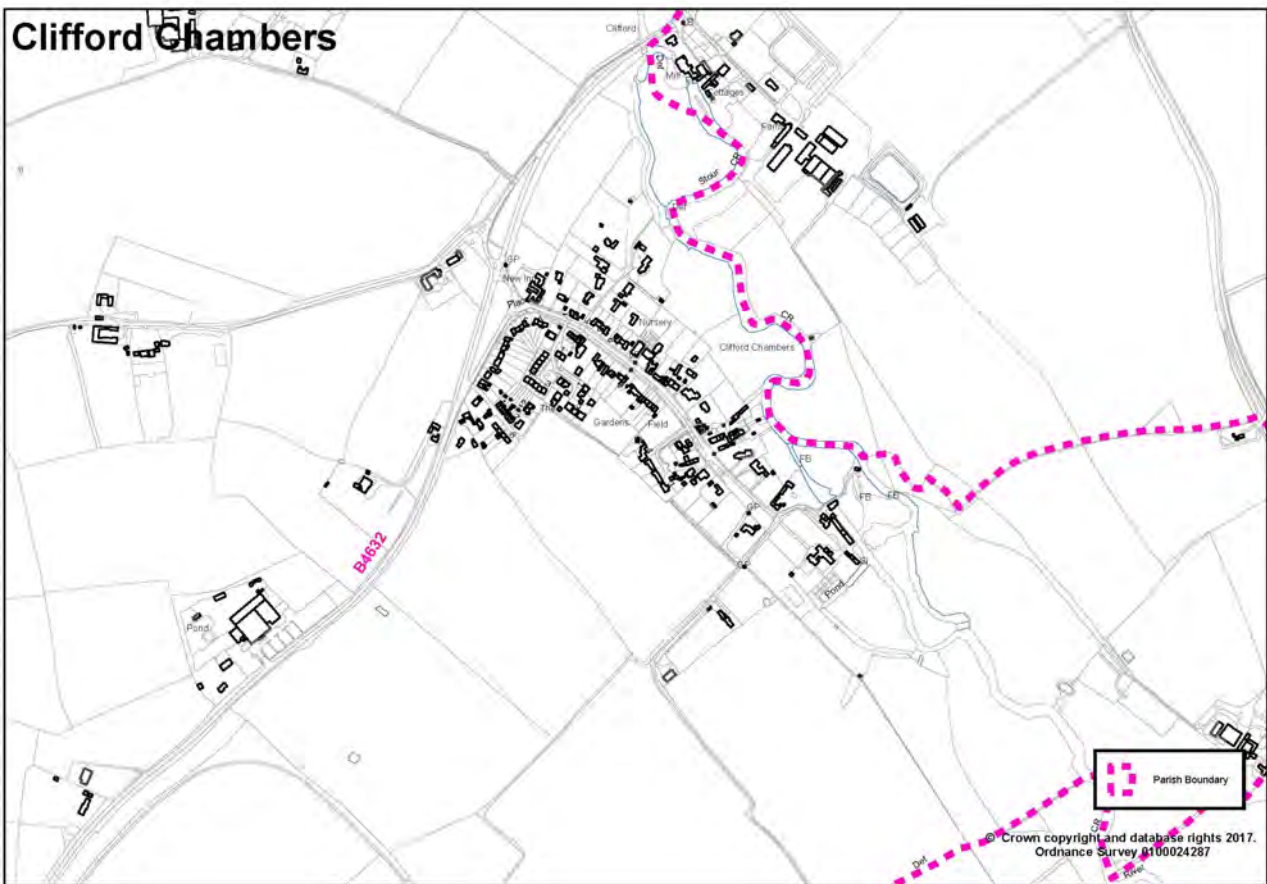
Section 2 - Commercial Development

Economic development is strongly supported by the National Planning Policy Framework (NPPF). We would like your views on the extent and type of commercial development you would like to see in Clifford Chambers and Milcote Parish.

Q12 Do you think commercial development is needed within the parish?

Yes No

**If yes, where would you prefer small business units to be built within the parish?
Please mark clearly on the map below or write your suggestions in the box below**



Q13 Would you support the inclusion of a small shop/post office in any future development in Clifford Chambers village centre?

Yes No

Q14 Would you support improved access to the retail services at the Clifford Garden Centre through the development of a safe footpath/cycleway from the village?

Yes No

Q15 Please make any further comments here on Commercial Development.

Section 3 - Heritage, Local Environment and Amenities

Q16 How important is it for the following aspects of the parish’s existing natural environment to be protected and improved?
Please score from 1 to 5, where 1 means not important and 5 means very important.

	1 - Not Important	2	3	4	5 - Very Important
Open green spaces and recreation areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Historic and natural features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Iconic views of the landscape	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wildlife habitats and wildflower areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q17 How much would you rate the following as an important community asset?
Please score from 1 to 5, where 1 means not important and 5 means very important.

	1 - Not Important	2	3	4	5 - Very Important
St. Helen’s Church	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
War Memorial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Village Hall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Village Green	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreation Ground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tallest Swing in Warwickshire (on Recreation Ground)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clifford Club	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The New Inn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Allotments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Q18** The National Planning Policy Framework states that local communities, through Local and Neighbourhood Plans, should be able to identify for special protection existing green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development, other than in very special circumstances.

Which green spaces within the parish would you wish to preserve?
Please specify in the box below.

- Q19** Do you think the services below need improving to meet the future needs of the parish?
Please tick a box for each row.

	Yes	No
Surface Water Drainage	<input type="checkbox"/>	<input type="checkbox"/>
Sewage System	<input type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/>
Broadband, Mobile, Telephone Network	<input type="checkbox"/>	<input type="checkbox"/>
Mobile	<input type="checkbox"/>	<input type="checkbox"/>
Recycling/Rubbish Collection	<input type="checkbox"/>	<input type="checkbox"/>

Please comment here to expand on your answers above.

- Q20** Please add any other comments below on Heritage, Local Environment and Amenities

Section 4 - Flooding

Q21 When considering the local environment and flooding, how concerned are you about the following?
Please score from 1 to 5, where 1 means not at all concerned and 5 means very concerned.

	1 - Not at all concerned	2	3	4	5 - Very concerned
Risk of flooding from the river	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Risk of flooding from run-off water from surrounding fields	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Risk to the main storm water sewage system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please comment here in general on flooding issues

Section 5 - Transport and Access

Transport

Q22 How many times, on average, do motor vehicles (e.g. cars, vans, motorbikes) in your household exit Clifford Chambers village, on to or across the B4632 junction?
Please insert number.

Each week day

Each weekend day

Q23 How many cycle trips, on average, are made by members of your household out of Clifford Chambers village on to or across the B4632 junction?
Please insert number.

Each week day

Each weekend day

Q24 How many walking trips, on average, do members of your household make in a week out of Clifford Chambers village on to and/or along the B4632 or Milcote Road?
Please insert number.

Each week day

Each weekend day

Access

**Q25 How difficult do you find access to and from Clifford Chambers village?
Please score from 1 to 5, where 1 means not at all difficult and 5 means very difficult.**

	1 - Not at all difficult	2	3	4	5 - Very difficult
For motor vehicles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For cyclists	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For pedestrians	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If access is difficult for you for any of the above, how do you think improvements could be made?
Please specify in the box below.

Parking

Q26 Do you find that parking is a problem within any part of Clifford Chambers village?

No, not a problem..... Occasionally..... A considerable problem.....

Q27 Apart from within Clifford Chambers village, are there any locations within the parish where parking presents a regular problem? Is so, please specify below.

**Q28 To what extent do you agree/disagree with the following actions to reduce the impact of parking within Clifford Chambers village?
Please score from 1 to 5, where 1 means strongly disagree and 5 means strongly agree.**

	1 - Strongly disagree	2	3	4	5 - Strongly agree
Introduce a resident parking permit scheme in Clifford Chambers village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Control overspill parking around the New Inn car park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Create off-street parking for Village Hall and Clifford Club users	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q29 Please add any other comments below on Transport, Access, and Parking.

Section 6 - Communications

The purpose of this section is to establish any issues that residents/businesses in the Neighbourhood Development Plan area have with internet communications.

Q30 Thinking only about when you use the internet from your home/business premises within the parish, how often do you access the internet? Please tick the relevant box for each line.

	Daily	Weekly	Monthly	Never
For personal use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For business/ working from home:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you never use the internet, please skip questions 31 and 32.

Q31 In the main, which of the following do you use to access the internet?

A provider that uses your landline (terrestrial)

A satellite provider

A mobile provider (wireless)

Other type of provider

If other type of provider, please specify here

Q32 If you use a terrestrial provider, how do you rate the overall quality of your internet connection? Please tick one box on each line

	Meets my needs	Does not meet my needs
For personal use	<input type="checkbox"/>	<input type="checkbox"/>
For business/ working from home	<input type="checkbox"/>	<input type="checkbox"/>

Q33 Please add any other comments below on Communications.

Section 7 - Demographics

The information provided below will demonstrate that we have gained the views of a cross-section of the population. No reference will be made to individual replies.

Q34 What is your postcode?

Q35 Please indicate the number of people in your household by age group.

Under 16

16-24

25-34

35-44

45-54

55-64

65-74

75 plus

Q36 Please advise which category best describes your current employment status. (NB The "not working" category would cover people that stay at home looking after the household.) Please tick one box only.

Employed

Retired

Self-employed

Voluntary work/caring

Unemployed

In education or training

Not working

Q37 If you work, perform voluntary activities or care for someone, how far do you travel? Please tick relevant box.

Work from home

More than 10 miles

Up to 10 miles

Thank you for your replies to this questionnaire. Your views are most important and will contribute to the development of the Neighbourhood Development Plan for Clifford Chambers and Milcote Parish.

The next steps in producing the Neighbourhood Development Plan are that all the responses will be processed by an independent agency acting on behalf of the Parish Council and Stratford-on-Avon District Council. The agency will be the only persons to see the individual completed questionnaires. Stratford-on-Avon District Council will forward a report to the Parish Council and the Neighbourhood Development Plan Group. The results will form the basis on which the Neighbourhood Development Plan will be created.

Completed forms should be sent in the FREEPOST envelope (NO STAMP REQUIRED) provided to Stratford-on-Avon District Council (SDC).



Freepost RTJX-GHEE-ZUCS
Stratford-on-Avon District Council
Consultation Unit
Elizabeth House
Church Street
Stratford-upon-Avon
CV37 6BR

Appendix 15

Neighbourhood Plan Update. 18/04/17

Every home and business in the parish should now have received a copy of the Neighbourhood Plan questionnaire. I cannot over emphasise just how important it is to get our plan completed and adopted to ensure future development is in line with the community's wishes. If you have not returned the questionnaire by now, I would urge you to carefully consider, complete and return the questionnaire before the 1st May deadline. If you have any queries or are a resident or business in the Parish and have not received a questionnaire please contact the group on info@ccandm.org

You may be interested to know that the Parish Council has been asked for comments on the Scoping Request for the proposed South Western Relief Road. The Parish Council will be reviewing this document and determining it's response. Already it is clear that there is considerable concern about the volume of traffic along the B4632 and Milcote Road and how the Proposed Relief Road will affect the Parish. However, the formal response will be confirmed at the Parish Council Meeting on Thursday 11th May at 7.45pm in the Village Hall. The report reference is SCOPE/00030 and is available at www.stratford.gov.uk/eplanning If you have any comments for the Parish Council to consider in its response, please forward them to the Chairman at leslie.moseley@btinternet.com or attend the Parish Council Meeting and join in the public discussion period.

Les Moseley,
Chairman Neighbourhood Plan Group



SURVEY RESULTS

2017

FINAL REPORT

Prepared by:
Performance, Consultation & Insight Unit
Stratford-on-Avon District Council
June 2017

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APPENDICES

Q2 - Where would you suggest are the best locations for new housing within the Clifford Chambers and Milcote Parish boundary? Please mark clearly on the map below or write your suggestions in the box.
Q9 - Please list anything else in box below that should be considered when future development takes place.
Q10 - If such funds are available, how would you like them to be used? If other, please specify below
Q11 - If you have any comments you wish to make on housing development, please write them in the box below.
Q12 - If yes, where would you prefer small business units to be built within the parish? Please mark clearly on the map below or write your suggestion in the box below
Q15 - Please make any further comments here on Commercial Development.
Q18 - Which green spaces within the parish would you wish to preserve?
Q19 - Do you think the services below need improving to meet the future needs of the parish? Please comment here to expand on your answers above.
Q20 - Please add any other comments below on Heritage, Local Environment and Amenities
Q21 - Please comment here in general on flooding issues
Q25 - If access is difficult for you for any of the above, how do you think improvements could be made?
Q27 - Apart from within Clifford Chambers village, are there any locations within the parish where parking presents a regular problem?
Q29 - Please add any other comments below on Transport, Access, and Parking.
Q33 - Please add any other comments below on Communications.
Q34 - What is your postcode?

1.0 Introduction

The Parish Council has produced this survey to help gauge public opinion for the Neighbourhood Development Plan for the parish.

All of the work is being carried out on behalf of the Parish Council by the Neighbourhood Plan Group made up of volunteers who are residents of the parish. A Neighbourhood Development Plan is about setting down ideas for the future development of the village and parish.

We use development in a wide sense, encompassing economic (might be housing or business premises), environmental (enhancing the beauty of the parish), or social (making sure we have the services we need to support a thriving community). The objective is to make development sustainable and at the pace and in the direction that the parish wishes. Our Neighbourhood Plan has to be in step with the Stratford-on-Avon District Council (SDC) local plan known as the "Core Strategy".

A Neighbourhood Development Plan establishes general planning policies for the development and use of land in a neighbourhood, for example:

- Where new homes and commercial premises should be built;
- What they should look like;
- What additional amenities would be of benefit to the community.

The output from this survey will be used to prepare plans for future developments affecting the parish.

2.0 Methodology

The survey ran from 7th April to 1st May 2017, although an extension of a further week was given to maximise response rates. All households and businesses in the Parish were hand delivered a questionnaire by one of a team of volunteers. They were then returned using a FREEPOST envelope directly to Stratford-on-Avon District Council from the household.

243 households and 25 businesses received questionnaires. 97 questionnaires were returned in the timescale allowed. This represents a response rate of 36%.

All the information provided was processed by an independent third party, and Stratford-on-Avon District Council (SDC) aggregated and analysed the responses to create this final report. This allowed the complete confidentiality for the responses.

The report follows the order of the questionnaire. Charts and tables are used throughout the report to assist the interpretation of the results. In some cases, anomalies appear due to "rounding". The term "base" in the tables and charts refer to the number of responses to a particular question.

Table 1:

Are you completing this questionnaire as a resident or a business?	Number
Resident	86
Business	2
Unknown	9
Base: (All Respondents)	(97)

Table 2:

If as a resident, please state whether you are responding as:	Number
An individual	25
On behalf of your household	62
Unknown	10
Base: (All Respondents)	(97)

3.0 Summary of Results

3.1 Housing Development

- Residents were given a list of aspects that reflect the quality of life in the parish. 82% rated open green spaces as very important. Three-quarters felt it very important to have a friendly and safe environment in which to live. Dark skies with 7% rating this as not important had the lowest importance.
- Residents felt the 14 properties with planning permission applied for/granted should be progressed, with 65% of people indicating it should be evenly spread over the whole period. 18% wished to see all building in the next five years and 17% had no preference.
- Individual plots were deemed the most suitable for future development with almost half (47%) ticking the "very suitable" box. On the suitability scale, 41% gave a 4 or 5 where a 5 is very suitable for small developments fewer than 10 houses in size. 31% gave a 4 or 5 to having a mixture of small and medium developments. 62% of the sample felt the building of medium developments of 10-15 houses would not be suitable. 84% of the sample felt the building of one large development of more than 20 houses would not be suitable.
- On a scale of 1 to 5, with 1 not important and 5 very important, 55% of residents rated affordable housing the most important with a 4 or 5. Exactly 50% rated bungalows the same way, with 52% giving three-bedroom homes a 4 or 5 importance rating.
- The least important property types for residents were one bedroom homes with 62% rating it with a 1 or 2 for importance, social housing with 53% indicating 1 or 2 and the same percentage for four plus bedroom houses.
- Almost half of those surveyed (47%) felt it very important that the provision of new housing should cater for people with local connections. There was also a high level of importance attached to the provision of starter homes for young families.
- The least importance was given to those people requiring a degree of on-site support with 28% saying it was not important.
- 51% of residents agreed or strongly agreed that allowance should be made for infilling/single garden developments. 24% disagreed overall.
- Exactly a quarter of respondents agreed that the demolition of an existing building to replace with more dwellings should be allowed, however double (46%) disagreed.
- The most important aspect to consider when looking at future development within the parish is ensuring that they respect the scale of the existing village, with 83% saying it was very important. Road safety with 75% saying very important and 68% for privacy and security were high up on the agenda when considering development.
- By far the least important aspect for future development was building modern houses of a contemporary design – 35% scoring it as not important.

- Residents were provided with a list of possible projects in the parish. Asked to tick the top three, 61% wanted an improved access to the internet, 43% wished to see improved footpaths/cycleways across the Parish and 38% wanted parking at the Village Hall.

3.2 Commercial Development

- 85% of residents felt that commercial development is not needed within the parish.
- Just over six out of ten residents (62%) would support the inclusion of a small shop/post office in any future development in Clifford Chambers village centre.
- Just over seven out of ten residents (72%) would support an improved access to the retail services at Clifford Garden Centre through the development of a safe footpath/cycleway from the village.

3.3 Heritage, Local Environment and Amenities

- 83% felt it very important that open green spaces and recreation areas were protected and improved, whilst looking at the area's existing natural environment. 73% felt it very important that the wildlife habitats and wild flower areas were protected, 66% the historic and natural features and 65% the iconic views of the landscape.
- The highest importance for community assets was given to the Recreation Ground and the Village Hall, with the least important being the Tallest Swing, The New Inn and the Clifford Club.
- The broadband, mobile and telephone network (92%) and surface water drainage (87%) were the services residents felt needed improving the most to meet the future needs of the parish. Recycling/rubbish collection (24%) and gas (26%) were the services that residents felt least improving.

3.4 Flooding

- Just over half (53%) were very concerned with the risk of flooding from run-off water from surrounding fields, 45% were very concerned with the risk to the main storm water sewage system and 38% from the risk of flooding from the river.

3.5 Transport and Access

- The average number of times motor vehicles in a household exit the village on to or across the B4632 junction was 3.13 for each week day. At weekends the figure was 2.76.
- The average number of times in a household exit the village on to or across the B4632 junction on a cycle trip was 0.24 for each week day. At weekends the figure was 0.48.
- The average number of times in a household exit the village on to or across the B4632 junction on a walking trip was 0.39 for each week day. At weekends the figure was 0.55.

- On a rating of 1 to 5 where 1=not at all difficult to 5=very difficult, exactly half gave a 4 or 5 for pedestrians for access to and from Clifford Chambers, 45% gave a 4 or 5 for cyclists and 33% a 4 or 5 for motor vehicles.
- Almost half of those responding (46%) had occasional problems with parking in parts of the village, exactly a third felt it was a considerable problem and a fifth (21%) not a problem at all.
- To reduce the impact of parking within Clifford Chambers village, three ideas were suggested. Strong agreement came for two of those suggested, namely the controlling of overspill parking around the New Inn car park and the creation of off-street parking for the Village Hall and Clifford Club users.

3.6 Communications

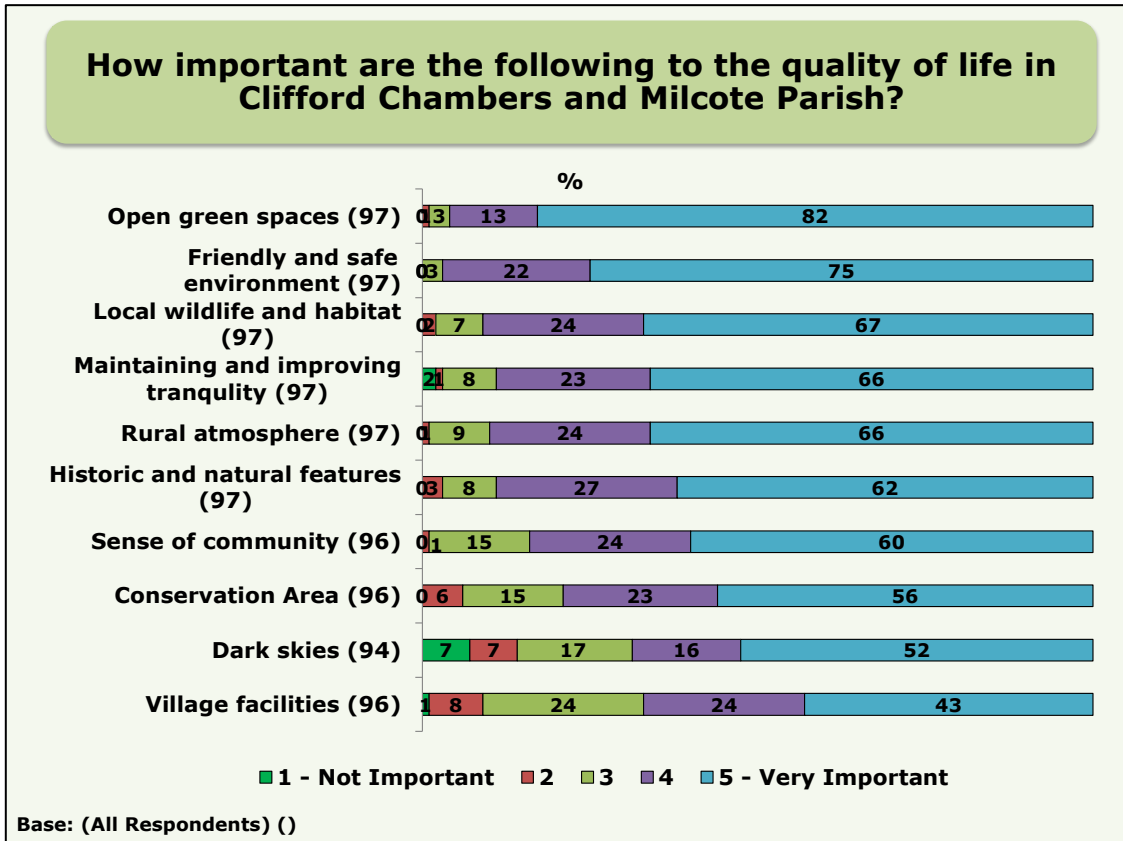
- 96% of respondents access the internet from their home/business premises within the parish on a daily basis for personal use. In relation to their business or working from home, 74% access the internet on a daily basis.
- To access the internet 96% use a provider that uses their landline and 34% also use the wireless connection via a mobile phone provider.
- There was almost an even split as to whether when using a terrestrial provider the overall quality of the connection met their needs or not for personal use. Two-thirds of business users/working from home felt it did not meet their needs.

4.0 Results in Details

4.1 Housing Development

Residents were given a list of aspects that reflect the quality of life in the parish. 82% rated open green spaces as very important. Three-quarters felt it very important to have a friendly and safe environment in which to live. Dark skies with 7% rating this as not important had the lowest importance.

Chart 1:

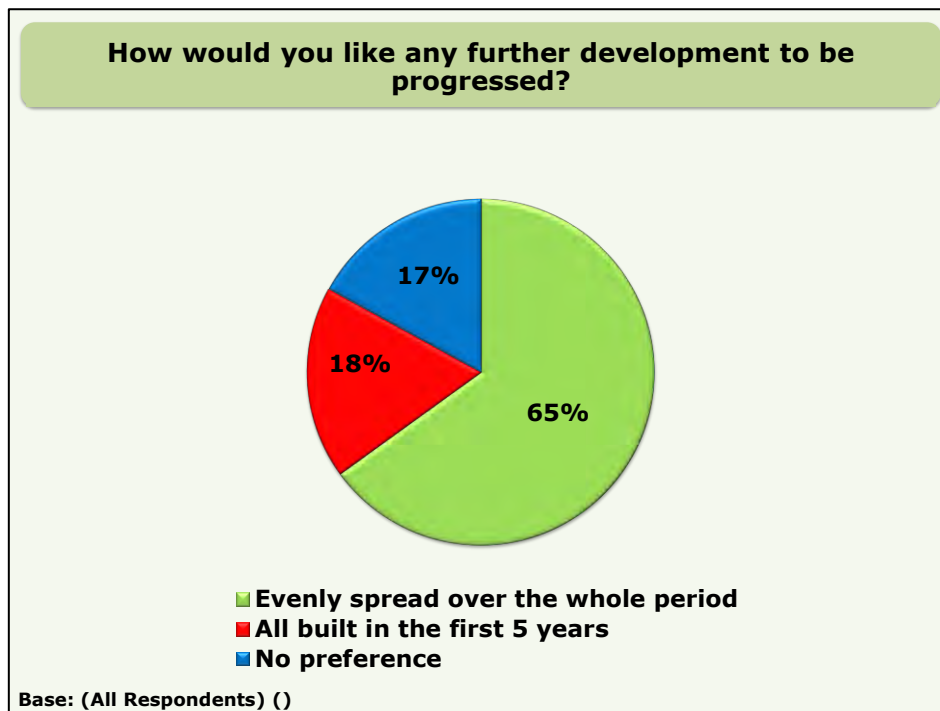


Residents were asked to either describe or mark clearly on the map the best locations for new housing within the Clifford Chambers and Milcote Parish Boundary. 57 comments were made with the written ones included in the Appendix Q2.

Residents were told that currently planning permission has been applied for an/or granted for 14 properties in or close to the settlement of Clifford Chambers, with potential further development across the parish up to 2031.

Residents felt this development should be progressed with 65% of people indicating it should be evenly spread over the whole period. 18% wished to see all building in the next five years and 17% had no preference.

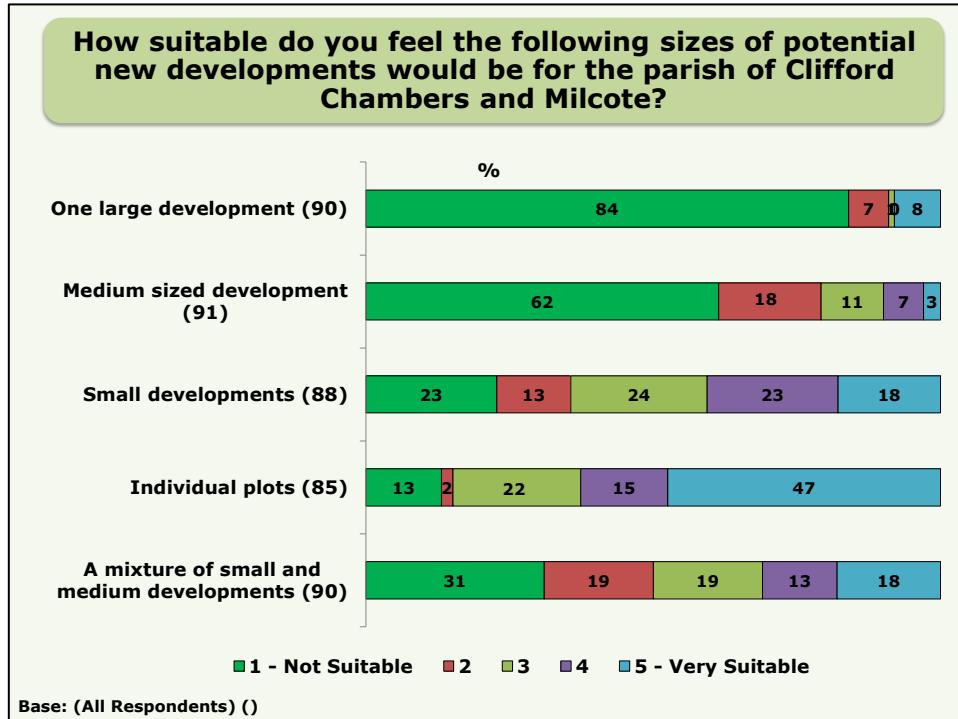
Chart 2:



Respondents were given a list of potential new developments by size and were asked to rate the suitability of each one.

Individual plots were deemed the most suitable with almost half (47%) ticking the “very suitable” box. On the suitability scale, 41% gave a 4 or 5 where a 5 is very suitable for small developments fewer than 10 houses in size. 31% gave a 4 or 5 to having a mixture of small and medium developments. 62% of the sample felt the building of medium developments of 10-15 houses would not be suitable. 84% of the sample felt the building of one large development of more than 20 houses would not be suitable.

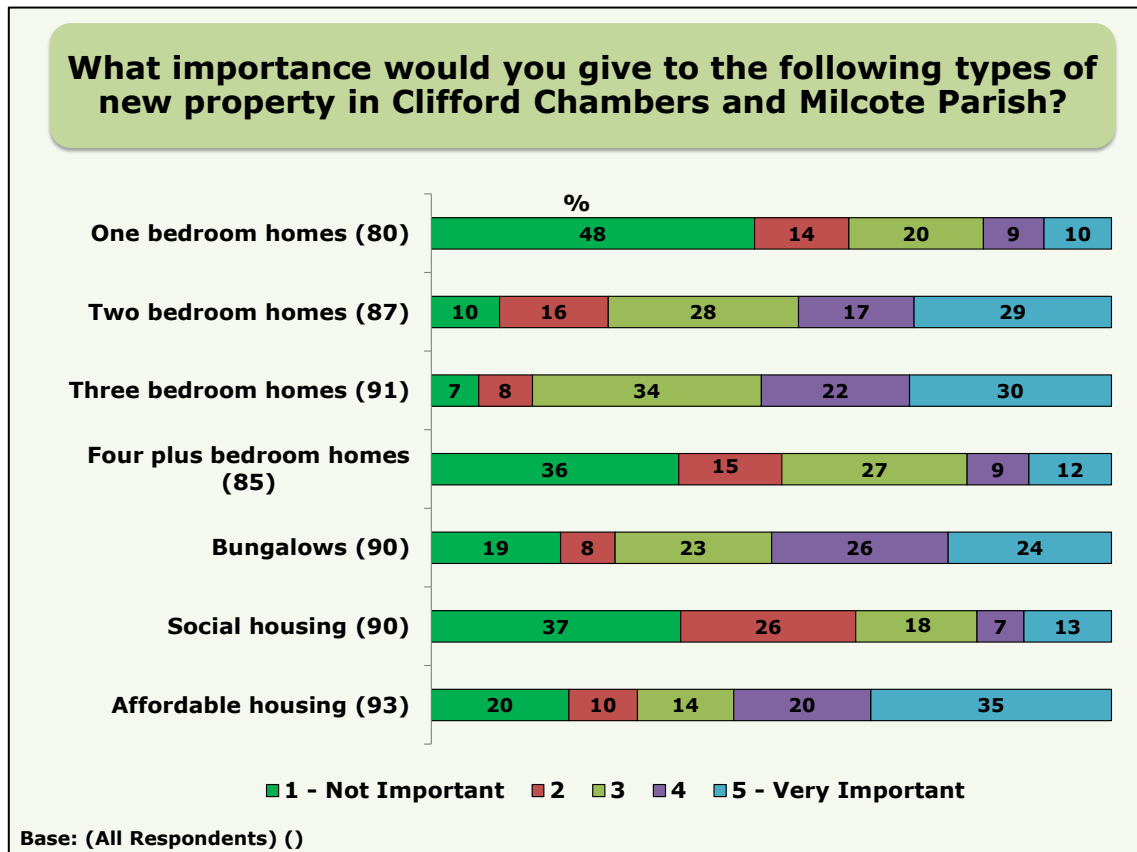
Chart 3:



On a scale of 1 to 5, with 1 not important and 5 very important, 55% of residents rated affordable housing the most important with a 4 or 5. Exactly 50% rated bungalows the same way, with 52% giving three-bedroom homes a 4 or 5 importance rating.

The least important property types for residents were one bedroom homes with 62% rating it with a 1 or 2 for importance, social housing with 53% indicating 1 or 2 and the same percentage for four plus bedroom houses.

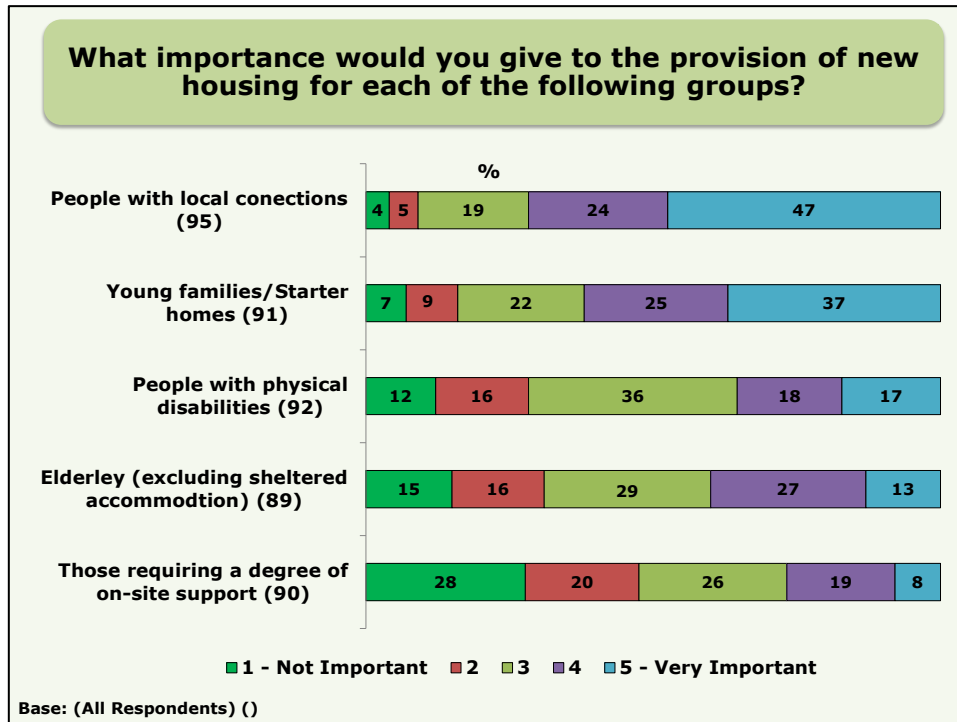
Chart 4:



Almost half of those surveyed (47%) felt it very important that the provision of new housing should cater for people with local connections. There was also a high level of importance attached to the provision of starter homes for young families.

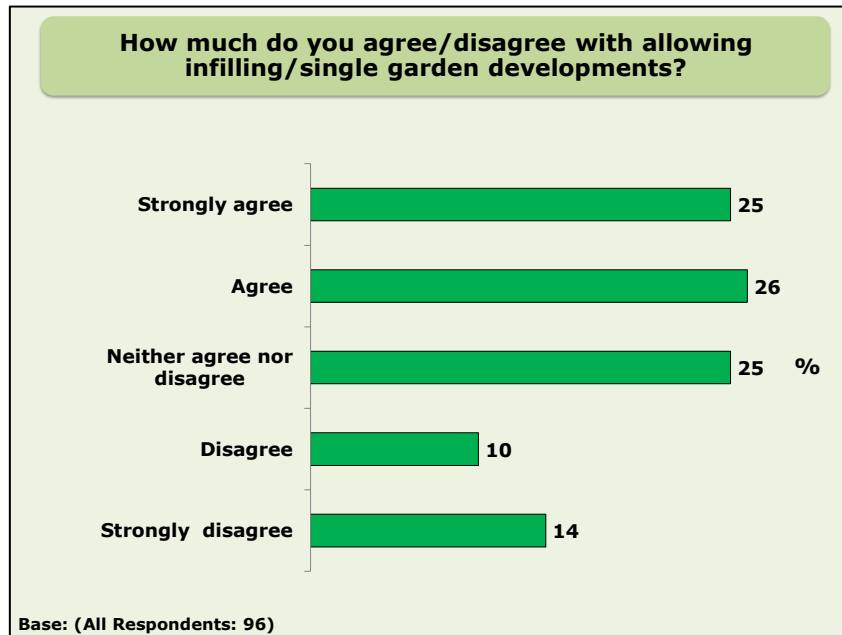
The least importance was given to those people requiring a degree of on-site support, with 28% saying it was not important.

Chart 5:



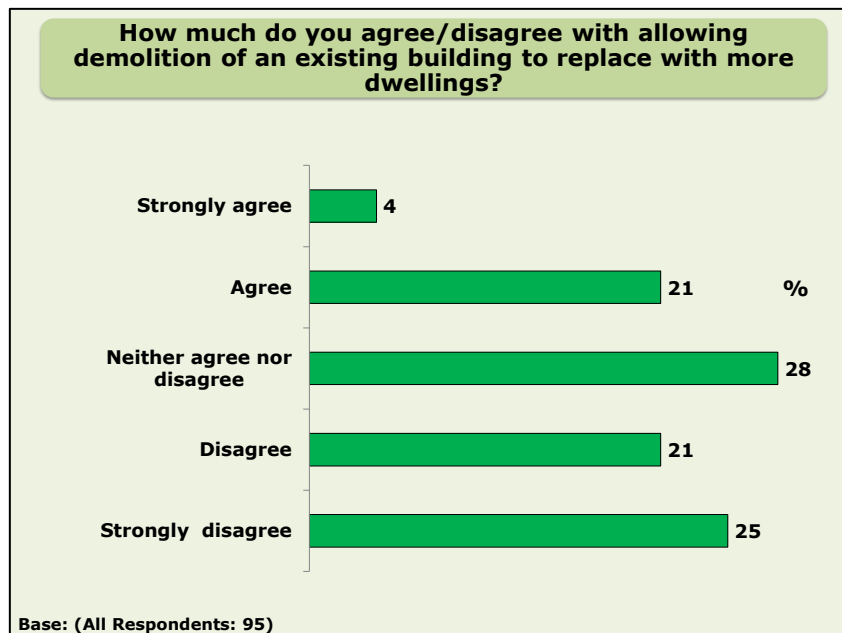
51% of residents agreed or strongly agreed that allowance should be made for infilling/single garden developments. 24% disagreed overall.

Chart 6:



Exactly a quarter of respondents agreed that the demolition of an existing building to replace with more dwellings should be allowed, however double (46%) disagreed.

Chart 7:



The most important aspect to consider when looking at future development within the parish is ensuring that they respect the scale of the existing village, with 83% saying it was very important. Road safety with 75% saying very important and 68% for privacy and security were high up on the agenda when considering development.

By far the least important aspect for future development was building modern houses of a contemporary design – 35% scoring it as not important.

Asked if there was anything else that should be considered when future development takes place, 37 comments were made and these are included in the Appendix Q9.

Table 3:

How important are the following to future development within the parish of Clifford Chambers and Milcote?	%				
	1 – Not Important	2	3	4	5 – Very Important
Developments that respect the scale of the existing village (96)	2	0	5	9	83
Minimum standards for living space in dwellings (87)	1	8	26	30	34
Use of traditional local building materials (95)	3	6	20	22	48
High levels of energy conservation in new buildings (96)	2	2	16	28	52
Green spaces and gardens (96)	0	0	8	33	58
Road signage, advertising, and street furniture that respects the locality (97)	3	3	8	28	58
Modern houses of contemporary design (92)	35	22	23	15	5
Minimal street lighting (95)	9	4	19	14	54
Privacy and security (96)	0	1	6	25	68
Road safety (96)	0	0	5	20	75
Minimal carbon footprint (94)	3	2	12	31	52
Regular bus service (95)	3	8	15	20	54
Base: All Respondents ()					

Under certain circumstances, when planning permission is granted and dependent on the scale of the development, Community Infrastructure Levies (CIL) Section 106 Legal Agreements, are issued as part of the approval process. These Notices are financial contributions paid by the developers to SDC to invest in the infrastructure of the parish. Some of those monies come to the Parish Councils for local needs. In addition, SDC Planning may insist on works undertaken off the development site to help with issues that are caused by the new homes (junction improvements, street lighting, footpaths and walkways etc.).

It is also likely that many of the parish amenities could be affected by additional development which might result in the contractor undertaking works to ensure the amenities can continue to operate or be improved to meet the increase in population.

Residents were provided with a list of possible projects in the parish. Asked to tick the top three, 61% wanted an improved access to the internet, 43% wished to see improved footpaths/cycleways across the Parish and 38% wanted parking at the Village Hall.

Asked about other uses of the funds, 12 suggestions were made and these are listed in the Appendix Q10.

Table 4:

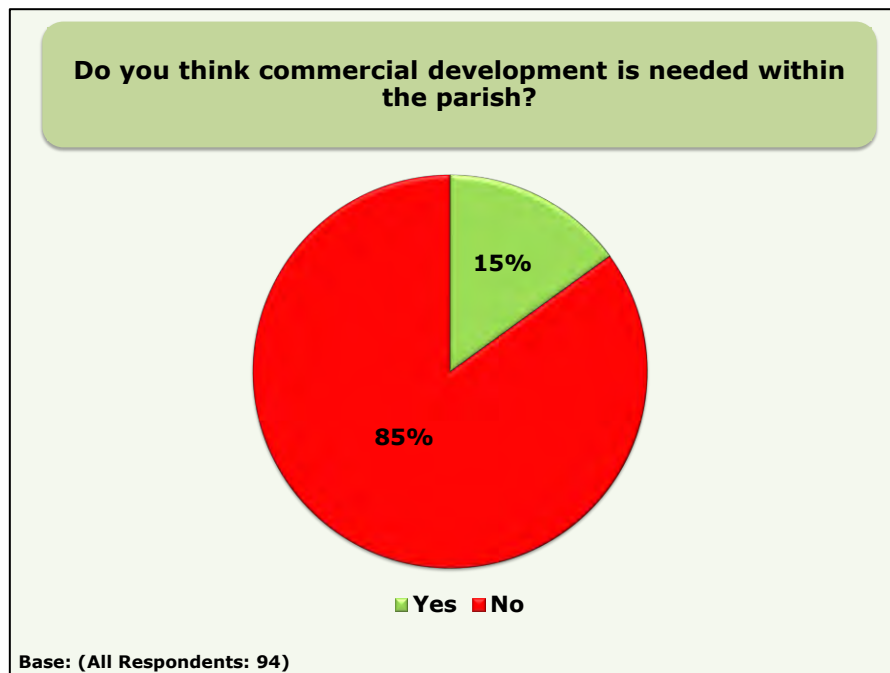
If such funds were available, how would you like them to be used?	%
Improve access to the internet	61
Improve footpaths/cycleways across the Parish	43
Create parking for the Village Hall	38
Maintain and improve the Recreation Ground and play equipment	35
Increase the Village Hall facilities for local group users	25
Increase the Community Bus services	18
Develop activities for children and young adults	13
Maintain and improve the allotments	13
Carry out preservation work to the War Memorial	11
Introduce low level street lighting in the village centre	10
Provide more street furniture in the village (benches/bins etc.)	5
Other	16
Base: (All Respondents)	(79)

4.2 Commercial Development

Economic development is strongly supported by the National Planning Policy Framework (NPPF).

15% of residents felt that commercial development is needed within the parish. These respondents were asked to mark on a map or write their suggestions in respect of where they wished to see small business units built within the Parish – 9 suggestions were made and these are included in the Appendix Q12.

Chart 8:



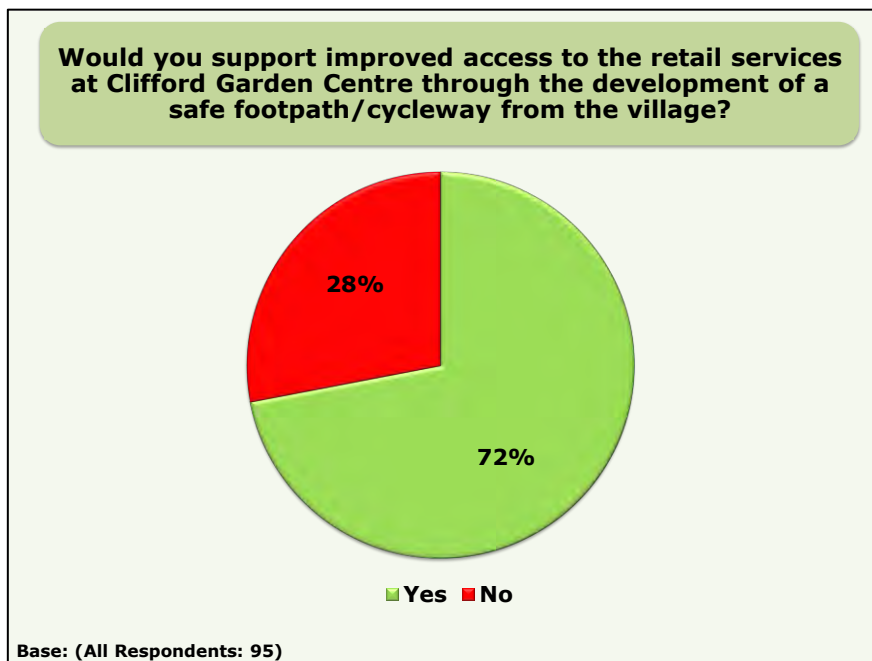
Just over six out of ten residents (62%) would support the inclusion of a small shop/post office in any future development in Clifford Chambers village centre.

Chart 9:



Just over seven out of ten residents (72%) would support an improved access to the retail services at Clifford Garden Centre through the development of a safe footpath/cycleway from the village.

Chart 10:

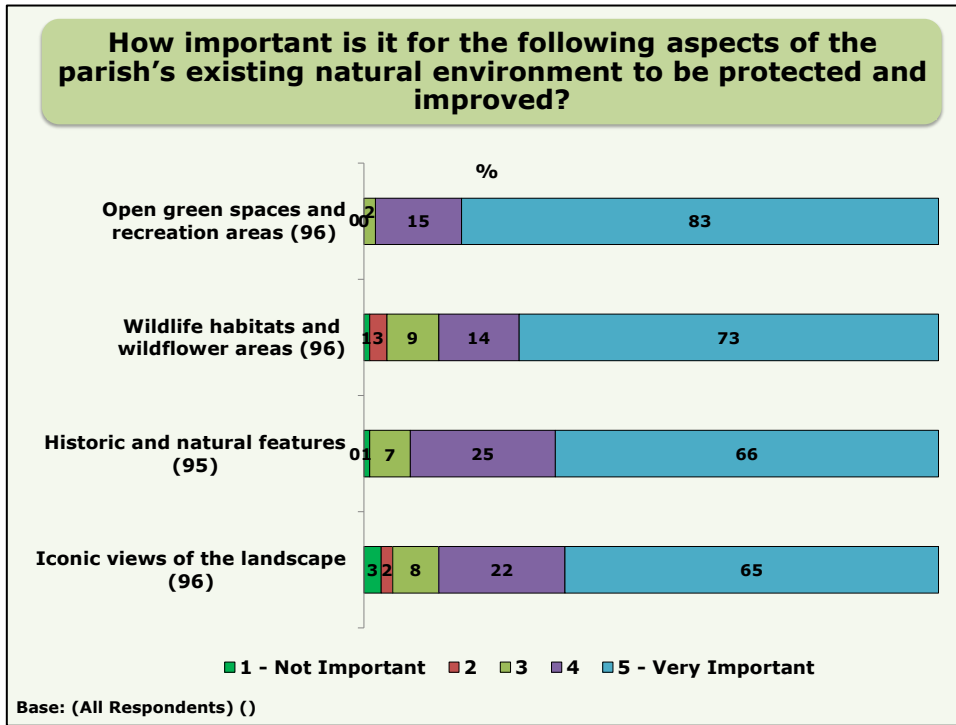


26 comments found in the Appendix were made in relation to commercial development.

4.3 Heritage, Local Environment and Amenities

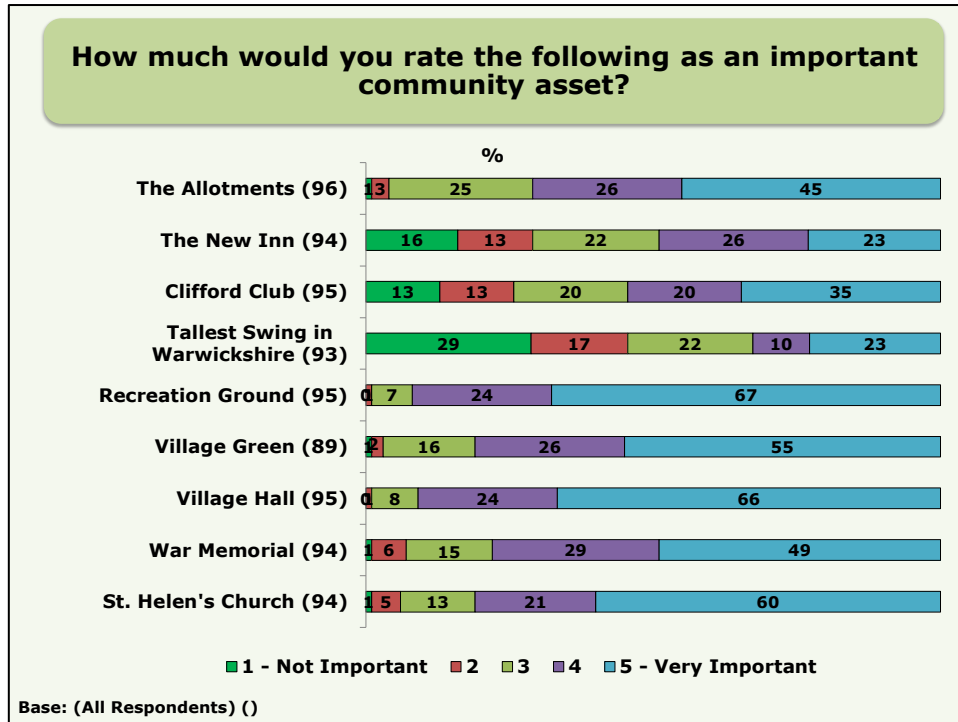
83% felt it very important that open green spaces and recreation areas were protected and improved, whilst looking at the area’s existing natural environment. 73% felt it very important that the wildlife habitats and wild flower areas were protected, 66% the historic and natural features and 65% the iconic views of the landscape.

Chart 11:



Residents were given a list of community assets and asked to rate from 1 not important to 5 very important. The highest importance was given to the Recreation Ground and the Village Hall, with the least important being the Tallest Swing, The New Inn and the Clifford Club.

