

Clifford Chambers & Milcote



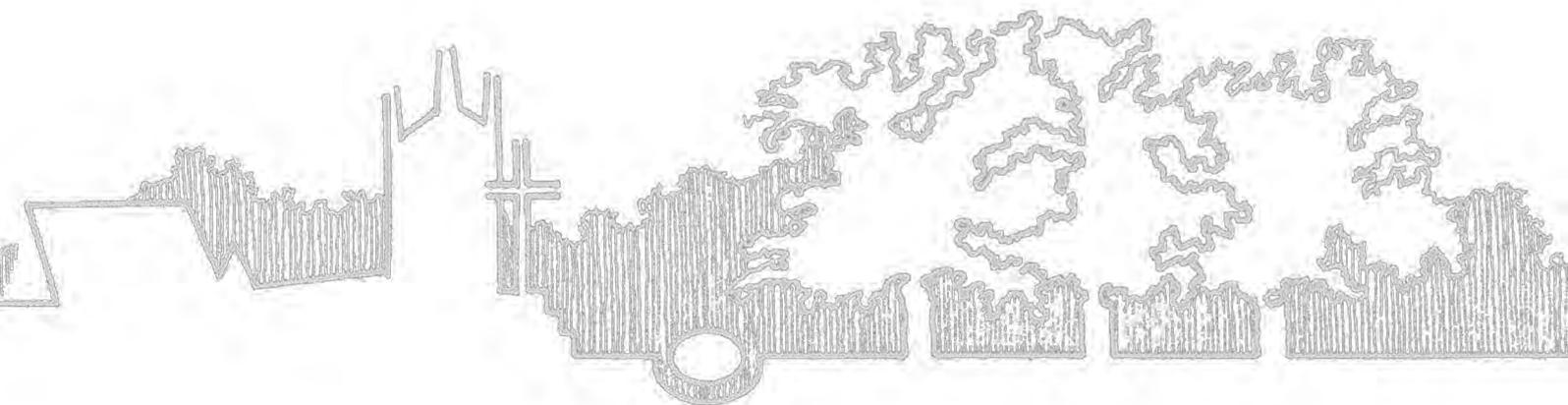
Neighbourhood Plan

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), compromising 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

To protect important landmarks, skylines and valued landscapes	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.
To preserve and enhance habitats to ensure that wider biodiversity is protected.	Policy NE3: Development should protect, and where possible enhance, the natural environment including natural features and areas of biodiversity.
To strongly moderate light pollution and retain “dark skies” by the sensitive provision of appropriate lighting as required	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.
To ensure that the heritage buildings and structures are protected.	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.
To preserve existing Green Spaces	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
That any development serves to enhance the essential character of the Neighbourhood Area	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.

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



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>

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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

“

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.