Chart 12:

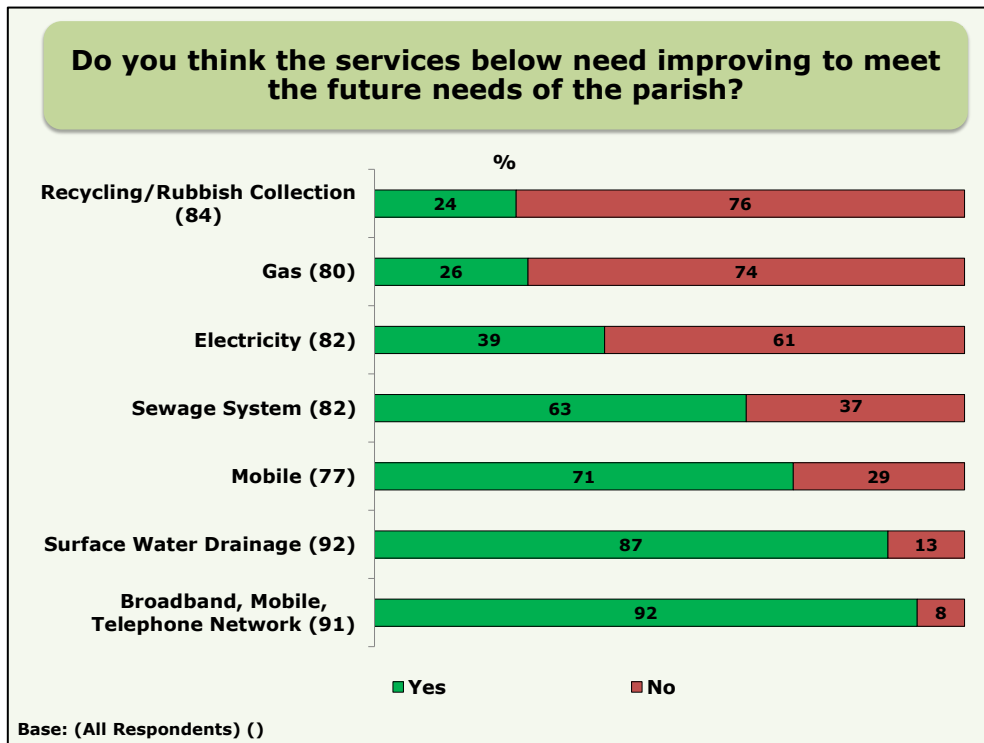


The National Planning Policy Framework states that local communities, through Local and Neighbourhood Plans, should be able to identify for special protection existing green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development, other than in very special circumstances. Residents were asked to specify which green spaces within the parish they wish to preserve. 73 comments were made and these can be found in the Appendix Q18.

The broadband, mobile and telephone network (92%) and surface water drainage (87%) were the services residents felt needed improving the most to meet the future needs of the parish. Recycling/rubbish collection (24%) and gas (26%) were the services that residents felt least improving.

Residents were asked to expand on their answers and 31 did so with these comments included in the Appendix Q19.

Chart 13:



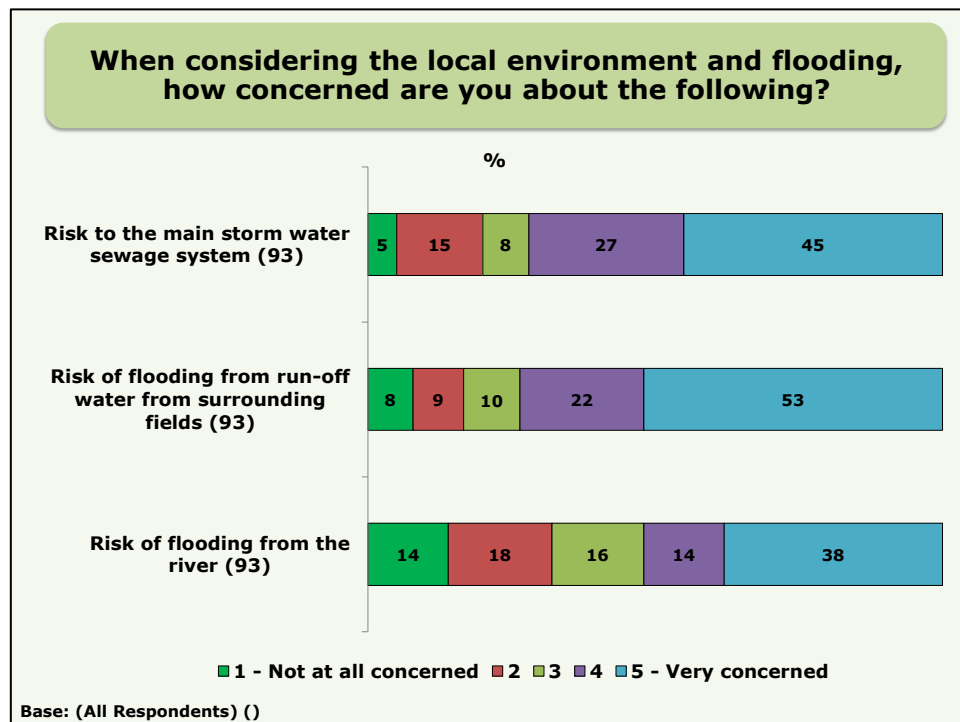
Respondents were asked to make other comments on heritage, the local environment and amenities, and the 18 made are listed in the Appendix Q20.

4.4 Flooding

Residents were asked to consider the local environment and flooding and to rate their concerns from 1 to 5 on three issues. Just over half (53%) were very concerned with the risk of flooding from run-off water from surrounding fields, 45% were very concerned with the risk to the main storm water sewage system and 38% from the risk of flooding from the river.

34 comments on flooding issues were received and these are included in the Appendix Q21.

Chart 14:



4.5 Transport and Access

Transport

The average number of times motor vehicles in a household exit the village on to or across the B4632 junction was 3.13 for each week day. At weekends the figure was 2.76.

Table 5:

How many <u>motor vehicles</u> (e.g. cars, vans, motorbikes) in your household exit Clifford Chambers village, on to or across the B4632 junction?	Average
Each week day	3.13
Each weekend day	2.76

The average number of times in a household exit the village on to or across the B4632 junction on a cycle trip was 0.24 for each week day. At weekends the figure was 0.48.

Table 6:

How many <u>cycle trips</u> , on average, are made by members of your household out of Clifford Chambers village on to or across the B4632 junction?	Average
Each week day	0.24
Each weekend day	0.48

The average number of times in a household exit the village on to or across the B4632 junction on a walking trip was 0.39 for each week day. At weekends the figure was 0.55.

Table 7:

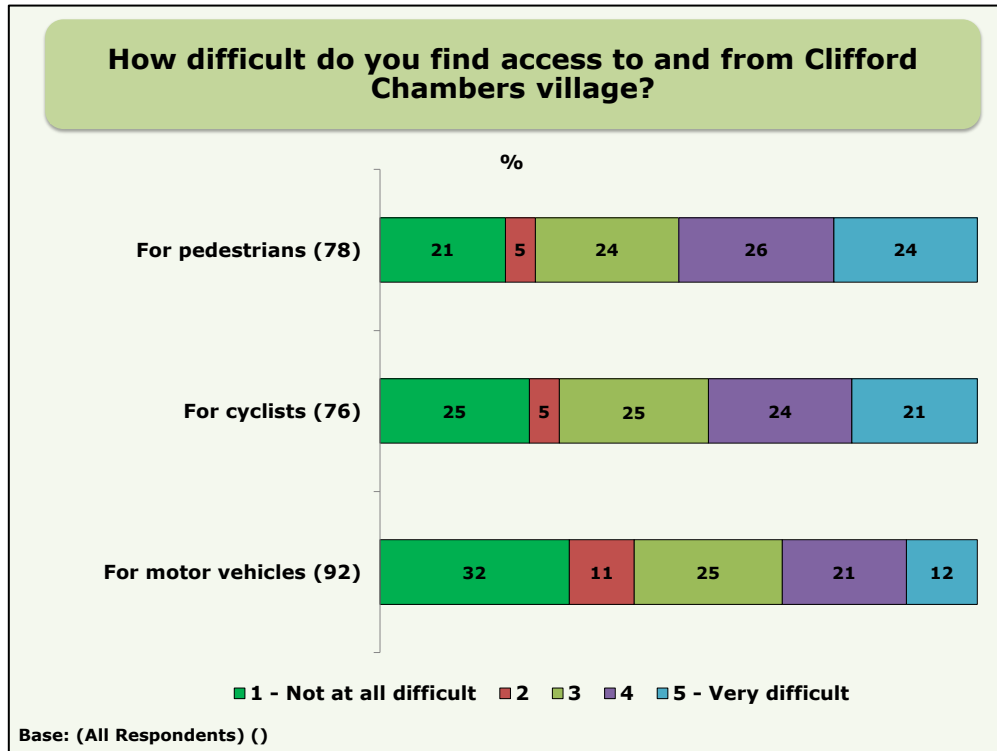
How many <u>walking trips</u> , on average, do members of your household make in a week out of Clifford Chambers village on to and/or along the B4632 or Milcote Road?	Average
Each week day	0.39
Each weekend day	0.55

Access

Access to and from Clifford Chambers village was included in the survey. On a rating of 1 to 5 where 1=not at all difficult to 5=very difficult, exactly half gave a 4 or 5 for pedestrians, 45% gave a 4 or 5 for cyclists and 33% a 4 or 5 for motor vehicles.

If they felt access was difficult respondents were asked to suggest improvements. The 49 comments made are in the Appendix Q25.

Chart 15:

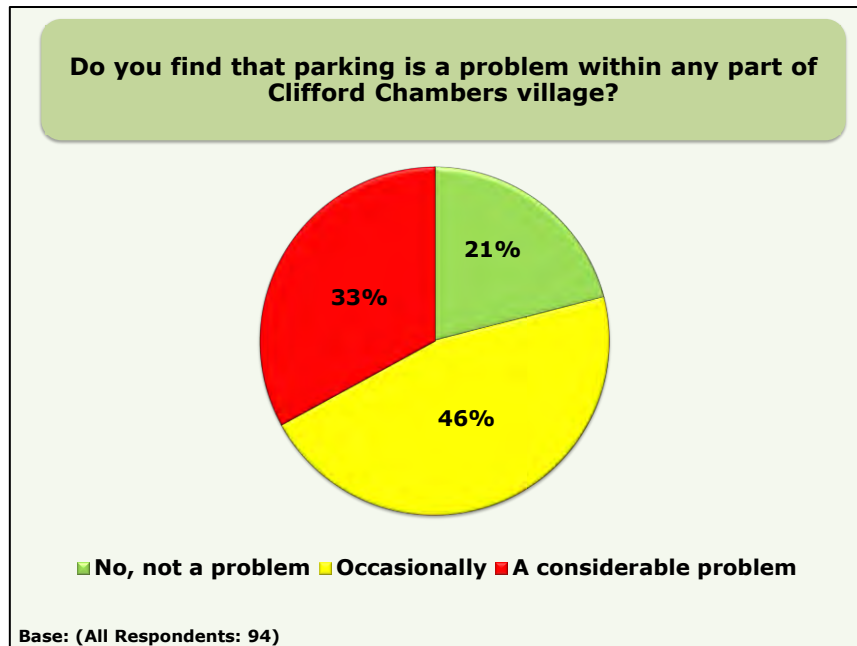


Parking

Almost half of those responding (46%) had occasional problems with parking in parts of the village, exactly a third felt it was a considerable problem and a fifth (21%) not a problem at all.

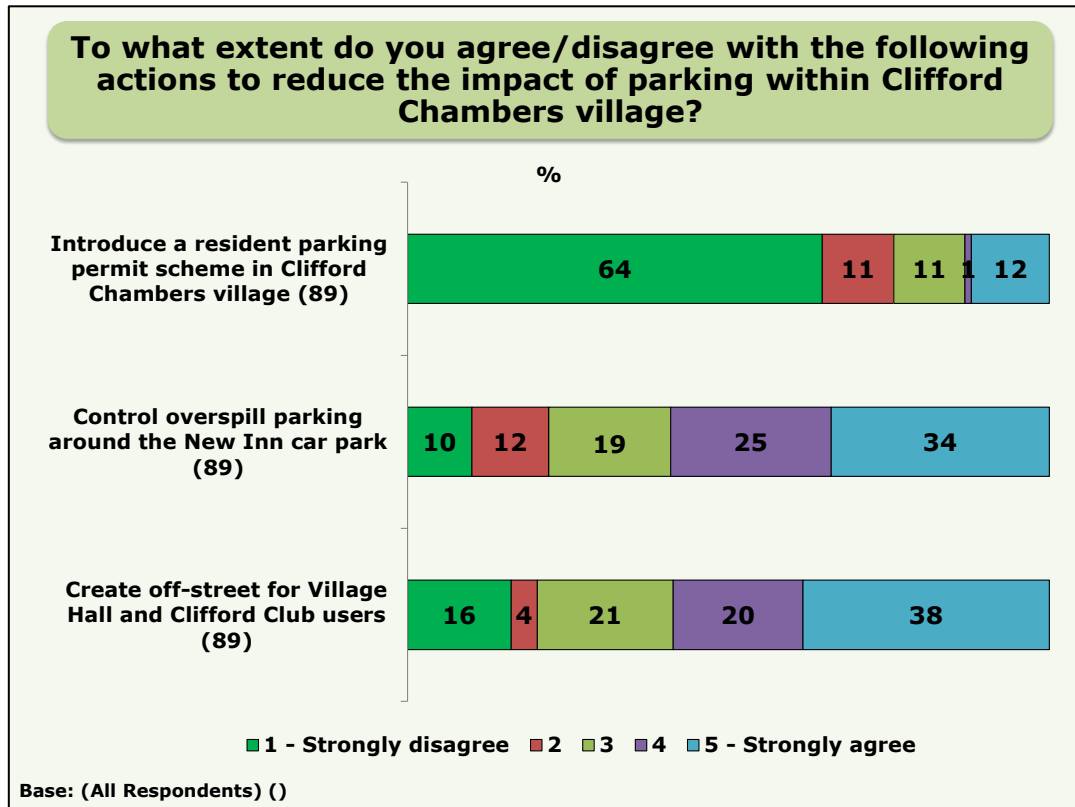
Residents were asked that apart from within Clifford Chambers village were there any locations within the parish where parking presents a regular problem. 31 comments were made on this issue and these are listed in the Appendix Q27.

Chart 16:



To reduce the impact of parking within Clifford Chambers village, three ideas were suggested. Strong agreement came for two of those suggested, namely the controlling of overspill parking around the New Inn car park and the creation of off-street parking for the Village Hall and Clifford Club users.

Chart 17:



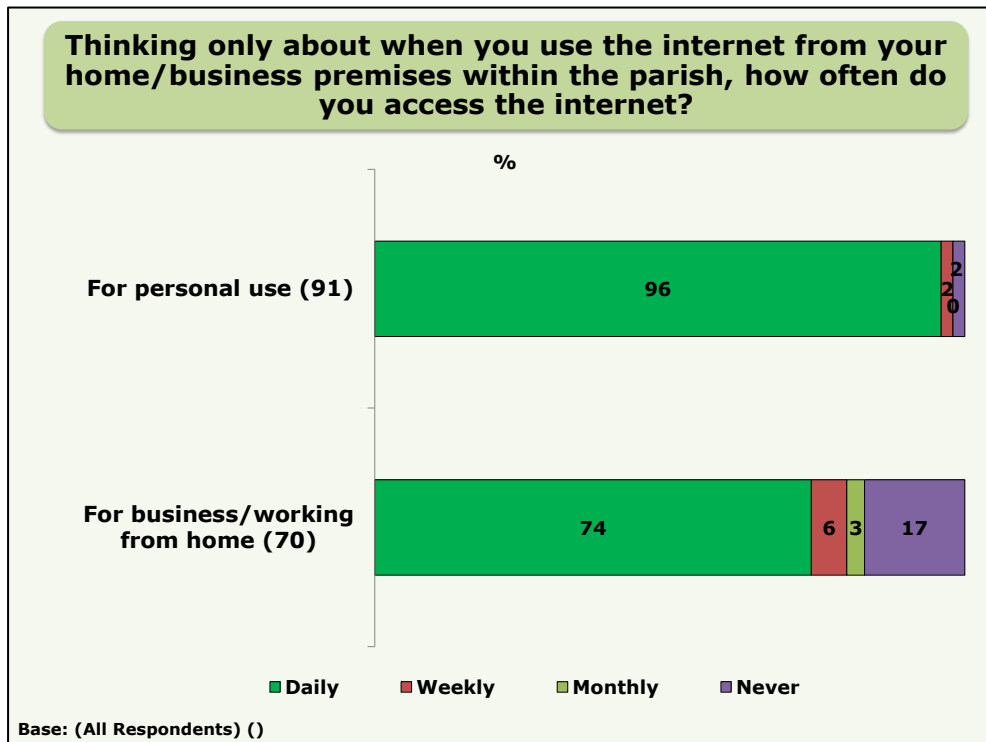
Those surveyed were asked to make any other comments on transport, access and parking issues. 34 were made and these are included in the Appendix Q29.

4.6 Communications

The purpose of this section is to establish any issues that residents/businesses in the Neighbourhood Development Plan area have with internet communications.

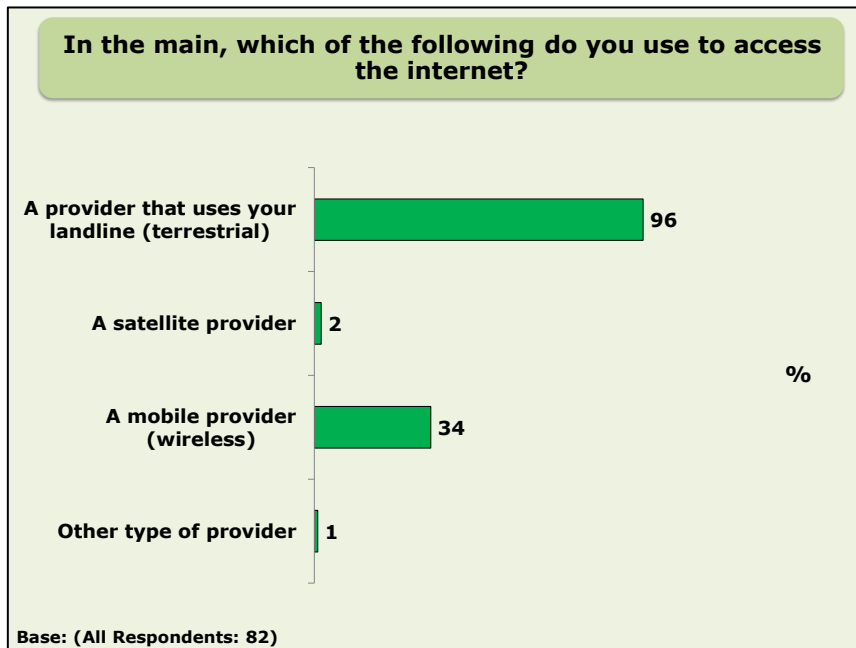
96% of respondents access the internet from their home/business premises within the parish on a daily basis for personal use. In relation to their business or working from home, 74% access the internet on a daily basis.

Chart 18:



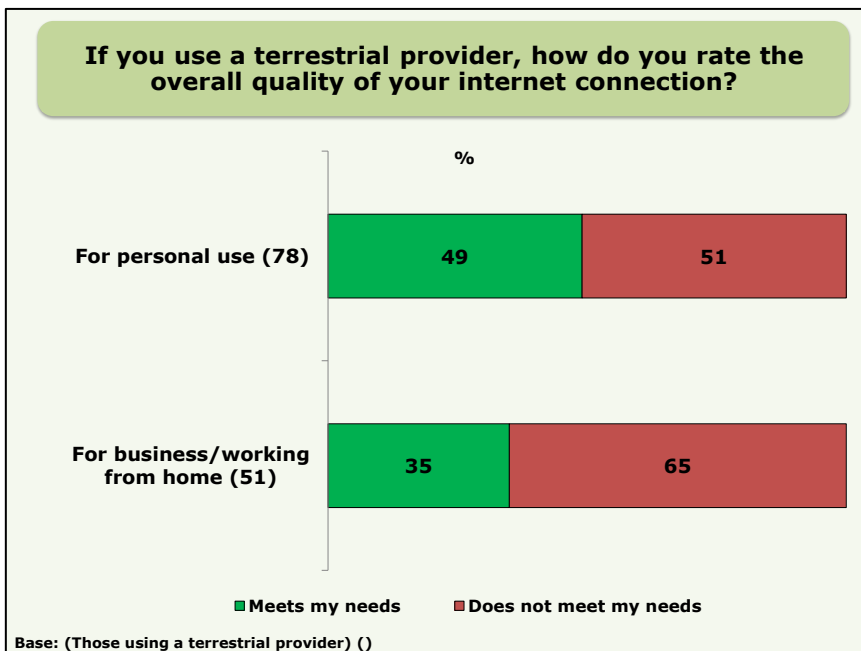
To access the internet 96% use a provider that uses their landline and 34% also use the wireless connection via a mobile phone provider.

Chart 19:



There was almost an even split as to whether when using a terrestrial provider the overall quality of the connection met their needs or not for personal use. Two-thirds of business users/working from home felt it did not meet their needs.

Chart 20:



32 comments were made on communications in general and these are listed in the Appendix Q33.

4.7 Demographics

Respondents were asked to provide their postcodes. All 97 respondents did so and they are listed in Appendix Q34.

Table 8:

Please indicate the number of people in your household by age group	Number
Under 16	16
16-24	25
25-34	13
35-44	11
45-54	37
55-64	48
65-74	50
75 plus	32

Table 9:

Please advise which category best describes your current employment status	%
Employed	25
Self-employed	26
Unemployed	1
Not working	3
Retired	44
Voluntary work/caring	0
In education or training	0
Base: (All Respondents)	(95)

Table 10:

If you work, perform voluntary activities or care for someone, how far do you travel?	%
Work from home	25
Up to 10 miles	32
More than 10 miles	43
Base: (Those working)	(53)

CLIFFORD CHAMBERS NEIGHBOURHOOD PLAN

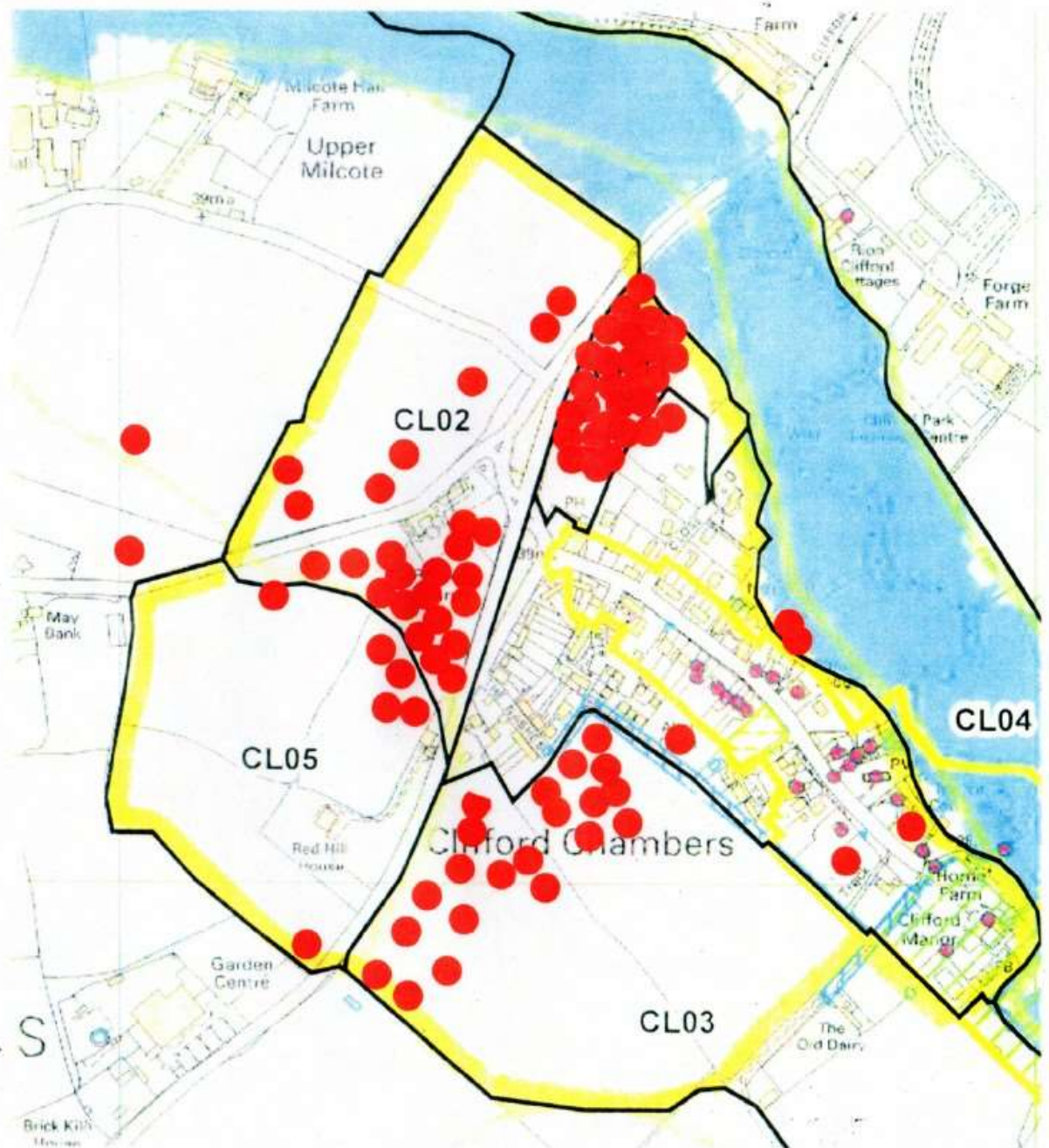
LITERAL COMMENTS

Q2
Where would you suggest are the best locations for new housing within the Clifford Chambers and Milcote Parish boundary? Please mark clearly on the map below or write your suggestions in the box.
On the outskirts of the village
In fill single properties
Keeping development to the main road line
To the left of the main street in Clifford is the River Stour (flood risk). The area to the right of the main street already floods in bad weather because of the topography of the land. Therefore, somewhere on the opposite side of the B4632
We are not on this map
Marked on map
Rectory Farm development. Milcote Road, see on map
I am not able to answer this question
No estates. 3 or 4 houses at most on small plots of land. No Wimpey/Barratt estates
No large development. Infill only. No school, no work, poor drainage and sewerage (Victorian)
None
Within the current parish boundary
I don't think there is room or need. This is a village and as such should be small
Would prefer it in the outlying areas of the parish rather than the village centre
There are still places in the village where infilling can happen. Please use those first
The field next to the new development by the New Inn pub
To re-use and support the re-use of redundant buildings / barns rather than new developments which would help diversification and also be in keeping with a rural look
Infill of existing land where possible
Opposite garden centre
If we have to have new housing I would think follow the way from the Nashes also along Shipston Road the traffic would not worry us too much
Insufficient knowledge to comment
Nowhere. There is already development at Long Marston. With the proposed Garden Village of 3,500 houses that is more than enough for this area
Location given in previous application by Emma West
No acceptable areas
No comment
To maintain the rural atmosphere of Clifford Chambers I cannot see how any new development in this area would be anything but detrimental to this cause
Infilling throughout
Field next to the New Inn
Not in main village street
We think infilling is better than housing developments
These are suggested on the basis that they are separately accessed from the main road and do not

Clifford Chambers & Milcote Neighbourhood Plan Survey

2017

link into the existing village road system
We feel strongly that new housing should be on an infill basis - and definitely not a housing estate - which would destroy the character of the village - there are a lot of places where 1 or 2 houses can be built
Either small 1 or 2 houses at a time interspersed near developments / houses that exist or a separate development distant from what is here not bolted onto village
I don't feel I know enough about the area to comment
On the basis of separate main road access
This map leads one as it does not show the whole parish
Opposite the garden centre
Land to the rear of The Nashes
Nowhere within the conservation area, nowhere on the flood plain. On land behind The Nashes
Marked on map
Highlighted on map
Marked on map
There are no obvious spaces left in this village and surrounding fields flood and would affect existing properties badly
Adjacent to the new development at the New Inn and adjacent to new development at Rectory Farm Milcote / Welford Road
Marked on map
Traffic increase will cause many problems if too much development is allowed
Build around the road, and keep the rurality
See map
I don't think any new houses should be built, parking is already a major issue and flooding
Adjacent to existing development at New Inn and Rectory farm only
Marked on map
Marked on map
Within the established settlement of CC i.e. to the south east of B4632. Any future development should not cause further bisection of the village by this very busy and dangerous road
None
To NE of village alongside current New Inn development individual housing / small development infilling within village
Any area that will not distract from the open space, rural unique nature of the area. Does not affect the quality of life for others
Near of 14 -19 Clifford Chambers, where we have taken relevant approaches to E A and various other authorities marked on map
If we were less remote, we would be less likely to have a burglary occurrence.
Adjacent to where new homes have currently been built and are being built.



Q9
Please list anything else in box below that should be considered when future development takes place.
Road signing has gone mad. I counted 17 different signs just within the curtilage of the village. I think we should adopt the Dutch approach and get rid of them. Nearly everyone has a sat nav
Does the area flood!
Road infrastructure should be able to support additional traffic especially also taking into account additional traffic from housing
We need to balance development onto the west side of the B4632 towards Milcote
This village is not suitable for enlargement - apart from infill, keeping well away from Flood Plain. Busy 'B' road cannot safely take more traffic
It is not clear as to where this refers as the map does not show the whole parish. I don't want building in the village of Clifford Chambers or around it
Flood areas should not be built on! Measures should be taken to avoid flooding, if any building done in village
The village is narrow so parking is a problem, spaces should be allowed for more car parking for any future building in the village itself
Where are shops, schools, doctors what facilities people have all at the moment a drive and the bus service is poor so need cars
Are there enough schools to cope future development must consider the already stretched capacity of the B4632. It can hardly cope now
Respect the beauty of the original parts of the village
Due to the parish being in a rural location new developments need to reflect and respect the location. A requirement for bus access and public transport don't go hand in hand with rural developments
Access to and from village on to B4632
Local infrastructure, especially the road system, must be able to cope with the increased demands imposed. Traffic on the Mickleton Road has escalated considerably in recent years and many drivers ignore the 50mph limit. The S bend by the Clifford has seen several serious accidents and should be regarded as a black spot. A speed camera around the vicinity would act as a deterrent
No street lighting!!! Paths and walkways that enable people to move around the village without resort to cars. / Protecting the wildlife we have now and ensuring new structures enhance the situation rather than bringing pressure to bear. / Why no mention of flooding here? More hardstanding = more run off = more flooding. We need local restrictions on drainage and porous surfaces
Combine contemporary design with original, if extending
Safe paths for pedestrians and cyclists. Enforcement and reduction of speed limits. Encouragement or green and wildlife spaces. Village pond. No street lighting road signs lit up - keep dark skies. Keep green verges and village green. Hide bigger developments with trees
The commercial development adjacent to the village is out of control. I suspect that agricultural buildings are an excuse for an untidy, random collection of small business units which have created a scruffy trading estate which detracts from the village and adds nothing to its village and rural location
Improving pedestrian and cyclists access
The village currently reflects different architectural styles from different periods. Modern design should be encouraged and embraced
The views of Clifford residents should always be considered. The historic nature of the village - respect for the green spaces. Flooding issues - huge problem
Do not want modern, contemporary houses that do not fit in with setting. Do not want street lights, if people want to live in an urban environment that's their choice, we prefer to live in a small rural, dark setting

Clifford Chambers & Milcote Neighbourhood Plan Survey

2017

Allow modern architecture
We already have an excellent bus service which is over 30 minutes and which takes passengers to Stratford on Avon, Broadway, Evesham, Shipston on Stour. Our bus service from Clifford Chambers is the envy of many, there is no bus service on a Sunday even so the villagers need to use it or will lose it
Respect small old villages and properties. This country seems to want to spoil everything that is lovely and happy
Impact of village traffic - parking - road safety
I wish to emphasise architectural design quality, and this is of great importance here or anywhere. This village has buildings of every period from medieval to 1960's but if a contemporary design is presented to the PCC in recent times, it has been rejected. The design quality of new build and extensions are bland, pastiche and unimaginative and reflects badly on local decision makers and depletes our environment. Other villages/areas have done it better, employed good architects to offer innovative designs for terrace houses, mixed groups that incorporate strong planting. Use of traditional local building materials is often preferable but all materials were modern in their time (even timber frame and mud) and educated judgement is needed
Damage to countryside views
No village facilities is not a good place for elderly, disabled etc. houses to be built as that will be an issue
Emergency plan, flooding, car parking, utilities, traffic congestion, access to main roads, all developments should contribute to 106 agreements. Doctors, drainage, road improvements, village hall, schools, parish maintenance of existing facilities
Future development should include adequate off street parking per dwelling
Infilling of individual gardens should be considered carefully to ensure existing properties are not adversely affected
That any development is sympathetic to neighbouring properties in terms of size and style and to the village overall and that adequate parking is provided
Improved play facilities for children, Improved safer cycle access from Clifford to Stratford
Once there were green fields, now there are none
Retirement, as very little available
Traffic in village, speed of traffic on main road passing village - mitigation steps essential. Sprawling extensions to the village to be avoided.

Q10
If such funds are available, how would you like them to be used? If other, please specify below
Improve drainage to prevent future flooding
Create additional off road parking facilities to remove road side parking
Help maintain the church and its building
Drainage
Junction improvement on to B4632
Money for preservation of the church
Improve the junctions with the B4632 to ease exit from the village e.g. a roundabout
Secure future of St Helens Church, slightly widen 'Main Street' Clifford Chambers and edge grass verge
St Helen's Church is the largest stone building intended for community use in the neighbourhood and it is empty for 186 hours of every week out of 189. Its sale or demolition is unthinkable, it has heritage treasures that no one wants dispersed and surrounding land bordering both the River Stour and unclaimed land that, while basically maintained, is kept unused and inaccessible. This amenity could be revitalised in the way many parishes have used their churches so I suggest monies are used for a salary for someone to undertake its professional rehabilitation. Working within the church of England management structure, such a person could also be a priest maintaining its consecrated role but with the enterprising development and management skills to utilise this village asset. This could include the post office and small shop mentioned elsewhere in this survey, along with becoming a centre for music and spiritually linked activities which many churches have developed.
Internet - optical cable from Waitrose
Extend and improve the school which serve the area.
Dog "waste disposal bins"

Q11
If you have any comments you wish to make on housing development, please write them in the box below.
The design of all local housing developments is appalling. Our planning committees and in the planning department a qualified architect (not attached to a developer) should be consulted
It cannot be allowed to destroy the look and feel of the village. It must be in keeping and sympathetic and not cause major parking on street issues for itself and the village
We are lucky to live in such a lovely village surrounded by the beautiful countryside. Whilst, I understand the government requires extra housing to be built, it should not be at the consequence of the community that already exists or the land that it occupies. Natural water courses, be they rivers or drainage from surrounding hills should not be developed upon where flood risks are already known to exist
Should be sympathetic to existing parish
With an increase in older people we need more bungalows and in the village health/support services
Building additional houses on the edge of the village built up area - to ensure the village doesn't get overcrowded is surely the best way forward. New houses usually attract young families which are needed in Clifford Chambers to ensure vibrancy and young enthusiastic blood for activities such as drama groups etc.
Footpaths and cycleways then cars should not be used so much
Not sure what 106 agreements have to do with a neighbourhood plan
Not sure if this NDP refers to the village footprint or parish. But if former no development outside of village boundary. Any development to be of good design and be in keeping with existing houses. Dark Skies should be preserved at all costs
Clifford Chambers is one of a necklace of small communities, stretching along the Stour valley. It should be recognised as the gateway to this area of outstanding natural beauty and its rural identity should be protected. Access for pedestrians and cyclists should be improved to link Stratford with this wonderful natural resource. A route out through the Stour village to Shipston and back through Ilmington linking to greenway would be a huge boost to green tourism. Do not throw away opportunity
Care of the elderly would be difficult as no amenities such as shop, hairdresser without car so those who struggle with mobility are limited as buses to doctors' appointments are poor. Not a village for those without a car
Consideration must be made of flood affected areas and no building must take place in such areas, the river is not the only source of floods, many houses are at risk from flooding off the fields
Make sure the developments are accessible via footpaths and cycling to reduce traffic. The road infrastructure needs to be able to cope with any new housing / traffic before and during building not years after
Preferably small or infill not large space i.e. 104
Keep darkness! Outside the conservation area it is difficult to 'enforce' the current dark sky environment. New housing and new street lights is a nightmare! / We do not need more large family houses, there are currently plenty, every time one becomes available it is bought by a couple, we have a surplus of bedrooms relative to people
Any developer should provide land for wildlife conservation and recreation in the core of the village. Keep a green belt between Clifford and Stratford, keep dark skies, plant more trees e.g. so trees for every new house, don't build on areas that flood
Further housing development will not improve the village, or its environment and must therefore be considered as undesirable and have a negative impact
Be more open to sympathetic development / infilling within the village. Good to preserve the fundamentals of the village but accept appropriate and suitable development
Do not have new building in singles. Houses in gardens not a good idea
More housing is needed. I am happy to see significant expansion but do not wish the cul-de-sac road to be compromised by linking into new roads that have a separate access onto the main road. Any

new development should bring with it additional facilities for a growing population
This area is surrounded by new housing projects not least the 3,500 planned for Long Marston. We feel it would be short-sighted to spoil this beautiful historic village with housing estates. We favour the infill idea - where small projects designed to fit in could be built in and around the village. Thought should be given to the increase in traffic especially. Large lorries and construction plans - more thought to the destruction of natural habitat and increase in floods
We do not want any street lights. Low level or not we do not want large scale development. Please don't turn this village into another Welford on Avon which has been ruined by greed for money! Feel very sorry for people who have always lived there, to witness the catastrophic carnage that has obliterated that community forever and made it more like a mini town
I love the village of Clifford Chambers as it is but understand the need for additional (sympathetic) housing. I think a small local shop / post office would soften any blows
Housing development needs to be high quality to reflect village character. Affordable housing needed to allow younger people to stay in the village
To make the new developments of the size for families that are affordable. Making sure smaller dwellings within the village i.e. two bedroom houses available for ageing residents could downsize and purchase, so remaining within their community
Other developments have been imaginatively handled and I suggest the decision makers arranging for themselves a 'tour' of midland successes to inform themselves what can be done. New houses, whether one or many bedroomed and aimed for whatever target group, will depend on design and planting. Imaginative integration of clearly contemporary housing has been the characteristic of much successful post war social housing development. Therefore, study past successes and employ talent
The public pathway leading from The Nashes should be preserved for the benefit of walkers. Cyclists and dogs should be prohibited as they don't clean up after their dogs, but only knock the dogs mess into the grass on the edge of the path where children run playing hide and seek
There has to be some thought put into parking, as sometimes it is impossible to get through the village due to parking on both sides of the road. Flooding is an issue, the more development the less soak away green space
Developers should build houses that are affordable to local young families. £300,000-£450,000 The village does not require 4/5 bedroom properties in the £500,000 to £900,000
As previously stated - should be within settlement area South East of the B4632, so as not to further bisect the village - the B4632 is likely to become busier with development at Long Marston, the proposed relief road will not provide any relief to the B4632 at Clifford Chambers and so cannot be an argument for building to the north west of the B4632. Secondly any future development should have sufficient off street parking to meet the needs of the dwellers
No more development
We need a mixture of housing from 1st time buyers up to other homes
The encroachment of housing development in the Stratford area is so apparent and of concern. Let us ensure housing development is only provided in line with need and if needed takes account of the future impact - never to be regained. A green space once lost is lost forever
Traffic congestion in Stratford-upon-Avon and approach routes is already a problem. It needs to be addressed with a comprehensive solution. By pass that links up and circles the town.

Q12

If yes, where would you prefer small business units to be built within the parish? Please mark clearly on the map below or write your suggestion in the box below

Shire horse centre area

We need some basic village amenities or small business premises to let so we can run our businesses from our locality

Again small business units would be best developed using local unused farm buildings which will support farm diversification and keep a significant amount of traffic out of Clifford Chambers but be better for the area

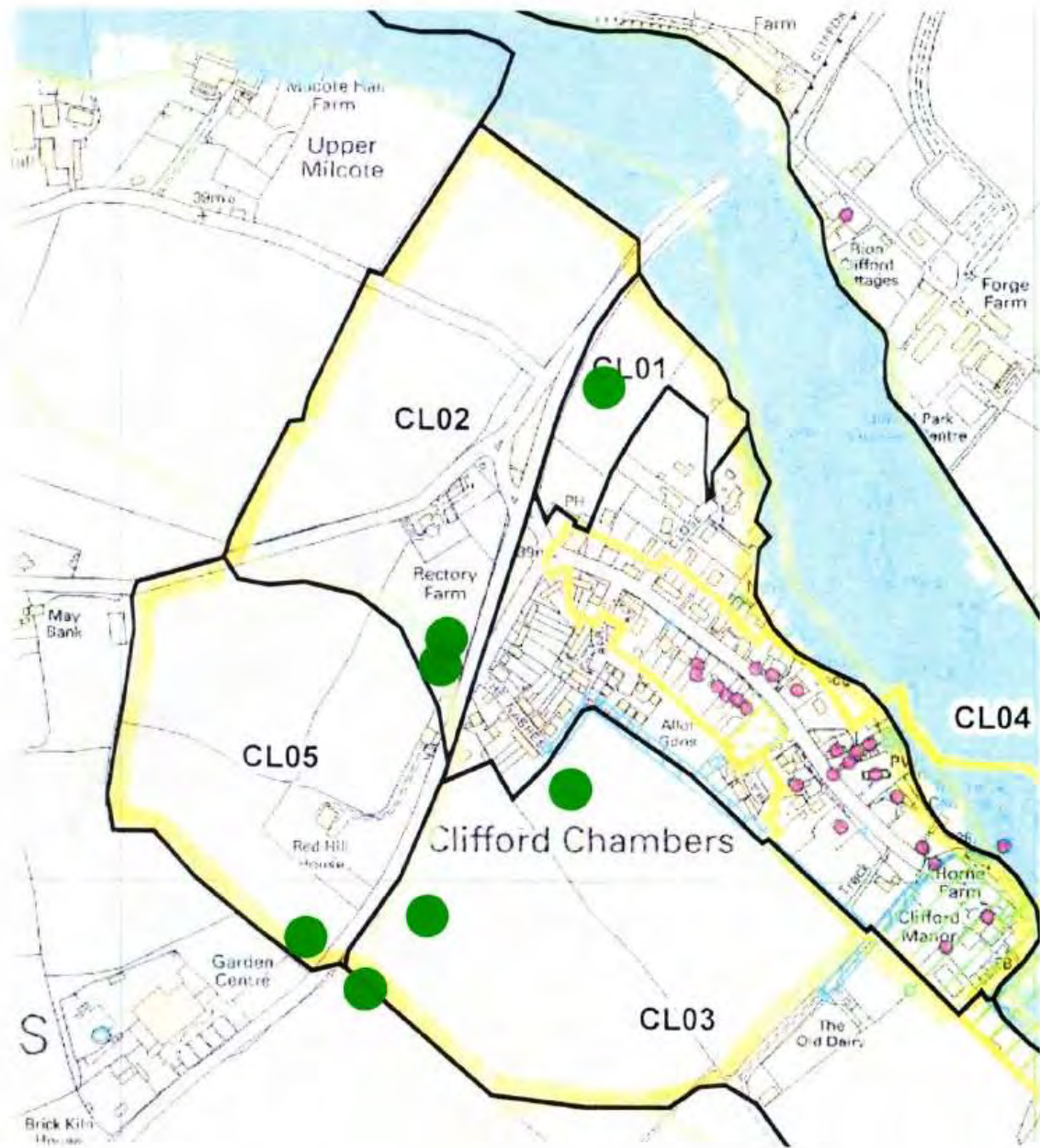
Post office and light industry

As below but would encourage a mix with some work/living space

We already have small business units in this area. We do not require any more

Extend present developments

Local small business units for start ups



Q15
Please make any further comments here on Commercial Development.
The garden centre is not a good example of sensitive development. Just a collection of sheds, log cabins, plastic green houses and a multitude of signs - a rural disaster
Needs to be in keeping and available to local businesses
Garden centre needs to be limited, it is now an out of town shopping centre not a garden centre
This is a rural community and anymore commercial activity should be carefully considered
Would lead to further traffic issues already heavy lorries using Campden Road who drive too fast
We already have developments at Long Marston and on the old airfield of Shipston Road
With commercial unit comes litter and maybe alcohol which may attract groups of youths hanging around making the area unsafe for a lot of residents
Not wanted
Again, unclear what area is being referred to
None required. Take a look at the new development at Alscot Park, a complete mess - ruined a beautiful part of Warwickshire
Limit to accessible areas but within already developed areas. Again traffic / roads needs to be upgraded before any further developments happen, and include future proofing
No suitable sites for commercial development except may be at garden centre
The large roofs of commercial development should not contribute to escalating the flow of rain into the Stour, nor to run off behind the village, adding to flooding problems. Keep dark skies. The Garden Centre is an example of a development that has brought light pollution with its excessive night time security lights
Island required at Clifford Garden Centre footpath, footpath also needed for this site
Keep dark skies. Any green spaces taken up should provide other green space in the village to compensate, plus tree planting etc. Hide development via tree planting
Residential area and does not need commercial development. Commercial development will not benefit residents in any way
Encourage light commercial building
There is already a huge amount of traffic along the Campden Road past the village - heavy lorries and commercial vehicles. Further commercial development would make this worse
There may be space on outskirts but would hate to see it in the village. There is already a business sight at Clifford Mill and where there is also a large sight on airfields Atherstone - not to mention the empty units all over Stratford
Do not need a shop - live close enough to Waitrose and have a regular bus service or could walk there - minimal carbon footprint literally
A small shop / post office would be welcome
Commercial development could take place without planning impact if the internet access was improved. Shop / Post Office in village would not be viable (as the closure of the last one in the 1970's proved) but good access to garden centre would help
Safe road crossing also needed at garden centre
Apart from a village shop, there should be no more commercial development in the parish as it increases pressure on local roads
As the Clifford garden centre is effectively our local shop and safe footpath would be desirable. In addition, a wider and safer footpath to Waitrose would also be advantageous
Clifford is not suitable for all commercial developments e.g. noise
Due to increased activity on roads leading to traffic congestion, delays and more stress.

Q18
The National Planning Policy Framework states that local communities, through Local and Neighbourhood Plans, should be able to identify for special protection existing green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development, other than in very special circumstances.
Which green spaces within the parish would you wish to preserve?
Recreation ground
The whole of the river bank. The field next to the Rectory. The whole of the village green
The recreation ground, the keep / street fold, green village
Fields below Martins Hill adjacent to main road from edge of village to garden centre and field behind Nashes
All
Fields around Willicote - not to be used as infill per building on airfield
The roadside grassed areas through the village
Village green / Village recreation area / Village pound
Prefer not to lose any green areas
All the ones that there are currently in and around the village
Recreation ground
Village - all green spaces within village. Parish - ribbon development along main road, all other green spaces to be preserved
Allotments, recreation ground, old pound, walk/footpaths from end of Nashes to old dairy
All within the village centre
Village green, fields around, greenway
Recreation ground. Village green and wide grass verges on village street
The recreation ground
The village green, the rec, the allotments, the village pound, riverside walks, the footpaths
The village pound / Children's play area
As many as possible
By the bus stop
All
We are fortunate to be surrounded by green belt as there are several farms adjacent to the village of Clifford Chambers. This should be preserved at all costs. Once the fields have gone they cannot be replaced
The verges throughout the village - do not turn into a car park! / The allotments / The corridor of oak trees behind the village and land to the south west of the corridor / The flood meadow and river frontages along the Stour
The allotments. The field behind the allotments. Flood meadows by the Stour. All river frontages and meadows including floodplains. Village green and green village verges. Oak tree walk behind the allotments, old ponds
Recreation ground
Recreation ground / The Pound / The allotments / Common grassland opposite church
As much as possible. Obviously, the village green and all areas adjacent to river (flooding) and any area which protects the rural/county setting of our village
Recreation ground

Clifford Chambers & Milcote Neighbourhood Plan Survey

2017

The recreation ground / The village green
All
The recreation ground, wide verges and public footpaths
The recreation ground. All of them
Recreation ground / Allotments / Village green / Churchyard / Fields bordering the river / Lime Walk and the footpath from the Nashes to Holly Walk
The fields alongside the allotments. The fields between Clifford and Atherstone on Stour, along the public footpath. The river bank in the village. The recreation ground. The areas behind the Nashes as buildings would increase flooding. Any flood plains
All if could we live in a village = rural town urban, Stratford upon Avon we don't want to be a suburb of that!
The recreation ground / The allotments / The village green / The churchyard / The fields bordering the river / River walk and the footpath from the Nashes to Holly Walk
Village recreation ground
Allotments / Grass verges / Village green
The water meadows / the flood plain land
Fields behind western edge of village towards hill, behind allotments and Rainsford Close. Recreation ground
Village green including grass verges down the village / Allotments / The Hollies orchard
Allotments
Allotments / Village green
Any that exist
All village green / Recreation ground / Public footpaths / Allotments / Maintaining green fields between Clifford Chambers and Stratford upon Avon, to keep rural feel to area
Recreation ground in the village
Recreation ground / Village green opposite church
The existing walks and associated spaces
All
All of them to be better handled, less mowing and strimming and a new parish green using the churchyard and unclaimed land beside the river
Recreation ground / Farmer fields away from village
The area for walkers from The Nashes and bordering allotments and rear of houses and connections to this walkway from the village. This walkway is very much used every day and especially at the weekends when it is used by groups of walkers. Unfortunately it is being used by people on bikes exercising dogs mainly, rarely do they clean up after their dogs
Tree barrier between Orchard Close / Campden Road and B4632
The Nashes / Recreation park
In Clifford Chambers - the allotments, recreation ground, meadows by the River Stour. The first field immediately west of Clifford Chambers
The square near the church
The village green and recreation area
Allotments, recreation ground, all green verges and village green. Islands at entrance to village and the pond
Allotments / Recreation ground
The field behind the allotments
Sorry, don't know

Open fields to village boundary to the west of existing properties, south of the manor
As many as possible
All of them
The recreation ground / The allotments
The land to the SW of the village behind the allotments which provides iconic views and access to pathways. The recreation ground and the river bank
Between the village and the Stour
Land adjacent to and surrounding village community to preserve unique beauty of the village
Village green and verges / Village green should be extended
All of existing green spaces.
Riverside walk along Stour
At Clifford Chambers...the view of Martins Hill and all surrounding area. It is breath-taking.

Q19
Do you think the services below need improving to meet the future needs of the parish? Please comment here to expand on your answers above.
The disposal of flood water
Electric and sewage in our locality has just been upgraded / is being upgraded
Overhead electricity cables. Mobile coverage very poor. Broadband could be improved. Surface water drainage re known flood risks e.g. The Nashes. Gas and sewage would need improving to be cable to support any developments however small recycling works fine
Excellent recycling - use of 1 bin not loads of separate boxes as some regions do
Bottle bank and clothes bank would come in handy
Drains and ditches should be maintained and improved to prevent flooding
All of the above struggle or as in broadband barely exist
Broadband speed 2.22mbps!!
All these things will have to be improved if any more houses are built
Broadband / mobile phone reception really bad for a parish so close to such a prominent visitor town. To encourage people to work from home / reduce the traffic this really needs updating as a matter of urgency
Run off from Martins Hill need to be addressed urgently
As the village is subject to flooding, anything which improves drainage/sewage is important. Short duration electricity cuts are still not an unfamiliar occurrence in the village, there doesn't seem to be an explanation for this
Surface water drainage especially in the field to the south west of the village, has been a problem for years. Old ponds have silted up and there is a lack of drainage ditches, both of which would help alleviate intermittent flooding while benefitting wildlife and the natural environment
Mobile and broadband connections are pathetic. Surface water drainage should be addressed along with the needs for a village pond or ponds
Broadband download speed is not acceptable
Broadband is very poor. Improved broadband is in the planning stage but this needs to be expected as superfast broadband is one of life's necessities
All
Needs to be better served for transport and digital connectivity - could not run an efficient business here at present
We are under serious threat of flooding - a lot of it due to surface water drainage and culverts that are not maintained. Sewage a major problem in floods - drainage problems. Would prefer underground electricity cables - unhealthy having to live under them - have been quoted £2000 to have it relocated! Broadband is very very very slow! Signal not good
Sewage system for us is a disgrace. Had to call Severn Trent about 7 times in last 2 years due to blockages. When Barn Close / Piston Close were erected no investment was made for sewage system
Sewage system will need improving capacity for new developments. Broadband would benefit from fibre to village
Flood management to prevent flooding on The Nashes
Broadband needs to improve better speed (superfast), mobile networks need improving
Recycling and rubbish collection satisfactory
We should be urged to create less rubbish
Mains gas to Milcote, superfast broadband, best upload speed currently 0.2mbs
Standard broadband provision to the village is awful. We shouldn't have to pay for super-fast fibre in order to get more than 1.5 broadband speeds
Recycling / rubbish collection is excellent and should remain as it is

Fibre broadband is needed all the way to Clifford village rather than only to the exchange
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Mobile and broadband networks are poor and costly. The current provision does not support a 21st century lifestyle or working patterns
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Sewage system ancient. Electricity - too many overhead wires. Broadband - too slow. Mobile - poor reception

Q20
Please add any other comments below on Heritage, Local Environment and Amenities
There seems a possibility that with sloppy and inconsiderate planning, we are in danger of becoming a suburb of Stratford. We don't want traffic lights, slip roads, roundabout or more signs
Important to maintain rural feel without endless building, traffic lights and excessive road signage
What about schools and doctors
Keep the village lamp-post free i.e. no lighting. Alscot Park has already caused massive light pollution with security lights far too bright, the night sky has gone at Alscot
Roads, traffic, Improvements required urgently. Clifford Chambers parish is directly affected by the traffic backlog from Stratford on a daily basis
Despite the close proximity of Waitrose, a small shop and post office would be welcome, especially for those whose mobility is limited
We need to be conscious of what we have and ensure that the need for new housing does not gradually turn us from a rural village into a dormitory suburb. The current presumption against urban fencing is excellent, where natural hedging is far more appropriate, long may this continue! It does not automatically follow that new houses put pressure on wildlife if done appropriately
We need to preserve what we have and put green spaces and wildlife far too many and too much money wasted on excess street signs. Enforce the 20mph speed limit - band drivers for repeat offences and imprison if necessary. Reduce the B4632 speed limit to 40mph with speed camera. Litter is a disgrace - not so much in the village but in the parish ditches and roadside verges. Sort out the layby opposite The New Inn and Milcote Road
All are aware that rubbish, household belongings, agricultural implements etc. are left on public footpaths 24/7/365 - all detracting from the presentation of the village and its access. Sensitive to control but something needs to be done about it
Preserve character of the village which is a very happy place to live
Better train service from Stratford to London. Re-opening of tramway / railway from Long Marston to Stratford
Clifford Chambers is an important historical village with an exceptional community of people who pull together and look after their environment. This is frustrated by lack of action on flood prevention - the local environment is slowly being eroded due to increase in traffic. Places of outstanding beauty are at serious risk with this onslaught of building work, we have sufficient amenities
Development = cutting down trees / closing green spaces. This means little places for water run-off. Main road is dangerous / over used due to development at Long Marston however we do not want a bypass
Maintain the current 1/2 hourly bus service / Outdoor gym in recreation ground / Play equipment for older children i.e. zip wire / Cycle lane into Stratford upon Avon / Keeping village church open / Maintaining war memorial
Need traffic to slow down on Campden Road between Lower Quinton and Waitrose roundabout. Need public footpaths along Campden Road and cycle paths especially now we have many new housing developments along there
The village looks ever more like a suburb with extreme mowing and strimming verges and pathways, and tidiness seen as an asset. Please allow - More native growth allowed to flourish, wildflowers allowed to seed. The planting of forest trees sized (especially in the churchyard where the chestnuts are old). Tolerance of wildlife (so we have to destroy mole hills). Less use of garden poisons which kill hedgehogs. More tolerance of and keeping of animals. Use of and understanding of River Stour.
Where there are parking places off the roads and surfaced suitably for parking then they should be used avoiding on road parking often making it difficult for cars using the highway
Walking and or cycling into Stratford needs to be made safer - it's only a relatively short distance and this would encourage more people to undertake these activities

Q21
Please comment here in general on flooding issues
Old drains and field ditches and drains have lack of drainage
Clifford Chambers village has the river Stour to one side of it - which obviously floods in bad weather. The topography of the land on the other side of the village means that run off water from surrounding fields also consistently causes flood issues e.g. The Nashes
We urgently need flood protection work on the river through Clifford
Ditches must be kept clear at all times
Never noticed any flooding
Building on fields that flood would be a very bad thing
Run off from Martins Hill should be adequately managed to avoid flooding properties in the Nashes etc.
Building on fields that flood would be wholly inappropriate
After two major flood events. The issues regarding the state of the old village drains and run off from surrounding fields has not been resolved. After ten years this is still a disaster waiting to happen
This has already happened and more houses and builds will make flooding worse
The drains are not sufficient to cope with water during floods. More houses with tarmac drives, roads etc. will add to the flood risks
More work should be done clearing the ditches on fields leading to the River Stour
Run off from Martins Hill and capacity of existing drains need to be tackled as soon as possible including draining fields at the rear of the Nashes
I am particularly vulnerable to flooding and any measures to improve our defences would be welcome. i.e. drainage and keeping the Stour clear of obstacles. The river is virtually unnavigable and has become more and more obstructed through lack of attention by the Environment agency
Although not personally affected by flooding, I am affected in that getting house insurance can be a pain. It is absolutely intolerable that houses in the village continue to flood because of what is essentially neglect by landowners (drainage) and developers (failure to respect pipework infrastructure). This has to be a priority
No building on flood plains
Does not affect my house but is an issue for the village. Great opportunity to create positive wildlife environment with excess water, e.g. ponds / lakes, don't build on areas that flood
We are not personally concerned as we live outside the village. Although we have consideration for friends living in the village
Past record of serious flooding - no interest on support from environment agency - then or since. Constant threat of flooding from River Stour and diversions after any significant rainfall. River has never been dredged
We realise there are surface water problems in Clifford that are being temporarily solved with regular drainage clearance. However there needs to be a permanent solution implemented in the very near future to retain the trust of the residents in the council
Most of village is ok, but usual suspects remain at risk surface water drainage remains an issue throughout the village during heavy rain
The danger of flooding is very real
Any new development should contribute to proper alleviation of risk
Massive issue in Clifford - we have been told no work can be carried out on drainage system for several years! Outrageous - the more we concrete over countryside the worse flooding will become. In Clifford, a proposed housing estate was rejected because it was proposed on a well-known flood plain (amongst other objections) flooding caused devastation to many villages but all the council does is hand out sand
We have not been flooded but know people who have, sewage system not adequate for the houses that are here already

This to be taken into consideration when any new developments are built. Keeping and making sure landowners keep ditches clear. Any culverts, ponds kept in good condition
Field drainage adjacent to south side of village totally inadequate
I am third nearest the river and always have to rescue my chickens when it floods. Learn to live with it and take better care e.g. the river
Ditches need to be well maintained and kept clear for easy flow of rain water
There is a well-documented issue regarding the storm drain running under the B4632. It cannot cope with the volume of water produced from heavy rain
All the increased hard landscape increases risk of flooding. Please encourage more porous surfaces in any development
Local landowners should be required to take responsibility for managing run off and the state of the drains on their land. No development should be allowed to exacerbate any flooding or drainage issues
Sewerage system ancient. Farmers do not clear ditches and drainage ponds
We have been flooded twice in our 20 years at Clifford Chambers!!

Q25
If access is difficult for you for any of the above, how do you think improvements could be made?
Lower speed limit by all houses not just Clifford Chambers
Reduce traffic on B4632 by creating a new road for Long Marston to Stratford parallel to greenway
Reduce speed limit on B4632 and on Milcote Road
Bike lane and park way
Footpaths
From Milcote Hall there is no pavement
A roundabout at Long Marsden could make things much worse
Path up to Garden centre, difficult opposite New Inn on Milcote Road - no path
Increased traffic from new settlement at Meon and Airfield (Long Marston) might change this
Cycle route to Stratford, speed control on B4632
Very difficult to cross on horseback also signs are poorly sited
Less traffic i.e. relief road, stop build at Meon
New road from Mickleton / Quinton to Stratford
Relief road for relief of congestion every morning
Roundabout or traffic light at entrance by New Inn
Cars live both sides of the road, passage is often very tight and can be hazardous at night due to lack of lighting
Possibly a roundabout by the New Inn which in turn would slow traffic down
The traffic approaching the layby from Welford at the Pound junction usually does not stop. It speeds. Someone is going to die here. I have raised this numerous times. The lack of path forces pedestrians into the road and cycling is particularly hazardous here
Island at Clifford Garden Centre to slow traffic
Reduce speed limit on B4632 and Milcote Road. Stop sign at Milcote Road junction and speed bumps if necessary
30mph signs either side of entrance to Clifford Village
Pathway to garden centre, roundabout at main junction
Build a roundabout
Roundabout at Y junction at Welford Road and cycle track over top of the hill
More cycleways and footpaths and speed cameras
Roundabout
Only difficult is sheer amount of traffic in and out of Stratford on Avon
Do not want an island there
Access will get harder as Long Marston development builds
Reduction of speed limit on Campden Road
It varies timewise
Need cycle / footpath to village CV37
Cut back green verges
Reduce kerb / pavement width adjacent New Inn - accident hazard
Reduced speed limit by junctions and double white lines as cars regularly over take on the hatched white lines

Paths along Campden Road
If traffic from Long Marston continues to increase - traffic lights or a roundabout will be needed just to get out in the morning
I'm disabled -chair and bed bound
Provision of an island
To have a new traffic island
By creating breaks in northbound traffic on the B4632 at perhaps the level of the garden centre - a normal roundabout rather than a ghost roundabout
A roundabout at the village entry
Visibility at junction through better maintenance of grassed areas and signage, parking restrictions around New Inn and early warning of junctions along Campden Road. Also Milcote Road access across B4632 is a nightmare as is access to this road from Clifford Lane at slip road
A footpath on the village side of the road to the bridge
Double white lines on main road by village entrance to stop cars overtaking. Reduce speed limit to 30 passing village entrance and crossroads
Verges left to long and puddle areas badly repaired, iron railing across bridge dangerous
Island and speed restriction
Pavements, junction redesign
Cycle tracks

Q27
Apart from within Clifford Chambers village, are there any locations within the parish where parking presents a regular problem?
The green way - paying to park is disgusting
Not affected as live by Wilcote only time park in Clifford is at the New Inn or for walking purposes
New Inn entrance and exit
The garden centre
The greenway carpark at Milcote
None
Inconsiderate visitors to the club. Parking on pavement outside the pub. Telephone engineers parking right on the corner by the pub blocking the view
Greenway - now there is a change
Village hall, club
Around the club, village hall
No
The Milcote car park where the greenway crosses the road. Not big enough, frequently people park on the roadside
Opposite the New Inn
The layby aka mud bath near the Pound where lorries frequently park (destroying the path) and discharging their rubbish and forcing pedestrians onto the road
A litter problem is caused by vehicles parking by the island opposite The New Inn. Either provide bins or stop people parking. Is it a layby or not?
It is a major problem along the entire village street! Detracts totally from the village
Not known
No
Not as far as I am aware
Yes, the Old Campden Road from the New Inn, Orchard place to the main Campden Road. Vehicles parking whom do not live in the village
Middle part of the village
Parking at or near the greenway. Congestion occurs more now due to charging at Stratford
None to mention
Centre near club
In the main streets, particularly in the evenings and when functions occur in village hall and club. Emergency vehicles would not be able to drive along the road
The Milcote car park on the greenway during the weekends - especially with cars parking on the grass verge to avoid car park charge
No
No
Outside properties on Shipston Road opposite Monks Barn Farm
Freshfields post-box
The main road, especially near Village Hall and Club. The Nashes (Private) can be busy at weekends.

Q29
Please add any other comments below on Transport, Access, and Parking.
Due to high traffic volumes on the Milcote Road (used as a rat run from Long Marston area) the road is extremely dangerous for walkers and cyclists. Many have had to stop using the road because of the danger. We are also seeing a significant growth in the number of HGV's using the road. It is only a matter of time before someone is killed
Stop vehicles parking, particularly lorries and vans, in layby where the B4632 meets the Milcote Road by the village pound
I can't see how you can create off street parking for the village hall and club. Have parking one side of the street only
Introduce inconsiderate parking scheme. One side of road only?
If the original road width of the village street was re-instated then parking could take place on both sides and access would be maintained
The pub car park is too full to be considered and now with their development of extra 3 houses they have limited spaces for their customers
The road is too fast. Walking and cycling are not safe
Any cycle routes along the Campden Road linking with surrounding villages
Many houses in the village have land fronting the roads that could be turned into driveway / parking. Perhaps Parish Council could assist with costs to get vehicles off the roads
It could be solved by cutting grass verges back half a foot or by putting matting under grass so cars can park without ruining the grass and making it messy
Users of the village hall can be discouraged by the difficulty of finding a parking space nearby. Due to cars parking on both sides of the road little space to allow safe passage through the village. This would be a serious issue if access was needed by emergency vehicles e.g. fire/ambulance
The introduction of a 20mph speed limit in Clifford Chambers was a waste of time and money. Traffic coming down from Long Marston frequently abuses this limit and the limit in the main street is rarely adhered to
Our neighbours are very elderly and do not drive, so while I see parking problems elsewhere they do not currently affect me personally. No doubt in 5 years this situation will be different. There are places in the village conservation area where the houses are narrower than the space needed to park one small car and needs resolving long term. A local's permit scheme would help how?
Residents parking in the road when they have drives that are not used
The problem is not parking per se but too many cars. When improvements to walking/cycling infrastructure are made there would be less car use and less parking problems. Support permit scheme if this would reduce car numbers and was enforced and not expensive, incentivise visitors to club/village hall to not bring their cars
Biggest problem is Clifford Club. Inconsiderate parking - if ever there is a need for a fire service vehicle to get to the top of the village - passage would be impossible! Also an ambulance!
Safe access for pedestrians and cyclists must be improved
If residents who have driveways and garages used them for parking their cars rather than leaving cars in the streets, there would be less of a problem
Main problem is in Stratford - getting in and out with all the traffic congestion caused, we believe by lack of joined up planning - our fear is that slowly we will become a suburb of Stratford and spend our lives in a traffic jam!
Permit scheme would be a waste of time / energy. Most people have access to parking, own or nearby street
Appropriate application of parking restrictions to ensure access to Rainsherd Close, Barn Close, The Close, The Nashes and any new side road developments that may occur
Vehicles parking on the bend near the New Inn should be stopped - especially vans. You can't see to pass safely
Persuade residents who have off street driveways to use that facility to remove some cars from the road

Clifford Chambers & Milcote Neighbourhood Plan Survey

2017

The New Inn sold their over spill parking area - developed the site, with new houses, now their customers park around the village
Where houses have facility to park off the road then this should be compulsory to use
If parking permit scheme was introduced then Orchard Close / Campden Road needs to be included as overspill from village and pub would park here instead!
Currently it is too dangerous to cycle out of Clifford along Milcote Road. Only safe route is on footpath to Stratford. This route must be improved
By allowing housing to be built on the New Inn car park, the problem of parking at the pub as exacerbated
Clifford club already has off street parking and most people near the village hall would walk to the events
The pathway outside The New Inn pub needs to be reduced in width to increase the width of the road into the village. This is a dangerous bend over visibility is poor
The parking problem in Clifford Chambers is a considerable problem on occasions i.e. when both the village hall and club are busy. Inconsiderate parking - across driveway access and under use of club car park particularly problematic
Double yellow lines from the bus stop to the road junction would help control overspill from the New Inn and improve safety issues
People do not adhere to highway code parking advice
Any off street parking. Must not affect green spaces. Possibly narrow verges by a small amount in area of Club.

Q33
Please add any other comments below on Communications.
Need fibre
We feel it is essential to upgrade the internet connection as we often have no signal at all
Assistance to do form from my support worker
Internet access is dreadful. Always going wrong. TV access not good either
Can't complain
Could be faster!
Generally meets needs, but occasionally fails to do so
We are on the Welford exchange here and struggle with internet speed. We work from home and this can be a problem. We would like to see this changed
This is a big problem which is completely ignored by both council and providers
The broadband speeds are incredibly slow which results in us not using the full potential of the internet for personal use and business
The internet service is useless I get a signal strength of .6mb (that is point six) it's worse than any third world country
Internet is intermittent and slow, mobile phone signal is bad
Village needs faster broadband, generally very slow
Very slow and when 5 O Clock comes it goes very slow and connection is lost, most of the time. Providers are aware but waiting for fibre to come to village
I have never attempted to download a film or TV programme - more likely go to a cafe in town. What is Netflix? Amazon Prime? Can't see the possibility with the current broadband provision. I really feel for those who attempt to work from home
Could be faster
Mobile and broadband are pathetic in the village
Provide evening post collection as before
Internet connection appalling! Very slow - often no signal at all
Connection a little slow at times but adequate for our needs
The existing internet meets minimal needs but a faster speed would enable fuller use of the opportunities provided by the web
We need better broadband and a post office
Awful upload speed, iPlayer buffers, can't upload photos, intermittent no reliability if need to work from home
Broadband speed meets my needs but is still slow and I might change if it was quicker
Although meets my needs, I am aware of others that struggle with this
It is possible to get reasonable broadband speeds by paying for fibre, however we still don't achieve real fibre speeds within the village
Slow and expensive. Only faster broadband available as an enhancement rather than superfast fibre, often as a premium rate for which there are never any reduced price packages
Only just acceptable - very slow at times
No high speed broadband, occasionally lose the signal and have to reset the router
Need fibre optic installed in village to houses
Speed and use of broadband is essential. At peak times the speed is too slow
Not always a good connection



You are invited to attend one of the open forum meetings to be held on either:

WEDNESDAY 28th JUNE @ 8pm in the Village Hall

or

SUNDAY 2nd JULY @ 11am in the Village Hall

Your attendance at one of these meetings is an opportunity to hear the key results from the questionnaire, to take part in influencing the creation of future development strategies in the parish including taking part in the debate about the Clifford Chambers Village Settlement Boundary; a key decision that will enable you to influence future development strategies.

Please try to attend one of these meetings as this will be an important milestone in the creation of your Neighbourhood Development Plan. Remember, once ratified the Plan will have legal powers to manage future development.

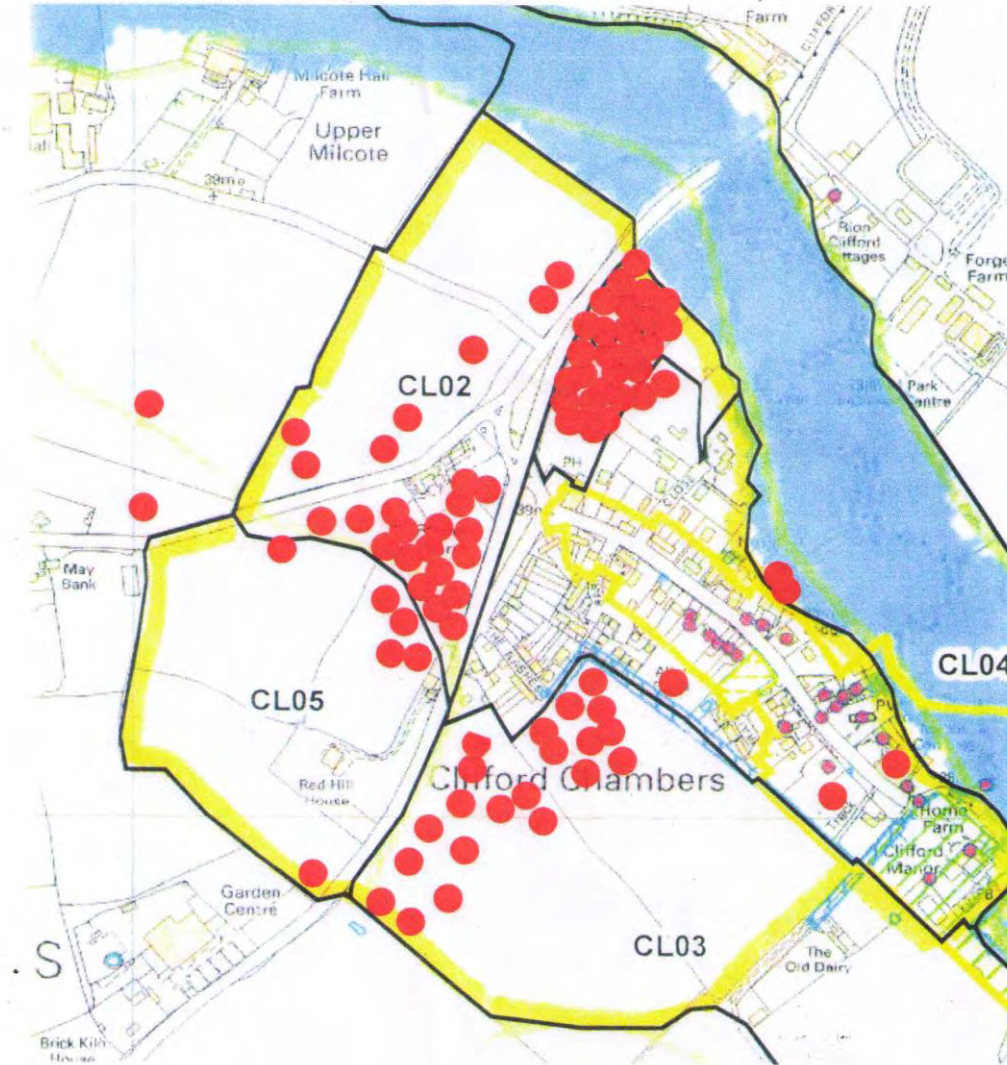
Clifford Chambers and Milcote Neighbourhood Development Plan

Questionnaire; Key Results

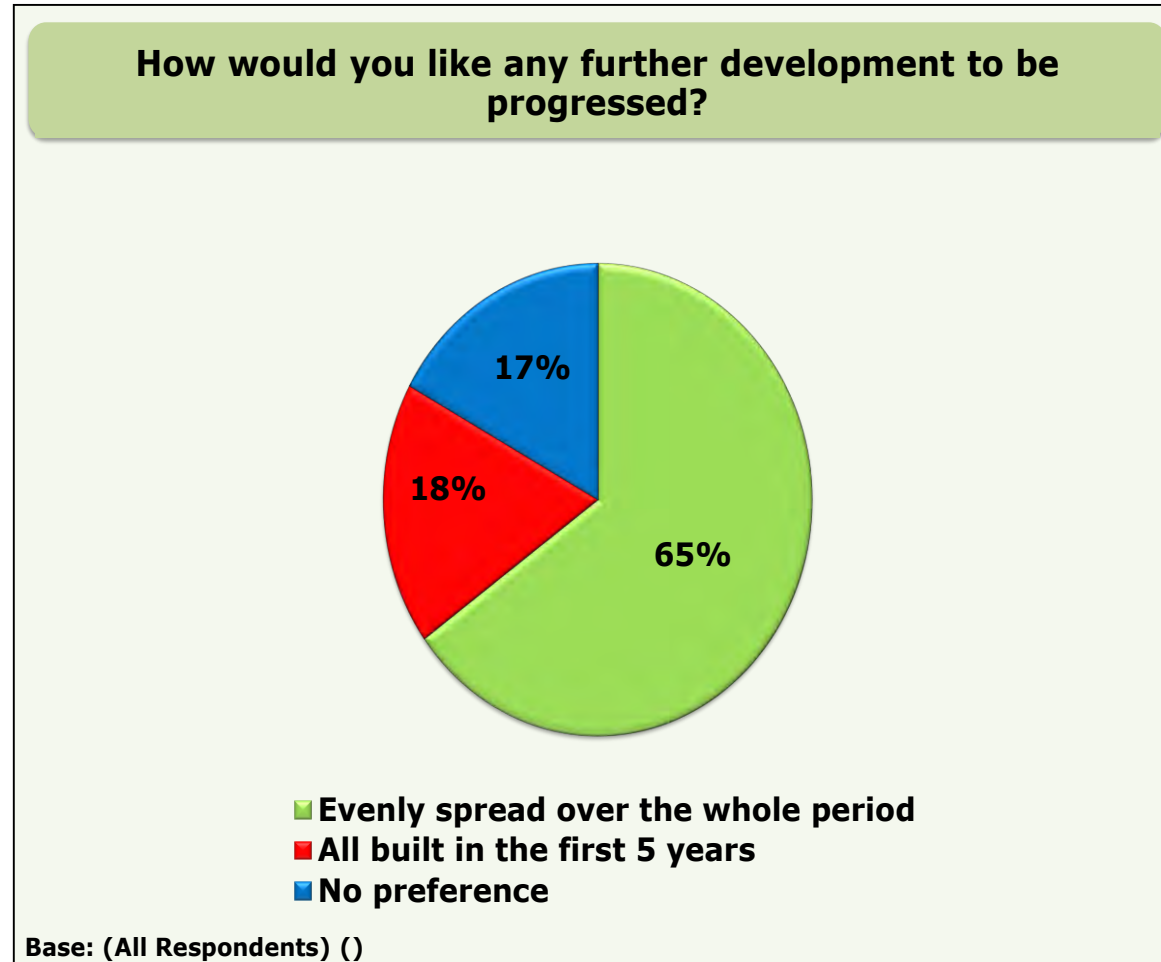
Key Results: Housing Development

- Residents were given a list of aspects that reflect the quality of life in the parish. 82% rated open green spaces as very important. Three-quarters felt it very important to have a friendly and safe environment in which to live. Dark skies had the lowest importance.

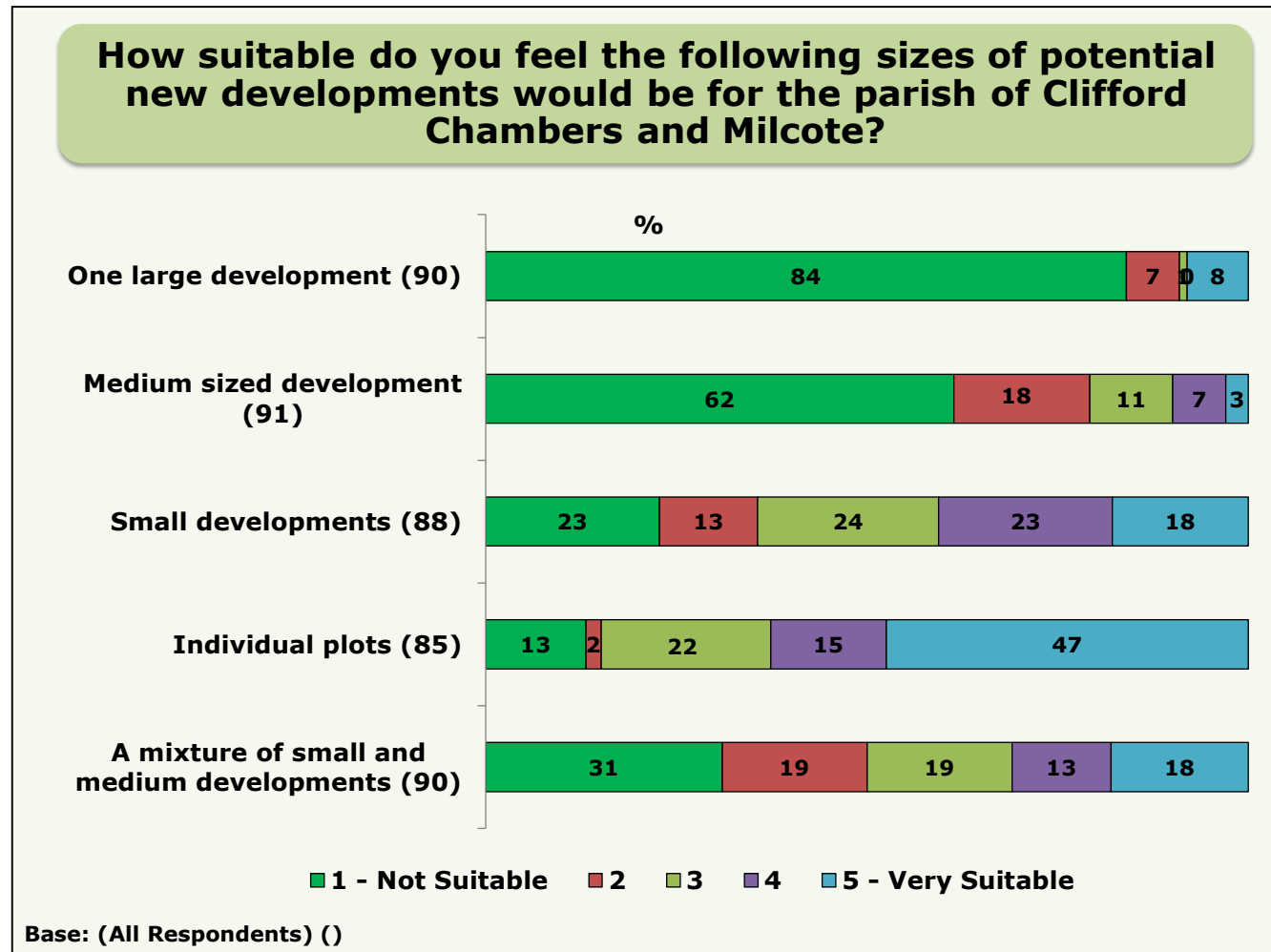
Key Results: Areas proposed for Development in Q.2 of Questionnaire



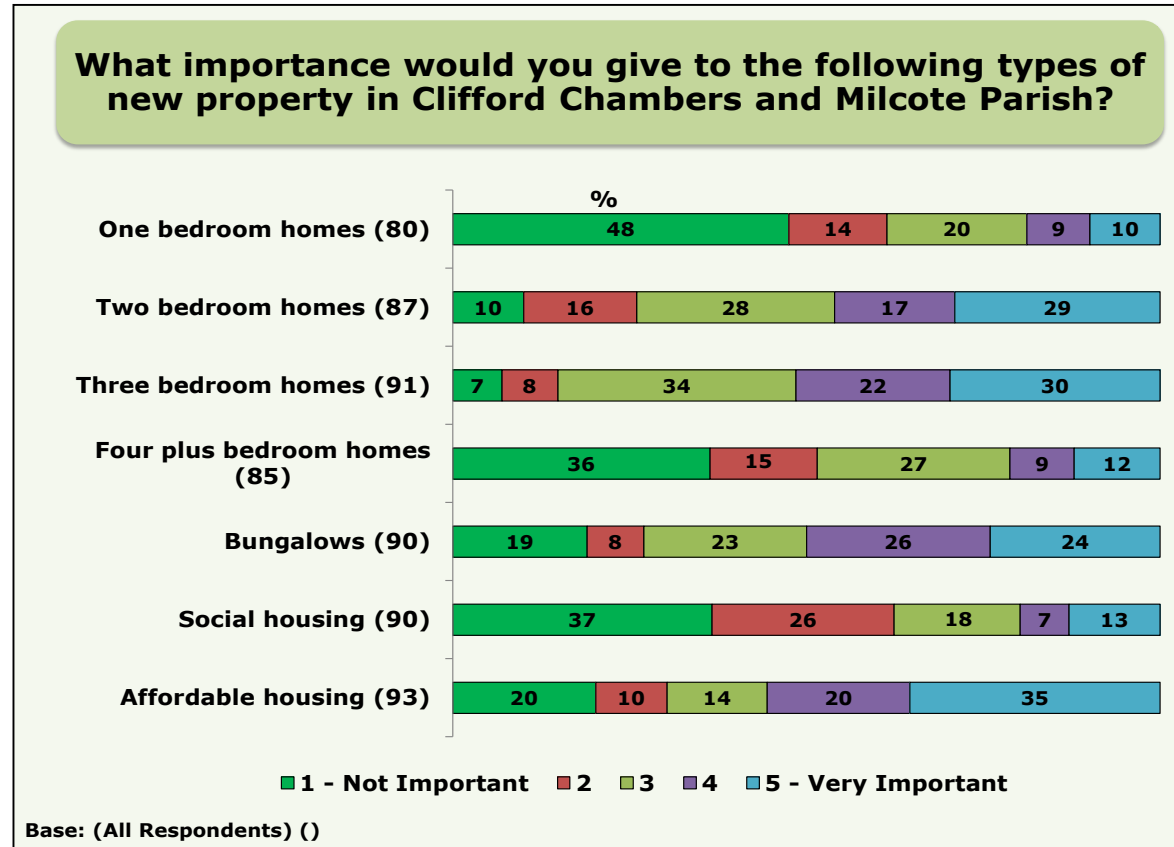
Key Results: Housing Development



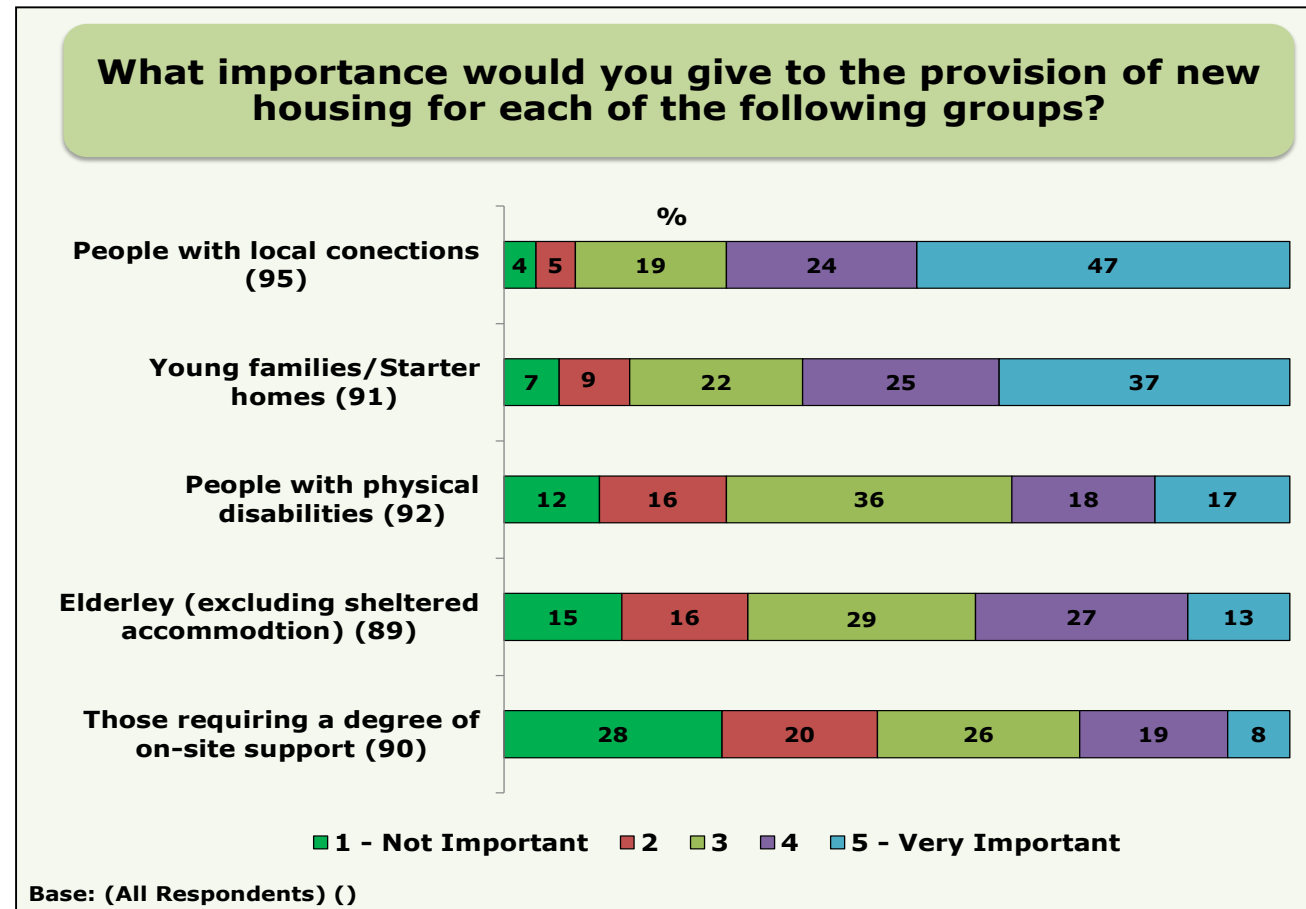
Key Results: Housing Development



Key Results: Housing Development

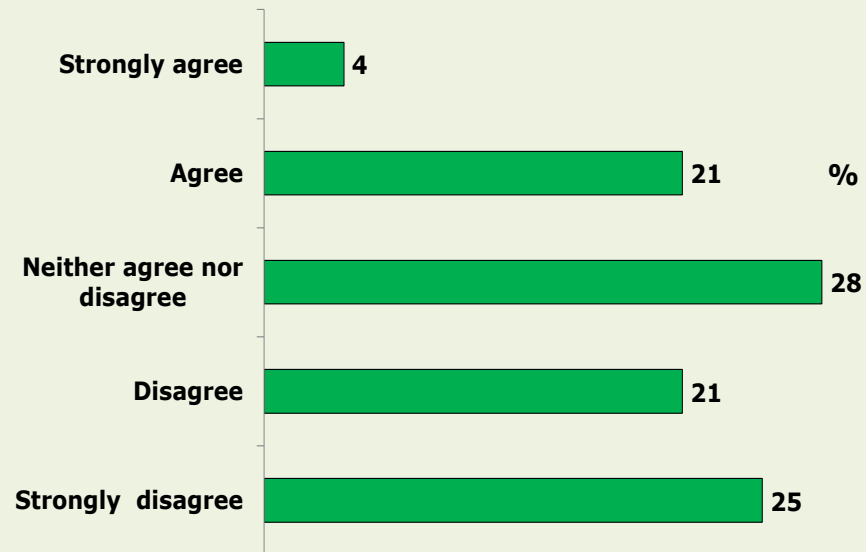


Key Results: Housing Development



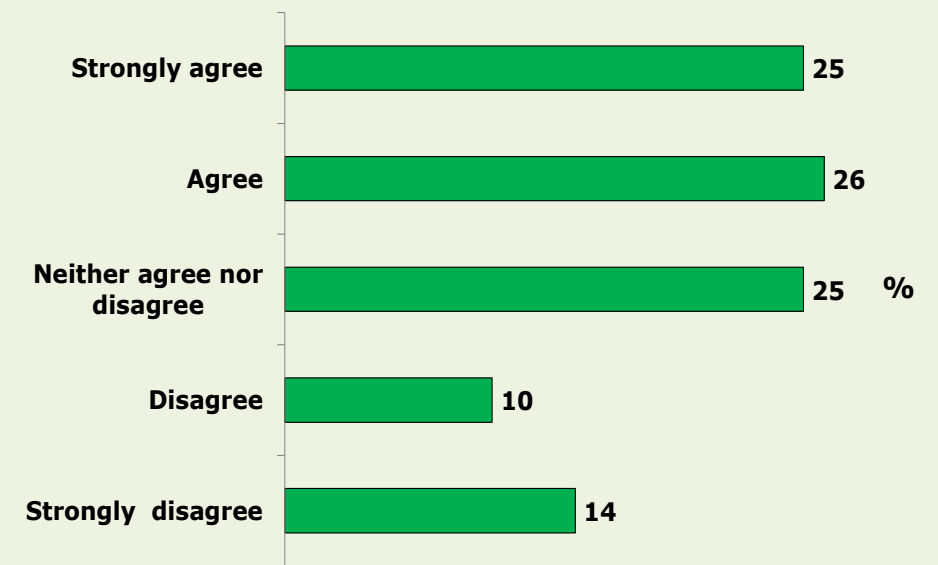
Key Results: Housing Development

How much do you agree/disagree with allowing demolition of an existing building to replace with more dwellings?



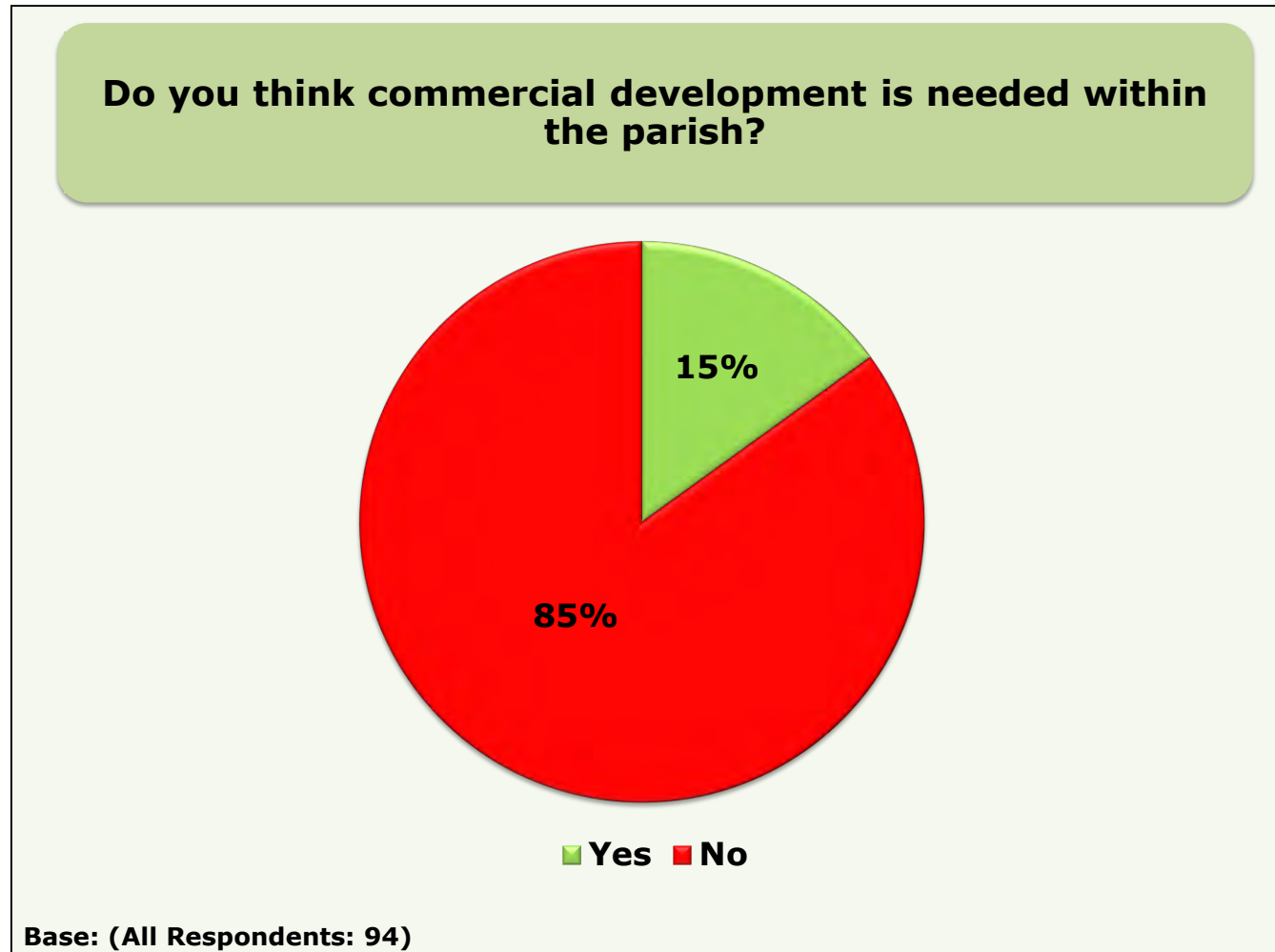
Base: (All Respondents: 95)

How much do you agree/disagree with allowing infilling/single garden developments?



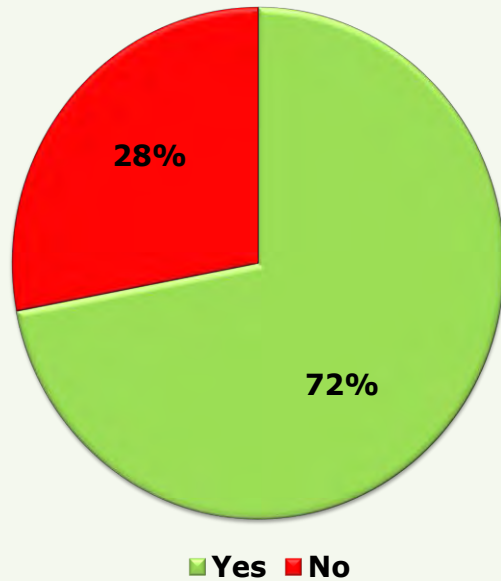
Base: (All Respondents: 96)

Key Results: Commercial Development



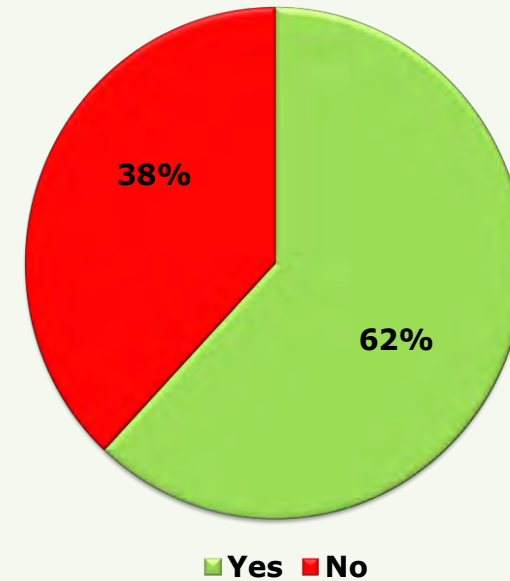
Key Results: Commercial Development

Would you support improved access to the retail services at Clifford Garden Centre through the development of a safe footpath/cycleway from the village?



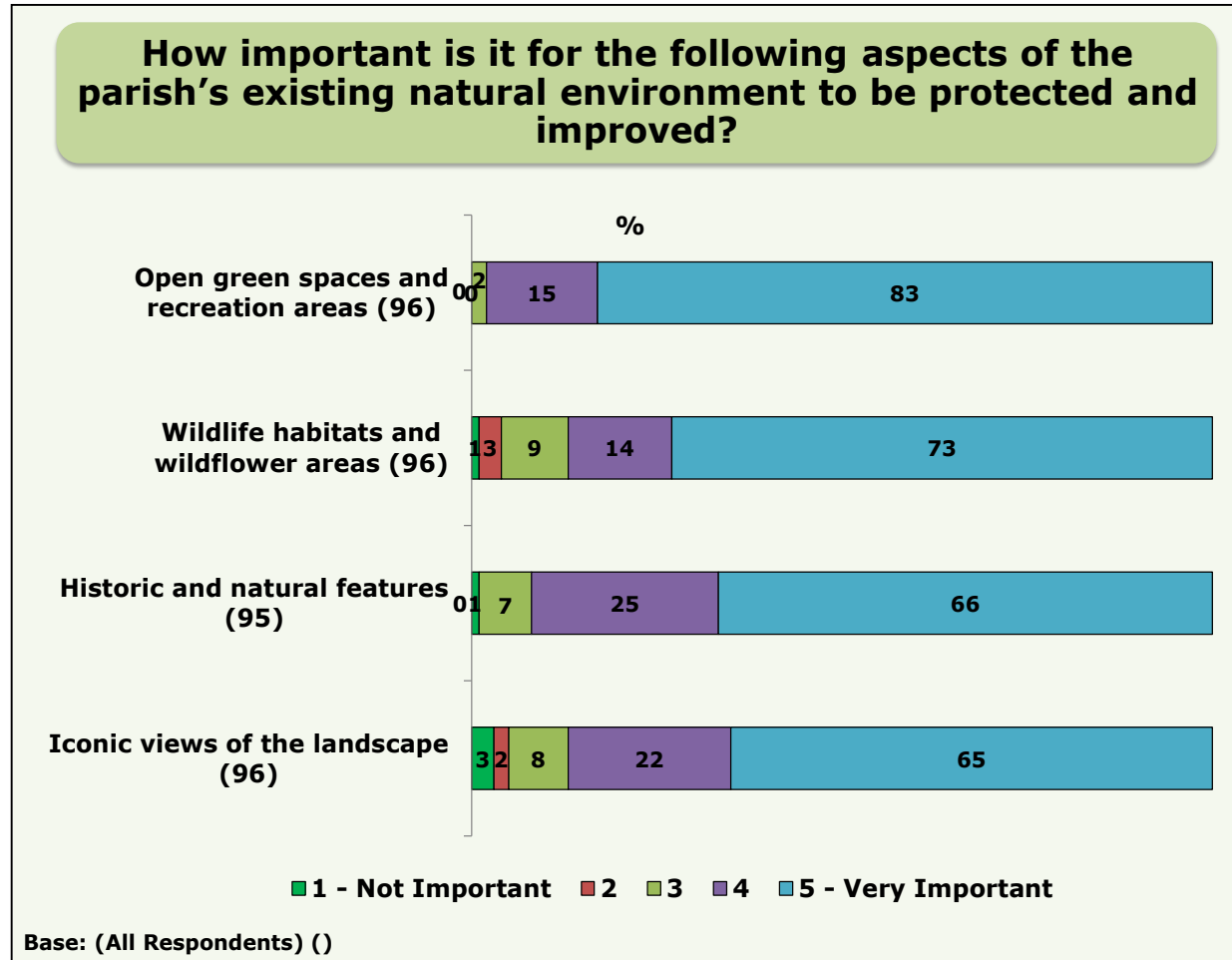
Base: (All Respondents: 95)

Would you support the inclusion of a small shop/post office in any future development in Clifford Chambers village centre?



Base: (All Respondents: 93)

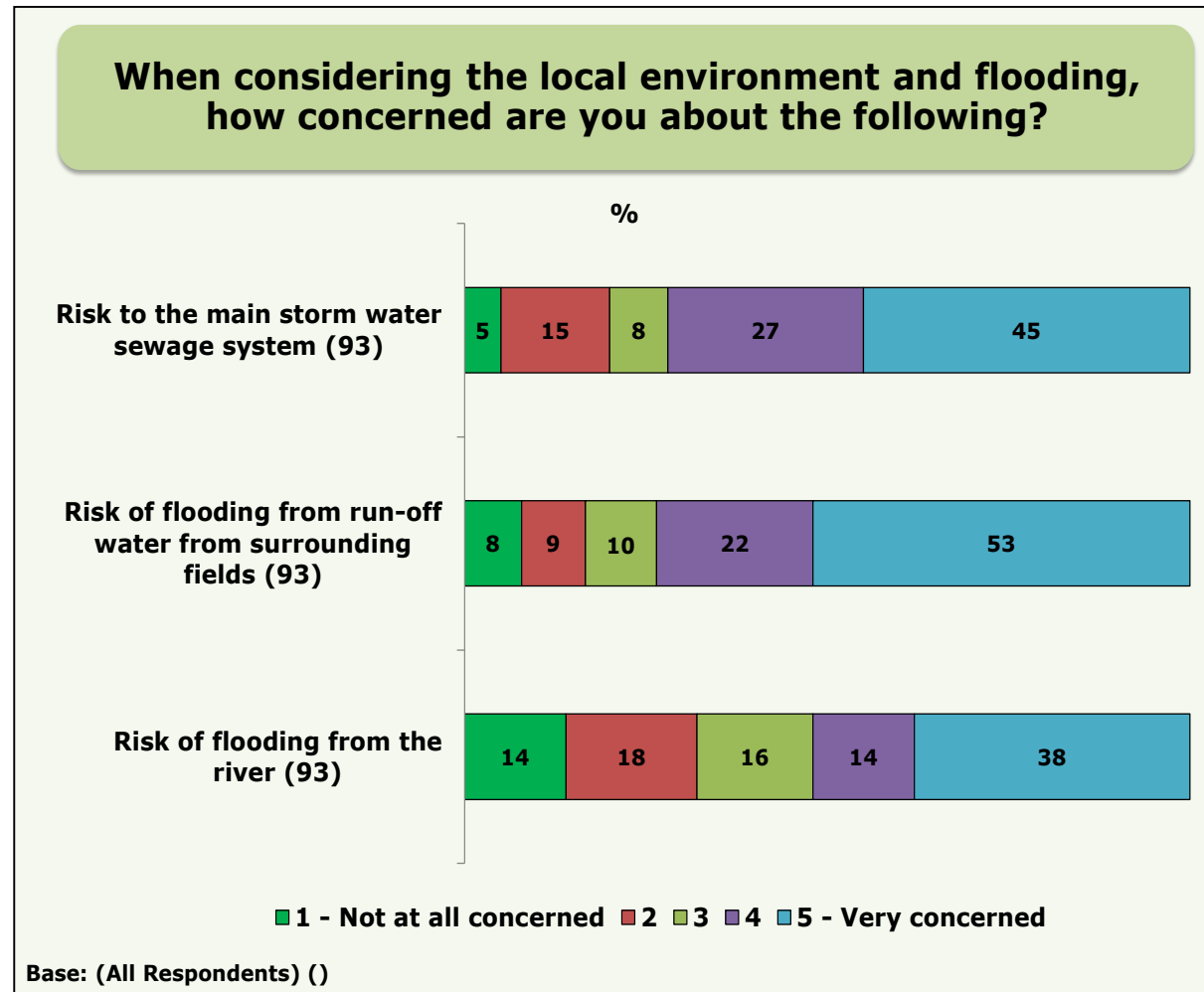
Key Results: Heritage, Local Environment and Amenities



Key Results: Transport and travel

- In terms of difficulty entering and leaving Clifford Chambers, the response was exactly 50% for pedestrians, 45% for cyclists and 33% for motor vehicles.
- 46% of those responding had occasional problems with parking in parts of the village, 33% felt it was a considerable problem and 21% not a problem at all.
- To reduce the impact of parking within Clifford Chambers village, three ideas were suggested. Strong agreement came for controlling overspill parking around the New Inn car park and the creation of off-street parking for the Village Hall and Clifford Club users.

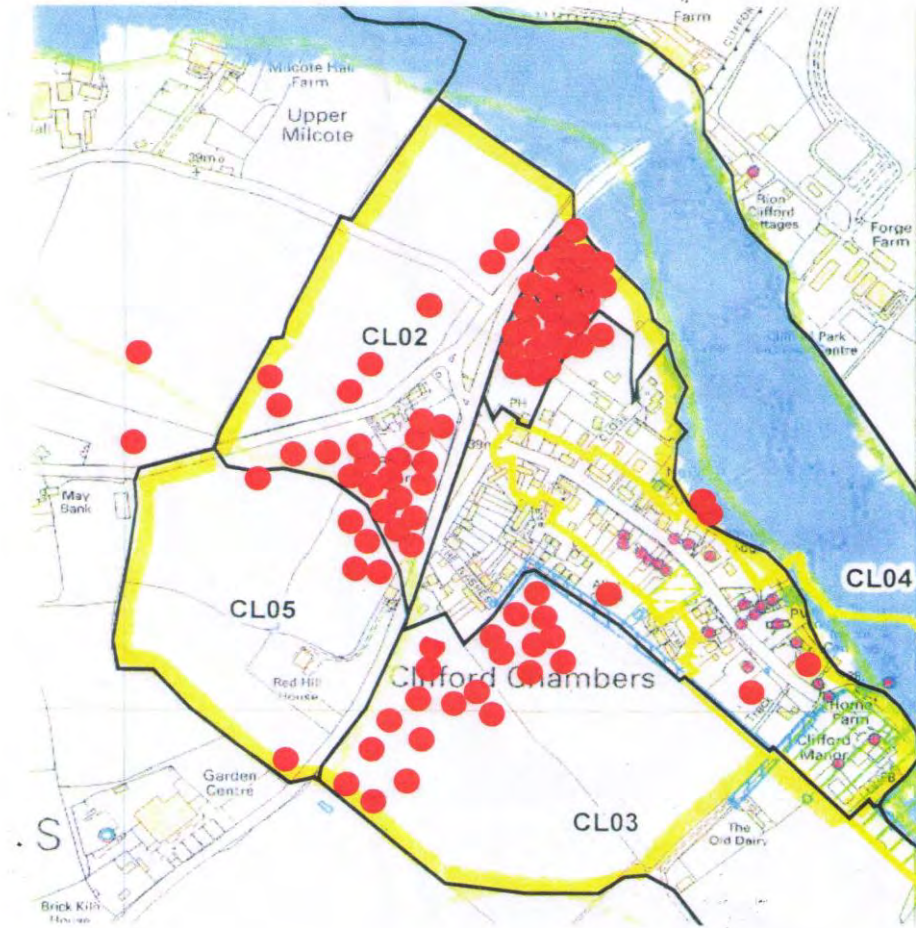
Key Results: Flooding



Determining the Settlement Boundary

- Allocation of 32 properties is for the Settlement Area
- We are seeking your views as to where the “boundary” should be
- Following these consultation meetings the proposal will be submitted to the Parish Council
- The Parish Council will formally submit an application to the Planning Authority to confirm the Settlement Area

Determining the Settlement Boundary



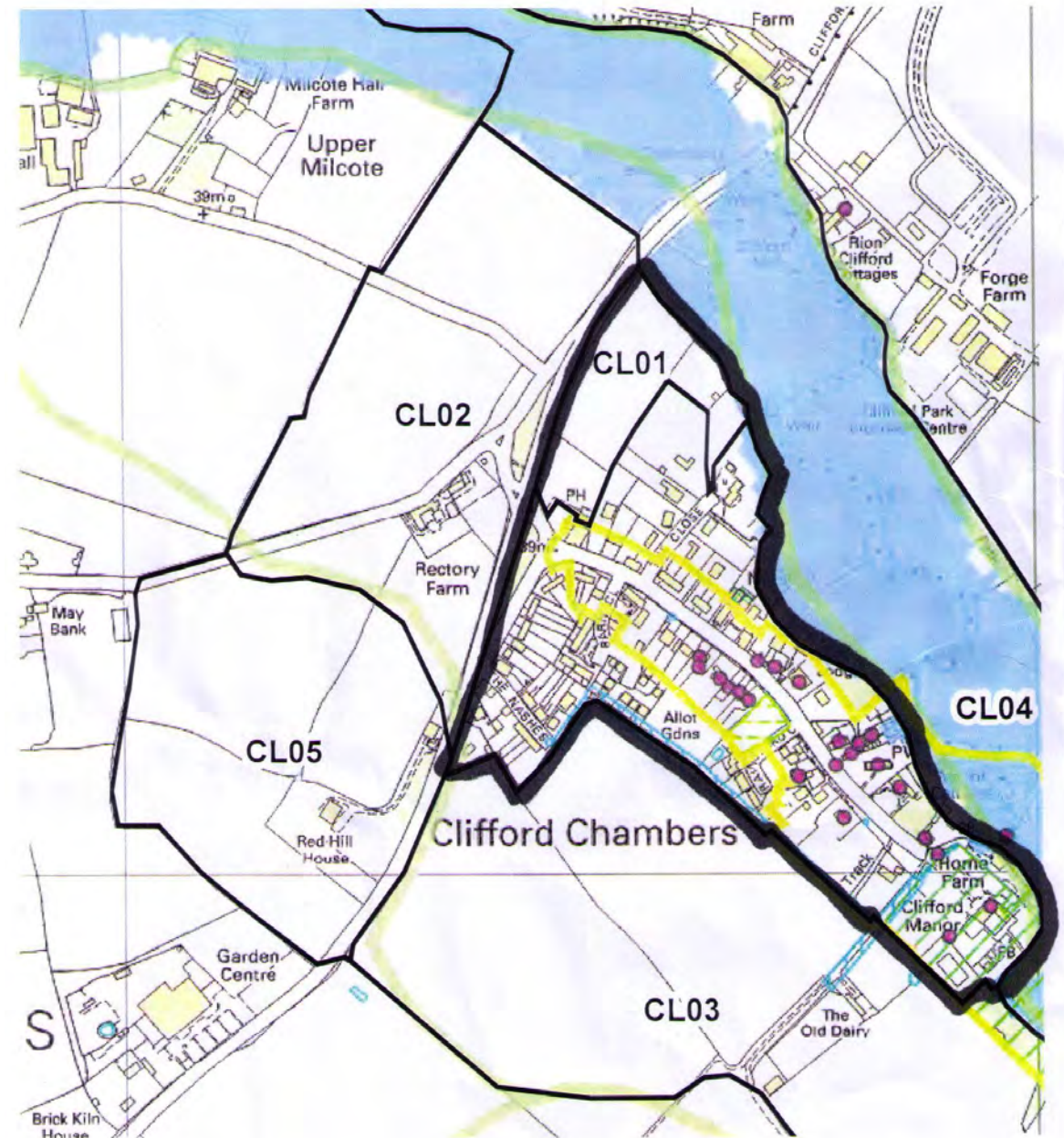
Settlement Boundary; Considerations for proposal A

This contains most of the existing properties that are recognisably Clifford Chambers Village.

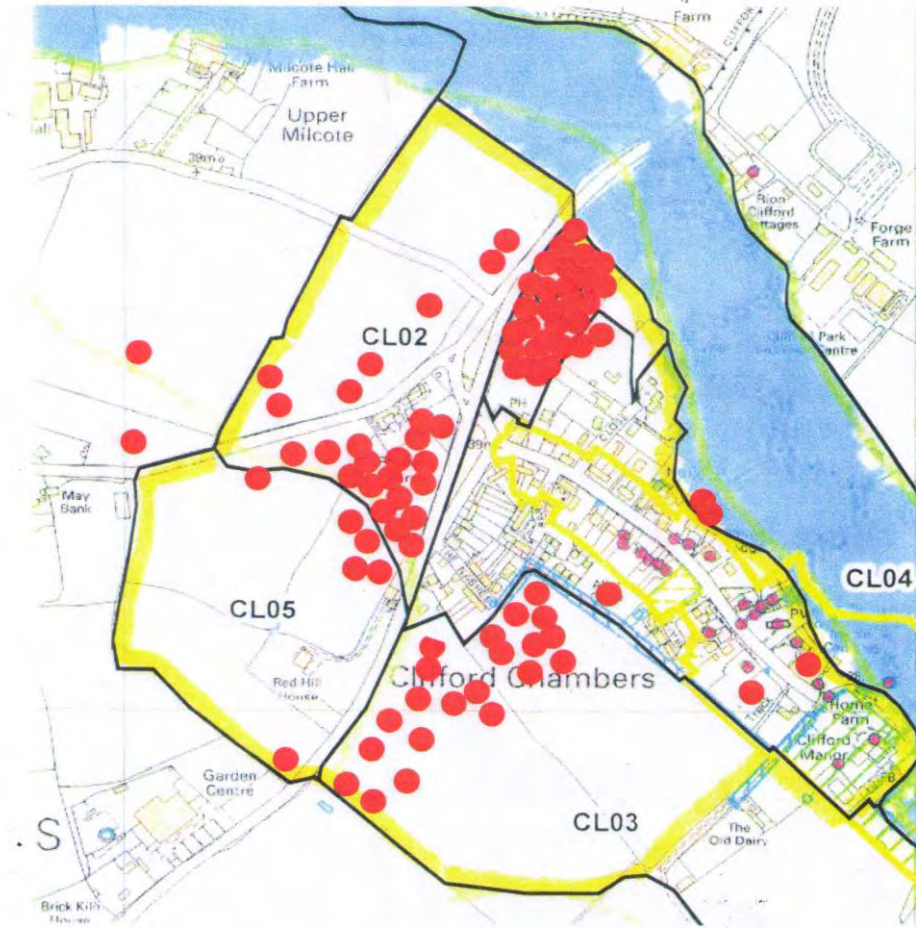
Restricts areas of potential development to gardens and small parcels of land attached to existing homes

Excludes current development at Rectory Farm and possible further development by Mr Burrows adjacent thereto.

Excludes areas of possible development therefore removing any development control in Neighbourhood Development Plan.



Determining the Settlement Boundary



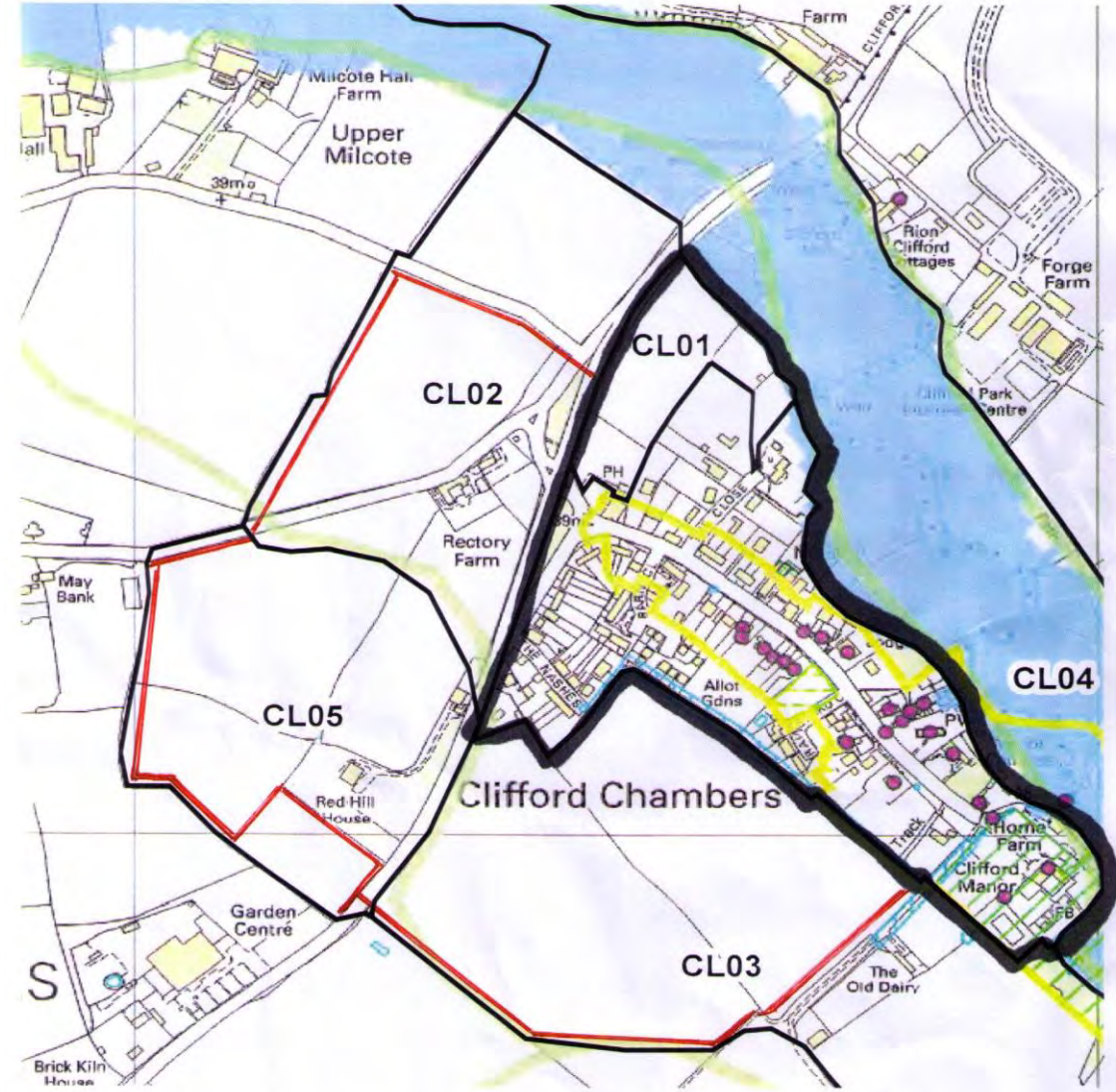
Settlement Boundary; Considerations for proposal B: (based on responses to Q2 in questionnaire)

Includes all areas adjacent to Clifford Chambers Village housing other than those affected by river flood plain.

Provides wider range of development opportunities in line with responses to Q4 'preference for smaller developments'

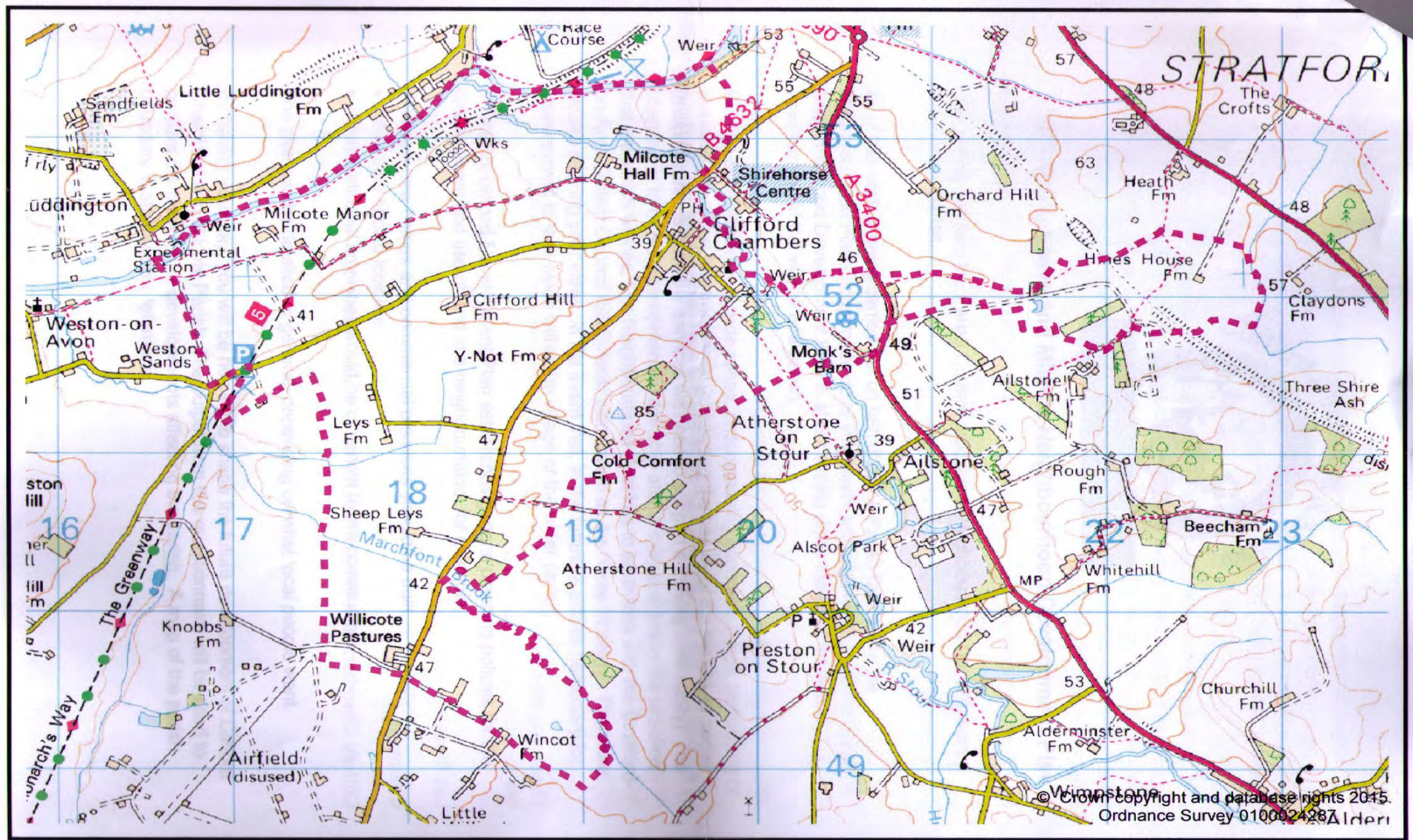
Includes current development at Rectory Farm and possible further development by Mr Burrows adjacent thereto.

Provides opportunity to determine nature, size and speed of development in CL03, CL05, CL02 and CL01 through Neighbourhood Development Plan



Clifford Chambers & Milcote Neighbourhood Plan Web Site

ccandm.org



Clifford Chambers and Milcote Parish Council



Settlement Boundary

Neighbourhood Development Plan

Dear Parishioner,

At the recent open meetings, the top line results of the Neighbourhood Development Plan Questionnaire and the issues involving proposing the settlement boundary for Clifford Chambers Village were presented. It was clear that those present felt that the settlement boundary should include areas where questionnaire respondents indicated development may be acceptable. I did indicate to the attendees that I would consult further with the planning authority at SDC before finalising a proposal for the Parish Council to consider taking forward for approval.

At the subsequent meeting with the planning authority it became clear that selecting a very large area outside what is currently the village built up area leaves the community open to possible future speculative development proposals. Policy CS.15 (Distribution of Development) in the SDC Core Strategy indicates that in Local Service Villages (like Clifford Chambers), development should take place *'on sites identified in a neighbourhood plan; and through small-scale schemes on unidentified but suitable sites within their built-up area boundaries (where defined) or otherwise within their physical confines'*

In addition, we have also been advised that when identifying settlement boundaries, the following areas should be excluded: Playing fields that are located on the edge of a village; agricultural land including modern agricultural buildings; allotments, orchards and paddocks.

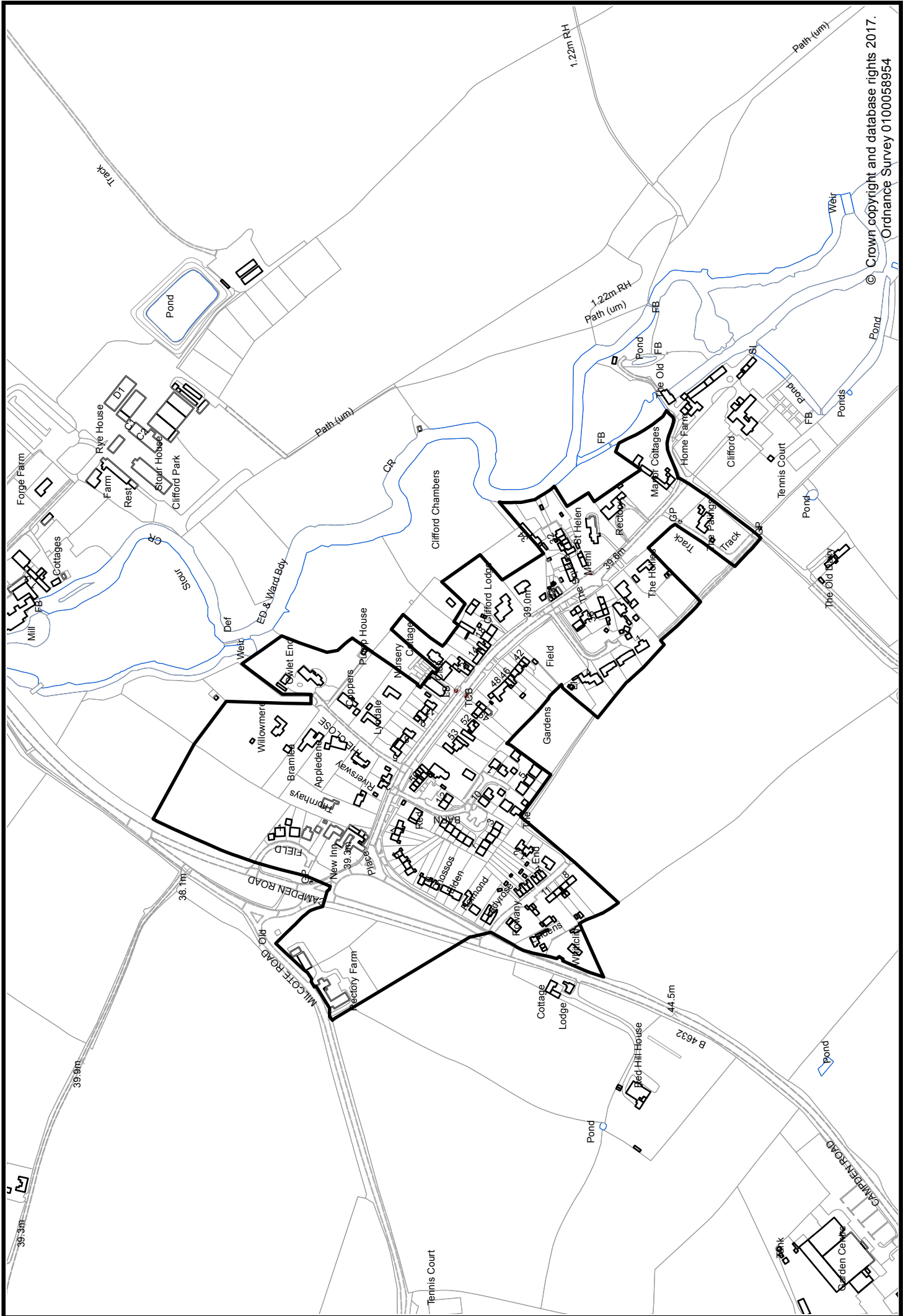
This interpretation leads us to believe that our Settlement Boundary proposal should be more clearly defined excluding those items listed above but including development areas that are already proposed or under construction such as the area adjacent to Rectory Farm, Rectory Farm development and the New Inn development. It is now clear that the large settlement boundary needs to be amended and we have therefore produced a revised plan (***see plan on reverse of this flyer***). Therefore, we are coming back to you, seeking your views and support for a revised settlement boundary bearing in mind the advice and guidance we have received.

We plan to hold two consultation meetings at the Village Hall. We would encourage you to attend one of the consultation meetings where we will be able to provide more detailed information and again take a recorded vote. However, we would welcome all views and comments either by email at info@ccandm.org or if you do not use email, by letter to Les Moseley, 27 The Square, Clifford Chambers, CV 37 8HT.

At the consultation meeting, you will be asked to confirm the amended settlement boundary proposal. The consultation meetings will be held on the following dates and times:

WEDNESDAY 9th AUGUST at 8pm in the Village Hall or,

SUNDAY 20th AUGUST at 11am in the Village Hall



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Clifford Chambers - Proposed Built up Area Boundary

Clifford Chambers and Milcote Neighbourhood Development Plan

Background to determining built-up area boundary.

- Total housing requirement for SDC 2011-2031: initially 10,800 Homes
- Initially Long Marsden Airfield (LMA) ruled out
- Inspector required SDC to review numbers in 2015 and LMA then added bringing total to 14,800 Homes (3,500 at LMA)
- Traffic survey found that Clopton Bridge would only manage the impact of 400 extra homes at LMA

Background to determining built-up area boundary.

- South Western Relief Road (SWRR) proposed by CALA Homes
- Agreed by Planning Inspector May 2016
- Adopted by SDC in Core Strategy in July 2016
- SWRR is therefore a condition of the LMA site proceeding
- Should the Planning Application for SWRR not succeed then the shortfall of 3500 homes will need to be found elsewhere in SDC area

Background to determining built-up area boundary.

- Why a tighter boundary?
 - Core Strategy C15 states that: 'small' developments should only take place within the built-up area boundary
 - Therefore by definition any development falling outside of the physical confines, whether large or small, is likely to be contrary to the provisions of CS15
 - However, this is dependent on SDC maintaining its 5 year housing land supply currently at 6.5 years
 - Therefore this protection is reliant on SDC delivering LMA
 - A wider boundary leaves the community open to possible future speculative development proposals

Background to determining built-up area boundary.

Quote by Cllr Saint in Stratford Herald

“Given the situation where our 2000 (target) for development (for LSVs) has been reached, I shall do what I can to restrain more village development, but I am not in any position to impose a blanket refusal of new housing in rural areas”

Background to determining built-up area boundary.

- What is SDCs interpretation of 'small'
 - Taken from an appeal decision relating to Snitterfield, the Planning Inspector found the following:
 - A development within the built-up area
 - Judged against a requirement of 59
 - Small scale should seek to minimise the impact on the character of settlements
 - The verdict: together with other issues such as type and layout of the development, that 7 is small scale in the context of a requirement of 59 homes
 - Therefore Clifford Chambers ? At least less than 7

Background to determining built-up area boundary.

- Should the Planning Application for SWRR not succeed then the shortfall of 3500 homes will need to be found elsewhere in SDC area
- Development falling outside of the physical confines, whether large or small, is likely to be contrary to the provisions of CS15
- *“Given the situation where our 2000 (target) for development (for LSVs) has been reached, I shall do what I can to restrain more village development, but I am not in any position to impose a blanket refusal of new housing in rural areas”*
- Taken from an appeal decision relating to Snitterfield, the Planning Inspector found that based on a requirement of 59 then 7 is considered as “a small development”

Built-up area boundary.



Clifford Chambers - Proposed Built up Area Boundary

Development strategy – outline proposals

- No Large developments
- “Small” developments only
- Accept garden developments
- No demolition to build new homes
- Must respect scale of existing Village
- No commercial development

Development strategy – outline proposals

- Affordable houses a priority
- Provision of bungalows supported
- Support for above, for people with connections to Clifford Chambers
- No buildings of modern design
- Four and five bedroom homes not needed

Environment and Heritage strategy – outline proposals

- Green spaces very important: (in order of priority in questionnaire)
 - Recreation ground
 - Village Green
 - Allotments
 - River banks/flood meadow
 - Verges
- Key heritage sites
 - Church
 - War Memorial
 - Wildlife /Wildflower areas (not defined)

Key Results: Transport and travel

- In terms of difficulty entering and leaving Clifford Chambers, the response was exactly 50% for pedestrians, 45% for cyclists and 33% for motor vehicles.
- 46% of those responding had occasional problems with parking in parts of the village, 33% felt it was a considerable problem and 21% not a problem at all.
- To reduce the impact of parking within Clifford Chambers village, two ideas were suggested. Strong agreement came for controlling overspill parking around the New Inn car park and the creation of off-street parking for the Village Hall and Clifford Club users.

Ideas to improve access and safety entering and leaving Clifford Village

- Create roundabout at village entrance
- Make access to Clifford Mill no right turn from LMA forcing traffic to drive to new roundabout and return to make left turn into Mill
- Leaving Mill no right turn. Traffic to turn left and use Clifford roundabout to return towards Stratford.
- Turn left only out of New Inn development
- Widen carriageway at Clifford Bridge/Mill and cantilever new footpath left of bridge (as for Clopton Bridge) to allow Traffic to pass safely. Clifford roundabout will slow traffic from LMA and new SWRR roundabout will do same coming from Stratford.

Appendix 21

Clifford Chambers and Milcote Neighbourhood Plan

Key points from meeting

Date: Thursday 10 th August 2017	Venue: The Jubilee Hall	Time: 20.00 hrs
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Members		In Attendance	Associate Members		In Attendance
Les Moseley (Chair)	LM	Y	Shirley Acreman	SA	N
Chris Fox	CF	Y	Sarah Crang	SG	N
Andy Oakes (Vice Chair)	AO	Y	Charmian Evans	CE	N
John Taylor	JT	Y			
Charles Goody	CG	N			
John Gray	JG	Y			

Subject	Action	By	When
Apologies for Absence	Apologies were received from Charles Goody	Noted	
Minutes of Last Meeting	<p>The minutes of the meeting of the 18th July 2017 were agreed and signed</p> <p>Actions from previous minutes:</p> <p>Roles and Responsibilities: To be discussed and agreed at next meeting</p> <p>Amendment of Terms of Reference and Journey Section of Website: Term of Reference amended. Website amendment in progress</p> <p>Appointment of Survey Consultant: Mr Neil Pearce of Avon Planning Services has agreed to assess the various proposed development sites for the Steering Group. LM to manage this activity and report findings to the Group when available</p> <p>Website Plan: AO to replace the current version on the website and update the Journey section to match.</p> <p>Public Consultation meetings: To that end a new flyer advising these dates and explaining the reasons for the amended proposal is to be prepared and distributed as soon as possible</p>	<p>AO</p> <p>LM</p> <p>AO</p> <p>LM/JT/AO</p>	<p>Action complete See below</p> <p>Action complete</p> <p>Continuing</p> <p>Action complete</p> <p>Action complete See below</p>

Public Consultation meetings	<p>Flyers advising the dates of further public meetings to consider and vote on a revised settlement boundary proposal were distributed by hand on 23rd July.</p> <p>The first of these further public consultation meetings was held on Wednesday 9th August at 20.00 hours in the Village Hall.</p> <p>After the presentation by LM and discussions the matter of the revised settlement boundary proposal was put to the vote, the results of which were as follows:</p> <p>Total attendee: 38 For the proposal: 33 Against the proposal: 2 Abstained: 3</p> <p>The second public consultation meeting will take place on Sunday 20th August at 11.00 hours in the Village Hall.</p>		
Roles and Responsibilities	<p>The meeting agreed the following allocation of Roles and Responsibilities:</p> <p>Les Moseley - Chairman Andy Oakes – Vice Chairman & Communications John Taylor - Funding Chris Fox – no particular portfolio John Gray – no particular portfolio Charles Goody -Parish Council representative</p>		
Future meetings	<p>LM proposed and the meeting agreed that now we are entering the policy formulation part of the Neighbourhood Plan process we should have a rolling programme of meeting on a 2/3 weekly basis.</p> <p>LM proposed and the meeting agreed that we invite Neil Pierce (the development site survey consultant) to our next meeting for 19.00 hours.</p>		
Strategy	<p>LM presented a page of outline proposals for our strategy and policies going forward. This list is not necessarily</p>		

	<p>exhaustive and in particular does not include a strategy or proposals for Flooding which will be added as and when LM has gathered further info. These proposals are attached to these minutes.</p> <p>Steering Group Members to review and consider and advise any changes or additions, LM advised that we should all look to other NP strategies and policies to see how they dealt with similar issues to our own and in particular:</p> <p>Welford Bidford Wellesbourne Kineton Wootton Wawen Long Compton Stratford Town</p>	ALL	
Date of next meeting	24 th August 2017 at 19.00 in the Village Hall. The date of follow on meeting is 5 th September 2017 at 20.00 in the Village hall unless advised otherwise		

Development strategy – outline proposals

No Large developments

“Small” developments only

Accept garden developments

No demolition to build new homes

Must respect scale of existing Village

No commercial development

Affordable houses a priority

Provision of bungalows supported

Support for above, for people with connections to Clifford Chambers

No buildings of modern design

Four and five-bedroom homes not needed

Environment and Heritage Strategy – outline proposals

- Green spaces very important: (in order of priority in questionnaire)
 - Recreation ground
 - Village Green
 - Allotments
 - River banks/flood meadow
 - Verges
- Key heritage sites
 - Church
 - War Memorial
 - Wildlife /Wildflower areas (not defined)

Transport

- Create roundabout at village entrance and provide safe ‘islands’ for pedestrians to cross to and from Milcote Lane. Consider timed lighting to reduce light pollution
- Make access to Clifford Mill no right turn from LMA forcing traffic to drive to new SWRR roundabout on B4632 and return to make left turn into Clifford Mill complex
- Leaving Clifford Mill create no right turn. Traffic to turn left and use Clifford roundabout to return towards Stratford.
- Turn left only out of New Inn development
- Widen carriageway at Clifford Bridge/Mill and cantilever new footpath left of bridge (same as Clopton Bridge) to allow traffic to pass safely. Clifford roundabout will slow traffic from LMA and new SWRR roundabout will do same coming from Stratford.



Appendix 22

NOTICE OF A COMMITTEE MEETING IN PUBLIC

The Clifford Chambers and Milcote Neighbourhood Plan Group will be holding a meeting in public on 11th October 2017 in the Jubilee Hall at 7.45pm.

Parish residents and local business owners/managers are welcome to attend this meeting.

The Agenda for the meeting is as follows:

1. Apologies for absence
2. Chairman's Report
 - Progress report
 - Summary of Public meetings
3. Public participation (15 minutes)
4. Review of Project Schedule
5. Review of Budget
6. Any Other Business
7. Date of next committee meeting in public

Les Moseley

Chairman Clifford Chambers and Milcote Neighbourhood Plan Group

Clifford Chambers and Milcote Neighbourhood Plan

Key points from Committee meeting in public

Date: Wednesday 11 th October 2017	Venue: The Jubilee Hall	Time: 19.45 hrs
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Members		In Attendance	Associate Members		In Attendance
Les Moseley(Chair)	LM	Y	Shirley Acreman	SA	N
Chris Fox	CF	Y	Sarah Crang	SG	N
Andy Oakes (Vice Chair)	AO	Y	Charmian Evans	CE	N
John Taylor	JT	Y			
Charles Goody	CG	Y			
John Gray	JG	Y	Neil Pearce	NP	Y

Subject	Action	By	When
Apologies for Absence			
Minutes of Last Meeting	The minutes of the meeting of the 10 th August 2017 were agreed and signed.		
Actions from previous minutes	Steering Group Members to review and consider and advise any changes or additions, LM advised that we should all look to other NP strategies and policies to see how they dealt with similar issues to our own and in particular: Welford Bidford Wellesbourne Kineton Wootton Wawen Long Compton Stratford Town	ALL	Continuing action
Public Consultation meetings update	Flyers advising the dates of further public meetings to consider and vote on a revised settlement boundary proposal were distributed by hand on 23rd July. The first of these further public consultation meetings was held on Wednesday 9 th August at 20.00 hours in the Village Hall. After the presentation by LM and discussions the matter of the revised settlement boundary proposal was put to the vote, the results of which were as follows:		

	<p>Total attendee: 38 For the proposal: 33 Against the proposal: 2 Abstained: 3</p> <p>The second public consultation meeting took place on Sunday 20th August at 11.00 hours in the Village Hall, the results of which were as follows: Total Attendees: 11 For the proposal: 11</p>		
Appointment of new Member	<p>LM advised the meeting that Liz Baggett who has recently moved to Clifford Chambers has had some previous experience of the issues being addressed in the Neighbourhood Plan and would be a valuable addition to the NDP Group and she has agreed to join. AO proposed that Liz be appointed as a member of the Group and this was seconded by JT. Liz was not present as she had an unavoidable prior engagement.</p>		
Chairman's Report	<p>I am delighted to see so many here this evening and appreciate the continued support from the community in our preparation of the Neighbourhood Plan. We are all now acutely aware of the government pressure placed on councils to deliver more opportunities for housing development and how that affects our own community. The completion of the NP is therefore more important than ever. However, as we are aware there are many formal stages which are still to be completed to ensure that when we go for assessment our plan is properly constructed.</p> <p>Following the questionnaire and the series of consultation meetings we are now in the process of compiling the Pre-Submission Document. Current activity includes the completion of site assessment reports for nominated sites and survey reports for greenfield sites identified in the questionnaire results. I am happy to say we have contracted Mr Neil Pearce of Avon Planning Services to</p>		

	<p>carry out this work and Neil and as you will have heard earlier Liz Baggett, will also be working with the group to help compile the final document for submission next year. We hope that by enlarging the team in this way we will be able to make significant progress in the coming months.</p> <p>Our overriding vision is to retain the rural character of the parish, maintaining existing green spaces and prominent historical landscape and architectural features, and to ensure that future house building is undertaken only to satisfy the demonstrable housing need and complements the rural setting of the community.</p> <p>Areas of the Pre-Submission Document we are currently working on include; introduction and history of Clifford Chambers, our future vision for Clifford Chambers, our housing policy and sections to include the natural environment, the local community and traffic and transport. These are the main headings that will contain the policy details that have been identified by you in the answers to the questionnaire.</p>		
Public participation	<p>LM threw the meeting open to comments/questions from the public attendees. The following comments/observations were noted:</p> <ul style="list-style-type: none"> • In our proposals for developments, can we have a mind to some improvement in the biodiversity of the village (more planting) as the village does not measure up to other villages in this regard. • We need to be careful that we maintain sight lines in the village when allowing new development. • One attendee recommended that we not only review successful NDP applications but also those that were not or had been challenged during their progress. 		
Dates and Venue for targeted consultation on potential site allocations	The members discussed when the public consultation on potential development site allocations and green spaces should		

	be held. Two meetings were proposed with provisional dates of 26 th November and 29 th November in the Jubilee Hall subject to the availability of the Hall. LM to check availability	LM	9 Nov
Review of Project Schedule	The project schedule was reviewed by the group and by and large we are on schedule. However, the funding schedule needs to be adjusted as the rules have changed. A revised plan to be prepared and promulgated.	CF/AO	asap
Review of Budget	JT advised the meeting that we currently have funding of £2964 to be spent by 31.12.17, which should be adequate to cover activities up to then		
AOB	There being no other business, the meeting was closed. LM thanked everyone for attending.		
Date of Next Committee Meeting in public	The next Committee meeting in public will be on 22 nd November at 19.45 in the Jubilee Hall.		

Development strategy – outline proposals

No Large developments

“Small” developments only

Accept garden developments

No demolition to build new homes

Must respect scale of existing Village

No commercial development

Affordable houses a priority

Provision of bungalows supported

Support for above, for people with connections to Clifford Chambers

No buildings of modern design

Four and five-bedroom homes not needed

Environment and Heritage Strategy – outline proposals

- Green spaces very important: (in order of priority in questionnaire)
 - Recreation ground
 - Village Green
 - Allotments
 - River banks/flood meadow
 - Verges
- Key heritage sites
 - Church
 - War Memorial
 - Wildlife /Wildflower areas (not defined)

Transport

- Create roundabout at village entrance and provide safe ‘islands’ for pedestrians to cross to and from Milcote Lane. Consider timed lighting to reduce light pollution
- Make access to Clifford Mill no right turn from LMA forcing traffic to drive to new SWRR roundabout on B4632 and return to make left turn into Clifford Mill complex
- Leaving Clifford Mill create no right turn. Traffic to turn left and use Clifford roundabout to return towards Stratford.
- Turn left only out of New Inn development
- Widen carriageway at Clifford Bridge/Mill and cantilever new footpath left of bridge (same as Clopton Bridge) to allow traffic to pass safely. Clifford roundabout will slow traffic from LMA and new SWRR roundabout will do same coming from Stratford.



Appendix 24

NOTICE OF A COMMITTEE MEETING IN PUBLIC

The Clifford Chambers and Milcote Neighbourhood Plan Group will be holding a meeting in public on 22nd November 2017 in the Jubilee Hall at 7.45pm.

Parish residents and local business owners/managers are welcome to attend this meeting.

The Agenda for the meeting is as follows:

1. Apologies for absence
2. Approval of minutes of meeting of 11th October 2017
3. Actions arising from previous minutes
4. Chairman's Report
 - Progress report
 - Summary of Public meetings
5. Public participation (15 minutes)
6. Dates and venue for targetted consultation on potential site allocations
7. Review of Project Schedule
8. Review of Budget
9. Any Other Business
10. Date of next committee meeting in public

Les Moseley

Chairman Clifford Chambers and Milcote Neighbourhood Plan Group

Appendix 25

Clifford Chambers and Milcote Neighbourhood Plan

Key points from Committee meeting in public

Date: Wednesday 22 nd November 2017	Venue: The Jubilee Hall	Time: 19.45 hrs
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Members		In Attendance	Associate Members		In Attendance
Les Moseley(Chair)	LM	Y	Shirley Acreman	SA	N
Chris Fox	CF	Y	Sarah Crang	SG	N
Andy Oakes (Vice Chair)	AO	Y	Charmian Evans	CE	N
John Taylor	JT	Y			
Charles Goody	CG	N			
John Gray	JG	Y	Neil Pearce	NP	N
Liz Baggett	LB	N			

Subject	Action	By	When
Apologies for Absence	LB, CG, NP		
Minutes of Last Meeting	The minutes of the meeting of the 11 th October 2017 were agreed and signed.		
Actions from previous minutes	Steering Group Members to review and consider and advise any changes or additions, LM advised that we should all look to other NP strategies and policies to see how they dealt with similar issues to our own and in particular: Welford Bidford Wellesbourne Kineton Wootton Wawen Long Compton Stratford Town This action will not be reported after this meeting	ALL	Continuing action
Chairman's Report	Following the questionnaire and the series of consultation meetings the group are continuing with the process of compiling the Pre- Submission Document. The group have regular working meetings to ensure progress in maintained and these Steering Group		

	<p>meetings, in public, to ensure we have regular contact with the community. In addition, members of the public can access the Neighbourhood Plan Website at www.ccandm.org for further information and updates. The site assessment reports for nominated sites and survey reports for greenfield sites identified in the questionnaire results have now been completed. Neil Pearce of Avon Planning Services continues to provide professional support to our work to compile the final document for submission next year. We hope to maintain our progress in the coming months to keep to our project schedule.</p> <p>The overriding vision is still to retain the rural character of the parish, maintaining existing green spaces and prominent historical landscape and architectural features, and to ensure that future house building incorporates demonstrable housing need and complements the rural setting of the community. The clear desire of the community, expressed in the questionnaire results, to have small or single developments will be expressed in the allocation proposals to be presented in the public consultation meetings later this month.</p> <p>The Pre-Submission Document continues to grow as we add more content including the introduction and history of Clifford Chambers, our future vision for Clifford Chambers, the housing policy and sections to include the natural environment, community issues including communications and traffic and transport. These are the main headings that will contain the policy details that have been identified by you in the answers to the questionnaire.</p>		
Public participation	<ul style="list-style-type: none"> • The Chairman was asked whether there had been any further communication/ activity with/from Spitfire Homes re the land behind the Nashes since their last public presentation. The Chairman advised that there 		

	<p>had been no communication to/from Spitfire Homes.</p> <ul style="list-style-type: none"> • There was a suggestion that we should make a particular comment in the NDP that the lack of high speed broadband will put off potential house purchasers moving into the Village/ Parish. • Whilst there was some discussion on the B4362 issues, the meeting was advised that this was outside the remit of the NDP Group, but was being actively addressed by the PC 		
Dates and Venue for targeted consultation on potential site allocations	<p>The public consultation meetings are to be held on Sunday 26th November commencing at 2.00 pm and Wednesday 29th November commencing at 7pm and these dates have already been communicated by notices, email and the website.</p> <p>AO to send email reminder</p>	AO	24 Nov
Review of Project Schedule	<p>The project schedule was reviewed by the group and by and large we are on schedule. However, item 20 on the Schedule need to be changed to March 2018</p>	AO	asap
Review of Budget	<p>Estimates of Spend from Jan 1 to 31 Mar 2018 to be given to JT.</p> <p>AO to give website spend</p> <p>LM to contact NP for his estimate</p>	AO LM	asap asap
AOB	<p>A public presentation was made to the assembled audience by Mr Paul Southern concerning the availability of a field for development should there be a need. The essence of the proposal is contained in an email and attachment to the NDP Group the text of which is attached. LM thanked Mr Southern for the presentation and advised that we would consider his proposals and take advice from NP and get back to him with a response as soon as possible.</p> <p>There being no other business, the meeting was closed.</p> <p>LM thanked everyone for attending.</p>		
Date of Next Committee Meeting in public	<p>The next Committee meeting in public will be after Christmas on a date to be advised.</p>		

Text of Paul Southern email:

Subject: Site near Clifford Chambers for potential development

I attach a red lined plan of a site between Y-Not Farm and Stratford Garden Centre on the B4632 at Clifford Chambers.

I would like this to be considered as a potential site for development. It is appreciated that any development would be dependent on an established need but it is envisaged that some of the residents of Clifford (including perhaps older residents) may prefer housing of a type which is not currently available in the village. Indeed with the lack of suitable sites such housing types may never be available within the village itself. Providing alternative housing outside but close to the village would free up housing within the village for new residents.

The site area is up to approximately 3.5 acres but the area used for development could range from half an acre upward.

The site is close to the garden centre which is owned by me and my niece and her husband. Subject to the necessary approvals a pathway would be constructed between the site and the garden centre to provide access to the amenity provided by the centre..

Paul Southern



Appendix 26



You are invited to attend one of the public consultation meetings to be held on :

Sunday 26th November @ 2.00 - 3.30 pm in the Village Hall

or

Wednesday 29th November @ 7.00 - 8.30 pm in the Village Hall

Following the public consultation meetings on 9th and 20th August when attendees voted on a revised settlement boundary proposal, the Neighbourhood Plan Steering Group has been working with our consultant to develop allocation proposals on proposed development sites.

The purpose of these meetings on the 26th & 29th November is to give residents and businesses in the parish an opportunity to comment on the proposed allocations by listing their order of preference on a voting slip which will be issued at the meeting. The meetings will commence with a short presentation at 2.00pm on the 26th and 7.00pm on the 29th followed by a question and answer session.

Please try to attend one of these meetings as this will be an important milestone in the creation of your Neighbourhood Development Plan. Remember, once ratified the Plan will have legal powers to manage future development.

Les Moseley

Chairman Clifford Chambers and Milcote Neighbourhood Plan Group

Appendix 27



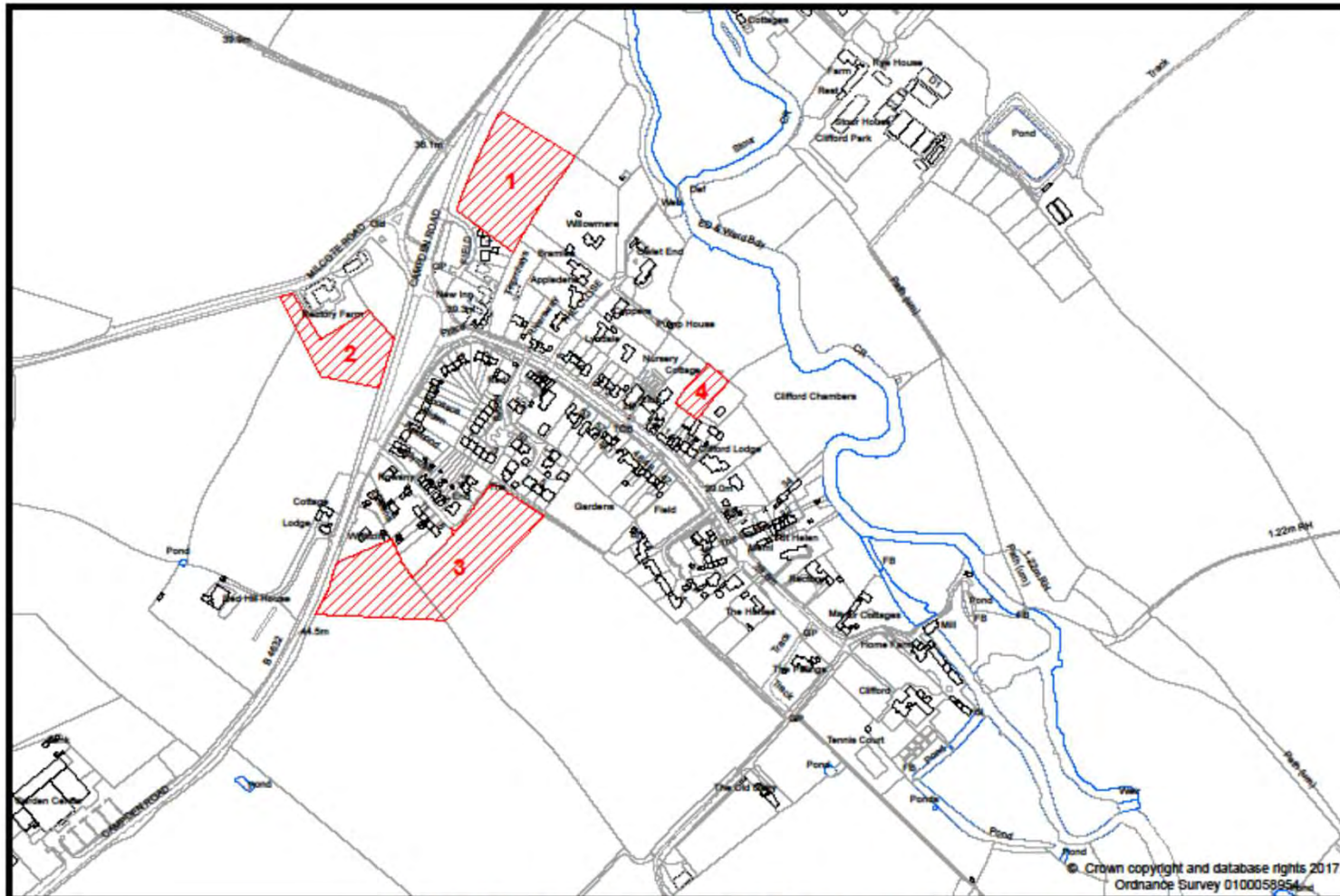
Site allocation public
consultation
November 2017

Site Allocation Public Consultation

- This exercise is about consulting the public on which site/s are preferred for potential allocation in the NDP
- Whilst each site will have an optimum capacity based on the site area and appropriate densities, the NDP can stipulate the approximate number of dwellings it would like to see on each allocated site
- The precise number of dwellings for the preferred sites will be considered at a later date based on the constraints of each site, the character of the immediate area and its setting

Site Allocation Public Consultation

- The PC and the residents of Clifford Chambers have indicated through the recent questionnaire support for small scale organic growth so this will influence the number of dwellings which will be allocated to each site
- In order to pass the Independent Examination, it will not be possible to put an absolute ceiling on the number of dwellings that can be accommodated on each site. However, we can use phrases like “approximately 8 dwellings”
- The following slide shows the potential areas for site allocations.



Clifford Chambers - Potential Development Sites

Clifford Chambers and Milcote Neighbourhood Plan

Key points from Committee meeting in public

Date: Sunday 21 st January 2018	Venue: The Jubilee Hall	Time: 11.00 hrs
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Members		In Attendance	Associate Members		In Attendance
Les Moseley(Chair)	LM	Y	Shirley Acreman	SA	N
Chris Fox	CF	Y	Sarah Crang	SG	N
Andy Oakes (Vice Chair)	AO	Y	Charmian Evans	CE	N
John Taylor	JT	Y			
Charles Goody	CG	N			
John Gray	JG	Y	Neil Pearce	NP	N
Liz Baggett	LB	N			

Subject	Action	By	When
Apologies for Absence	LB, CG, NP		
Minutes of Last Meeting	The minutes of the meeting of the 22 nd November 2017 were agreed and signed.		
Actions from previous minutes	All actions from the previous minutes were completed		
Chairman's Report	<p>Most will recall the public meetings held in December to canvass the views of the community about possible development sites adjacent to the Built-up Area Boundary of Clifford Chambers Village. The second (largest) meeting determined to vote only on two options; either no development or choose only one option from the four possible. This voting method was then offered by hand delivered letter to all who attended the first meeting. The result was that a greater number voted for having a nominated site than did for not having any site at all. The breakdown was as follows:</p> <p><u>Location 1:</u> Land adjacent to the New Inn development 33 votes</p> <p><u>Location 2:</u> Land next to Rectory Farm Development 6 votes</p>		

	<p><u>Location 3:</u> Land at the rear of the Nashes and Campden Road 2 votes</p> <p><u>Location 4:</u> Land at the rear of 14-17 Main street, Clifford Chambers 4 votes</p> <p>24 votes were recorded for '<u>No Sites</u>'</p> <p>The Neighbourhood Development Plan Group will now take into account these results when preparing the Pre-submission Consultation Document (PCD)</p> <p>The draft PCD is being worked on by the NDP group and will then be reviewed by our consultant prior to being circulated for comment.</p>		
Public participation	<ul style="list-style-type: none"> • A resident asked if the Parish Council will be writing to SDC/Spitfire saying what the village feels about the potential development behind the Nashes. LM responded that this was not a matter for the NP steering group, but he would raise the matter at the next Parish Council Meeting. • LM advised in response to a query from a resident that the current SDC BUAB for the Village would not necessarily be that which would apply to our Neighbourhood Plan when submitted and approved. • After some discussion on the manner of how we communicate meetings with residents and businesses, LM proposed that the public consultation on the PCD will be promulgated to the whole Parish by delivering leaflets in addition to the normal inclusion on the website/email notification and notices on village notice boards. 		
Review of Project Schedule	The meeting was advised by AO that there may be some changes required as a result of more detailed analysis of the tasks leading up to the referendum. This issue		

	to be reviewed and any changes reported to the next meeting.		
Review of Budget	Nothing to report		
Date of Next Committee Meeting in public	The next Committee meeting in public was proposed for 28 th February 2018, subsequently changed to 21 st March 2018 in the Jubilee Hall at 19.45 hours.		
AOB	There being no other business, the meeting was closed. LM thanked everyone for attending.		



Appendix 29

NOTICE OF A COMMITTEE MEETING IN PUBLIC

The Clifford Chambers and Milcote Neighbourhood Plan Group will be holding a meeting in public on 21st January 2018 in the Jubilee Hall at 10.15 am.

Parish residents and local business owners/managers are welcome to attend this meeting.

The Agenda for the meeting is as follows:

1. Apologies for absence
2. Approval of minutes of meeting of 22nd November 2017
3. Actions arising from previous minutes
4. Chairman's Report
 - Progress report
 - Summary of Public meetings
5. Public participation (15 minutes)
6. Review of Project Schedule
7. Review of Budget
8. Any Other Business
9. Date of next committee meeting in public

Les Moseley

Chairman Clifford Chambers and Milcote Neighbourhood Plan Group

Appendix 30

Minutes of Steering Group Meeting in Public 21.01.18

Clifford Chambers and Milcote Neighbourhood Plan**Key points from Committee meeting in public**

Date: Sunday 21 st January 2018	Venue: The Jubilee Hall	Time: 11.00 hrs
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Members		In Attendance	Associate Members		In Attendance
Les Moseley(Chair)	LM	Y	Shirley Acreman	SA	N
Chris Fox	CF	Y	Sarah Crang	SG	N
Andy Oakes (Vice Chair)	AO	Y	Charmian Evans	CE	N
John Taylor	JT	Y			
Charles Goody	CG	N			
John Gray	JG	Y	Neil Pearce	NP	N
Liz Baggett	LB	N			

Subject	Action	By	When
Apologies for Absence	LB, CG, NP		
Minutes of Last Meeting	The minutes of the meeting of the 22 nd November 2017 were agreed and signed.		
Actions from previous minutes	All actions from the previous minutes were completed		
Chairman's Report	Most will recall the public meetings held in December to canvass the views of the community about possible development sites adjacent to the Built-up Area Boundary of Clifford Chambers Village. The second (largest) meeting determined to vote only on two options; either no development or choose only one option from the four possible. This voting method was then offered by hand delivered letter to all who attended the first meeting. The result was that a greater number voted for having a nominated site than did for not having any site at all. The breakdown was as follows: <u>Location 1:</u>		

	<p>Land adjacent to the New Inn development 33 votes</p> <p><u>Location 2:</u> Land next to Rectory Farm Development 6 votes</p> <p><u>Location 3:</u> Land at the rear of the Nashes and Campden Road 2 votes</p> <p><u>Location 4:</u> Land at the rear of 14-17 Main street, Clifford Chambers 4 votes</p> <p>24 votes were recorded for '<u>No Sites</u>'</p> <p>The Neighbourhood Development Plan Group will now take into account these results when preparing the Pre-submission Consultation Document (PCD)</p> <p>The draft PCD is being worked on by the NDP group and will then be reviewed by our consultant prior to being circulated for comment.</p>		
Public participation	<ul style="list-style-type: none"> • A resident asked if the Parish Council will be writing to SDC/Spitfire saying what the village feels about the potential development behind the Nashes. LM responded that this was not a matter for the NP steering group, but he would raise the matter at the next Parish Council Meeting. • LM advised in response to a query from a resident that the current SDC BUAB for the Village would not necessarily be that which would apply to our Neighbourhood Plan when submitted and approved. • After some discussion on the manner of how we communicate meetings with residents and businesses, LM proposed that the public consultation on the PCD will be promulgated to the whole Parish by delivering leaflets in addition to the normal inclusion on the website/email notification 		

	and notices on village notice boards.		
Review of Project Schedule	The meeting was advised by AO that there may be some changes required as a result of more detailed analysis of the tasks leading up to the referendum. This issue to be reviewed and any changes reported to the next meeting.		
Review of Budget	Nothing to report		
Date of Next Committee Meeting in public	The next Committee meeting in public was proposed for 28 th February 2018, subsequently changed to 21 st March 2018 in the Jubilee Hall at 19.45 hours.		
AOB	There being no other business, the meeting was closed. LM thanked everyone for attending.		



Appendix 31.

Notice of Committee Meeting in Public
21.03.18

NOTICE OF A COMMITTEE MEETING IN PUBLIC

The Clifford Chambers and Milcote Neighbourhood Plan Group will be holding a meeting in public on 21st March 2018 in the Jubilee Hall at 7.45 pm.

Parish residents and local business owners/managers are welcome to attend this meeting.

The Agenda for the meeting is as follows:

1. Apologies for absence
2. Approval of minutes of meeting of 21st January 2017
3. Actions arising from previous minutes
4. Chairman's Report
 - Progress report
 - Summary of Public meetings
5. Public participation (15 minutes)
6. Review of Project Schedule
7. Review of Budget
8. Any Other Business
9. Date of next committee meeting in public

Les Moseley

Chairman Clifford Chambers and Milcote Neighbourhood Plan Group

Appendix 32

Clifford Chambers and Milcote Neighbourhood Plan

Key points from Committee meeting in public

Date: Wednesday 21 st March 2018	Venue: The Jubilee Hall	Time: 19.45 hrs
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Members		In Attendance	Associate Members		In Attendance
Les Moseley(Chair)	LM	Y	Shirley Acreman	SA	N
Chris Fox	CF	n	Sarah Crang	SG	N
Andy Oakes (Vice Chair)	AO	n	Charmian Evans	CE	N
John Taylor	JT	n			
Charles Goody	CG	y			
John Gray	JG	Y	Neil Pearce	NP	y
Liz Baggett	LB	n			
Julian Philcox	JP	y			

Subject	Action	By	When
Apologies for Absence	LB,CF, AO and JT		
Minutes of Last Meeting	The minutes of the meeting of the 21 st January 2018 were agreed and signed.		
Actions from previous minutes	All actions from the previous minutes were completed		
Chairman's Report	<p>The Chairman made the following statement: The group are now preparing the pre-submission document with a view to submitting this for statutory consultation (known as a regulation 14 consultation) in May. The NDP committee will be consulting with a wide range of people and it will be at this time when we will be launching the document here in the community. We will provide physical copies and will also send copies by email to all current correspondents.</p> <p>I would like to remind you of the main elements of the plan:</p> <p>The main objectives will be contained in four chapters covering</p>		

	<p>Housing, Natural Environment, Local Community and Traffic and Transport</p> <p>Key strategies include:</p> <p>Retaining the existing quiet, rural character of the Village, Maintaining existing greenspaces and recreational facilities, retaining prominent, historical landscape and architectural features of the village, retaining open space and agricultural areas between the Village and neighbouring settlements and villages, ensuring any future house building, which should be undertaken only to satisfy demonstrable Village housing needs, complements and retains the rural setting of the Village and therefore comprise only small developments in keeping with the surroundings, close to supporting infrastructure with direct access to Village facilities and within the existing settlement area and ensuring no infringement on notable environmental concerns e.g. areas susceptible to flooding.</p> <p>The Chairman explained how the timetable has been amended to take account of the number and duration of the various statutory consultations that we must follow.</p> <p>NP explained in detail the consultation processes involved under regulations 14 and 16.</p>		
Public participation	<p>The Chairman answered questions about the current position regarding the BUAB, explaining that the current SDC BUAB for the Village would not be that which would apply to our Neighbourhood Plan when submitted and approved.</p> <p>Concern was expressed about the changes to the amount of traffic using the B4632 and how this will affect Clifford Village. The Chairman explained the current proposals for improvement as known.</p>		

	A question was asked about how consultation responses would be handled. LM and NP explained how the information about the launch of the NDP will be managed and how members of the community can be involved and how responses will be recoded, tabulated and considered by the steering group before any alterations and amendments are carried out.		
Review of Project Schedule	The meeting was advised by NP that changes are required as a result of more detailed analysis of the tasks leading up to the referendum. The issue relating to the time frame of consultation that is out of our hands was explained.		
Review of Budget	Nothing to report		
Date of Next Committee Meeting in public	The next committee meeting in public will be promulgated in the usual manner. A date will be agreed when the Steering Group have completed the tasks currently in hand, therefore enabling the group to provide the community relevant information about progress on the plan.	LM/AO	
AOB	There being no other business, the meeting was closed. LM thanked everyone for attending.		

Appendix 33 - Letters to Land Owners re Green Spaces



Clifford Chambers & Milcote Neighbourhood Plan Steering Group
 c/o Andrew Oakes
 Sheep Leys Farm
 Campden Road
 Clifford Chambers
 Stratford upon Avon
 CV37 8LB

Email: info@ccandm.org

The Alscot Estate Office
 Atherstone Hill
 Atherstone-on-Stour
 Warwickshire CV37 8NF

Dear Sir or Madam,

10th April 2018

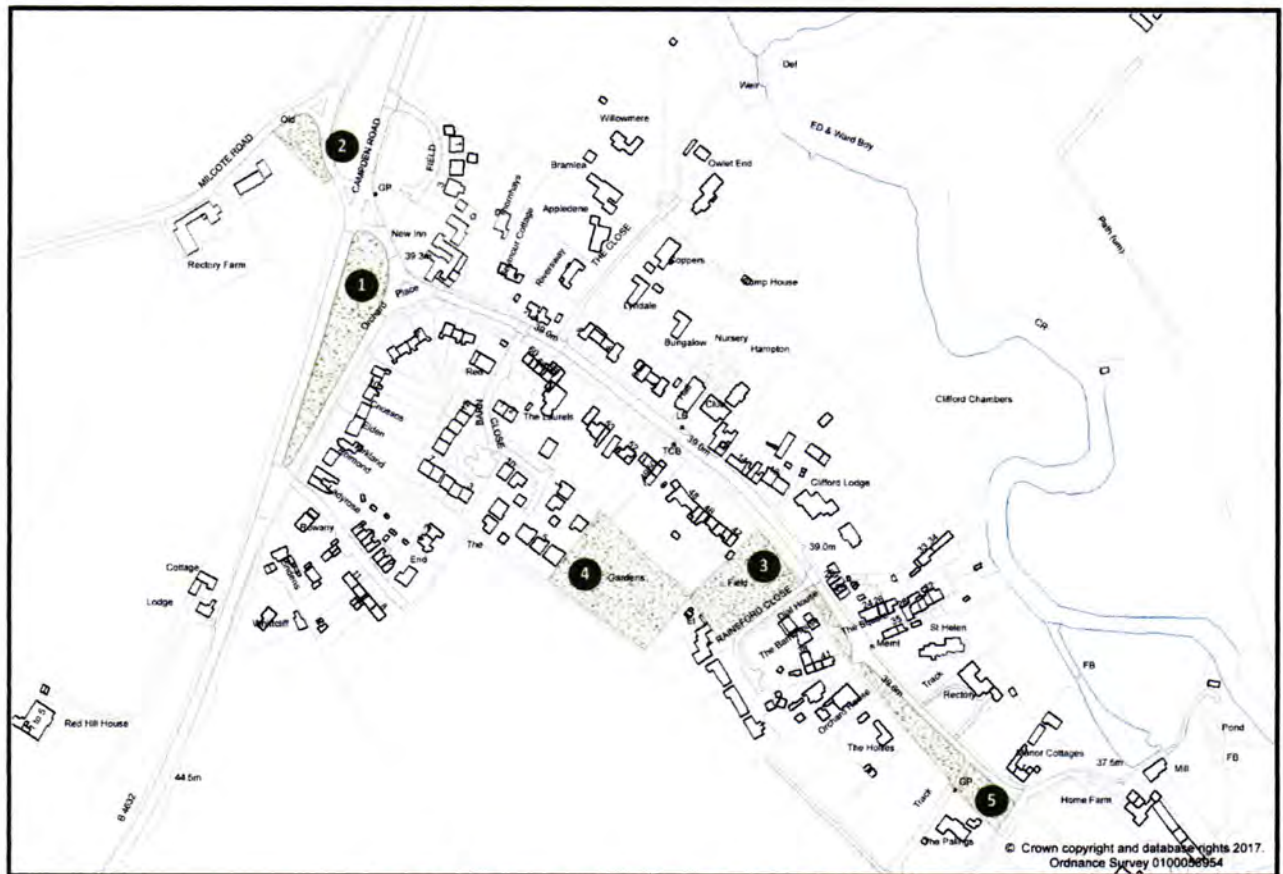
**RE: Clifford Chambers & Milcote Neighbourhood Development Plan
 Potential Local Green Space 4**

As you may be aware, Clifford Chambers & Milcote Parish Council is currently preparing a Neighbourhood Development Plan for the Parish which will cover the period up to 2031. The Steering Group leading the preparation of the Development Plan on behalf of the Parish Council has identified spaces within or close to the village that it regards as potential Local Green Spaces.

Paragraph 76 of the National Planning Policy Framework (NPPF) enables local communities to designate land as Local Green Space in order to safeguard these important spaces from new development other than in very special circumstances. In accordance with paragraph 77 of the NPPF, Local Green Spaces have been proposed based on their proximity, special qualities and local historic and environmental importance to the local community.

Local Green Space designation is also justified due to the special qualities and important contribution they play within the physical and natural environment of the village and the social role they provide for local residents.

The plan below indicates the land that has been identified as potential Local Green Space. It is understood that Site 4 is owned by you (see map on the next page).



Clifford Chambers - Proposed Local Green Space

It is anticipated that the Pre-Submission Draft Clifford Chambers & Milcote Neighbourhood Plan will be published for a formal 6-week public consultation at the beginning of June 2018.

The Neighbourhood Plan Steering Group welcomes the opportunity to discuss this proposal with you prior to the formal consultation. Alternatively, you may wish to submit your views via the formal consultation process.

If you have any queries please let me know, either in writing to the address at the head of this letter or by email to info@ccandm.org, within 21 days of the date of this letter.

Yours sincerely,

Les Moseley
Chairman, Clifford Chambers & Milcote Parish Council & Neighbourhood Plan Steering Group



Clifford Chambers & Milcote Neighbourhood Plan Steering Group
 c/o Andrew Oakes
 Sheep Leys Farm
 Campden Road
 Clifford Chambers
 Stratford upon Avon
 CV37 8LB
 Email: info@ccandm.org

Lesley Whitwell
 Property Officer
 DIOCESAN OF COVENTRY
 Cathedral and Diocesan Offices
 1 Hill Top
 Coventry
 CV1 5AB

Dear Ms Whitwell,

10th April 2018

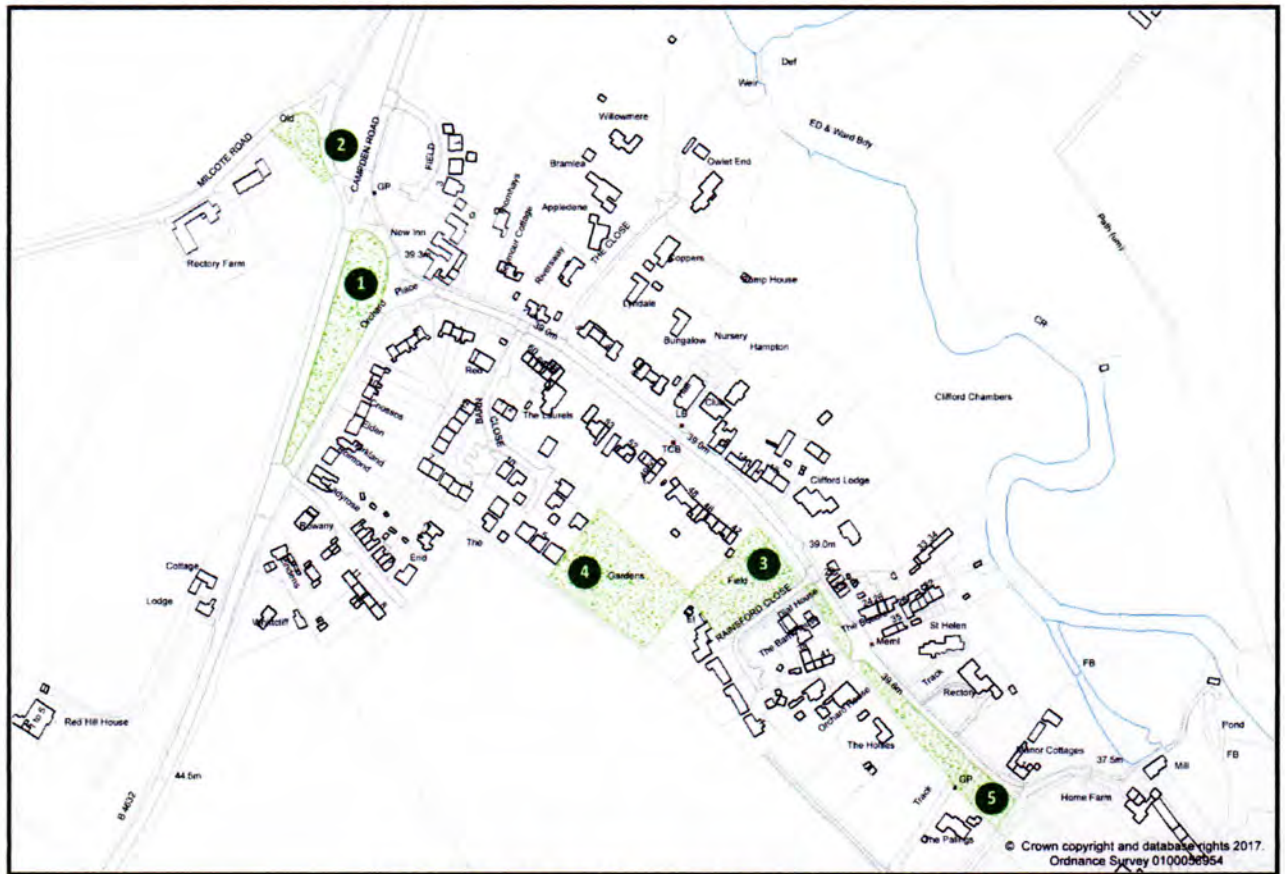
**RE: Clifford Chambers & Milcote Neighbourhood Development Plan
 Potential Local Green Space 3**

As you may be aware, Clifford Chambers & Milcote Parish Council is currently preparing a Neighbourhood Development Plan for the Parish which will cover the period up to 2031. The Steering Group leading the preparation of the Development Plan on behalf of the Parish Council has identified spaces within or close to the village that it regards as potential Local Green Spaces.

Paragraph 76 of the National Planning Policy Framework (NPPF) enables local communities to designate land as Local Green Space in order to safeguard these important spaces from new development other than in very special circumstances. In accordance with paragraph 77 of the NPPF, Local Green Spaces have been proposed based on their proximity, special qualities and local historic and environmental importance to the local community.

Local Green Space designation is also justified due to the special qualities and important contribution they play within the physical and natural environment of the village and the social role they provide for local residents.

The plan below indicates the land that has been identified as potential Local Green Space. It is understood that Site 3 is owned by you (see map on the next page).



Clifford Chambers - Proposed Local Green Space

It is anticipated that the Pre-Submission Draft Clifford Chambers & Milcote Neighbourhood Plan will be published for a formal 6-week public consultation at the beginning of June 2018.

The Neighbourhood Plan Steering Group welcomes the opportunity to discuss this proposal with you prior to the formal consultation. Alternatively, you may wish to submit your views via the formal consultation process.

If you have any queries please let me know, either in writing to the address at the head of this letter or by email to info@ccandm.org, within 21 days of the date of this letter.

Yours sincerely,

Les Moseley
Chairman, Clifford Chambers & Milcote Parish Council & Neighbourhood Plan Steering Group



Clifford Chambers & Milcote Neighbourhood Plan Steering Group
 c/o Andrew Oakes
 Sheep Leys Farm
 Campden Road
 Clifford Chambers
 Stratford upon Avon
 CV37 8LB
 Email: info@ccandm.org

Steve Smith
 Head of Physical Assets Business Unit
 Physical Assets
 Resources Group
 WARWICKSHIRE COUNTY COUNCIL
 Shire Hall
 Market Place
 Warwick
 CV34 4RL

Dear Mr Smith,

10th April 2018

**RE: Clifford Chambers & Milcote Neighbourhood Development Plan
 Potential Local Green Spaces 1, 2 and 5**

As you may be aware, Clifford Chambers & Milcote Parish Council is currently preparing a Neighbourhood Development Plan for the Parish of Clifford Chambers which will cover the period up to 2031. The Steering Group leading the preparation of the Development Plan on behalf of the Parish Council has identified spaces within or close to the village that it regards as potential Local Green Spaces.

Paragraph 76 of the National Planning Policy Framework (NPPF) enables local communities to designate land as Local Green Space in order to safeguard these important spaces from new development other than in very special circumstances. In accordance with paragraph 77 of the NPPF, Local Green Spaces have been proposed based on their proximity, special qualities and local historic and environmental importance to the local community.

Local Green Space designation is also justified due to the special qualities and important contribution they play within the physical and natural environment of the village and the social role they provide for local residents.

The plan below indicates the land that has been identified as potential Local Green Space. It is understood that Sites 1, 2 and 5 are owned by you (see map on the next page).



Clifford Chambers - Proposed Local Green Space

It is anticipated that the Pre-Submission Draft Clifford Chambers & Milcote Neighbourhood Plan will be published for a formal 6-week public consultation at the beginning of June 2018.

The Neighbourhood Plan Steering Group welcomes the opportunity to discuss this proposal with you prior to the formal consultation. Alternatively, you may wish to submit your views via the formal consultation process.

If you have any queries please let me know, either in writing to the address at the head of this letter or by email to info@ccandm.org, within 21 days of the date of this letter.

If this letter has been sent to the incorrect WCC department, I would be grateful if you would forward it on to the correct department and advise me as above of their contact details.

Yours sincerely,

Les Moseley
Chairman, Clifford Chambers & Milcote Parish Council & Neighbourhood Plan Steering Group



Appendix 34.

Notice of Committee Meeting in Public
25.10.18

NOTICE OF A COMMITTEE MEETING IN PUBLIC

The Clifford Chambers and Milcote Neighbourhood Plan Group will be holding a meeting in public on 25th October 2018 in the Jubilee Hall at 7.45 pm.

Parish residents and local business owners/managers are welcome to attend this meeting.

The Agenda for the meeting is as follows:

1. Apologies for absence
2. Approval of minutes of meeting of 21st March 2018
3. Actions arising from previous minutes
4. Chairman's Report - Pre Submission Document
5. Public participation (15 minutes)
6. Review of Project Schedule for publication of Pre Submission Document
7. Review of Budget
8. Any Other Business
9. Date of next committee meeting in public

Les Moseley

Chairman Clifford Chambers and Milcote Neighbourhood Plan Group

Appendix 35. Minutes of the Steering Group Meeting In Public. 25.10.18

Clifford Chambers and Milcote Neighbourhood Plan

Key points from Committee meeting in public

Date: Thursday 25 th October 2018	Venue: The Jubilee Hall	Time: 19.45 hrs
--	-------------------------	-----------------

Members		In Attendance	Associate Members		In Attendance
Les Moseley(Chair)	LM	Y	Shirley Acreman	SA	N
Chris Fox	CF	N	Sarah Crang	SG	N
Andy Oakes (Vice Chair)	AO	Y	Charmian Evans	CE	N
John Taylor	JT	Y			
John Gray	JG	N	Neil Pearce- Consultant	NP	N
Liz Baggett	LB	N			
Julian Philcox	JP	N			

Subject	Action	By	When
Apologies for Absence	LB, CF, JG, JP, NP		
Minutes of Last Meeting	The minutes of the meeting of the 21 st March 2018 were agreed and signed.		
Actions from previous minutes	All actions from the previous minutes were completed		
Chairman's Report	<p>The main object of this meeting is the approval the final version of the Pre-submission Consultation Document and its submission to the Parish Council for its consideration and approval. The members of the Committee present being quorate so approved.</p> <p>The Chairman advised the meeting that the Parish Council would get the document for consideration on 29th October.</p> <p>The Chairman further advised the meeting that:</p> <ul style="list-style-type: none"> we are planning to go public with the document in November after approval by the Parish Council; 		

	<ul style="list-style-type: none"> • a flyer would be delivered to all residents and businesses in the Parish advising of the publication of the document as well advising of the date of a public presentation meeting in early December; • the document would also be posted on the Neighbourhood Plan website on the date of publication and • there would be a consultation period of not less than 6 weeks from the date of publication of the document 		
Public participation	There were no issues raised in the public participation period		
Review of Project Schedule	Not discussed		
Review of Budget	Nothing to report		
Date of Next Committee Meeting in public	The next committee meeting in public will be promulgated in the usual manner. A date will be agreed, sometime in the new year	LM/AO	
AOB	There being no other business, the meeting was closed. LM thanked everyone for attending.		



Neighbourhood Plan

2011 ~ 2031



Pre-Submission Consultation

November 2018



YOUR OPINION COUNTS

Don't miss this opportunity to share your comments and help shape the future of your Parish.



Neighbourhood Plan

2011 ~ 2031



Clifford Chambers & Milcote Neighbourhood Plan Pre-Submission Consultation 22nd November 2018 – 17th January 2019

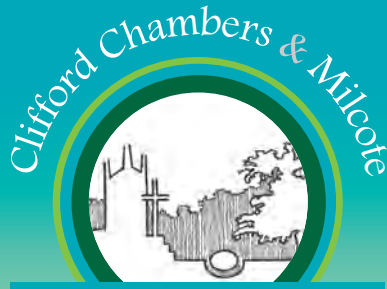
The Neighbourhood Plan has now been published for consultation. It will be available for an 8-week consultation period to seek your views on the vision, policies and aspirations contained within it. The plan is based on the responses to the 2017 parish-wide questionnaire, extensive research, independent assessments as well as public consultations with you.

The plan can be viewed at www.ccandm.org . If you do not have access to the internet, or would like to see a printed copy and/or hear more about the plan:

Come along to a presentation of the Neighbourhood Plan at a Public Meeting in the Village Hall, Clifford Chambers on Sunday 2nd December at 11.30 am



Appendix 37
Email to
statutory
notifications



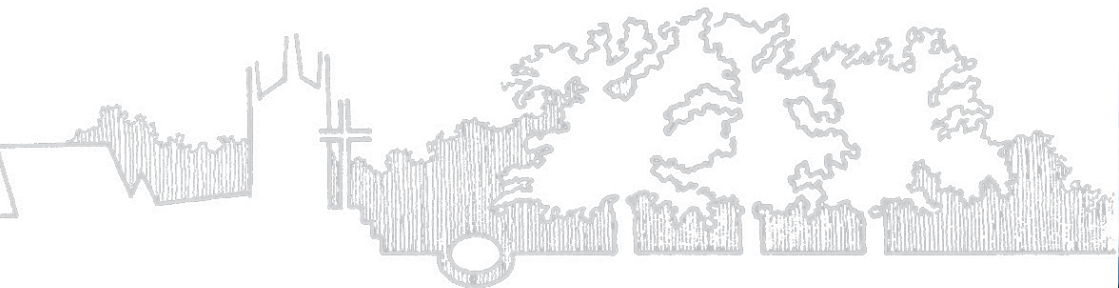
Neighbourhood Plan

2011 ~ 2031



Pre-Submission Consultation

November 2018



YOUR OPINION COUNTS

Don't miss this opportunity to share your comments and help shape the future of your Parish.



Neighbourhood Plan

2011 ~ 2031



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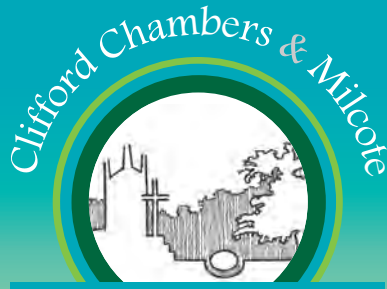
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Appendix 38

Posted on
Notice Boards



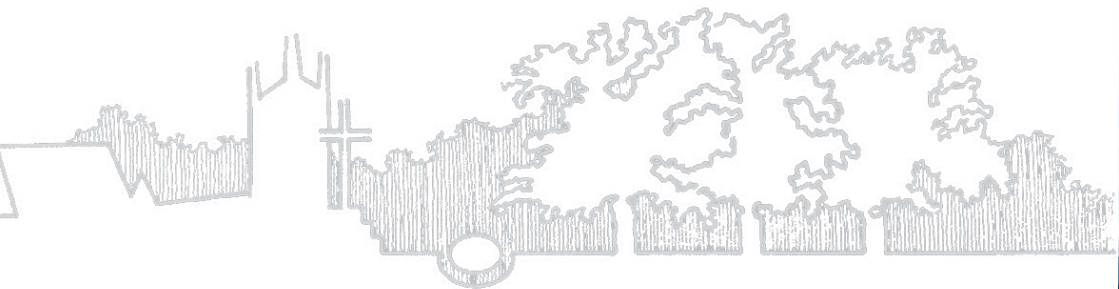
Neighbourhood Plan

2011 ~ 2031



Pre-Submission Consultation

November 2018



YOUR OPINION COUNTS

Don't miss this opportunity
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and help shape the
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Neighbourhood Plan

2011 ~ 2031



Clifford Chambers & Milcote Neighbourhood Plan Pre-Submission Consultation 22nd November 2018 – 17th January 2019

The Neighbourhood Plan has now been published for consultation. It will be available for an 8-week consultation period to seek your views on the vision, policies and aspirations contained within it. The plan is based on the responses to the 2017 parish-wide questionnaire, extensive research, independent assessments as well as public consultations with you.

The plan can be viewed at www.ccandm.org . If you do not have access to the internet, or would like to see a printed copy and/or hear more about the plan:

**Come along to a presentation of
the Neighbourhood Plan at a Public Meeting in the Village Hall,
Clifford Chambers on Sunday 2nd December at 11.30 am**





Neighbourhood Plan

Pre-Submission Consultation

Extension of consultation period

The Neighbourhood Plan Pre-Submission Consultation period was due to end Thursday 17th January. I am pleased to say that we have had many replies with comments across the whole range of issues contained within the plan. However, there is still time to get your comments in as the Parish Council has extended the consultation deadline to the 14th February due to Stratford -on-Avon District Council's comments being delayed as they progress through their committee process. All replies will then be considered together. So, if you haven't already done so and would still like to send in your comments to the Pre-submission Consultation document please do so either by emailing info@ccandm.org or by mail to The Neighbourhood Plan Steering Group, 27 The Square, Clifford Chambers, CV37 8HT to arrive not later than 14th February 2019.

Kind regards,

Les Moseley, Chairman, Clifford Chambers and Milcote Parish Council

Appendix 39. Press release re Reg.14 consultation

Town and Country Planning Act 1990
Neighbourhood Planning (General) Planning Regulations 2012
(as amended)

Clifford Chambers & Milcote Neighbourhood Plan
Regulation 14 - Pre-Submission Consultation and Publicity

Notice is hereby given that Clifford Chambers & Milcote Parish Council as the Qualifying Body has prepared a neighbourhood plan entitled the 'Clifford Chambers & Milcote Neighbourhood Plan' for their Parish with the help of the local community and has formally published its Pre-Submission Draft Plan for public consultation.

The Plan sets out a vision for the future of the Parish and planning policies which will be used to determine planning applications within the Neighbourhood Area.

In accordance with Regulation 14 of Part 5 of The Neighbourhood Planning (General) Regulations 2012 (as amended), the Parish Council must now publicise the Pre-Submission Draft Plan for a minimum of 6 weeks inviting feedback from organisations and residents on the Pre-Submission Draft Plan.

A copy of the Pre-submission Draft Plan and supporting documentation are available on the Neighbourhood Plan's website www.ccandm.org. Alternatively, hard copies of the documents will be available for inspection at the Village Hall during published public opening times.

The consultation starts on Thursday 22nd November 2018. Representations on the Pre-submission Draft Plan may be made to the Parish Council by no later than 5pm on Thursday 17th January 2019.

You are encouraged to submit your representations electronically. This can be done on-line by email to info@ccandm.org. If you want to post your response, please send to Clifford Chambers & Milcote Neighbourhood Plan c/o 27 Clifford Chambers, Stratford upon Avon CV37 8HT.

All representations received will be collated and will inform possible future modifications to the Pre-submission Draft Plan prior to submission to the Local Planning Authority. Representations received will not be acknowledged or have individual responses.

Appendix 40

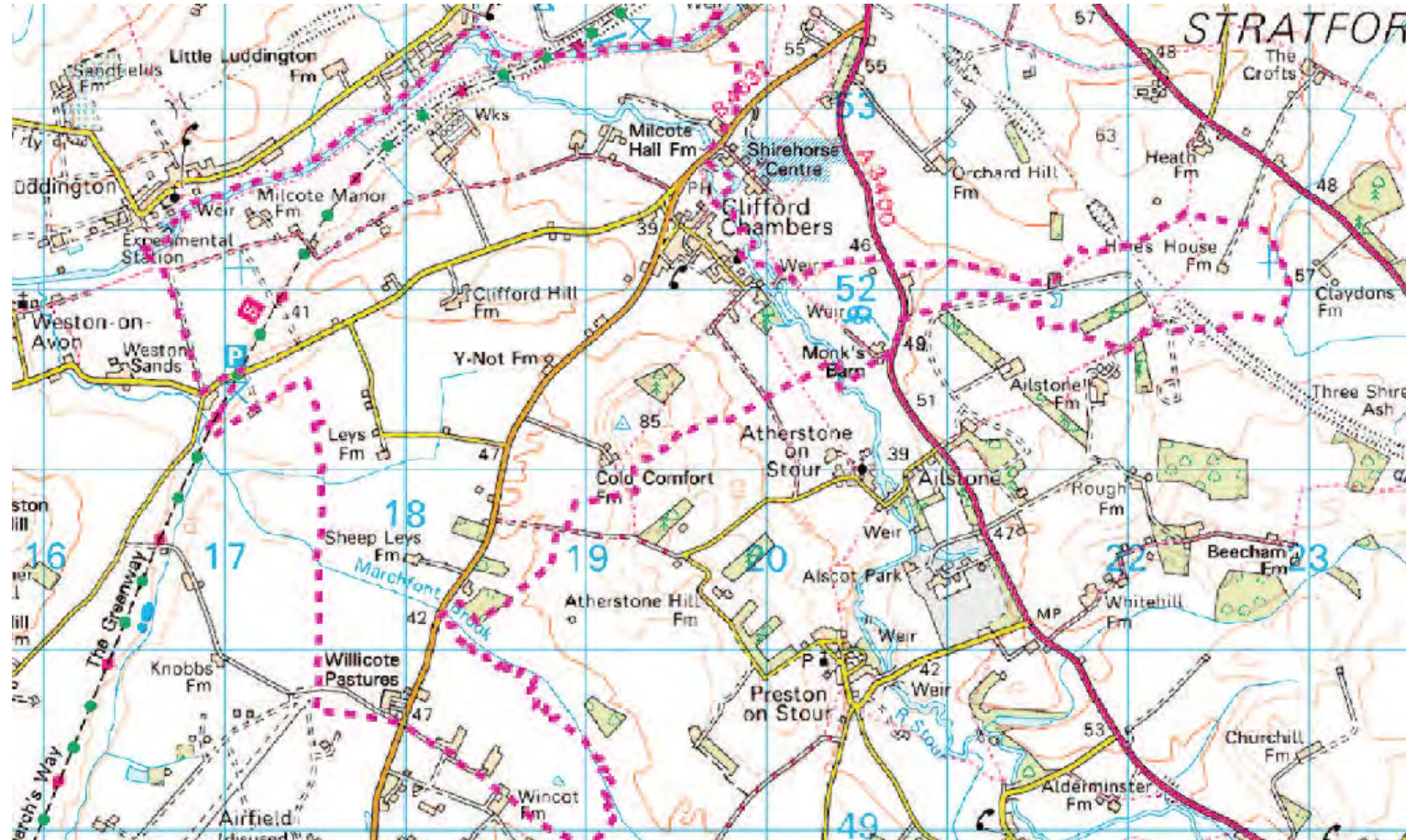


Pre-Submission Consultation Presentation

Clifford Chambers & Milcote Neighbourhood Plan



Clifford Chambers & Milcote Neighbourhood Plan



Our vision

- Throughout the NDP period, the sense of community spirit and cohesion will be nurtured and safeguarded. By ensuring the essential character of the Village is not lost, the NP will play a pivotal part in preserving the historical status of the Village, its residents and existing properties. The vision aims to ensure that the Parish of Clifford Chambers and Milcote continues to be a desirable and attractive area in which to live and visit.

Our strategy

- Retaining the existing quiet, rural character of the Village
- Maintaining existing greenspaces and recreational facilities
- Retaining prominent, historical landscape and architectural features of the Village
- Retaining open space and agricultural areas between the Village and neighbouring settlements and villages
- Ensuring any future house building, which should be undertaken only to satisfy demonstrable Village housing needs, complements and retains the rural setting of the Village and therefore comprise only small developments in keeping with the surroundings, close to supporting infrastructure with direct access to Village facilities and within the existing settlement area
- Ensuring no infringement on notable environmental concerns e.g. areas susceptible to flooding

Key areas covered

- Housing
- Natural Environment
- Local Community
- Traffic and Transport

Housing Objectives

- H1. To disperse development evenly throughout the NP period
- H2. To provide new housing as required by residents in stages of lives
- H3. To encourage sustainable working patterns in the neighbourhood area
- H4. To ensure development within gardens of existing houses preserves or enhances the character of the area

Reserve site location



Natural Environment

- NE1. Development should not increase flood risk
- NE2. To protect important landmarks, skylines and valued landscapes
- NE3. To preserve and enhance habitats to ensure that wider biodiversity is protected
- NE4. To strongly moderate light pollution and retain 'dark skies'

To protect important landmarks, skylines and valued landscapes



To protect important landmarks, skylines and valued landscapes



To protect important landmarks, skylines and valued landscapes



Local Community

- LC1. To ensure that heritage buildings and structures are protected
- LC2. To preserve existing Green Spaces
- LC3. That any development serves to enhance the essential character of the Neighbourhood Area
- LC4. Development of infrastructure should allow for future connectivity to high-speed broadband/internet

Protection of Green Spaces



Traffic and Transport

- TT1. To ensure the provision of safe off-road parking
- TT2. To maintain and enhance existing pedestrian and cycle routes
- TT3. To improve road safety at key access points and junctions

To make comments please use the following method:

- By email to: info@ccandm.org or
- By mail to: Clifford Chambers Neighbourhood Plan. c/o 27 The Square, Clifford Chambers, CV37 8HT

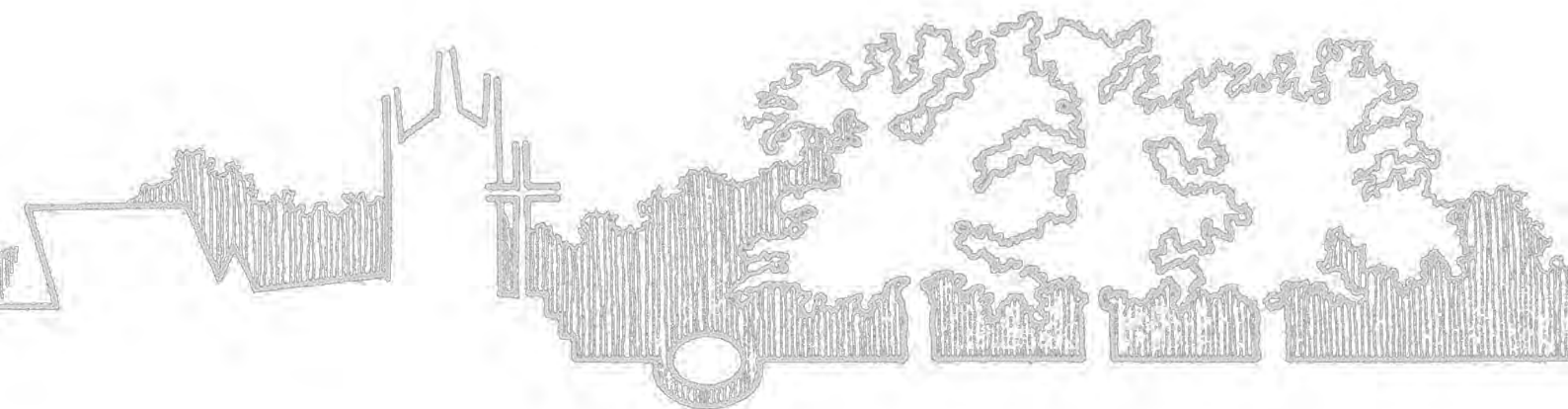


2011 ~ 2031



Pre-Submission Consultation

November 2018



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1. Introduction

Background

The Clifford Chambers and Milcote Neighbourhood Plan (NP) is essentially a planning document that sets out the vision and direction for development whilst respecting both the built and natural heritage of the Parish. The NP covers the period 2011 to 2031.

The NP is part of the Government's approach to planning, which aims to give local people more say about what goes on in their area. This is set out in the Localism Act 2011¹ which came into force in April 2012.

The whole Parish of Clifford Chambers and Milcote has been formally designated as the Neighbourhood Area (Figure 1) through an application to Stratford-on-Avon District Council (SDC) on the 17 August 2015 under Regulation 5 of the Neighbourhood Planning Regulations 2012 (as amended). This was approved by SDC on the 7 October 2015².

The NP sets out a vision for the Neighbourhood Area up to 2031. The vision is defined by a series of objectives which have been set in order to achieve that vision and a number of policies to support those objectives.

The NP has been developed through extensive consultation with local people, businesses and community groups, SDC and other regulatory and statutory bodies.

The NP sets the acceptable framework for development within the Neighbourhood Area and covers issues such as new housing types and design including protection of our heritage assets and protection of the environment.

The NP provides an opportunity for local people to influence and take more control over the use of land within the Neighbourhood Area and to influence how they want the Parish and the Village of Clifford Chambers to be in 2031.

1. <http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted>

2. <https://www.stratford.gov.uk/planning-regeneration/designated-neighbourhood-plan-areas.cfm>

1. Introduction



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How does the Neighbourhood Plan fit into the planning system?

1.1 Previously local communities have only been able to influence planning decisions which have been taken at the District level (for us Stratford on Avon District Council (SDC)) through individual representations, statutory consultation with the Parish Council and input from our elected District and County Councillors.

1.2 Changes to the planning system set out in the 2011 Localism Act have given residents a better opportunity to shape the future of their local area through Neighbourhood Planning. At the same time, many hundreds of pages of planning guidance were consolidated into a single document, the National Planning Policy Framework³ (NPPF).

1.3 SDC has developed a Local Plan⁴ (the Core Strategy) for the District which is consistent with the NPPF. The Core Strategy is used by SDC as the Local Planning Authority to control the use and development of land. The Core Strategy sets out a vision and key policies to achieve that vision. The Core Strategy was adopted by SDC on 11 July 2016.

3. <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

4. <https://www.stratford.gov.uk/planning-regeneration/core-strategy.cfm?fmAlias=/corestrategy/>

1. Introduction

What is a Neighbourhood Plan?

- 1.4 A Neighbourhood Plan is a document relating to the use and development of land and may contain planning policies and proposals for improving a Neighbourhood Area. These policies may cover a range of issues such as housing, environment, local community and traffic and transport. Neighbourhood Plans can also include community aspirations and projects which go beyond land-use based policies but these are not binding and do not carry the same weight in the decision-making process as policies.
- 1.5 The policies in a Neighbourhood Plan should support the overall objectives of the Neighbourhood Plan and these objectives should in turn support a vision that describes how the community should be at the end of the Neighbourhood Plan period.
- 1.6 Neighbourhood Plans are subject to independent examination and a local referendum, where a simple majority will determine the outcome.
- 1.7 Once made, a Neighbourhood Plan will become part of the Development Plan for the Area and carry the same weight as the Core Strategy in decision making and will be taken into account for all relevant planning applications that are submitted within a Neighbourhood Area.

Meeting the Basic Conditions

- 1.8 In order to meet the Basic Conditions, the making of any Neighbourhood Plan must:
- Have regard to national policies and advice contained in guidance issued by the Secretary of State;
 - Contribute to the achievement of sustainable development;
 - Be in general conformity with the strategic policies of the Development Plan for the area; and
 - Not breach, and must be otherwise compatible with, European Union (EU) and European Convention on Human Rights (ECHR) obligations.
- 1.9 Whilst the Basic Conditions stipulate that a Neighbourhood Plan has to be in general conformity with the strategic direction of the Core Strategy, where matters relate to non-strategic issues then a Neighbourhood Plan is entitled to a different interpretation providing sufficient justification exists.
- 1.10 A Basic Condition of all Neighbourhood Plans is that they contribute to the achievement of sustainable development. There are three objectives of sustainability as defined in the NPPF:

1. Introduction

- **an economic objective** – contributing to building a strong, responsive and competitive economy
- **a social objective** – supporting strong, vibrant and healthy communities
- **an environmental objective** – contributing to protecting and enhancing our natural, built and historic environment

1.11 A Basic Conditions Statement will be prepared for the independent examination which demonstrates consistency between the policies in the NP and the policies in the Core Strategy and the NPPF. These consistencies are also shown in the explanations of individual policies in the NP. The NP is in full conformity with the strategic direction of the Core Strategy and the NPPF.

Constitution

1.12 In August 2015, Clifford Chambers and Milcote Parish Council resolved to develop a Neighbourhood Plan for the Parish. The Parish Council drew up the constitution for a steering committee to manage the production of the NP.

1.13 Volunteers with an interest in the future well-being of the Neighbourhood Area were sought to form the Steering Group which first formally met on 19 October 2015. During the development of the NP, the Steering Group collectively maintained the project website⁵ where a large amount of project support material can be found.

1.14 In broad terms, the tasks that the Steering Group have undertaken have been to:

- Produce and review a substantial evidence base from the village, District and national policy
- Conduct surveys and consultations with local residents, businesses, land-owners and statutory consultees
- Obtain grants, both financial and in direct support, from Locality, a government funded body
- Interface with the officers at SDC responsible for Neighbourhood Planning
- Keep informed of the many changes to the planning process through the duration of the project
- Write, edit and format The NP document
- Project manage all activities

5. <http://www.ccandm.org>

1. Introduction

Evidence

1.15 One of the key pillars of Neighbourhood Planning is evidence. Evidence is important to provide the justification and explanation for the vision, objectives and policies contained within the NP.

1.16 Clifford Chambers and Milcote Parish are fortunate to have had a number of previous surveys which have informed us on the issues, concerns and aspirations of residents. These include:

- Parish Appraisal 2002⁶
- Housing Needs Survey 2016⁷
- Neighbourhood Development Plan Questionnaire 2017⁸

These surveys enabled the Steering Group to undertake the development of the NP and build on results of this research.

1.17 The 2002 Parish Appraisal contributed to the vision and objectives sections of the NP. Although several of the areas covered by the Parish Appraisal are outside the scope of the NP, its data on housing and land use, sports, leisure and recreation, and environment were particularly valuable in informing and setting a baseline along with a series of community consultation meetings for the initial Neighbourhood Development Plan Questionnaire in 2017.

1.18 The Housing Needs Survey was conducted by Warwickshire Rural Community Council in April 2016. 70 forms were returned, equating to a response rate of 27.45%. This showed that four individuals or households expressed a need for alternative housing.

Community Engagement

1.19 The Steering Group have consulted and liaised with residents, local businesses and the wider community in order to ensure that the NP accurately reflects the views and aspirations of the majority of residents and consultees.

6. Parish Appraisal 2002

7. Housing Needs Survey Report 2016

8. Clifford Chambers & Milcote Neighbourhood Plan Questionnaire 2017 Final Report

1. Introduction

- 1.20 A Consultation Statement is one of the key documents which will be submitted with the NP as part of the independent examination. This statement highlights all of the consultations conducted, the responses received and the actions taken by the Parish Council on any issues raised.
- 1.21 As part of the formal consultation process, a large number of statutory and other formal bodies have been consulted. The specific consultees relevant to this NP have been identified by SDC.
- 1.22 Data gathered from public consultations in February and March 2016⁹ and in the April 2017 Questionnaire responses¹⁰ clearly indicated that the Vision and Objectives of the NP should focus on the following planning policies for the Neighbourhood Area. These policies are grouped into related areas addressing:
- Housing
 - Natural Environment
 - Local Community
 - Traffic and Transport

Future Governance

- 1.23 Throughout the process of developing the NP responsibility for it has remained with the Parish Council. Once the NP has been submitted to SDC for examination, responsibility for the NP will pass to SDC and the role of the Steering Group will be reduced. SDC will be responsible for commissioning an independent examination, incorporating any changes recommended by the examiner into the NP in conjunction with the steering group, and for conducting the referendum to determine its acceptance by the community. Once the referendum has shown acceptance and the NP is formally 'made', it becomes part of the Development Plan.
- 1.24 Once the NP has been made (adopted) any changes would require the whole process to be repeated. It will be the responsibility of the Parish Council to keep the effectiveness of the NP under review.
- 1.25 The Parish Council will report on the operation of the NP to the Annual Parish Assembly. Every 5th year the Parish Council will appoint a group of parishioners to advise the Parish Council on whether changes required to the NP are of sufficient magnitude to justify developing a new Neighbourhood Plan.
- 1.26 Two years before the NP's expiry in 2031, the Parish Council will appoint a group to produce the next Neighbourhood Plan for the Parish.

9. [Open Meetings Feb-Mar 2016 Summary Report](#)

10. [Clifford Chambers & Milcote Neighbourhood Plan Questionnaire 2017 Final Report](#)

2 A History of Clifford Chambers & Milcote

- 2.1 Clifford Chambers village (the Village) , beside the River Stour, was formed by the 10th Century. The earliest settlement is thought to have been around the church and historically significant manor-house, where the wide village street suggests that the houses were grouped around a green. Several houses in that part of the Village were built in the 16th and 17th Centuries.
- 2.2 In the 18th Century groups of uniform brick cottages were built along the north side of the Village street and in the area beside the churchyard, later known as The Square. By 1777 the Village had extended almost as far as the junction with the Stratford road.
- 2.3 In the early 20th Century the Village began to extend along the main road towards Chipping Campden. In 1927 further houses were built on the north side of the main village street. In the 1950's, ten council houses were built at the junction of the village street and the Campden Road, along with several private houses.
- 2.4 In the mid-20th century two small scale developments, Dighton Close and Rainsford Close, were constructed within the confines of the natural boundary of the existing Village so as not to negatively impact the appearance and composition of the Village when approaching from any direction. More recently, in the early 1980's, a cul-de-sac of 12 bungalows was built in Barn Close, an infill site within the existing settlement. The Manor House continues to be a key focal point of the Village and upholds the historical linear nature of the settlement area.
- 2.5 Milcote was originally part of the ecclesiastical and Civil Parish of Weston -on -Avon with Milcote but became a Civil Parish in its own right in 1894. Milcote and the Civil Parish of Clifford Chambers merged in 2004 to form the Parish of Clifford Chambers and Milcote. See Appendix 1 for a more detailed description of the Parish.

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3. A Future Vision

Introduction

3.1 It is crucial that the future of the Parish of Clifford Chambers and Milcote pays homage to its past. The NP intends to value, protect and promote the unique and historical Village by respecting both the built and natural heritage, appreciating the closeness and scale of the current community, the rural setting and the relationship with surrounding settlements and villages. The vision, for the period up to 2031, will be aspirational and supportive of the broader area's needs, whilst being grounded, realistic and achievable.

'This above all: to thine own self be true.' Hamlet Act-1, Scene-III

Our Vision:

3.2 Throughout the NP period, the sense of community spirit and cohesion will be nurtured and safeguarded. By ensuring the essential character of the Village is not lost, the NP will play a pivotal part in preserving the historical status of the Village, its residents and existing properties. The vision aims to ensure that the Parish of Clifford Chambers and Milcote continues to be a desirable and attractive area in which to live and visit.

Strategy

3.3 The NP will enable residents to live the whole of their lives in the Village if they so wish and encourage quiet enjoyment of Village facilities.

3.4 The Vision is underpinned by a number of themes, shaped by the results of consultation with the local community:

- ✓ Retaining the existing quiet, rural character of the Village
- ✓ Maintaining existing greenspaces and recreational facilities
- ✓ Retaining prominent, historical landscape and architectural features of the Village
- ✓ Retaining open space and agricultural areas between the Village and neighbouring settlements and villages
- ✓ Ensuring any future house building, which should be undertaken only to satisfy demonstrable Village housing needs, complements and retains the rural setting of the Village and therefore comprise only small developments in keeping with the surroundings, close to supporting infrastructure with direct access to Village facilities and within the existing settlement area
- ✓ Ensuring no infringement on notable environmental concerns e.g. areas susceptible to flooding

3. A Future Vision

Objectives

The following Objectives support the strategy behind the aforementioned Vision and inform all subsequent Policies of the NP:

Objective	Neighbourhood Plan Policy
To disperse development evenly throughout the period of the NP	Policy H1: Proposals for development and the release of the reserved site will be considered if it can be demonstrated through the submission of evidence that there is an identified housing need.
To provide new housing as required by residents in various stages of their lives	Policy H2: To provide a range of housing development permitted on small sites where there is a defined need demonstrated by existing residents and others with local connections wishing to downsize/move within the confines of the existing settlement boundary.
To encourage sustainable working patterns within the Neighbourhood Area	Policy H3: Support residential schemes through small scale live-work development (new build or conversion), comprising of commercial space and living space, provided proposals are consistent with Core Strategy policies for protecting the open countryside.
To ensure development within gardens of existing houses preserves or enhances the character of the area	Policy H4: Development on garden land within the defined Village Boundary will be permitted if it can be demonstrated that proposals meet the criteria specified in policy H4 (page 21).
Development should not increase flood risk.	Policy NE1: All development proposals must demonstrate that flood risk will not be increased elsewhere and that the proposed development is appropriately flood resilient and resistant.

3. A Future Vision

<p>To protect important landmarks, skylines and valued landscapes</p>	<p>Policy NE2: To ensure the protection of the open and rural nature of the land surrounding built up areas of the Neighbourhood Area and the separate identity of our settlements and retain their distinctive features, skylines and important views.</p>
<p>To preserve and enhance habitats to ensure that wider biodiversity is protected.</p>	<p>Policy NE3: Development should protect, and where possible enhance, the natural environment including natural features and areas of biodiversity.</p>
<p>To strongly moderate light pollution and retain “dark skies” by the sensitive provision of appropriate lighting as required</p>	<p>Policy NE4: Street and other lighting should be avoided but where necessary must be kept to an absolute minimum whilst ensuring necessary safety standards for special housing.</p>
<p>To ensure that the heritage buildings and structures are protected.</p>	<p>Policy LC1: Development proposals which may affect heritage assets will be required to provide evidence as to how any proposed development would protect the heritage asset and their setting.</p>
<p>To preserve existing Green Spaces</p>	<p>Policy LC2: To ensure that development does not harm the openness or special character of a Local Green Space or its significance and value to the local community</p>
<p>That any development serves to enhance the essential character of the Neighbourhood Area</p>	<p>Policy LC3: To maintain the essential character of the Village all new development within the Neighbourhood Area will be required to follow a set of design principles.</p>

3. A Future Vision

Development of infrastructure to allow future connectivity to high speed broadband /internet.

Policy LC4:

Ensure that the infrastructure associated with the installation of high speed broadband is provided at the build stage.

To ensure the provision of safe off-road parking.

Policy TT1:

All new development must include adequate and safe provision for off road parking and accessing arrangements.

To maintain and enhance existing pedestrian and cycle routes

Policy TT2:

All new development must demonstrate how walking and cycling opportunities have been prioritised and connection made to existing routes

To improve road safety at key access points and junctions

Policy TT3:

Ensure that new development does not result in inappropriate traffic generation or have a severe adverse impact on road safety. Development proposals will not be supported if they are likely to compromise road safety or increase congestion at known traffic hotspots, particularly key access points.

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4. Housing

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Strategic Objective - Disperse development evenly throughout the period of the NP ”

Policy H1 - Housing Growth

1. Village Boundary

The built-up area of Clifford Chambers is defined by the Village Boundary as outlined on Figure 2. New housing development within the Village Boundary will be supported in principle provided they accord with the principles and parameters set out in Policy LC3 (Page 36).

All areas outside of the Village Boundary are classed as countryside. New housing in the countryside will be limited to dwellings for rural workers, replacement dwellings, the appropriate conversion of existing buildings, construction of houses with exceptional design which are truly groundbreaking and new dwellings in accordance with Policy H2.

2. Reserve Housing Allocation

A reserved housing site, outlined in Figure 3, has been identified for potential future suitable small-scale housing. This site will only be released during the NP period if it can be demonstrated through the submission of robust evidence that there is an identified local housing need for its release.

Explanation

4.1 The Core Strategy identifies Clifford Chambers as a Category 4 Local Service Village, where up to 32 new homes could potentially be provided between 2011 and 2031 in order to assist the dispersed approach to housing provision across the District. Milcote is not classed as a Local Service Village because of its small size and lack of community facilities.

4.2 A total of 19 dwellings have been granted planning permission in the Village since 2011 of which 12 have now been constructed (see table 1 below).

4. Housing

Housing Commitments Since 2011	Planning Reference	Market Homes	Affordable Homes
Land Adjacent to the New Inn	15/01319/FUL	3	0
54 Main Street	15/02427/LDE	1	0
Rectory Farm	17/02952/FUL	7	0
Owlet End, The Close	17/03164/OUT	1	0
	18/02032/REM	1	0
11 The Nashes	16/01276/OUT	1	0
	17/03083/FUL	1	0
Land Adjacent to the New Inn	16/01860/FUL	2	0
Owlet End, The Close	17/03165/OUT	1	0
	18/01958/REM	1	0
Coppers. The Close	17/03699/FUL	1	0
Willowmere. The Close	18/00830/FUL	2	0
Total number of dwellings		19	0

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4. Housing

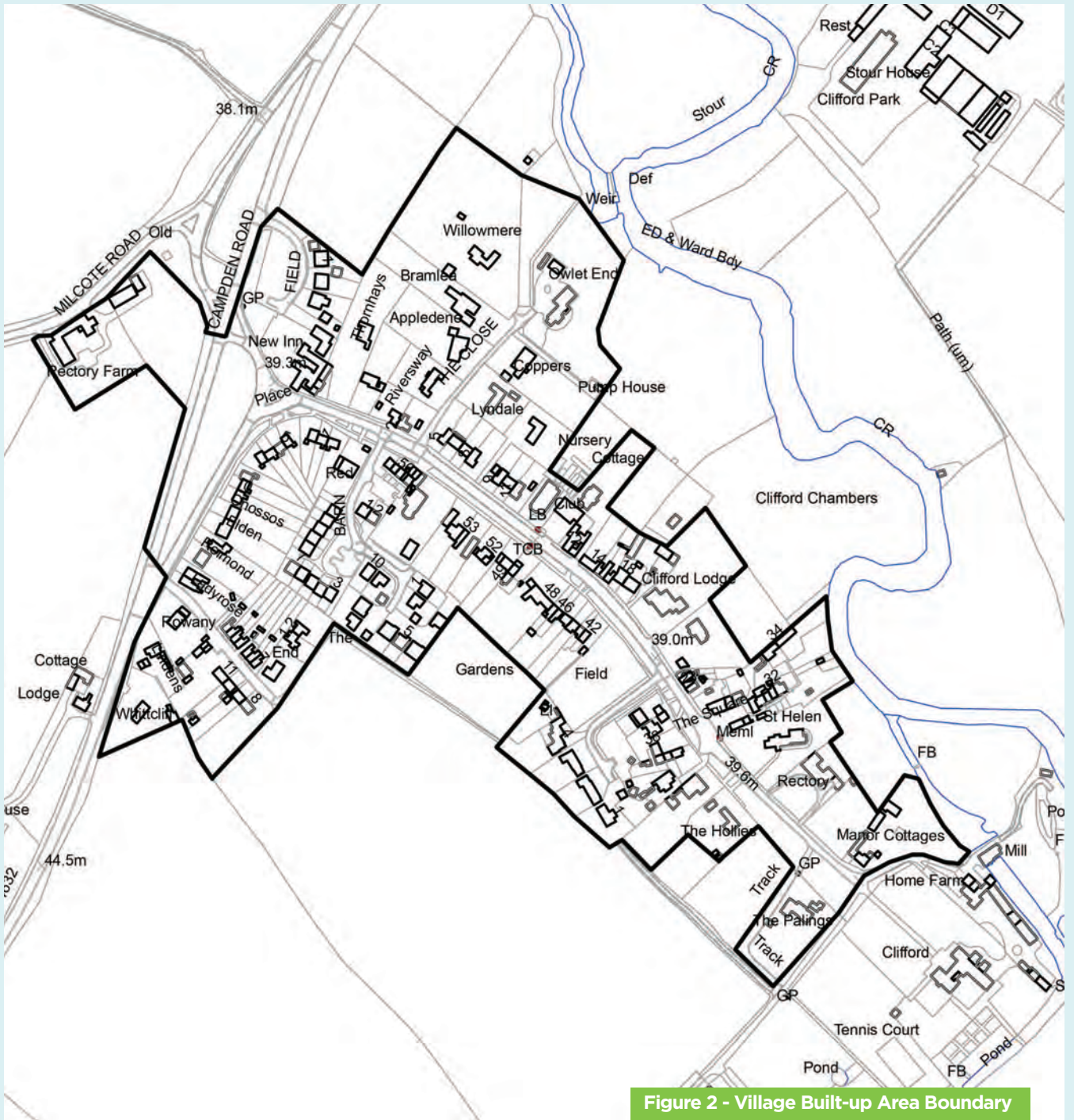


Figure 2 - Village Built-up Area Boundary

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4. Housing

4.3 In light of the fact that the Village has already seen some growth, it is not considered necessary to allocate significant tracts of land for housing development.

4.4 However, this NP provides for approximately 15 homes to be built during the NP period. The reserve site¹¹ under Policy H1, identifies an area of approximately 1.0Ha. This will only be released for housing if and when a housing need is identified. This site will assist in further modest organic growth over the NP period.

4.5 Additionally, the redevelopment and reuse of land and properties within the defined Village Boundary will be supported in order to assist in the provision of windfall housing.

4.6 The Village Boundary has been based on the built-up-area boundary originally drawn up in the Stratford-on-Avon District Local Plan in 2000. It has been altered in line with the following criteria:

- Where there has been new residential development and extant planning permissions located on the edge of the boundary set in the Stratford-on-Avon District Site Allocation Plan (January 2018) Consultation, are now included within the Village Boundary; and
- Residential curtilages are included within the Village Boundary unless an area is clearly a paddock and more appropriately defined as 'non-urban'.

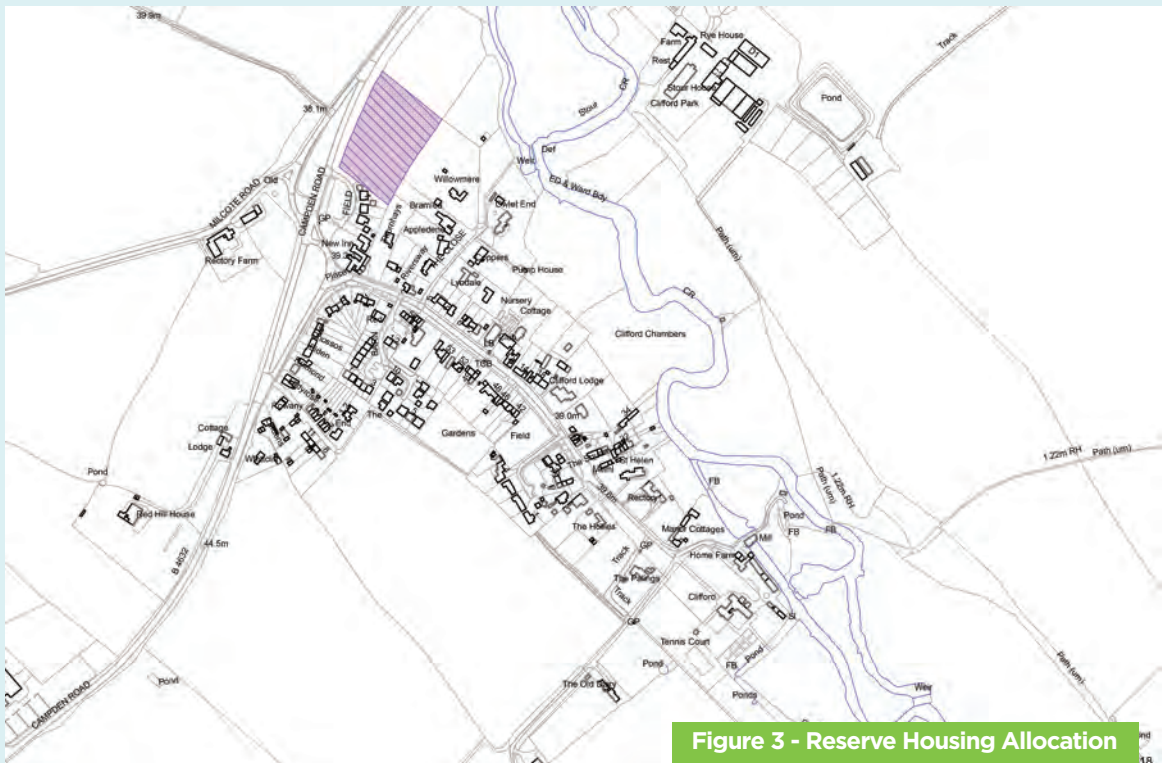


Figure 3 - Reserve Housing Allocation

11. Reserve Site at <https://www.ccandm.org>

4. Housing



Strategic Objective - To provide new housing as required by residents in various stages of their lives ”

Policy H2 - Local Housing Need

Affordable housing development will be permitted on small sites beyond, but reasonably near to, the Village Boundary where the following is demonstrated:

- a) There is a proven and as yet unmet local need, having regard to the latest Housing Needs Survey¹²;
- b) No other suitable and available sites exist within the Village Boundary;
- and
- c) Secure arrangements exist to ensure the housing will remain affordable and available to meet the continuing needs of local people.

Where viability for 100% affordable housing provision cannot be achieved, an element of market housing may be included within a rural exception scheme, to provide sufficient cross-subsidy to facilitate the delivery of affordable homes. In such cases, land owners will be required to provide additional supporting evidence in the form of an open book development appraisal for the proposal containing inputs assessed and verified by a chartered surveyor.

Explanation

4.7 The NPPF allows for the provision of affordable housing through rural exception sites (see paragraph 77 of the NPPF¹³). These are additional housing sites that are used to meet identified affordable housing needs in rural areas where up-to-date survey evidence shows that local need exists. This enables small sites to be used specifically for affordable housing in small rural communities that would not normally be considered because, for example, they fall outside Local Plan Development Boundaries.

12. Housing Needs Survey Report 2016

13. <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

4. Housing

4.8 One of the ways local needs can be demonstrated is through a housing need survey or up-to-date evidence of local housing need. In addition, Core Strategy Policy CS.15 allows local needs schemes within and adjacent to settlements including small-scale community-led schemes to meet a need identified by that community.

4.9 For the purposes of local needs housing for Policy H2 this will be based on a local connection with the Parish. A local connection is defined as:

- Someone who has lived in the Parish for a minimum of 6 months
- Someone who has previously lived in the Parish for 6 out of the last 12 months or 3 out of 5 years
- Someone who has close family connection¹⁴ residing in the Parish for at least 3 years
- Someone who has full or part-time work in the Parish and has been employed for at least 6 months
- Someone who can otherwise demonstrate a connection to the Parish.

To satisfy the local connection criteria an applicant only has to meet one of the above points.

14. A close family connection is defined as mother, father, sister, brother or adult children.

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4. Housing

“ Strategic Objective - To encourage sustainable working patterns within the Neighbourhood Area ”

Policy H3 - Live work units

Proposals for small scale live-work development (new build or conversion), comprising of commercial space and living space will be supported, provided they are consistent with Core Strategy policies for protecting the open countryside and subject to the following criteria:

- a) Have suitable independent access to both uses;
- b) Offer appropriate off-road parking;
- c) Demonstrate that the layout and design allow for residential and work uses to operate together without conflict;
- d) Be in reasonably accessible locations to service facilities by means other than a private vehicle;
- e) In the case of conversions, the building should be of a permanent and substantial construction, structurally sound and capable of conversion without a major rebuilding or extension; and
- f) Have an adequate residential curtilage to avoid detrimental impact on the building, its rural setting and the amenities of any nearby residential property.

Explanation

4.10 Many residents have adapted to modern working patterns and are either employed to work from home or have established their own business within part of their home (See tables 9 and 10 of section 4.7- Demographics of the NP Questionnaire Final Report¹⁵). It is likely that this pattern will continue and potentially increase so new development must be able to accommodate and or adapt to the requirements of future owners to be able to home work.

4.11 The ability to convert a room to a home office, carry out a loft conversion or utilise space for a garden office would assist in encouraging home working.

4.12 Mixed use schemes, where an occupier can work and live within the same unit, has the benefit of removing the necessity to travel to work and therefore such schemes are a relatively sustainable form of development that would otherwise not be supported in rural locations.

15. Clifford Chambers & Milcote Neighbourhood Plan Questionnaire 2017 Final Report

4. Housing



Strategic Objective – To ensure development within gardens of existing houses leads to appropriate development.”

Policy H4 - Use of Garden Land

Development on garden land within the defined Village Boundary, as shown in Figure 2, will only be permitted if it can be demonstrated that proposals:

- a) Preserve or enhance the character of the area;
- b) Do not introduce a form of development which is at odds with the existing settlement character or pattern;
- c) Do not significantly affect the amenity of the host and neighbouring properties;
- d) Provide safe and suitable access and parking arrangements; and
- e) Do not exacerbate the risk of flooding

Explanation

4.13 Development within the garden of existing houses can lead to inappropriate development with regard to neighbouring properties and poor means of access. If adequate land is available and can be demonstrated to be accessible and sustainable, without causing detrimental harm to the amenity of neighbouring dwellings or to the character of the area, then development will be supported. See chart 6 in Section 4.1 – Housing Development of the NP Questionnaire Final Report¹⁶

4.14 Detrimental harm to the amenity of a neighbouring property includes; loss of daylight and sunlight (overshadowing), intrusive or overbearing development and loss of privacy (overlooking).

16. Clifford Chambers & Milcote Neighbourhood Plan Questionnaire 2017 Final Report

5. Natural Environment

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Strategic Objective - Development should not increase flood risk. ”

Policy NE1 - Flood Risk and Surface Water Drainage

Development should not increase flood risk. Where necessary planning applications for development within the Neighbourhood Area should be accompanied by a site-specific flood risk assessment in line with the requirements of national policy and advice but may also be required on a site-by-site basis on locally available evidence.

All proposals must demonstrate that land being proposed for development is not at significant risk of flooding based on historical data (figures 4 (a) and (b)) and that it can be demonstrated it will not increase the risk of flooding elsewhere.

Information accompanying the application should demonstrate how any mitigation measures will be satisfactorily integrated into the design and layout of the development.

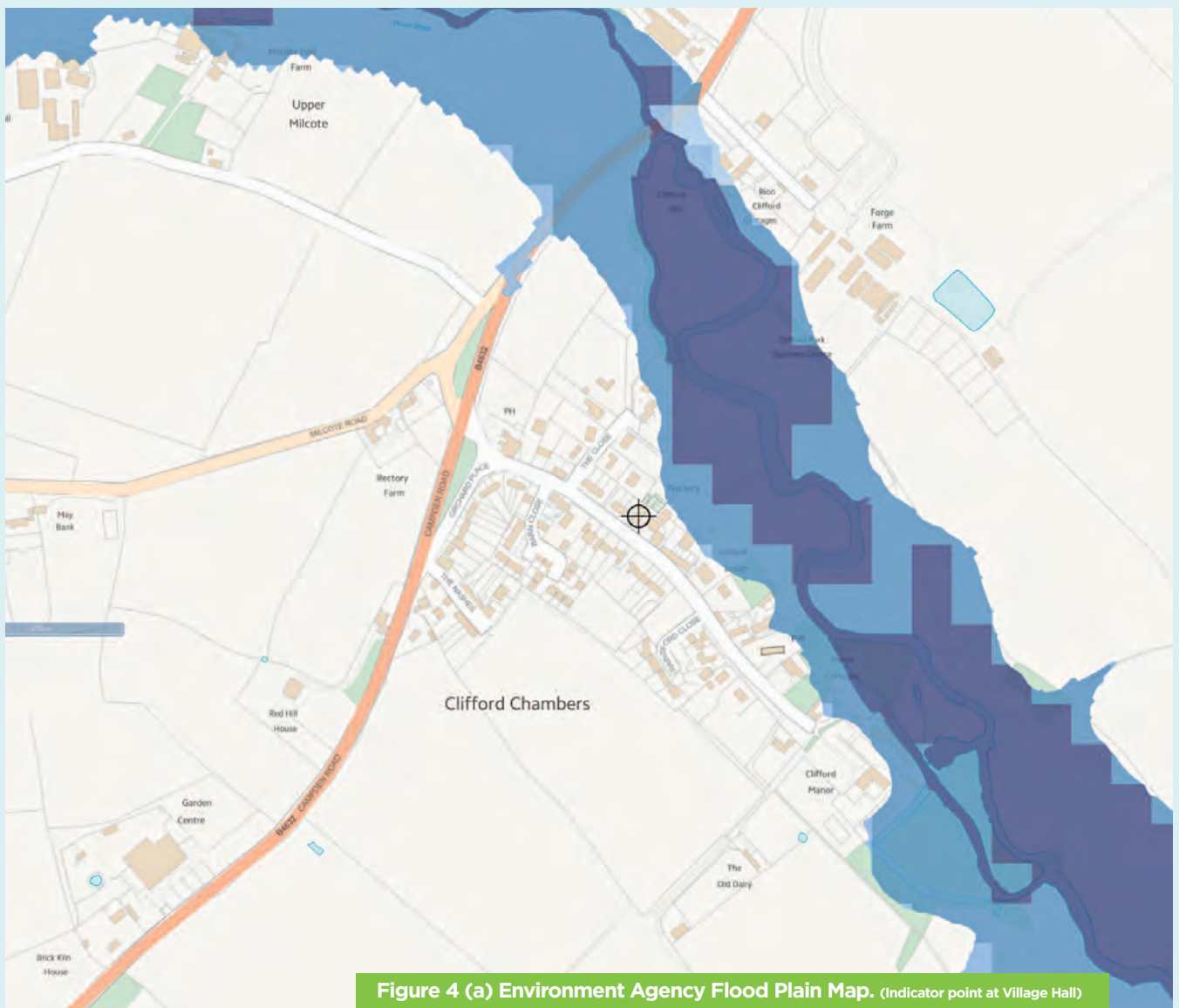
The use of sustainable urban drainage systems and permeable surfaces will be encouraged, where appropriate.

All development proposals should demonstrate high levels of water efficiency. All residential development should incorporate water efficiency measures to achieve the enhanced technical standard for water usage under the building regulations.

5. Natural Environment

Explanation

5.1 The Village has two areas of flood risk; a natural flood plain on the River Stour that runs along the whole of the east side of the Village and water run-off from Martin's Hill that causes flooding along the western boundary of the Village. Figures 4(a) and (b) shows the natural flood plain and areas that repeatedly flood after heavy rainfall. Figure 5 shows areas affected in addition to the natural flood plain by the three serious flooding events in 1998, 2007 and 2012 in the Village. This resulted in damage to property on Campden Road, Orchard Place, the Nashes and along Main Street and was caused by run-off from Martin's Hill.



5. Natural Environment



Figure 4 (b) River Stour in flood March 2018

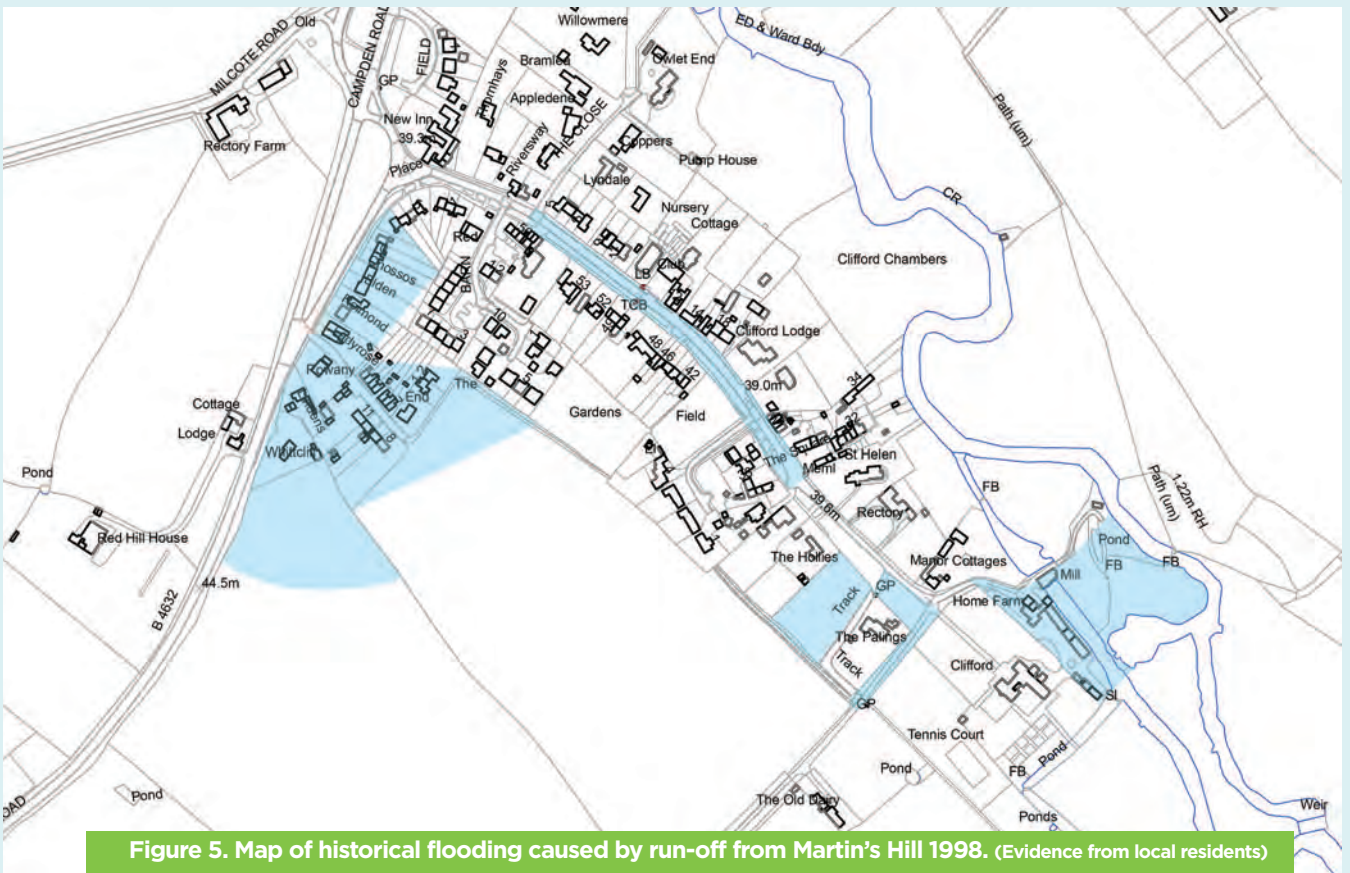


Figure 5. Map of historical flooding caused by run-off from Martin's Hill 1998. (Evidence from local residents)

Source Plan © Crown Copyright and database rights 2018

5. Natural Environment

5.2 Section 14 paragraph 155 of the NPPF¹⁷ states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas of high risk and it advocates a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property.

5.3 New developments must contribute to flood alleviation through provision of sustainable drainage systems, soft landscaping and permeable surfaces where possible. Larger developments offer the opportunity to include landscape and biodiversity enhancement in sustainable drainage systems.

5.4 The Environment Agency considers that water resources are under ‘moderate stress’ in the locality with some areas under ‘serious stress’¹⁸. Therefore, developments should include means of re-using and recycling water where possible.

17. <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

18. Halcrow, Warwickshire Sub-Regional Cycle Study, Final Report March 2014



Strategic Objective: To protect important landmarks, skylines and valued landscapes ”

Policy NE2 – To Protect Valued Landscapes and Skylines

In order to maintain the distinctive and inobtrusive character of the Village, all new development must have regard to the landscape character and protect valued skylines and landscapes. Proposals which have an adverse impact will not be supported.

Explanation

5.5 It is important to protect the open and rural nature of the land surrounding built up areas of the Neighbourhood Area to retain the distinctive features, skylines and important landmarks.

5. Natural Environment

5.6 Distant vistas from key viewpoints are an important asset to the Neighbourhood Area. The Village is almost entirely hidden from view when approaching from any direction, with just brief glimpses of the River Stour and the clock tower of St. Helen's Church (see appendix 1) visible from the northern and eastern approaches at times of the year when trees are not in full leaf.

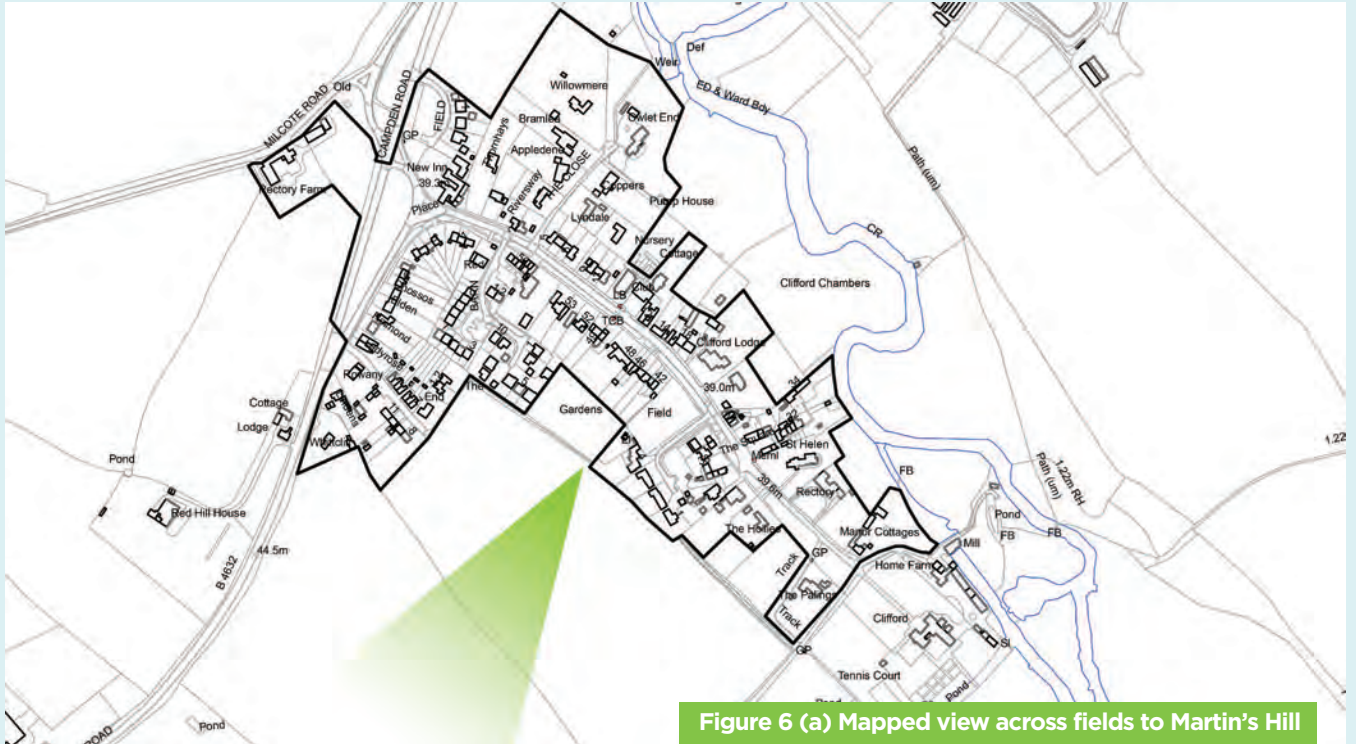


Figure 6 (a) Mapped view across fields to Martin's Hill

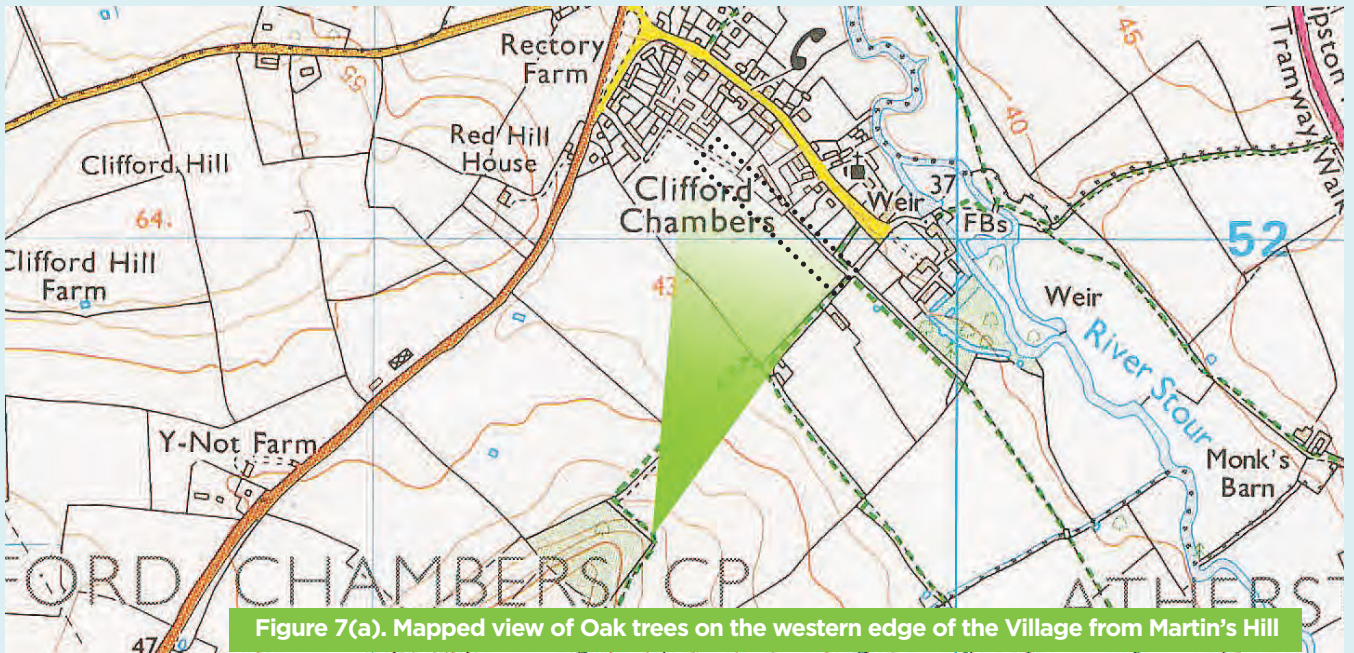
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Figure 6 (b) A view across fields to Martin's Hill

5. Natural Environment

5.7 The view of Martin's Hill (Figures 6 (a) and 6 (b)), situated within the Neighbourhood Area, is a key landmark that has been enjoyed by parishioners for centuries. The hill is the highest point in an otherwise predominantly level landscape and is a key focal point for parishioners and visitors traversing the Neighbourhood Area on foot. The woods surmounting the hill provide shelter to a host of wildlife including wild deer. A well-used public footpath runs from the side of the Manor House and follows the east side of the woods continuing on towards Comfort Farm (see map at Figure 1).



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5. Natural Environment

5.8 The view from the edge of the woods looking back towards the Village is one of the most revered landscapes within the Neighbourhood Area, given its elevation and panoramic attributes (see Figures 7 (a) & 7 (b) above). The ancient row of oaks that run along the western boundary of the Village (Figure 7 (c) below and highlighted in Figure 7 (b)) provide a natural screen on the western edge of the Village, masking the Village from view and maintaining the valued discreet and unobtrusive character of the Village. The oaks are a distinctive feature in the vista from Martin's Hill. As well as the aesthetic qualities of the natural and prominent boundary, the historical oaks also play an important practical role, by helping to reduce road noise from the B4632 and protecting the Village from the prevailing winds. Many of the oaks have tree preservation orders and are mature trees of more than 150 years.

5.9 These are key assets to the Village scene and underscore our history and heritage. New developments should enhance or maintain the green and rural nature of these and other views to and from the Village and should not draw the eye to any new development.



Figure 7(c). Oak trees on the western edge of the Village

In order to support the implementation of the policies in this NP, a Village Character Assessment has been prepared for the Village (Appendix 1).

5. Natural Environment

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Strategic Objective: To preserve and protect habitats to ensure that wider biodiversity is protected”

Policy NE3 - Nature Conservation

Development should protect, and where possible enhance, the natural environment including natural features, boundaries and areas of biodiversity. Development will not be supported that will adversely affect:

- 1) Woodland and copses;
- 2) Mature trees and hedgerows; and
- 3) Protected, rare, endangered or priority species.

Development should ensure that the natural features and functions of watercourses and their wider corridor are retained, and where relevant reinstated, and that appropriate habitat buffers are established. In all cases development should not:

- a) have a significant adverse effect on the integrity of the watercourse structure;
- b) have a significant adverse effect on the quality of the water;
- c) have a significant adverse effect due to unauthorised discharges and run off or encroachment; or
- d) adversely effect the ecological quality and character of the River Stour and its' tributaries.

All new development will be encouraged to demonstrate a high level of sensitive landscaping and native tree/hedge planting where possible. Development should retain and protect existing trees and hedgerows which are important for their historic, visual or biodiversity value unless the need for, and the benefits of, the development in that location clearly outweigh any loss.

Where it is not possible or feasible to retain such trees or hedgerows in these circumstances, replacement trees or hedgerows of an equivalent or better standard will be required in an appropriate location on the site.

5. Natural Environment

Explanation

- 5.10 Many important species are protected under legislation and regulations but often habitats are not. This policy recognises the importance of preserving and enhancing habitats to ensure that wider biodiversity is protected.
- 5.11 Landscape features and habitats such as woodland, hedges, orchards, rivers, streams and ponds support a wide variety of biodiversity.
- 5.12 We need to ensure the rural character of the Neighbourhood Area is protected through the maintenance and enhancement of important landscape features such as trees, hedges and woodland.
- 5.13 Landscaping and screening appropriate to the character of the Neighbourhood Area for a new development will assist in achieving the protection and enhancement of the landscape character and setting of the Neighbourhood Area. This will also increase the biodiversity value of the neighbourhood environment by maintaining existing and introducing new habitats.



Strategic Objective: To strongly moderate light pollution and retain 'dark skies' ”

Policy NE4 – Maintain 'Dark Skies'

Development should aim to minimise light pollution by avoiding obtrusive external property and street lighting.

Applications for development must demonstrate how the dark skies environment will be protected through the submission of appropriate supporting documents and demonstrate that they accord with current professional guidance to achieve an appropriate lighting environment for the area.

5. Natural Environment

Explanation

5.14 The Neighbourhood Area is currently devoid of street lighting and has only one small area which is permanently lit overnight. Response to the NP Questionnaire showed significant support for a Dark Skies approach to Development. (see Chart 1 in Section 4.1 of the NP Questionnaire Final Report¹⁹). All new developments should adopt an environmentally sustainable approach, supporting a dark skies environment with no street lighting and responsible PIR based external property lighting.

5.15 Existing property owners are strongly encouraged to adopt this approach. Applications for developments which include external lighting or street lighting, applicants will be required to assess the need for the lighting scheme proposed, taking into consideration whether the development could proceed without lighting, whether the benefits of lighting outweigh any drawbacks and if there are any alternative measures that may be taken.

19. Clifford Chambers & Milcote Neighbourhood Plan Questionnaire 2017 Final Report



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6. Local Community

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Strategic Objective - To ensure that the heritage buildings and structures are protected. ”

Policy LC1 - Designated Heritage Assets

Proposals which may affect a heritage asset will be required to include an assessment which demonstrates understanding of the significance of the asset and its setting and describes mitigation measures which will be taken to ensure the protection of the asset.

Proposals which lead to substantial harm to or total loss of significance of a designated heritage asset will only be supported if it can be demonstrated that:

- a) The harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or
- b) The nature of the heritage asset prevents all reasonable uses of the site and no viable use can be found and grant or other funding or ownership is not possible, and the harm or loss is outweighed by bringing the site back into use.

Proposals which lead to less than substantial harm to the significance of a designated heritage asset will be considered against the public benefits of the proposal including securing the optimum viable use of the heritage asset.

Proposals, including changes of use, which enable the appropriate and sensitive restoration of listed buildings, will be supported.

All proposals must conserve the important physical fabric and settings of listed buildings and Scheduled Monuments.

Development within and adjacent to all heritage assets will be strictly controlled. Development which fails to conserve or enhance the character or appearance of the Conservation Area will not be supported.

6. Local Community

Explanation

6.1 All heritage assets are afforded statutory protection and national policy makes it clear that the Government places significant emphasis on the preservation of heritage assets (NPPF para 193)²⁰.

6.2 The Village contains more than 30 listed buildings (see Figure 8) mainly within the designated Conservation Area. It is important to ensure that these buildings and structures are protected and enhanced and that they are not compromised by new developments.

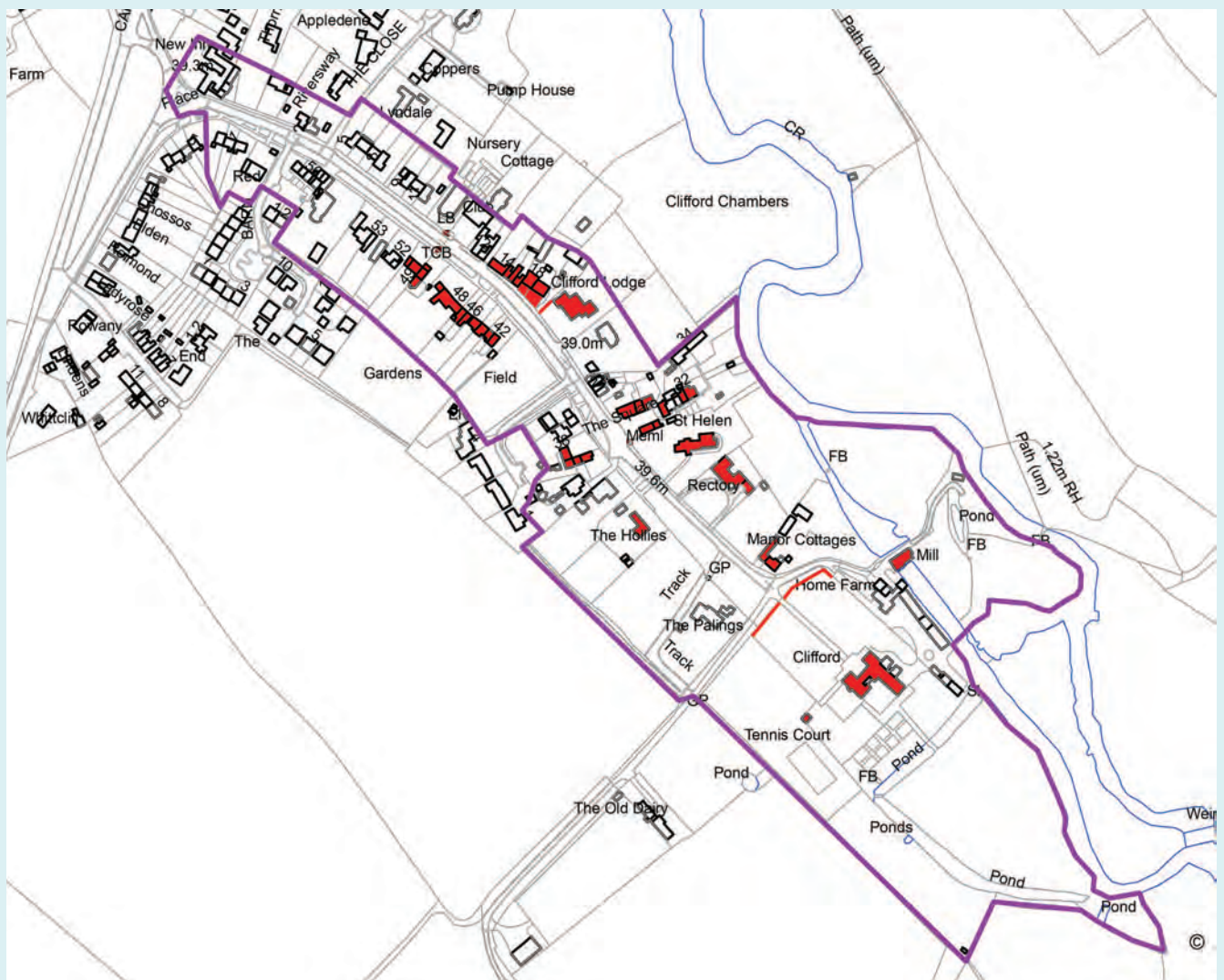


Figure 8 - Designated Heritage Assets (Purple line denotes Conservation Area. Red denotes listed buildings.)

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20. <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

6. Local Community

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Strategic Objective - To preserve existing Green Spaces. ”

Policy LC2 - Designated Local Green Spaces

This Plan designates the following areas of Local Green Space as defined on Figure 9:

- 1) Spinney opposite Orchard Place
- 2) The Village Pound on Milcote Lane
- 3) The Recreation Ground on Main Street
- 4) The Allotments at the rear of Main Street
- 5) The Village Green, from Rainsford Close to the Manor House

Development that would harm the openness or special character of a Local Green Space or its significance and value to the local community will not be permitted unless there are very special circumstances where the public benefit would outweigh the harm to the Local Green Space.

Explanation

6.3 In accordance with paragraphs 99 - 101 of the NPPF²¹, local communities are encouraged to include new and robustly justified Local Green Spaces within their Neighbourhood Plans, where this designation does not prevent identified development needs being met.

6.4 The above designations include a range of existing formal sports and recreational spaces along with informal areas of play and open space. The spinney opposite Orchard Place provides significant screening from noise and pollution from the B4632 along with habitat for birds, insects and wild flowers.

6.5 Local Green Space which is of particular importance to local communities (see Chart 12 in section 4.3 and comments in Appendix Q18 of the NP Questionnaire Final Report²²), for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of

21. <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

22. Clifford Chambers & Milcote Neighbourhood Plan Questionnaire 2017 Final Report

6. Local Community

its wildlife. Local Green Spaces will therefore be designated for special protection. None of the designated Local Green Spaces represent large tracts of land and are all intrinsically related to the local community.

6.6 Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

6.7 The Village Greens within Clifford Chambers are a significant contribution to the character and aesthetic of the street scene throughout the village. The conservation and protection of these valuable assets and their immediate surroundings form part of this Plan. Like the Recreation Ground, they are extensively used as the centrepiece for many village communal activities. Where appropriate, Community Infrastructure Levy Funds will be used to enhance these designations to ensure a suitable quantum and quality of recreational and amenity space is available for the Neighbourhood Area.

6.8 The five Local Green Spaces (LGS) assessments and letters to the appropriate landowners advising of these LGS allocations can be viewed on the website at www.ccandm.org in the section Data Sources-Local/Parish.



6. Local Community

“ Strategic Objective - That any development serves to enhance the essential character of the Neighbourhood Area ”

Policy LC3 – Neighbourhood Area Character

Where appropriate the following design principles will be applied to all relevant development within the Neighbourhood Area:

- a) Development should achieve a density and layout which reflects established local character and settlement pattern and a mass and footprint which is proportionate to the size of the plot;
- b) New dwellings will usually be of a simple design reflecting the traditional style of existing properties within the Neighbourhood Area
- c) A variety of roof heights will be encouraged having regard to local character;
- d) The mixing of styles or historical references in the same building should normally be avoided but the use of locally distinctive architectural features and styles will be encouraged;
- e) The use of slate and plain clay tiles for roofs are dominant in the Neighbourhood Area and will be encouraged on new developments;
- f) Chimneys will be encouraged as a traditional design feature found in the Neighbourhood Area but must be constructed of brick or stone and appropriately positioned on the host building;
- g) Joinery must be of a traditional design and proportional to the property, especially on the front elevation. Lintels must be incorporated as functional and decorative architectural features. White U.PVC windows and doors will be discouraged;

6. Local Community

- h) Where dormer windows are proposed, in both new developments and extensions to existing properties they must be appropriately proportioned in the context of the host dwelling and as unobtrusive as possible;
- i) Street and other lighting should be avoided but where necessary must be kept to an absolute minimum whilst ensuring developments are safely lit; and
- j) Large areas of hard surfacing should be avoided but where unavoidable the use of granite setts and stone chippings is preferable to concrete and tarmac.
- k) All development proposals must demonstrate how local character (see Village Character Assessment - Appendix 1) has been taken into account during the conception and evolution of a design. Proposals that do not positively contribute to local character will not be supported.
- l) All development proposals will be expected to demonstrate how the design has been influenced by the need to plan positively to reduce crime and the fear of crime and how this will be achieved. Proposals which fail to satisfactorily create a safe and secure environment will not be supported.

Explanation

6.9 The design principles listed in LC3 should be addressed by all development proposals across the Neighbourhood Area, in addition the following key objectives should be observed within the Village;

- 1) The provision of space between buildings or groups of buildings to preserve public views;
- 2) Arrangement of buildings to follow established building lines and road hierarchy;
- 3) The traditional building form and shape with roof pitches of generally 40° or more with varied ridge and eaves lines and heights; and
- 4) Sensitive siting of PV and solar panels particularly when in close proximity to listed buildings or views into and out of the conservation area.

The above criteria should not discourage the very highest quality of modern design.

6. Local Community

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Strategic Objective - Development of infrastructure to allow future connectivity to high speed broadband/internet ”

Policy LC4 - Promoting high speed broadband

All new residential development within the Neighbourhood Area will be expected to include the necessary infrastructure to allow future connectivity to high speed broadband/internet.

Explanation

6.10 In an age where home-based businesses and home working is encouraged in order to advance sustainable patterns of living and working, it is important that appropriate infrastructure such as high-speed broadband is provided. The response to the NP Questionnaire identified 50 households had members who, on a daily basis, worked from home or who relied upon an internet connection to support their employment. See Chart 18 in Section 4.6 of the NP Questionnaire Final Report²³

6.11 This Plan seeks to promote the future proofing of new residential and commercial development by requiring the infrastructure associated with the installation of high speed broadband to be provided at the build stage.

23. Clifford Chambers & Milcote Neighbourhood Plan Questionnaire 2017 Final Report

7. Traffic and Transport

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Strategic Objective - To ensure the provision of safe off-road parking ”

Policy TT1 - Parking

All new development must include adequate and safe provision for off road parking and accessing arrangements.

Dwellings must provide off-road spaces for one car per bedroom including garages and car ports.

Parking provision for non-residential developments will be considered against Stratford-on-Avon District Development Requirements SPD.

Explanation

7.1 The Neighbourhood Area is a mostly car-dependent community. Public transport connections are limited. The 2011 census data²⁴ confirms that a high proportion of households own two cars or more and the overwhelming majority at least one. It is highly probable that most new housing will have to accommodate at least two cars per household.

7.2 Both short and long-term parking along the Village Main Street reduces it to a single-lane road for much of the day. In particular parking outside The Village Hall and Clifford Club during peak times leads to significant congestion. It is essential therefore that any new infill development should not add to the existing congestion in any part of the Village by providing suitable off-street parking.

24. [Table | Household Vehicles \(Census 2011: Table KS404\) | Data Views | Home - InstantAtlas™ Server](#)

7. Traffic and Transport

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Strategic Objective - To maintain and enhance existing pedestrian and cycle routes ”

Policy TT2 - Walking and Cycling

The Neighbourhood Area has a wealth of public rights of way which should be protected, and where possible enhanced, expanded and positively utilised in all new development. As appropriate, development must demonstrate how walking and cycling opportunities have been prioritised and connection made to existing routes. Proposals which have a significant adverse effect on existing walking and cycling routes or fail to encourage appropriate new walking and cycling opportunities will not be supported.

Explanation

7.3 Public footpaths and bridleways are an important part of our heritage and have been used over centuries. They continue to be a key means of linking the Village with the surrounding countryside. Routes such as the footpaths to Atherstone on Stour, the Shipston Road, the former Shire Horse Centre, over Martin's Hill and along the route to the Greenway to the north west are in constant use by Villagers. (See Figure 1 Page 5)

7.4 These Public Rights of Way and walking and cycling routes in and around the village that give access to the countryside and village amenities, should be protected and enhanced where possible. See paragraph 98 in Section 8 of the NPPF²⁵. The encouragement of walking and cycling is a key part of improving the health and well-being of our communities and of reducing our carbon emissions.

25. <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

7. Traffic and Transport

“

Strategic Objective - To improve road safety at key access points and junctions ”

Policy TT3 – Highway safety

New development should not result in inappropriate traffic generation or have an unacceptable adverse impact on road safety.

Development proposals will be supported provided they do not compromise road safety or increase congestion within the Neighbourhood Area, particularly along Main Street.

Proposals which seek to increase the number of access points or which would involve an increase in traffic generation will need to demonstrate that they do not further inhibit the free flow of traffic or exacerbate road safety concerns, including compromising existing pedestrian and cycle routes into the village centre.

Development proposals that generate significant amounts of movement (e.g. >10 dwellings) must be supported by a Transport Statement or Transport Assessment which details satisfactory mitigation plans. In addition, developers will be required to quantify the level of traffic movement proposed developments are likely to generate and their accumulative effect with other development in adjoining or surrounding areas.

Explanation

7.5 It is broadly accepted that current or imminent development (Meon Vale and Long Marston Garden Village) in adjoining and surrounding areas will significantly increase traffic volumes along the B4632, the main access road to the majority of local roads and residences in the area. There are already concerns about road safety within the Neighbourhood Area, particular at key intersections along

7. Traffic and Transport

the B4632 when leaving or accessing the Village from The Nashes, by the New Inn or when leaving/joining Milcote Road at its junction with the B4632.

7.6 It is imperative that the Parish Council work with local highway agencies to ensure road safety measures are appropriate and take in to account increased traffic flow from development in surrounding areas, outside of the immediate Neighbourhood Area.

7.7 New developments should not be looked at in isolation, but for their potential combined impact and, to avoid increased congestion and an unacceptable adverse impact on road safety, consideration should be given to the potential increase in traffic on the B4632. Significant emphasis must be placed on maintaining or improving road safety at intersections along the B4632 (within the Neighbourhood Area).



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Appendix 1

Clifford Chambers and Milcote Parish Character Assessment

Introduction

This 'Character Assessment' aims to establish what makes the Neighbourhood Area of Clifford Chambers and Milcote unique and distinctive. It records the important and distinct features which contribute to this unique character and provides an evidence base for the key features of the landscape and buildings. It is intended to be used as a tool to inform the design of any future residential development proposals and to ensure that any such development is not only of high quality but also appropriate in character to the existing environment and content. The Assessment has been compiled by a small group of local residents, working on behalf of the Neighbourhood Plan Steering Group through a desk-based research into heritage publications and local history material.

Clifford Chambers village, in the valley beside the River Stour, was probably formed by the 10th Century. The earliest settlement was perhaps concentrated at what was later the south-east end of the village around St. Helen's Church and Manor House, where the wide village street suggests that the houses were grouped around a green. Several houses in that part of the village were built in the 16th and 17th Centuries.

In the 18th Century several cottages were taken down and extensive rebuilding took place along the street running west to meet the B4632 to Stratford upon Avon. Groups of uniform brick cottages were built at that time along the north side of the village street and in the area beside the churchyard later known as The Square. By 1777 the village had extended almost as far as the junction with the B4632.

In the early 20th Century the village began to extend along the main road towards Chipping Campden and cottages were built along the lane called The Nashes running east from the Campden Road. In 1927 two groups of houses were built on the north side of the main village street where there had



previously been no buildings. In the 1950's ten council houses were built at the junction of the village street and the Campden Road along with several private houses built at about that time on the village street and on the Campden Road.

A village hall, belonging to the owner of the manor and known as the New Room, was opened on the Campden road in 1910. It was

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later converted into cottages and a new hall, a large brick building called the Jubilee Hall, was built on the village street and opened in 1939. The hall and the recreation ground which had been the property of Mrs. Rees-Mogg were given to the parish when the manor was sold in 1950. A working men's club (now known as The Clifford Club) opened in 1919 in a converted stable belonging to the mill; by the 1950's it had established permanent premises adjacent to the Jubilee Hall.



Manor Cottages

Nearly all the buildings in the parish are of brick, some of the older ones being timber-framed or incorporating timber-framed parts. In the village the small houses are mostly late 18th Century brick cottages built in groups, two-storied with tiled roofs and segmental-leaded windows. In 1928 the village was said to have a number of heavily thatched cottages but by the 1960's only Manor Cottages, a 17th Century timber-framed building, had a thatched roof.

The rectory and four other houses show some timber framing, one of them, the 'Hollies', opposite the church, being a 17th Century brick and timber house of one story with dormers. Of the larger houses, the Lodge, built in the 18th Century of brick, was given a roughcast surface in the 20th Century when the windows also were altered, giving the house the appearance of a late 19th or early 20th Century building.

The houses built in the mid-20th Century in Dighton Close and Rainsford Close are mainly of red brick and of various styles. A cul-de-sac of 12 single storey homes was constructed in Barn Close during the early 1980s.

Topography and Land Use of the Neighbourhood Area

The majority of the Neighbourhood Area lies in the valley alongside the River Stour which enters at a point some three hundred meters south-west of Monks Barn Farm and flows in a Westerly direction where it enters the River Avon at the most westerly boundary of the Neighbourhood Area. The River Stour therefore mostly forms the eastern boundary of the Parish, this area being largely classified as flood plain, particularly the land immediately adjacent to the built-up area of Clifford Chambers Village.

To the west, Clifford Chambers Village is bordered by a line of some fifty mature oak trees that extend from the end of the Nashes to the farm track adjacent to the Manor House. This unique line of oaks forms a natural screen and defines the western boundary to the built-up area. West of this line is mostly

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Line of Oak Trees on the West Boundary of the Village

agricultural land, with many well managed farms extending to the Neighbourhood Area boundary. There are no large commercial enterprises, employment being restricted to small/medium retail businesses, including one pub/restaurant, a garden centre with café and limited food shopping and 'offices' in converted farm buildings. In addition to the Church, there are two main community facilities – a Village Hall (the Jubilee Hall seen above) and an adjacent Social Club.

Layout, Roads, Routes and Spaces

The majority of homes lie to the south-west of the main Stratford Upon Avon to Chipping Campden/Broadway B4632 in the Village of Clifford Chambers – Houses along the B4632 tend to be fairly scattered as are some of those along the Clifford Chambers to Milcote Road. Additionally, there is a small cluster of homes along the Milcote Road close to the junction with The Greenway. The Milcote Road mentioned above also provide links to the neighbouring villages of Western on Avon and Welford on Avon and by the junction with the Greenway a less well used and narrower road provides access to Long Marston. The Main Street of Clifford Chambers village is a no-through road to traffic. However, a farm track continues from the Manor House to the south and eventually reaches the hamlet of Atherstone on Stour. The main route to access Stratford upon Avon is north via the B4632 this then leads on to Warwick/Leamington and the Motorway network (M40, M42, M5, and M6).

A key characteristic of the Neighbourhood Area is its rural setting with open farmland and the Village of Clifford Chambers set within a valley adjacent to the River Stour. The landscape setting is of great importance to the Conservation Area at the heart of the village which is surrounded on all sides by open floodplains and farmland. Clifford Manor at the head of the village lies in a setting of treed parkland and formal gardens next to the river Stour which flows over picturesque weirs and channels to feed the Old Mill, on its eastern boundary. Many footpaths lead from this point of the Village including a section of the newly formed Shakespeare Way.

Green / Natural Features and Landscape

The most obvious natural feature within the village is the River Stour, flowing east to west. The course of the river was altered in the 19th century to power the Clifford Mills. The Old Mill adjacent to the Manor

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House, though no longer a working mill, still retains a working water wheel. Mention has already been



Clifford Chambers Village -
Looking South from the Jubilee Hall

made of the open parkland and formal gardens adjoining the Manor House and the flood plain that runs along the eastern boundary of the village. Otherwise, the land is agricultural – some given to grazing but the majority used for cereal and oil seed cultivation. Hedges are the predominant means of enclosing fields – usually mixed Hawthorn, Sycamore and Beech. There are many fine specimen Oak trees within the landscape, especially the run of Oaks that form the western boundary of the built-up area of Clifford Chambers Village some of these are

within individual private gardens. There is also an important group of Oak, Lime, Horse Chestnut, Beech and Sycamore trees within the Manor House Gardens and a riverside belt of Willow and Alder. The St. Helen's churchyard also contains fine specimens of Yew, Holly and Horse chestnut. Agricultural land abuts housing on the outskirts of the village with one wooded area of significance, 'Martin's Hill', rising to 85



The Old Mill



Churchyard Trees

metres to the west of the village being the most obvious, containing a range of hardwoods and conifers. Generally, hedges are a significant feature within the broader landscape and help maintain the rural character of the village setting.

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Valued Landscapes / Views



Martin's Hill

There are many important views within the Neighbourhood Area, mostly linked to landmark buildings in Clifford Chambers village such as St. Helen's Church, the Manor House and views to and from Martin's Hill. The river Stour its weirs and the Mill Pond also feature strongly, as do the Oaks along the western boundary and the May trees along the main street within the conservation area. Individual

houses such as the Old Rectory, Manor Cottages and The Hollies in the same area contribute to some of these views, all of which benefit from the 'landscape' setting of the Village Green. Some of the more distant views of Martin's Hill and the flood plain alongside the river Stour clearly show the importance of trees within this landscape.



The Village Green

Buildings, Landmarks and Architectural Character

These can best be considered by separating the Neighbourhood Area into 3 areas,

AREA 1 - The original heart of the village, lying between the Village Hall and the Manor House

AREA 2 - The area known as Milcote SW of the area towards Welford on Avon, and

AREA 3 - Willicote/Campden Road in the west of the area up to the boundary with Long Marston Parish.

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St. Helen's Church

AREA 1 - The original heart of the village, lying between the Jubilee Hall and the Manor House

This area is dominated by two landmark buildings – St. Helen's Church and the Manor House. The church is located on slightly rising ground and was largely built using stone from local quarries. The current church was probably originally a wooden structure above the river this was rebuilt by the Normans sometime after 1066 and features Norman windows and

doorways plus considerable medieval additions. The approach to the church passes a War Memorial with the entrance to the church via an ornate metal gate. The graveyard now includes a Commonwealth War Graves site.

Alongside the church is the Old Rectory. Dendrochronological analysis confirms that it was built in the early part of the 15th century probably 1433/4 by the then rector, John Bokeland. The house consists of a classic 'hall and cross-wing' plan, typical of medieval farmhouses and lesser manor houses of the time.



The Old Rectory



The Manor

The Manor House, at the south-east end of the village, was built in the 15th Century, beside a moated site. It was a simple house of four bays built of close timbers filled with brick. Perhaps at a later stage it was divided into two stories, with an attic and a central stone staircase. A single central beam ran through the house at floor level and the Cotswold stone roof was supported on heavy timbers. The house was enlarged by the Rainsford family, and in 1649

reference was made to the new buildings. About 1700 a new house was built by the Dighton family adjoining the older building and perhaps on the site of an earlier extension. The house is H-shaped

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The Hollies

consisting of a central hall the full height of the building and two projecting two-storied wings. In 1918 the timber framed part of the house was destroyed by fire. A copy of the timber building, larger and more elaborate, was built to the designs of Sir Edwin Lutyens, but in the early 1950's was taken down, leaving only the house of c. 1700, which though damaged in the fire of 1918 was restored with little alteration, and some stable blocks with timber framing of an earlier date.

This part of the village is mostly in the conservation area with more than 30 listed properties and features; many are of red brick construction under a clay tiled roof. Most originate from the 19th century and were originally workers cottages. All but a few of these buildings were once part of the Manor Estate and only came onto the open market in the early 1950s. Buildings on the west side of the main street benefit from a wide grassed border designated as the Village Green from the recreation ground to the Manor House.

Another feature of this area is The Square. This used to consist of eighteen houses (some now doubled up) around an oblong tarmacked area. This leads to a pedestrian area known as Duck Lane that runs down to the river. The cottages mainly date back to the 18th and 19th century, however there is some evidence to suggest that no 24 (part half timbered) dates back to the 15th century.



The Square

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Appendix 1

AREA 2 - The area known as Milcote SW of the area towards Welford on Avon.



Milcote estate (as it was originally known) has been an active area for many centuries. It would appear to outdate the Clifford Village in terms of habitation. Milcote was originally part of the ecclesiastical and civil parish of Weston -on - Avon with Milcote but became a civil parish in its own right in 1894. The civil parish was formed by a 2 mile-long 609-acre strip of land (with an average depth of 0.5 mile) running along the river Avon's south bank from its junction with the river Stour. The population in 1894 was 50.

The village was served by Milcote railway station from 1859 to 1966. The old line and land alongside now forms the greenway that links Stratford to Long Marston.

The greenway is a major leisure resource for walkers and cyclists and is widely used. Part of the greenway runs through the Neighbourhood Area. The main link between the greenway, Milcote and Clifford Chambers is the Milcote Road. This is an extremely busy road and it is essential that this link is maintained as a safe and secure route for walkers and cyclists. Milcote and the civil parish of Clifford Chambers merged in 2004 to form the parish of Clifford Chambers and Milcote.



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AREA 3 - Willicote/Campden Road in the west of the area up to the boundary with Long Marston Parish.

The area known as Willicote is on the extreme western boundary of the Neighbourhood Area mainly within the adjacent parish of Quinton with a small area of farmland within our parish boundary. There is a cluster of homes and farms in an area known as Willicote Pastures within the Neighbourhood Area who are situated

close to the proposed Garden Village of Long Marston. This group is typical of the type of barn/farm building conversions that have provided useful accommodation and is now a thriving small community.

End.



Clifford Chambers and Milcote Neighbourhood Development Plan

Pre-submission Neighbourhood Plan Regulation 14 Consultation (Neighbourhood Planning (General) Regulations, 2012)

Significant comments from Stratford-on-Avon District Council

Minor comments from Stratford-on-Avon District Council

Warwickshire County Council Flood Risk Management Comments

Severn Trent Comments

Residents Comments

Page number	Section	Comment	Review by/ Recommendations from Neighbourhood Plan Steering Group	Action
N/A General observations	N/A	The document overall is weak, lacks teeth, contains too many loose phrases and the wording needs seriously tightening if the putative neighbourhood plan is to be of real value and to merit endorsement. There is too much of: 'will usually be' instead of 'will be' 'will be encouraged' instead of 'will be' or 'must be' 'should achieve' instead of 'will achieve' 'should be observed' instead of 'must be observed' 'will be discouraged' instead of 'must not be' 'as unobtrusive as possible' instead of 'unobtrusive' 'should be avoided' instead of 'must be avoided' or 'will be avoided'..and so forth. A half-capable planning consultant could drive a coach and horses	Much of this is related to the advice given from our Planning Consultant and feedback from the Planning Authority (SDC) about the choice of wording. The Steering Group (SG) are adhering to this advice to ensure the document is acceptable to SDC and the examiner in due course. Policies must be sufficiently flexible but also as precise as possible. The language used throughout the plan achieves this.	A final review of the policies will be carried out to ensure that the most appropriate wording is used.
N/A General observations	N/A	The document promises much and is superficially impressive but regrettably it fails to deliver in most of the important areas. Note - why the use of the American spelling meter instead of metre?		As there is nothing specific in relation to the important areas of failure to deliver, no changes made. Change meter to English spelling .i.e. Metre
N/A General observations	N/A	Overall there is a general tendency in the wording of the document to err on the side of caution by the use of weak phraseology such as, where possible/necessary/appropriate. If this is a directive from SDC, people should be made aware of this and the fact that it is not the case in all NDPs in which one can find plenty of examples of a much more robust approach to definitive wording.		Wording referred to is in line with guidance given and is in line with other plans submitted to Planning Authority.
Page 3	Introduction	Paragraph 1. How can the plan cover the period starting 2011, ie be valid retrospectively? Paragraph 6. Perhaps this should read 'protection of our rural environment' otherwise the statement is rather bland.	Para 6 Agree	Agreed and added 'rural' before 'environment' in Para 6 Page 3
Page 7	Evidence	1.15 If this is the correct vehicle for supporting evidence, if so, in a couple of places there are assertions in the Plan which I feel could be considerably strengthened. 1.16 A little confused that the list of evidence is different to that in paragraph 1.22, particularly omitting reference to the Feb/March 2016 consultation. 1.19 You have! There have been a number of open meetings.	1.15 See comments in serial 9 above. 1.16 the list at 1.22 are policies not evidence, 1.19 No comment.	1.16. Is indeed different as 1.16 relates to the previous surveys carried out before the April 2017 Questionnaire. Whereas, 1.22 refers to the topics from the output from the Questionnaire. This is then referenced at the foot of the page. We therefore see no need for a change of text.
Page 4	Contents	Policy LC2 – amend title to read 'Designated Local Green Spaces'.	Agree	Nothing on page 4 to amend. The word 'Local' added on page 2 and page 12.
Page 4, para 1.2	How does the Neighbourhood Plan fit into the planning system?	Could also add reference to guidance in the NPPG.		Reference for NPPG considered satisfactory in this context. Ref at foot of page.
Page 4, para 1.3	How does the Neighbourhood Plan fit into the planning system?	The Core Strategy is used by SDC as the Local Planning Authority to control the use and development of land'. This has negative connotations and would be better if it was amended to say that it is used by SDC to stimulate sustainable development, which is more in line with the NPPF para 7 The purpose of the planning system is to contribute to the achievement of sustainable development.	The steering group agree and propose a change of wording as suggested	Agreed and amended at Page 4 Para 1.3 ...Used by SDC to stimulate sustainable development.... A
Page 5, para 1.6	What is a Neighbourhood Plan?	Suggest minor amendment as follows: 'Neighbourhood Plans are subject to independent examination and a local referendum, where a simple majority vote will determine the outcome'.	Agree	Agreed. Add the word vote after 'majority' Page 5, Para 1.6
Page 5, para 1.7	What is a Neighbourhood Plan?	CIL could be mentioned here, for example:	Agree	Added as all as suggested; From - Parishes that have 'made' Neighbourhood plans... to - the
Page 5, para 1.8	Meeting the Basic Conditions	Suggest the following minor amendment: 'Be in general conformity with the strategic policies of the Development-Plan Core Strategy for the area'; and Insert 'Core Strategy' as the Development Plan comprises more than the Core Strategy alone	Agree	Agree. Replaced 'Development Plan' with 'Core Strategy'
Page 6, para 1.12	Constitution	To clarify the role of the PC, add: 'The Parish Council are the Qualifying Body and ultimately responsible for the production of the NDP'.	Agree	Agreed. All added as suggested at page 6 Para 1.12
Page 8, para 1.23	Future Governance	'Once the referendum has shown acceptance and the NP is formally made', it becomes part of the Development Plan' – Technically the NDP is 'made' after it becomes part of the Development Plan, although the policies within the NDP can be afforded 'full weight' in the determination of planning applications after a successful referendum. Suggest amending to make this clear.	Agree and Amend	Agreed. All added as suggested at page 8 Para 1.23
Page 9	A History of Clifford Chambers & Milcote	2.1 Perhaps it is a cliché but is it relevant to state that we are mentioned in the Domesday Book? 2.4 (Also appendix 1) I believe that Dighton Close was constructed in the 1990's (certainly since we have lived in the village). It is referred to here as a 'small scale development', yet, having its own road system, by the terms of the NP, if proposed by a developer today it would surely be considered as much bigger than that. Rather, it might be described as a 'significant development'? Possible omission: mention of the Lutyens houses.	2.1 The SG feel the reference to Domesday Book re-inforces our rural heritage. 2.4 Agree revision of date of construction. To avoid any confusion accept change to "significant development"	Change date of construction for Dighton Close and change 'small scale' to 'significant development' at Page 9 Para 2.4
Page 9 para 2.4/ Page 25 figure 5/Appendix 1 page 44	A History of Clifford Chambers & Milcote	The introductory narrative of section 2.4, puts the development of Dighton Close in the timeline of mid 20th Century. As these houses were not constructed until 1996 – after the Barn Close bungalow development – this statement is clearly incorrect. However I believe that Rainsford Close was built around that time. This linkage is also repeated in Appendix 1 – page 44 – where again the same statement is made.	The SG Agree to revise dates as above	Amended wording to correct dates in Para 2.4 on Page 9 and also in Appendix 1
Page 10, para 3.3	Section 3 – Strategy	The paragraph states that the NDP 'will enable residents to live the whole of their lives in the village...'. It is not clear how this is to be achieved, with the policies that are included within the Plan. This needs to be expanded upon.	The SG agree to expand to include ability to buy affordable, move to family house and have possibility to move to smaller more suitable property in later life	Page 10 Para 3.3. Additional wording added 'By providing wider range of affordable and smaller properties, the NP seeks to enable residents to move between properties and live the whole of their lives in the Village if

Page 10, para 3.4	Section 3 – Strategy	Possible omission. Protecting and enhancing the characteristics of the natural environment that serve to create the rural character of the village. In other words, we cannot retain our rural character by only looking inward, we must recognise the rural environment is shared with nature, which is under constant threat.	This is reflected in policy NE3 Nature Conservation under 5.12. The SG therefore agree it could be included here too.	Wording added at Page 10 Para 3.4: "Protecting and enhancing the characteristics of the natural environment that serve to create the rural character of the village"
Page 11	Objectives	The Plan does not appear to include objectives to encourage sustainable travel patterns and encourage retention of local facilities, as there are so few of them in the Parish.	Clifford Chambers has very limited local facilities. Those facilities that do exist are well managed and maintained. Whilst the SG accepts that nothing is permanent, on balance, it is not considered necessary to have a policy on the retention of local facilities.	No change made to NP
Page 11	Objectives - Policy H1	I'm not clear how it is possible to release this site or what the repercussions of an inability to do so are.	The community identified a reserve housing site that will only be released if there is a proven need based on evidence. Such need will usually relate to SDC's ability (or inability) to demonstrate a 5 year housing land supply. SDC are required to annually monitor their housing land supply. See H1.2 below.	No change made to NP
Page 12	Objectives Policy LC1	<i>Development proposals which may affect heritage assets will be required to provide evidence as to how any proposed development would protect the heritage asset and their setting</i> . Suggest adding here "... or demonstrate that public benefits would outweigh this harm NPPF para 195.196 and 197" especially as this is acknowledged later in the NDP.	The SG agree to add additional words	Agreed, Add additional words-Or demonstrate that public benefits would outweigh this harm: NPPF para195, 196 and 197.
Page 12	Policy NE2	Delete reference to 'skylines' in both the objective and the policy as is an arbitrary description?	Agree	Delete as suggested
Page 12	Policy NE4	<i>Street and other lighting should be avoided but where necessary must be kept to an absolute minimum whilst ensuring necessary safety-standards for special housing</i> . Question: 'Should 'safely' be replaced with 'safety'?	Agree	Page 12 NE4 Spelling corrected
Page 13	Objectives - Policy TT3	Why include the word 'severe'? Surely any adverse impact on road safety is to be avoided	The SG used this wording on advice. See also serial 10 above.	No change made to NP
Page 14	Policy H1	It would not harm to highlight housing development over previous decades that has taken place within the auspice of the BUAB, notably housing development to Barns Close, Dighton Close and Rainsford Close. None of this encroached into open countryside and was well contained within the southern tree belt to the village	This is mentioned in history section. The SG agreed to add lack of encroachment to H1 on Page 14.	Additional words added to H1: All historical and approved in-plan development has been restricted to the confines of the Village Boundary so as not to encroach into open countryside in
Page 14	Policy H1-1. Village Boundary	The idea that houses of, 'exceptional design' would be allowed is too subjective. Some people love The Shard; some say it has ruined the skyline of London forever	This is advised by planning consultant and is in line with wording in NPPF	No change made to NP
Page 14	Policy H1-1. Village Boundary	There is reference to new buildings being of 'the very highest quality of modern design'; at one point [Policy H1.1] the expression 'houses with exceptional design' is used as a justification for allowing development in the open countryside. This is fearfully dangerous because 'the very highest quality' and 'exceptional design' are wholly subjective judgements and offer scope for all manner of hideous creations - witness the extension to No 35 The Square which regrettably already has planning permission. To leave this phrase in the plan is an open door to 'monstrous carbuncles'.	This is advised by planning consultant and is NPPF wording	No change made to NP
Page 14, para 4.1	Policy H1 – Explanation	The first sentence does not accurately reflect Policy CS.16 of the Core Strategy. It is suggested it should be amended to read "...where up to approximately 32 new homes...".	This has been described as 'neither a maximum nor a minimum be the Council Leader. This wording advised by planning consultant.	No change made to NP
Page 14	Policy H1.2 – Reserve Housing Allocation	Part 2 of this policy identifies what is described as a 'reserve housing allocation' on land immediately to the north of the village, fronting Campden Road. Its status as a 'reserve site' is queried, since its release is conditional upon their being an 'identified local need'. This appears to be at odds with the remit for 'reserve sites' set out in Core Strategy CS.16 – essentially to rectify any shortfall in housing delivery on a District-wide basis. This is especially significant as there is already an identified local housing need, referenced in the Plan, and which it is desirable to meet. One option might be to convert this site into a specific allocation for a Local Need scheme, although this should not, of course, be at the expense of supply to satisfy the strategic requirements set out in the Core Strategy.	Noted. See also Comment below re H1.2	Remove the word 'local' from the policy.
Page 14	Policy H1.2 – Reserve Housing Allocation	The explanatory text seems to indicate the site would be promoted for 15 dwellings. It is noted that none of the site is located within EA flood zone 2 or 3. Based on 25 dwellings per Ha [to take account of the rural nature of the village/site], the site would be capable of accommodating approximately 25 dwellings. The NDP is promoting a density of 15 dwellings per Ha, which is very low. Is this the most sustainable use of the land promoting such low-density development? Is this low-density what is being referred to when quoting 'small-scale housing'? If so, this requires clarification. It is essential that the site chosen and those rejected have been thoroughly assessed and the evidence for these decisions must be published alongside the NDP.	Noted. However, this is an edge of village location which has the potential to create a new interface between the built up area of the village and the countryside beyond (and public views from the Campden Road). Furthermore, the local community would not support large scale development within this small village. The comments about making a more efficient use of land is noted. The SG is therefore prepared to increase the number of potential dwellings on the site. The site assessments will be part of the evidence base for the plan and made available to the public.	Changed the wording in 4.4 to "between 15-20 dwellings".
Page 14	Policy H1.2 – Reserve Housing Allocation	The 'Reserve Site' is a sensible idea. If not required within the current plan period that could sit as an allocation for post 2031. The present provision of housing within the current plan period (19no.) appears a reasonable and commensurate provision by the village to the District's needs, notwithstanding that there is further opportunity for small windfall development still during the current plan period, over the next 12 years.	Statement noted	No change made to NP
Page 14 and 17	Policy H1.2 – Reserve Housing Allocation	In addition it might be said that if the "Reserve Housing Allocation" lies outside the village boundary in the 'countryside' and is allowed to be built upon, what differentiates this land from all other areas of countryside adjacent to the village boundary. And why might that land not also be built on? My view is that we should not get hung up on achieving our 'allocation' of 32 houses as a Category 4 service village. We should do what we can within the confines of our village boundary and no more. There are many examples within the District of villages being made to take more houses than their allocation because of the Council's weakness in standing up to developers and not adhering to their own policies. So why not Clifford Chambers recommending a few less houses than their allocation within their NDP.	The fact that it has been identified and included in the Plan as a reserve housing site differentiates it from any other land surrounding the village. Moderate development was identified to meet needs suggested in the parish questionnaire. This site was the preferred site from the sites identified/promoted. Whilst SDC has not suggested that the '32' is a target, the SG feels it responsible to plan for this quantum of development in order to assist the district needs and provide for appropriate housing types for local people.	No Changes made to NP

Page 11 and 14	Policy H1.2 – Reserve Housing Allocation	Both in the summary objective on page 11 and in the detailed section on page 14 there is reference made to 'the reserved site' (singular). This suggests that key elements of our neighbourhood development plan are predicated on this land being available for development. Should this prove not to be the case, should the land not be available, I believe the NDP requires a 'Plan B'. Otherwise we will open the discussion of developing elsewhere, outside the village boundary. Policy H1 also states that all areas outside the village boundary are classed as countryside, and therefore limited to dwellings for rural workers, replacement dwellings, conversion of existing buildings, and construction of houses of exceptional design. It is clear that the proposed 'reserved site' is outside the village boundary and therefore will be considered countryside. Is this not contradictory to the meaning of 'reserved site', and will restrict its use for development? Policy H1 section 4.4 talks about the NP providing for approximately 15 additional homes. Is there any level of confidence within the NDP committee that this can be provided through the use of land within the village boundary? Is there any additional development land within the village boundary available? Policy H1 also uses the phrase 'exceptional design'. I feel this is ambiguous and open to interpretation. We would need to clarify this more clearly.	Only one site was thought necessary during public consultation, this site was chosen during public meetings. No other sites were promoted within the BUAB. Plan B is not necessary. If the reserved site does not come forward for some reason then the Plan will not be looking to promote alternative land around the village on the basis that there is currently no suitable alternative. The reserved site is specifically identified as suitable for development and therefore the 'rules' on developing in the countryside are not applicable to it. The SG does not believe that there is sufficient land within the existing BUAB for approximately 15 dwellings. Only very limited infilling will be possible. It is therefore necessary to identify land currently outside the BUAB to accommodate this level of development. Design is entirely subjective. Use of the word 'exceptional' is merely intended to raise the bar on design standards and reflects the policy in paragraph 79 of the NPPF.	Only one site was deemed necessary during public consultation, this site was chosen during public meetings. No other sites were promoted within the BUAB."
Page 15	Housing – Housing commitments table	As set out, the 'market homes' column adds up to 22 dwellings, not 19. However, this is due to 'double counting' on three entries. For the 2 no. entries at 'Owlet End' and the entry at '11 The Nashes', remove the entry relating to the outline consent [OUT] in each case as the reserve matters consent [REM] in each instance relates to the same scheme.	SG agreed to do as advised. Review at time of submission	Figures amended to reflect current position.
Page 15	Housing Commitments Table	Regarding the housing table on page 15 I would suggest that the 'affordable housing' column be deleted. It adds no value. But further columns be added to cover houses 'under construction' and 'completed' at time of going to print, to establish the actual position on the ground	SG agree to amend with current position before publication	Amended to reflect position at time of publication
Page 16	Figure 2 – Village BUAB map	The village BUAB at Figure 2 is in contradiction to information set out at para 4.6, bullet point 2 on p.17 of the NDP. The map includes a paddock area located between properties known as 'Willowmere' and 'Owlet End' to the north edge of the village, where para 4.6 states that "residential curtilages are included within the Village Boundary unless an area is clearly a paddock and more appropriately defined as non-urban". As such, the paddock area should be removed from the BUAB map in order to comply with the accepted NDP criteria.	Comments noted. The SG agree to remove paddock from the proposed BUAB.	Figure 2 changed to reflect comment.
Page 16	Figure 2 – Village BUAB map	I am broadly content with what is shown excepting the Rectory Farm development the other side of the Chipping Campden Road, which although adjacent to the village, turns its back on the village with access from the Welford Road. The BUAB promoted by SDC to me is more appropriate and correct	BUAB agreed in public meetings and this part no commented on by SDC on pre-submission NP	No change made to NP. BUAB agreed in public meetings to include Rectory Farm development.
Page 16	Figure 2 – Village BUAB map	This does not include the area between Rectory Farm and Redhill Cottage and Lodge which is vulnerable to the eyes of a developer. Also the area around Redhill House and up to the Garden Centre which is vulnerable and the PC should have jurisdiction over these.	The BUAB agreed in public meetings. Should the area suggested be included within the BUAB this would encourage, not deter, developers from putting forward proposals for development.	No change made to NP. These areas were specifically excluded during public consultation.
Page 17, para 4.4	Section 4 – Housing	The basis of reserve site is not consistent with Policy CS.16.D. What is proposed is an allocation with its release restricted to when a local need is identified. It is not appropriate to restrict allocations to a local need as it is necessary for housing development to meet all aspects of the District's housing requirements. As noted above, the Reserve Housing site would have a density of only 15 dwellings per Ha, which is very low.	Noted. The SG agree the word 'local' will be removed.	Remove the word 'local' from the paragraph.
Page 17, para 4.4	Section 4 - Housing	If a site is over 1ha it is classed as a major planning application, therefore in line with the National Planning Policy Framework, a site specific Flood Risk Assessment must be submitted to the Lead Local Flood Authority for review.	Noted. The reserve site is less than 1ha.	No change made to NP
Page 17, para 4.6	Housing – Explanatory text Policy H1	The village boundary has been based on the built-up area boundary originally drawn up in the Stratford-on-Avon District Local Plan in 2000'. This is incorrect, as Clifford Chambers did not have a built-up area boundary in the 2000 Local Plan and has never had an 'official' settlement boundary. The only boundary that existed prior to the one indicated in the NDP was one promoted through the Site Allocations Plan Regulation 18 Consultation (Revised Scoping and Initial Options) from January 2018. This paragraph will need to be updated to reflect this.	Noted. Clifford Chambers did not have a BUAB in the 2000 Local Plan.	Change paragraph 4.6 to "The Village Boundary has been drawn in line with the following criteria."
		Bullet point1 – refers to the village boundary set out in the 2018 SAP consultation. However, the village BUAB shown at Figure 2 of the NDP does not follow the draft BUAB within the SAP and as such, this sentence should be amended to reflect this fact.	The Village Boundary has had regard to the 2018 SAP consultation but has made minor changes in line with local knowledge and consultation.	Change first bullet to - "Where there has been new residential development and extant planning permissions located on the edge of the boundary these are now included within the proposed Village Boundary"
Page 17	Policy H1	Figure 3 shows an area allocated to Reserve Housing. This will present problems when accessing the Campden Rd.	Potential to use existing access from Stour View. Would be assessed by WCC.	No change made to NP. Site surveyed identified access via Stour Close
Page 18	Policy H2	The Housing Needs Survey of 2016 is referenced. It would not harm to represent in the NDP the very brief findings and modest need identified within that report i.e. need by house size and tenure.	The HNS is properly referenced this information is therefore readily available	No change made to NP. Full details are available on web site and referenced on page
Page 18	Policy H2	It would help to show a wider context if the report set out the number of Almshouses within the village at present PLUS the existing number of social/affordable homes across the village, and again their size and tenure. I understand that there are 3no. 2-bed Almshouses controlled by CCC.	This is a Core Strategy and has been included to provide an opportunity to meet the housing need identified in the Questionnaire	No change made to NP. No 'affordable' houses have been constructed in the Parish
Page 18/19	Policy H2	This is an open invitation for developers, in conjunction with a willing landowner to build significant housing on countryside adjacent to our village boundary. There have been numerous occasions within Stratford upon Avon District where the element of affordable housing is reduced and replaced with market priced housing post planning approval.	As above plus, this is small site developments outside the BUAB but in line with Core Strategy and NPPF	No change made to NP. The plan is in line with the Core Strategy and the NPPF
Page 18/19	Policy H2	Reference is repeatedly made to the phrase 'affordable housing', not social housing, but affordable housing. Once again this appears somewhat ambiguous. What is the definition of affordable housing? Policy H2 states that small site development will be permitted outside the village boundary if there is a need, if they are affordable, and if no other sites are available. This means that if the reserved site is not for sale, developers can go for any other plot of land. This takes the control away from the village, and therefore I believe additional 'reserved sites' need to be identified. Policy H2 also comments on the provision of 'market housing' being included when the viability for 100% affordable housing not be achievable. This clearly goes against the over-riding objective of only permitting small scale developments, unless the definition of a 'small site' has changed since the NDP questionnaire?	Only 'Affordable Housing' was suggested in the questionnaire. No other sites were seen as suitable by residents when discussed in public meetings and, the comment about 'market housing' is in relation to small scale developments. H.2. policy is about small scale community-led projects	No change made to NP. The plan is in line with the Core Strategy and the NPPF

Page 18	Policy H2 - Rural Exception Sites	This section is very unclear and could lead to a much larger development than originally anticipated and against the wishes of the community. In particular it could be argued that it would generate affordable housing under planning percentages that could then be renege upon, as is potentially happening at Long Marsden.	Rural exception schemes are by definition small schemes specifically designed to meet a need for a proven but as yet unmet need.	No change made to NP. The plan is in line with the Core Strategy and the NPPF
Page 20	Policy H3	It is important to make it clear that the location of a new live-work dwelling should be consistent with Policy H1 which does not identify them as exceptions. Core Strategy Policy CS.22 also states that the location of a live-work dwelling must be consistent with the control of housing development established in Policies CS.15 and AS.10. Suggest adding 'in the open countryside' to criterion e) of Policy H3, as the policy as written doesn't comply with Policy AS.10 of the Core Strategy. Criterion e) should read: "In the case of conversions in the open countryside, the building should be of a permanent and substantial construction, structurally sound and capable of conversion without a major rebuilding or extension; and".	Agree	New wording added as suggested to Policy H3 Criteria e
Page 20	Policy H3	It is suggested a further criterion be added to ensure the development would "have no adverse impact on adjoining residential amenity".	Agree	New wording added as suggested to Policy H3 to create new criteria "g) Have no adverse impact on adjoining residential amenity"
Page 20	Policy H3	Should policy refer explicitly to Core Strategy policy AS.10? Replace "compromising" with "compromising".	See above	Amend as suggested adding AS 10 to wording and changing "compromising" to
Page 20	Policy H3	I would question the need for 'live/work' units. Is there a proven local demand? This is somewhat of a generic policy that crept in to Council Local Plans, but there is rarely any call for them in reality.	The policy supports the need to ensure that people can continue to live and work in the community and supports 3.3 of the Strategy (page 10)	The SG feel that the necessary protections are covered in AS10 of the Core Strategy.
Page 20	Policy H3	Mention should be made of noise, light, vehicle comings and goings and the right of quiet enjoyment of neighbours of such a new development.	H3 (c) and (f) covers this point	No change made to NP
Page 20	Policy H3	When discussing small scale live-work developments, it comes across as if we are only thinking about office working from home. I believe we need to consider the noise, lighting, and general disturbances should there be a requirement to set up a home-based workshop for example, or any form of minor industrial use of space.	See above	No change made to NP
Page 20	Policy H3	There is no mention of noise, light, vehicular emissions or quiet enjoyment etc. pollution.	As for serial 70	No change made to NP
Page 21	Policy H4	The plan encourages housing development in gardens as a significant contributor towards achieving the number of dwellings required by 2031 but offers no indication of how or where gardens of sufficient size, in sufficient numbers, with space for car parking and proper access might be conjured up. This is pie in the sky thinking.	A survey by the SG in 2016 identified a number of garden areas within the Village where homes may be sited. Six properties have received planning consent between 2017 and 2019. This represents the kind of slow growth that parishioners indicated they would prefer during public meetings. Garden developments are only part of the overall strategy which includes the reserve site that can accommodate up to 20 dwellings.	No changes required
Page 22	Policy NE1	Suggest amending second paragraph of policy to read: 'All proposals must demonstrate that land being proposed for development is not at significant risk of flooding based on current and historical data (figures 4 (a) and (b)) and that it can be demonstrated it will not increase the risk of flooding elsewhere'.	Agree	Para amended to read: All proposals must demonstrate that land being proposed for development is not at significant risk of flooding based on current and historical data (figures 4 (a) and (b)) and that it can be demonstrated it will not increase the risk of flooding elsewhere.
Page 22	Policy NE1	It is recommended that the fourth paragraph of the policy be amended to read: "The use of sustainable urban drainage systems (SuDS) and permeable surfaces will be encouraged, where appropriate". This is due to the fact that the word 'urban' has now been dropped from the term in general usage as it can cover rural locations as well. Permeable surfaces are just one of the techniques covered under the umbrella term of SuDS (it also covers rainwater recycling, use of green roofs, balancing ponds and soakaways).	Agree	Change text. Amended to read: The use of sustainable drainage systems (SuDS) and permeable surfaces will be encouraged, where appropriate.
Page 22	Policy NE1	The adoption and maintenance of all drainage features is a key consideration to ensure the long term operation and efficiency of SuDS. As part of the planning procedure the LLFA will expect to see a maintenance schedule, at detailed design stages. All SuDS features should be monitored and cleaned regularly as a matter of importance. Further details could be included about discharge rates. Please be aware that 5 l/s is not the minimum possible discharge rate achievable. In relation to this, the requirements set out in the following documents should also be adhered to in all cases: • Paragraphs 030 - 032 of the Planning Practice Guidance (PPG) • DEFRA's Non-statutory technical standards for sustainable drainage On smaller development sites where the discharge rate is below 5 l/s, these rates are achievable through water reuse, protected offices, and better design. Discharge rates should be set to control run off at greenfield rates for a 1 in 100 year event, plus an allowance for climate change. You could refer to our standing advice document https://apps.warwickshire.gov.uk/api/documents/WCCC-1039-73	This is a matter for any future planning application. However, the SG is happy to make reference to the LLFA's requirements in the policy.	Add "...and designed to the Lead Local Flood Authority's requirements." to the end of the 4th sentence in Policy NE1
Page 22-23	Policy NE1	As with car parking, the document appears to aspire not to add to or exacerbate the flooding problem in the future but gives absolutely no indication of how the existing situation might be alleviated. This should be addressed comprehensively.	The NDP is not able, through the planning process, to address existing problems in respect of flooding. However, it can ensure that any development does not exacerbate the existing problem. In many instances, development can, as a side effect, create a betterment. This will always be encouraged but cannot be enforced or guaranteed.	No change made to NP
Page 22-25	Policy NE1	I would say this whole section needs beefing up and to include the progress or lack of progress of the WCC multi agency plan (FDGIA) for flood alleviation. The map fig 5 indicating the flood area of the two Martin's Hill fields should cover a much more extensive area than is shown.	The diagram covers known areas of repeated flooding. The PC separately to the NDP process is part of multi-agency discussions about the long term plan for addressing flooding within the village.	No change made to NP
Page 23, para 5.1	Policy NE1 - Explanation	Amend first sentence to read: 'The village has two areas of flood risk; a natural flood plain on the River Stour that runs along the whole of the north east side of the village and water run-off from Martin's Hill that causes flooding along the south western boundary...' for accuracy.	Agree	Wording amended as suggested to "The Village has two areas of flood risk; a natural flood plain on the River Stour that runs along the whole of the north east side of the Village and water run-off from Martin's Hill that causes flooding along the south western boundary of the Village."
	Policy NE1	We suggest you include more detail regarding disposal of surface water. Under the terms of Section 11 of the Building Regulations 2000, the disposal of surface water by means of soakaways should be considered as the primary method. If soakaways are unsuitable, satisfactory evidence will need to be submitted. If soakaways are not practical then discharge to a watercourse or ditch should be explored. Where there is a watercourse on a site connection to public sewers will not be required. Subject to the above, Severn Trent Water expects all surface water from the development to be drained in a sustainable to the nearest watercourse or land drainage channel, subject to the developer discussing all aspects of the development's surface water drainage with the Lead Local Flood Authority (LLFA). Any discharge rate to a watercourse or drainage ditch will be determined by the LLFA/ Environment Agency	The SG agree to ensure the avoidance of doubt add the Section number and year of the current regulation for all surface water drainage.	New text added: Final line after add Section 11 of the Building Regulations 2000.

Page 23	Policy NE1 para 5.1	I feel this paragraph misses an important point, and can have stronger supporting evidence, particularly in relation to run-off from Martin's Hill. Although it is the case that houses have flooded in 1998, 2007 and 2012, flooding events are much more frequent than that, occurring every year, and causing significant distress and worry to residents. We have many examples (with photographs) of the fields behind the village under water, regardless of whether houses were deluged or not. It should also be noted that the allotments flood.	The SG agree that additional text should be added to include word "regularly" in relation to flooding on western side of village	Changed text to include the word "regularly": The Village has two areas of flood risk; a natural flood plain on the River Stour that runs along the whole of the north east side of the Village and water run-off from Martin's Hill that regularly causes flooding along the south western boundary of the Village.
Page 24	Policy NE1 Figure 5	I am certain there are photographs of the fields below Martins Hill showing a greater area under water than shown in Figure 5. This should be accurately reflected in the document.	Further evidence not found. The area shown is where water covers the land and crops and appears as small 'lakes' of water rather than just wet and boggy areas. It is felt more appropriate to show these as 'flooded' rather than just wet.	No change made to NP
Page 24	Policy NE1 Figure 5	The Map in Figure 5 on page 25 showing the extent of the flooding in village in 1998 needs extending to cover most of Dighton Close and the Bungalows located on the Western side of Barn Close whose gardens and, I think, homes were affected, I attach a scan of a photo (editor note: attached as a separate item. See Dighton Close 1998 Flood.jpeg) that I took of the flood waters in Dighton Close from my Living room window, and I still have fears of further flooding each winter when I see the surface water in the corner of the field behind the line of Oaks creeping ever closer to the footpath as the ground falls away after that point into Dighton and Barn Close.	SG agree to amend	Amend Figure 5 to reflect addition evidence.
Page 24	Policy NE1 Figure 5	Figure 5 based on 'Evidence from local residents' and purporting to show the extent of flooding in 1998 caused by run-off from Martin's Hill is misleading because the event coincided with the flooding of fields along the River Stour from the river itself but this is not shown	Figure 5 describes areas that are regularly flooded from run off from Martin's Hill in addition to the river/reen flooding. This is identified in 5.1	Amended Figure 5 to show only run-off from Martin's Hill
Page 25	Footnote No.18	Replace 'Halcrow' with 'AECOM'.	Agree	Reworded footnote No. 18 page 25
Page 25	Policy NE1 para5.3	Section 5.3 makes specific reference to 'Larger developments', which we have explicitly stated will not be considered. We need to be careful we do not contradict ourselves, and thereby create loopholes in our plans.	Larger' is undefined in the NP. However, the SG agree it could be misunderstood that the plan is encouraging large scale development.	Sentence reworded to remove the inference that the NP supports 'larger developments'
Page 25	Policy NE1 para5.3	Why is there mention of larger developments when the community has specifically said large developments are not what they want? There should be a requirement for serious and convincing evidence that any development will not make the flood situation worse.	Larger' is undefined in the NP. However, the SG agree it could be misunderstood that the plan is encouraging large scale development..	Sentence reworded to remove the inference that the NP supports 'larger developments'
Page 25, para 5.4	Policy NE1 - Explanation	Amend as follows, in order to be factually correct: "The Environment Agency considers The Technical Water Cycle Study 2014 demonstrates that water courses..."	Agree	Amend as: The Technical Water Cycle Study 2014 demonstrates that water resources
Page 25	Policy NE2	Amend Policy Title to read: 'Protection of Valued Landscapes' to be consistent with Contents page.	Agree	Amend as suggested to: To Protect Valued Landscapes
Page 25	Policy NE2	Local Designations The significant Tree Preservation Order running approximately NW to SE along the full length of the southern edge of the village needs representing on accompanying plans and also in the text, given that it is a very distinct, natural and long-standing boundary to the south of the village, separating the village from open countryside beyond. TPO 4/1972 contains some 60+ oak and 30+ limes and defines, quite starkly, the southern extent of the village. The setting of these trees and the trees themselves contribute greatly in defining the character of the village .	The SG consider the references to the line of oaks having TPOs is sufficient to reinforce their identity and importance.	No change made to NP
Page 25	Policy NE2	Much stress is rightly given to the importance of the line of mature oak trees on the south-west side of the village in maintaining the village's character and affording physical and visual protection. Tree Preservation Orders are mentioned, however no indication is given of how many of the trees are protected and as they all lie outside the Conservation Area, any trees not individually protected are vulnerable to being chopped down and used for firewood if the landowner so wishes. There is no aspiration to give these trees further protection. Similarly the trees that surmount Martin's Hill and which are also highlighted for their importance are not protected.	as above	No change made to NP
Page 25	Policy NE2	Views, landscape and character a. When assessing views then the following should also be considered: i. Views from the allotments ii. Views from the Recreation Ground iii. Views from the path along the southern edge of the village from the Nashes to the Manor House, a good section of which is within the Conservation Area designation iv. Views from Martin's Hill back towards the village and the dominant tree line enclosing the village from open countryside to the south b. In terms of the historic development of the village and its present character, the village is delineated quite clearly by the River to the north, the Manor House to the east, the mature and protected Tree belt to the south and the Chipping Campden Road to the west. c. The village has a clear historic and present linear development pattern running SE from the Campden Road. Development beyond the described confines would clearly be at odds with the historic settlement pattern and the development of the village	The view from the allotments and along the public right of way is included in the plan. It is currently shown from a single point. This should be widened on Fig 6 (a). There are no views from the recreation ground. The view from Martins Hill looking towards the village is included in the plan. The historic and linear nature of the village is covered in the Character Assessment in the Appendix of the NDP.	Fig 6 (a) amended to show a wider valued landscape from the southern boundary of the allotments.
Page 25	Policy NE2	Threats a. It would be worth examining how the plan might seek to protect the village's character from external impact from major infrastructure development of local roads and the likely impacts that could follow on: i. The character of the Conservation Area ii. Our dark skies, light pollution iii. Pollution, air and noise pollution iv. Visual impact from proliferation of signs, lighting columns and the roads themselves etc. v. Loss of any important buffer vegetation These could be infrastructure projects that pass through the NDP area, adjacent to it, or nearby but still impact on the village b. Further harm to the already damaged grass verges and village green that run through the village and help to define its character	The NP must be positively worded. It is not appropriate to predict the threats to the village or neighbourhood area. Threats may also be opportunities in some peoples eyes so it would not be appropriate to label certain things are threats in any case.	No change made to NP
Page 26	Policy NE2	Why is the diagram fig 6a of Martins Hill view so narrow and specific? The photo in fig 6b is weak in illustrating the point being made.	Review photographs and add wider angle view	View triangle widened in fig. 6a. 6.b replaced with wider angle photograph

Pages 26/27	Policy NE2 Figures 6(b) and 7 (b)	Although the 'view of Martins Hill' and the 'view from the hill towards the village' are included in the explanation, by linking them to developments, albeit saying the latter should enhance or maintain the green and rural nature ... of views, the very fact the document makes this link to development suggests that development is something the village is prepared to accept – and I am not sure that is the case. And it is this latter point, that the document almost subliminally accepts development in areas adjacent to but outside the settlement boundary. If we are to preserve the jewel that is Clifford Chambers - Len Potter's words not mine! – then we should be firm in saying that no development should be allowed in the 'countryside' outside the village boundary. By offering exceptions to this, as H1, Housing Growth, does, whether "dwellings for rural workers ...or construction of houses of exceptional design", we are risking that developers will have a go building on such land. This was just what happened at Ettington and the Spitfire development off the Banbury Road, that includes an (exceptional?) thatched roof house in front of the development, shielding mediocrity behind. It is so easy for developers to change their minds and their designs post planning approval.	The plan does indeed support development. It is a set objectives to do just that. We cannot be seen to be against development only against development that would be against the plan's strategic vision described in 3.4	No change made to NP
Page 27	Policy NE2 para 5.7	While I am wholly in agreement that this view is important, and should be protected, the arguments feel weak. For example, as wildlife, deer are common and not recognised to be in any danger. The footpath is claimed to be 'well-used' but there is no evidence to demonstrate what this means. I do not know if this will matter, once the plan is adopted, but if it does, we should aim to strengthen it.	Comments noted. The SG believe presence of wildlife and the popularity of the footpath are important contributors which make this landscape valuable. It is a fact that the footpath is well used by dog walkers from the village and regularly by walking groups. The footpath is part of a route that is printed in many local guidebooks.	No change made to NP
Page 28	Policy NE2	Fig 7c is an equally ineffectual photograph in illustrating the beauty and 'hidden aspect' of the village. Perhaps more illustrative images – possibly drone – could be obtained. (Editor's note - not sure whether this is a correct reference as writer actually referred to 7c on page 27)	The SG believe that the photographs, in combination with the text in 5.8, adequately explain the distinctive feature of the natural and prominent boundary the Oak trees on the western boundary of the village.	Figure 7.c illustrates the oak trees as the boundary to the built up area. No action taken
Page 28	Policy NE2 para 5.8	Again, if evidence will strengthen the case, we can easily demonstrate the practical benefit to the village of the oak trees in terms of wind reduction	See comment above.	No change made to NP
Pages 12 & 25-28	Policy NE2	The summary of policy NE2 on page 12 refers to retaining not just skylines and important views, but also distinctive features, which I think is a key point. However nowhere do we indicate what these are, and I think it is important to do so. Also, the quality of the photographs in the section needs improving, the view of Martin's Hill, looks neither distinctive nor outstanding. We need to emphasize the beauty of this area.	The text referred to on Page 12 is just a summary. Key features such as the Church, the Manor House, The Square and distinctive properties are shown in the appendix.	No change made to NP
Page 29	Policy NE3	Has any evidence been collected to support this policy regarding local habitats and those which would need to be protected?	No specific data has been undertaken. However, the SG members and others who have had an input into the preparation of the plan have local knowledge of nature conservation in and around the village. There is a community wild life group whose objectives include re-creating areas of wild flowers, planting of trees and hedges. It is not necessary for the NDP to provide neighbourhood wide (or village wide) evidence of this nature. The evidence base for NDP's should reflect the neighbourhood planning process which is principally a voluntary process on a very limited budget.	No change made to NP
Page 29	Policy NE3	What is actually meant by the reference to "habitat buffers" – this should be evidenced or explained...	The SG have researched the term and found no specific legal definition. One document found in the Gaydon section - https://www.wildlifetrusts.org/planning - suggests some guidance to explain the term 'habitat buffers'. This has been added to text.	Add text after "habitat buffers are established"... in areas peripheral to a sensitive site which is landscaped or managed with the aim of enhancing the positive and reducing the negative impacts of development.
Page 29	Policy NE3 final paragraph	<i>Where it is not possible or feasible to retain such trees or hedgerows in these circumstances, replacement trees or hedgerows of an equivalent or better standard will be required in an appropriate location on the site.</i> It is difficult to imagine how (for example) a 60 year old tree could be replaced by something equivalent or better?	The SG feel that this wording is intended to ensure that any replacements are equal in quality type and number. Agree to re-word	Re-worded as follows at end of penultimate paragraph Page 29 ...outweigh any loss. "In such cases replacement trees and hedgerows will be required in an appropriate location on the site."
Page 29	Policy NE3	The village is a habitat for a rare bat, rare moths, and has achieved much to increase hedgehog numbers in recent years (a species in rapid decline nationally). I would like this paragraph to be more specific. Perhaps 'the encouragement of biodiversity'.	We already use the words 'encourage' and 'biodiversity' in the opening paragraph of this policy. Would be repetitive if added to the text.	No change made to NP.
Page 29	Policy NE3	While the Policy makes reference to hedgerows, it implies this is in relation to new developments. Nowhere does it explicitly refer to boundaries in relation to housing, including existing housing, and how these might change over time. We know these are already contentious, with several examples of inappropriate replacement fencing projects that have brought a distinctly 'urban' feel to them. Moreover, an identified threat to hedgehog numbers is the erection of impermeable fencing. I would like to add 1) a requirement that all boundaries reflect the rural character and heritage of the area and 2) that boundaries should encourage local biodiversity and where possible the welfare of local wildlife.	The SG agrees to include 1) and 2)	Penultimate para. amended to read: "All development, of both new and existing properties, will be required to demonstrate a high level of sensitive landscaping and native tree/hedge planting in order to reflect the rural character and heritage of the area and protect the welfare of local wildlife. All development should retain, protect and, where possible, enhance existing trees and hedgerows which are important for their historic, visual or biodiversity value."
Page 30	Policy NE3	<i>You could include an additional point that encourages new developments to open up any existing culverts on a site providing more open space/green infrastructure for greater amenity and biodiversity; and the creation of new culverts should be kept to a minimum. New culverts will need consent from the LLFA and should be kept to the minimum length.</i>	The SG consider this to be a constructive point well worth adding.	Add to second paragraph in policy after "habitat buffers are established." "Reinstating ditches by removing existing culverts will also be encouraged."
Pages 29-30 & 34-35	Policy NE3 and Policy LC2	For this first feedback I just wanted to focus on the 'green spaces and biodiversity' areas. I think the document reflects many of the comments from the earlier consultations in terms of 'maintaining/retaining existing greenspaces, 'protecting....and enhancing the natural environment' and 'preserving existing green spaces' - I quote from the document. Since previous consultations, at least 2 village groups have expressed a desire to actually increase the amount of green space/recreational areas - I specifically refer to the Wild About Clifford Group's desire to obtain land to create more wildlife areas, backed by a membership of c 70 villagers, and Clifford Chambers Charities interest in providing additional green spaces for recreation, physical education and wellbeing. My question therefore is could we include the desire to increase the amount of wildlife and recreational green spaces in the village in the final document? Not only would this reflect the views of many villagers and village groups but would improve the chances of this expansion coming about - via increased likelihood for grants to be awarded towards such goals? eg National Lottery Funding depends heavily on community involvement and wishes.	The Plan proposes a number of Local Green Spaces (Policy LC2) for protection. One of these is the formal recreation ground in the village which is not at capacity. The SG do not believe there is a need for additional formal recreational spaces within the village. The safeguarding of habitats (Policy NE3) will in turn encourage wildlife.	No change made to NP
Page 30	Policy NE4	Amend Policy Title to read: 'Maintaining 'Dark Skies' to be consistent with Contents page.	Agree	Amended as indicated
Page 30	Policy NE4	Second paragraph – it is considered that the term "must" may be too strong in relation to all development proposals. It is suggested a more appropriate alternative term would be "should".	Comments already suggest that the wording in the document is too weak. The SG suggest this remains as is. See also serial 10 above.	No change made to NP
Page 30	Policy NE4	I would like this to include specific mention of exterior lighting on private houses. The phrase 'where necessary' needs qualifying ie who decides what is 'necessary'?	The phrase 'where necessary' is in the policy description on page 12 - However a broader explanation is covered in para 5.14 and 5.15 Most external lighting on private dwellings does not require planning permission and therefore is not something which the NP can control or have influence on.	No change made to NP

Page 30	Policy NE4	Again the objective is phrased in terms of development, with the implication that this applies to new housing only. Can we not just say 'light pollution should be minimised by avoiding obtrusive external property and street lighting'. Likewise, while it states that 'applications for development must demonstrate...' but nowhere explicitly states that ANY new lighting will require permission.	This item is covered in Para 5.15	No change made to NP
Page 31, para 5.14	Policy NE4 - Explanation	The final line refers to 'PIR based external property lighting'. What is this? This needs expanding upon.	Agree	Full wording added to text: Passive Infrared Sensor
Page 31, para 5.15	Policy NE4 - Explanation	I would like to see this changed to require permission for any new external lighting.	Most external lighting on private dwellings does not require planning permission and therefore is not something which the NP can control or have influence on.	No change made to NP
Page 32	Policy LC1	The SG	The SG agree we add 'boundaries, outbuildings etc. in Explanation at 6.2	Added 'boundaries, outbuildings etc. in Explanation at 6.2.
Page 33 para 6.2	Policy LC1 - Explanation	The explanation does not really fit with the policy and does not explain the balancing principle with public benefits.	There is no need to repeat the requirement of balancing any harm with the public benefits - this is adequately included in the Policy. The explanation merely quotes from the NPPF the importance of heritage assets and what heritage assets the village contains.	No change made to NP
Page 33	Policy LC1 - Figure 8	My own view is that the row of houses from The Close to the Village Hall which were designed by Edwin Lutyens should be protected within the conservation area and perhaps listed, to avoid further nept plastic fenestration and even worse in the case of the ne next to the Village Hall. This is a sad example of suburban trivialisation and is totally inappropriate.	These houses are already within the conservation area. The NDP does not have the power to list properties. This lies with Historic England.	The houses highlighted by the comment are already in conservation area. Not amended
Page 34, para 6.3	Policy LC2 - Explanation	Suggest replacing 'include' on first line with ' consider designating ..', as it is not compulsory to include Local Green Spaces in a NDP.	Agree	Wording amended as suggested in Para. 6.3
Page 34	Policy LC2	The final paragraph of the policy states: "Development that would harm the openness or special character of a Local Green Space or its significance and value to the local community will not be permitted unless there are very special circumstances where the public benefit would outweigh the harm to the Local Green Space". 'Openness' is not one of the criteria specified in the NPPF for assessing the appropriateness of designating an area of Local Green Space. This is more akin to Green Belt terminology and should therefore be removed. Additionally, the 'very special circumstances' test has been removed from NPPF2, under which this NDP will be Examined. This will also need to be removed and the paragraph re-drafted to take account of NPPF2.	Agree	Amended to take out 'Openness' and 'very special circumstances' in Policy LC2
Page 35 para 6.6	Policy LC2 - Explanation	Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts. Question: Is this correct interpretation of NPPF?	The SG believe this is the correct interpretation of the NPPF (see para 101)	No change made to NP
Page 35	Policy LC2	We support the protection of open spaces and river corridors - this could be developed to mention the benefits of open space as flood risk management to retain water.	None of the proposed LGS's would be suitable for flooding risk management or water retention.	No change made to NP
Page 34/35	Policy LC2	I understand from Nicola that much of the cautious language used - the permissive or suggestive use of "where possible/necessary/appropriate" rather than something more imperative - was done on the advice of our planning consultant and SDC. However this document is the culmination of what the village wants. So it is my firm belief that we should say just that - what the village wants. For example the village has said that it wants to protect the sites of LC2, then they should be protected - why give a developer the chance of being an exception. The reference to Green Belt policy protection is no panacea as there have been countless examples of the exceptions, such as stables or hay barns, being erected in green belt land only for them to become houses at a later date.	We have followed advice and guidance from the Planning Authority to ensure the Plan follows current guidance and protocols.	No change made to NP
Page 36	Policy LC3	This is a very prescriptive policy. The criteria specified does not allow for innovative design and is therefore contrary to para 79e) of NPPF2.	Noted. The NDP should not stifle innovative design. Paragraph 6.9 (explanation) also makes this point stating that "the above criteria should not discourage the very highest quality of modern design"	Add sentence to end of criterion d) "Innovative design will be supported in appropriate locations".
Page 37	Policy LC3	section i) lighting. Absolute minimum should read 'to avoid impacting other properties' section j) hard surfacing. Might this include the words 'permeable, to minimise run-off'.	i) This is terminology as advised. j) Amend to add Permeable to minimise run-off	Amended to include "to avoid impacting other properties" in LC3(i). Amended to include "permeable" in LC3 (j)
Page 37	Policy LC3 para 6.9	Section 1) provision of space. Might include also 'to allow movement of people within the village'. The passage way connecting the new housing at Rectory Farm to the Pound is a fine example of this.	Suggest we add to 6.9.1	Amended to include "to allow movement of people within Village" to LC3 Para 6.9(1)
Page 38, para 6.11	Policy LC4 - Explanation	Recommend minor alteration to wording as follows: 'This Plan seeks to promote the future proofing of new residential and commercial development by requiring the infrastructure associated with the installation of high speed broadband to be provided at the build -construction stage'.	Agree	Amend wording to change 'build' to "construction" in final line of Para 6.11
Page 38	Policy LC4	This policy states that 'all new residential development' will expect high speed internet connectivity, yet the following section 6.10 reports from the questionnaire findings that existing homes require the same. How does such a future proofing policy deliver high speed broadband to existing residents?	Infrastructure project now completed. High speed internet connectivity now available to most pf Parish	No change made to NP
Page 39	Policy TT1	The policy states "Dwellings must provide off-road spaces for one car per bedroom including garages and car ports". This does not conform to the revised Parking Standards set out within emerging Development Requirements Supplementary Planning Document (SPD) endorsed for consultation at Cabinet 14 January 2019. The SPD is consistent with the NDP for 1 and 2 bed dwellings, but the SPD suggests 2 parking spaces for 3 bed dwellings and 3 parking spaces for 4 and 5 bed dwellings. This difference, if both are endorsed as currently drafted, would cause an inconsistency of assessment. This raises a conundrum in relation to all NDPs that identify parking standards because, once made, they form part of the statutory Development Plan whereas parking standards set out in the SPD will not have the same status. On that basis, the parking standards in an NDP, where different, would prevail.	Agree to support the SPD and amend as necessary	Wording altered to match SPD: "Dwellings must provide off-road parking spaces, which may include garages and car ports, in line with the Planning Authorities Revised Standards set out in the Development Requirements Supplementary Planning Document 2019: 1 and 2 bedroom properties - 1 space; 3 bedroom properties - 2 spaces; 4 and 5 bedroom properties - 3 spaces."
Page 39	Policy TT1	The two biggest problems facing the parish on a day to day basis are car parking and the ever-increasing traffic flow on the B4632. The draft plan does not properly address these. On-street parking problems are referred to under 7.2 and the plan seeks to avoid exacerbating the situation by an apparently admirable requirement for new houses to have adequate off-street parking. However, the benefit of this to the main village is almost non-existent because no new houses are likely to be built along the central area of the Main Street where the problem is much the most serious. And most significantly, the plan offers no aspiration to alleviate the problem of parking in this area, let alone contain any suggestions of how this might be achieved. There is no mention of the possibility of a village car park, residents' parking permits or any other possible solution. On street car parking must be given more careful consideration.	The NDP cannot address existing on street parking problems unless land is specifically allocated for a car park. There is no indication that this would be possible or desirable and there is no obvious location for this. The NDP has no control over the level of traffic using the B4632.	No change made to NP.
Page 40 para 7.3	Policy TT2 - Explanation	"(See Figure 1 Page 5)" - Figure 1 is actually on page 4 of the NDP.	Agree	Corrected in submission document
Page 40	Policy TT2	Second sentence - suggest replace "prioritised" with "incorporated" as it is generally impractical to prioritise walking and cycling in rural settlements.	Agree	Wording amended as suggested

Page 40	Policy TT2	This is more than protecting existing routes, but about enabling behaviours. 1) Notably, new development should incorporate connectivity within the village as an alternative to car use. In addition, in reference to 'existing routes' we still do not have an existing route connecting us along the B4632 to Stratford that is an acceptably safe width, bearing in mind the speed and nature of traffic on this road and its projected growth. Moreover the path that exists is on the opposite (wrong) side of the road, making it a dangerous crossing. Therefore 2) it should remain an objective to develop 'an appropriate safe route for pedestrians and cyclists and disabled buggy users' connecting the village to the town. Possible omission: To mitigate negative impact from the projected growth in traffic along the B4632	The NDP has no control over the level of traffic using the B4632. The NDP can only influence development within the Neighbourhood Area. There is a paved footpath between the village and Stratford. However, lack of hedge cutting affects the width of the route. Cyclists regularly use this paved route. The approach road for the relief road is an opportunity to enhance the route.	No change made to NP
Page 40	Policy TT2	para 7.3: Perhaps worth adding that these footpaths are an important amenity for walking groups para 7.5: I would like to add 'when crossing the B4632 to access the existing footpath / cycleway connecting the village to Stratford'	7.3 The SG do not consider this needs adding. 7.5.1 add accessing the existing footpath etc.	Wording added to 7.5: 7.5: "when crossing the B4632 to access the existing footpath / cycleway connecting to Stratford upon Avon."
	Policy TT2	Possible omission: 'measures to mitigate traffic noise & pollution from the B4632 and its impact on the village'. On that point, do we have any figures on air pollution?	This is an existing issue which the NDP cannot retrospectively deal with. However, any new development near to the B4632 will need to be assessed in respect of noise and air pollution through the Development Management process.	No change made to NP.
Page 41	Policy TT3	Paragraph three of the Policy: "Proposals which seek to increase the number of access points or which would involve an increase in traffic generation will need to demonstrate that they do not further inhibit the free flow of traffic or exacerbate road safety concerns, including compromising existing pedestrian and cycle routes into the village centre" comes under the jurisdiction of the County Highways Authority. It is considered that the final sentence of the fourth paragraph, beginning "In addition, developers will be required to..." asks for the cumulative effect of proposed vehicle movements from development proposals in 'adjoining or surrounding areas' to be calculated. It is felt that this type of assessment would be almost impossible to meet. How far would you cast the net for calculating adjoining or surrounding areas, for example? Does 'proposed developments' include those that are not yet known? Suitable traffic calculations would be part of an appropriate Transport Statement or Assessment. Therefore, it is recommended the final sentence be deleted.	The Highway Authority is a consultee. SDC is the decision maker. The NDP is part of the development plan and policies within it must be taken into consideration by SDC when making decisions. Highway safety is an important component of the NDP. It is entirely appropriate for a development to demonstrate that individually and cumulatively, highway safety including highway capacity is not adversely affected. This is set out in paragraph 108 of the NPPF. How far to 'cast the net' is a matter of judgement depending on the scale, location and nature of the development proposed. Each application will be treated on its own merits and considered in light of the individual circumstances of the site/proposal.	No change made to NP.
Page 41	Policy TT3 para 4	In addition, developers will be required to quantify the level of traffic movement proposed developments are likely to generate and their cumulative effect with other development in adjoining or surrounding areas. [The usual phraseology used is "cumulative" in these situations].	See above	Changed accumulative to "cumulative"
Pages 13 & 41	Policy TT3	This policy summary on page 13 refers to restricting development that will have a severe adverse impact on road safety, yet the detailed section on page 41 has removed the word 'severe' and refers to an 'unacceptable adverse impact'. I think both 'severe' and 'unacceptable' should be removed as they are too subjective, and open for debate.	The wording in Policy TT3 and the explanatory text reflects the language used in the NPPF (para 109)	No change made to NP
Page 42	Policy TT3	In the early stages of working on the plan in 2016, we were urged by SDC to give prominence to the problems associated with traffic on the B4632 but references to this in the document are weak. Para. 7.6 is meaningless and naïve - the Parish Council may 'work with local highway agencies' until it is blue in the face but it has no power actually to achieve anything. Policy TT3 Highway Safety suggest that significant amounts of traffic movement are only likely to be generated by 'e.g. more than 10 dwellings'. This is fallacious and the reference to the number of dwellings should be removed. One dwelling can generate a significant amount of traffic.	The Plan uses terminology recommended by SDC. The NDP has no control over the level of traffic using the B4632. Traffic generated from any development is commensurate with the type, scale and size of the development. It can also be influenced by the location of the development. However, it is highly unlikely that a single dwelling will generate a 'significant' amount of traffic.	No change made to NP
Page 44	Appendix 1-Topography and Land Use	Topography and Land Use: I am surprised that the garden centre does not qualify as a 'large commercial enterprise' given a) the amount of traffic it generates particularly at peak times and b) the floodlighting in what was previously a dark area suitable for stargazing. Please qualify this. Likewise, the New Inn can at times create significant problems with overspill parking on the verges and at the entrance to the village	To be re-worded to redefine Garden Centre	Re-worded to include: "With the exception of a busy garden centre with a café, specialty food shopping and a range of independent traders". Now on page 45
Page 44	Appendix 1- Introduction	It is ironic that one of the images used in the document is of Manor Cottages, a particularly glaring example of traditional Grade II listed buildings that were defaced and severely compromised by recent 'renovation' with modern materials.	Comment noted. Parish Council to take note on further planning applications	No change made to NP
Page 45	Topography and Land Use of the Neighbourhood Area	Can the PC enforce any sort of control on the Garden Centre, which like topsy has grown and grown with a plethora of huts and corrugated buildings, advertising banners and other ugly dross. The District Council is supposed to control advertising but does nothing about it locally.	Comment noted. Parish Council to take note on further planning applications	No change made to NP.
Page 45	Layout, Roads, Routes and Spaces	Although mentioned in passing as the main route to access Stratford, I feel this paragraph misses the point that the ONLY route to Stratford is via the busy B4632. Particularly, the text omits reference to walking and cycling in that there is a narrow, in places dangerously inadequate, path shared by cyclists and pedestrians alongside the B4632. From the other side of the Stour, ie outside the parish, there is a public footpath across the fields towards Holy Trinity Church for pedestrian access to town. That motorway routes such as the M6 can be reached via Warwick does not seem at all relevant in a neighbourhood document.	Noted	and only vehicular route to ... Added to text
Page 45	Layout, Roads, Routes and Spaces	Reference to the Greenway: this is stated as a major leisure resource for walkers and cyclists that is widely used. However, in this context this is open to misinterpretation that it is widely used by villagers; it is not. It is an important leisure resource and green route to access the countryside for people coming from Stratford, and increasingly important for outlying housing developments such as Meon Vale. Access to it for cyclists and pedestrians starting their journey in Clifford Chambers is limited. In the same paragraph: in the context of the busy Milcote Road, reference that it should be 'maintained' as safe and secure for walkers and cyclists again are misleading, as it is currently neither. Its inclusion here is also confusing as this route is not mentioned anywhere else in the text of the NP.	The SG believes that the Greenway is widely used by villagers as a recreational route. However, this is an appendix not an objective.	Page 50. Opposite photograph of entrance to Greenway. Replaced "maintained" with "improved to provide".
Page 47 and 51	Appendix 1	Area 3 of the Neighbourhood Character Areas - the west of the Parish lies adjacent to Weston-on-Avon parish, not Long Marston Parish. Amend in both cases to reflect this.	Agree	Amended wording to correct statement.

Representation: Bletsoes - Burrows

SG Response

The SG acknowledges that this site is being promoted for development. The site was an option for development which was put to the public in December 2017. However, the site was not favoured by the local community by a significant majority. The current reserve site was the most favoured site for inclusion in the NDP. Consequently the site is not included as an allocation or within the BUAB. There is no evidence to suggest that the preferred reserved site would not be delivered. The preferred site is significantly less detached from the village than the Burrows land which is physically separated by the B4632. Rectory Farm was permitted prior to the adoption of the Core Strategy and at a time when SDC could not demonstrate a 5 year housing supply. The reserve site is outside of flood zone 2 and 3. It is anticipated that access to the reserve site would be from Stour Fields Close rather than the Campden Road. The objectives and policies in the plan reflect the LSV 4 status of the village and the general lack of available services. Consequently, the plan does not seek to allocate significant levels of employment and housing land. The site has simply been ruled out because there is a more preferred site for development.

Representation: Framptons - Spitfire

SG Response

The SG recognises that the Spitfire land is provisionally allocated in the draft SAP (2019) by SDC. This is only a draft. At the time of writing it has not yet commenced public consultation. The previous SAP consultation (2018) was objected to by the PC. The PC have yet to respond to the current SAP consultation. It is therefore premature to place any weight on the 2019 SAP consultation as this has not been through the necessary consultation or the Inspectors examination. The Spitfire site was considered as part of the site selection process undertaken for the preparation of the NDP. It was the least popular from the community engagement exercise carried out in December 2017 and reported in January 2018. The SG is satisfied that all Basic Conditions have been met and appropriate and meaningful public consultation and engagement has taken place throughout this process. In light of the lack of local support for the Spitfire site and a clear alternative which is available, there is no requirement to include the Spitfire site within the proposed BUAB or as a specific site allocation. The site proposed in the NDP would be outside flood zone 2 and 3 and any landscape impact would be minimised by the fact that the site is well contained. The Spitfire site is located in a highly sensitive location in respect of landscape impact and is within a proposed Valued Landscape. It also suffers from significant surface water flooding. It is difficult to see how a development of c.23 homes in front of the line of oaks will enhance the valued landscape and view of the oaks from Martins Hill.

Representation: Gladman**SG Response**

The response from Gladman is a standard response used in opposition to many NDP's. However, in response to the specific points raised about the Clifford Chambers NDP the SG would make the following comments. The use of BUAB is an effective method of managing development and is used in the Core Strategy and the emerging SAP (2019). Most other NDP's have development boundaries. The proposed BUAB is not overly restrictive and accurately depicts the extent of the Built up Area of the village. The deliniation of the BAUB does not have any bearing on whether someone living outside the BIAB is not an inhabitant of the village and to suggest otherwise is nonsense. There have been 19 committments in the village since 2011. The LSV's in the Core Strategy have exceeded 400 dwellings and SDC currently have a healthy 5 year housing land supply. The NDP recognises this but promoting a new reserve hosuing site for between 15-20 additional dwellings, which will only be released as and when evidence of need (lack of a 5 year housing land supply) exists. The inclusion of Valued Landscapes in Neighbourhood Plans has been accepted by many examiners. The proposed valued landscapes have been identified by the local community as landscapes valued by them in accordance with para 170 of the NPPF. All proposed LGS's have been independently assessed and all meet the requirements for designation as set out in the NPPF.

Representation: Alscot Estate**SG Response**

This objection relates to the proposed LGS designation of the allotments. An independent assessment of this site has been undertaken and it clearly demonstrates that the site is entirely eligible for allocation as LGS. It is the only allotment in the neighbourhood area and is very well used and cherished by the local community. The designation is not permanent. The NDP will be reviewed every 5 years. The SG understands that there is a rolling 3 year lease to the PC for the allotments which the PC will seek to maintain and extend.

Representation: Pollock**SG Response**

The SG acknowledges that this site is being promoted for development. The site was an option for development which was put to the public in December 2017. However, the site was not favoured by the local community by a significant majority. The current reserve site was the most favoured site for inclusion in the NDP. Consequently the site is not included as an allocation or within the BUAB. There is no evidence to suggest that the preferred reserved site would not be delivered. The objectives and policies in the plan reflect the LSV 4 status of the village and the general lack of available services. Consequently, the plan does not seek to allocate significant levels of employment and hosuing land. the site has simply been ruled out because there is a more preferred site for development.

Appendix 43

MINUTES OF CLIFFORD CHAMBERS AND MILCOTE PARISH COUNCIL MEETING HELD IN THE JUBILEE HALL, CLIFFORD CHAMBERS AT 7.45pm ON MONDAY 15th JULY 2019

PRESENT: Cllr L Moseley (Chairman), J Batchelor and J Hall

- WCC Mike Brain - SDC Cllr Peter Barnes - 14 members of the public - Karen Parnell Clerk

1 APOLOGIES FOR ABSENCE:

Cllr J Tribe

2 FIFTEEN MINUTE PUBLIC PARTICIPATION

It was established that if the road were to be widened this would be at the narrowest point. Flooding will be looked into as part of the survey that will take place and a sump in the area will also be taken into consideration.

The potential third lane by the Garden Centre requires lighting the intensity of which is dependent on the speed limit. A 40mph speed limit will not be implemented until works commence on the Cala development. There has been no update from WCC Street Lighting.

3 DECLARATIONS OF INTEREST

None

4 ACCEPTANCE OF MINUTES 22nd MAY 2019 MEETING

Resolved a true and accurate record.

5 MATTERS ARISING FROM MINUTES OF THE PREVIOUS MEETING / NEW MATTERS

- Chairman's Update

Clifford Chambers Garden Centre.

Cllr Batchelor and I met with Cllr Barnes and representatives of the Garden Centre to review the planning application 19/00795 FUL. The Parish Council subsequently agreed to support the application.

Roads and Parking.

Cllr Batchelor and I met with Cllr Mike Brain and Jeff Morris and Alan Caldwell-Jones from WCC Highways dept. to review the roads in Orchard place and Main Street Clifford Chambers with regard to parking. The following was agreed and later confirmed by email.

1 WCC have arranged the necessary works to re-set the damaged setts and to replace those missing along Main Street

2) The debris/mud will be cleared opposite Social Club. WCC have raised the necessary works in order to have this cleared away in order to reveal the tarmacked surface underneath. They will then re-assess the location following this and determine if any further works are required.

3) The loose manhole covers on Main Street have been reported to Severn Trent Water for their attention. WCC will update when Severn Trent respond

4) I regard to Orchard Place/Campden Road, WCC have asked for a quotation regarding the wooden bollards to be placed at the Campden Road stretch. WCC will make these available when they have received them. We will have further consultation with WCC regarding the Widening of the grass verge on the remainder of Orchard Place with the purpose of increasing the width available when cars are parked here.

5) Regarding vegetation at Orchard Place. WCC have arranged to have the vegetation cleared back, particularly the brambles and other undergrowth. Regarding the area of hedge opposite

this next to the bus stop, we are currently investigating the status of this however in the meantime have also arranged to have it cut back.

Flood Risk Management

Following my request for a meeting I have now arranged to meet the Flood Relief Team at Warwick Shire Hall on Thursday 29th August. The delay has been due to holidays and the detachment of one of the key officers who undertook the Hydrological Survey of Clifford Chambers.

Neighbourhood Plan

The NP is now in its final stages of preparation for the 'Submission Document'. The Steering Group is now compiling the submission Statement that comprises the Parish Council's responses to all the consultation inputs along with a narrative of the plan preparation methodology and the chronology of events, public meetings and Steering Group meetings in public along with all the correspondence. This huge document, typically 350 to 400 pages in length, is then sent to the Planning Authority where it is all (again) checked for accuracy before being published for a further six-week consultation for a final time before being sent for examination. At this point the entire consultation spreadsheet and the Council's responses will be available to view on-line on the District Council's website.

- Consideration for spending CIL monies within the parish

Item deferred to September PC meeting.

6 ANY MATTERS FROM DISTRICT COUNCILLOR

Cllr Barnes SDC:

The Core Strategy means that 'Reserve Sites' must be in place. Proposed sites were identified. It was noted Reserve Sites are incorporated into the Neighbourhood Plan and that SDC have Ignored the information already provided to them. The PC will respond saying they should use The Reserve Sites as identified in the neighbourhood Plan.

ANY MATTERS FROM COUNTY COUNCILLOR

Cllr Brain WCC:

Bollards are being costed for the PC and WCC will fit them for free.

The Community Grant Fund has enabled the Village Hall hearing loop as well as bird boxes within Clifford. Further funds will become available from September onwards.

Comfort Farm: Many HGVs are still delivering loads of soil to the above site frequently.

It was suggested the materials have plastic mixed in the soil. SDC Enforcement will be notified. Not Suitable for HGV signs Milcote Road / B4632 obscured by hedge growth - Clearance will be requested by WCC.

WCC will be asked to confirm ownership of ditch opposite the Garden Centre in Clifford Chambers.

7 VILLAGE HALL

The Hearing Loop is now scheduled to be installed on Friday 16th August thanks to a grant from The Clifford Charities. Following this installation, we will replace the current strip lighting with LED lighting to reduce the interference to the hearing loop and of course to further reduce power consumption in the hall. The PA system will also be improved and the equipment we currently have will be installed alongside the hearing loop system to provide the ability to have clip on microphones and stage microphones in use for presentations, this and other meetings and stage shows. It is the intention of the Clifford Players to perform a pantomime either in November this year or February 2020.

A further grant has also been given by the Clifford Charities to enable the Hall Management Committee to arrange for a BT landline and Wi-Fi to be installed to enable groups to use on-line facilities.

8 PLANNING MATTERS

Application(s) reference: 19/01533/TREE

Proposed : G1 - leylandii x3 - Fell
 At : The Laurels, Clifford Chambers, Stratford-upon-Avon, CV37 8HX
 For : Mrs Sally Abell

Application(s) reference: 19/01342/TREE

Proposed : T1 - hazel - Reduce height from 9.5 metres to 6.7 metres
 T2 - maple - Reduce height from 11 metres to 7.7 metres
 At : 52 Clifford Chambers, Stratford-upon-Avon, CV37 8HX,
 For : Mr Owen Goschen

Application(s) reference: 19/01779/TREE

Proposed : T1 and T2 - lawson cypress - Fell
 At : Red Walls, Clifford Chambers, Stratford-upon-Avon, CV37 8HX
 For : Mr Renfrel

Application(s) reference: 19/00974/FUL

Proposed : Demolition of existing dwelling and erection of replacement dwelling with associated works
 At : Leys Farm, Clifford Chambers, Stratford-upon-Avon, CV37 8LA
 For : Mr Richard Girling

9 TO RECEIVE ANY CORRESPONDENCE

Letter from Sarah Hosking regarding the War Memorial

10 FINANCIAL ADMINISTRATION

To consider a donation to The Friends of St Helen's Church Agreed at £ 504.00
 To consider a donation for the upkeep of St Helen's Church Agreed at £ 700.00

To approve payment of following accounts:

Clerks salary and expenses	£ 450.00
Barry Saunders (Website)	£
Douglas Lewis (Tree)	£ 150.00
Lawns 2 Mow	£ 360.00 x 2
Friends of St Helen's Church	£ 504.00
St Helen's Church	£ 700.00
AED Locator - Heartsafe	£ 58.80

Receipt: Allotment Rent £ 68.00

11 MATTERS OF INTEREST

Cllr Hall said this issue of installing adult gym equipment on the recreation ground had attracted some positive interest in the "Clifford Chatter" forum. This was discussed, and it was felt insurance and equipment costs may prove prohibitive. The matter will be brought to the attention of the Village Hall Committee.

12 MATTERS FOR NEXT AGENDA / DATE OF NEXT MEETING

Next meeting Monday 2nd September 2019
 Items to be advised by: 18th August 2019

Meeting closed: 20.50pm.

APPENDIX 44

Clifford Chambers Neighbourhood Plan

List of Consultees

Parish Councils and Councillors	
Clifford Chambers & Milcote PC	Clerk to PC
Stratford Town Council	Clerk to TC
Luddington PC	
Weston-on-Avon PM	
Quinton PC	
Preston-on-Stour PC	
Cllr. Peter Barnes	Ward Member Welford-on-Avon
Cllr. Daren Pemberton	Ward Member Bidford East
Cllr. Sue Adams	Ward Member Alcester and Rural
Cllr. Peter Moose	Ward Member Hathaway
Cllr. Molly Giles	Ward Member Shottery
Cllr. Lynda Organ	Ward Member Bridgetown
Cllr. Penny-Anne O'Donnell	Ward Member Ettington
Cllr. Mike Brain	Ward Member Quinton
Cllr. Kate Rolfe	County Councillor - Stratford South
Cllr. Mrs Fradgley	County Councillor - Stratford South
Cllr. Mike Brain	County Councillor - Bidford-on-Avon
Cllr. Izzy Seccombe	County Councillor - Stour & the Vale

Generic Consultation consultees

Akins Ltd	windfarms@atkinsglobal.com
ancient monuments society	office@ancientmonumentsociety.org.uk
arqiva	enquiries@arqiva.com
Birmingham International Airport	andrew.davies@birminghamairport.co.uk
BT Group PLC	[REDACTED]
CABE	info@designcouncil.org.uk
CABE	[REDACTED]
Canal and River Trust	planning@canalrivertrust.org.uk
Capital and Property Projects	property@warwickshire.gov.uk
Coal Authority	planningconsultation@coal.gov.uk
Council for British Archaeology	webenquiry@archaeologyuk.org
Council for British Archaeology	casework@britarch.ac.uk
Cotswold Conservation Board	malcolm.watt@cotswoldsaonb.org.uk
Cov & Leics Diocesan Advisory Ctte	dac@covlecpportal.org
Civil Aviation Authority	[REDACTED]
Coventry Airport	[REDACTED]
CTC - National Cycling Charity	righttoride@ctc.org.uk
CTC - National Cycling Charity	cycling@ctc.org.uk
Historic England	e-wmids@historicengland.org.uk
Historic England	peter.boland@historicengland.org.uk
English Heritage Parks and Gardens	[REDACTED]
Environment Agency	martin.ross@environment-agency.gov.uk
Environment Agency	swmplanning@environment-agency.gov.uk
Everything Everywhere	windfarms.orange@everythingeverywhere.com
Force Crime Prevention Design Advisor	[REDACTED]
Forestry Commission	paul.webster@forestry.gsi.gov.uk
Garden History Society	conservation@gardenhistorysociety.org
Georgian Group	[REDACTED]
Glide Sport UK	office@glidesportuk.co.uk
Homes and Communities Agency	mail@homesandcommunities.co.uk
Highways Agency (east mids)	spatialplanningEM@highwaysengland.co.uk
Highways Agency (west mids)	nddrstwm@highwaysengland.co.uk
Inland Waterways Association	nick.kenilworth@fsmail.net
Inland Waterways Association	iva@waterways.org.uk
Joint Radio company	windfarms@jrc.co.uk
Kernon Countryside Consultants	info@kernon.co.uk
London Oxford Airport	info@londonoxfordairport.com
MBNL(Acting for Everything Everywhere)	info@mbnl.co.uk
MBNL(Acting for Everything Everywhere)	[REDACTED]
Ministry of Defence	deopsnorth-lms7safe@de.mod.uk
Accessible Stratford	med2swan@gmail.com
Mr Butler (CPRE)	[REDACTED]
CPRE	office@cprewarwickshire.org.uk
National Air Traffic Services	nerlsafeguarding@nats.co.uk
National Grid Gas Distribution	plantprotection@uk.ngrid.com
National Grid UK Transmission	ap.enquiries@ukngrid.com
National Planning Casework Service	npcu@communities.gsi.gov.uk

National Trust	[REDACTED]
National Trust	chris.lambart@nationaltrust.org.uk
Natural England	consultations@naturalengland.org.uk
Natural England	jamie.melvin@naturalengland.org.uk
Network Rail	townplanning.LNW@networkrail.co.uk
Ofcom	spectrum.licensing@ofcom.org.uk
Off Route Airspace	[REDACTED]
Off Route Airspace	marks.smailes@caa.co.uk
SDC Conservation	planning.conservaion@stratford-dc.gov.uk
WCC Principle Highway Control Officer	joannearcher@warwickshire.gov.uk
Ramblers Association	policy@ramblers.org.uk
Ramblers Association	[REDACTED]
SDC Planning and Environment	planning.applications@stratford-dc.gov.uk
Royal Agricultural Society of England	[REDACTED]
RSPB	colin.wilkinson@rspb.org.uk
Severn Trent Water	net.dev.east@severntrent.co.uk
Sport England West Midlands	planning.westmidlands@sportengland.org
Sport England West Midlands	bob.sharple@sportengland.org
Stratford-on-Avon Gliding Club	chairman@stratfordgliding.co.uk
Stratford-on-Avon Gliding Club	[REDACTED]
Sustrans	[REDACTED]
Thames Water Utilities	devconteam@thameswater.co.uk
The Design Council	[REDACTED]
Theatres Trust	planning@theatrestrust.org.uk
Upper Avon Navigation Trust Ltd	[REDACTED]
Victorian Society	notifications@victoriansociety.org.uk
Warwickshire Badger Group	[REDACTED]
Warwickshire Bat Group	enquiries@warksbats.co.uk
Warwickshire Police	planningconsultations@warwickshire.police.uk
Warwickshire Police	[REDACTED]
Warwickshire Police Road Safety	roadsafety@warwickshire.police.uk
Warks Primary Care Trust	[REDACTED]
Warks Primary Care Trust	[REDACTED]
NHS Property Services Ltd	[REDACTED]
NHS Property Services Ltd	[REDACTED]
Warwickshire Rural Housing Association	[REDACTED]
Warwickshire Wildlife Trust	annie.english@wkwt.org.uk
Warks Wildlife Trust	gina.rove@wkwt.org.uk
WCC - planning	planningstrategy@warwickshire.gov.uk
WCC Archaeology	annastocks@warwickshire.gov.uk
WCC Capital & Property Projects Officer	[REDACTED]
WCC Extra Care Housing	timwillis@warwickshire.gov.uk
WCC NDP Liaison Officer	jasbirkaur@warwickshire.gov.uk
WCC Flood Risk	michaelgreen@warwickshire.gov.uk
WCC Ecology	planningecology@warwickshire.gov.uk
WCC Forestry	forestry@warwickshire.gov.uk
WCC Fire & Rescue Service	fireandrescue@warwickshire.gov.uk
WCC Gypsy & Traveller Officer	robertleahy@warwickshire.gov.uk
WCC Health & Communities	timwillis@warwickshire.gov.uk
WCC Highways	highwayconsultation@warwickshire.gov.uk
WCC Land Registry	peterendall@warwickshire.gov.uk
WCC Libraries	paulmacdermott@warwickshire.gov.uk
WCC Rights of Way	elainebettger@warwickshire.gov.uk
WCC Stratford Cycle Forum	johnharvey@warwickshire.gov.uk
Wellesbourne Airfield	[REDACTED]
Wellesbourne Airfield	tower@wellesbourneairfield.com
Western Power Distribution	wpdwayleavesmidlands@westernpower.co.uk
Woodland Trust	enquiries@woodlandtrust.org.uk
Warwickshire Rural Community Council	kims@wrcrural.org.uk
Warwickshire Amphibian and Reptile Team	[REDACTED]
Stansgate Planning	mail@stansgate.co.uk
Coventry and Warwickshire Partnership NHS Trust	enquiries@covwarkpt.nhs.uk
South Warwickshire CCG	contactus@southwarwickshireccg.nhs.uk
Community Forum - Stratford area	southernareateam@warwickshire.gov.uk
Stratford Business Forum	jon@stratford-business-forum.co.uk
Strutt and Parker	[REDACTED]
Bromford Housing Group	[REDACTED]
Stonewater Housing Association	matthew.crucefix@stonewater.org
Fortis Living Housing Association	[REDACTED]
Warwickshire Rural Housing Association	neil.gilliver@midlandsrh.org.uk
Orbit Group	[REDACTED]
Waterloo Housing Group	[REDACTED]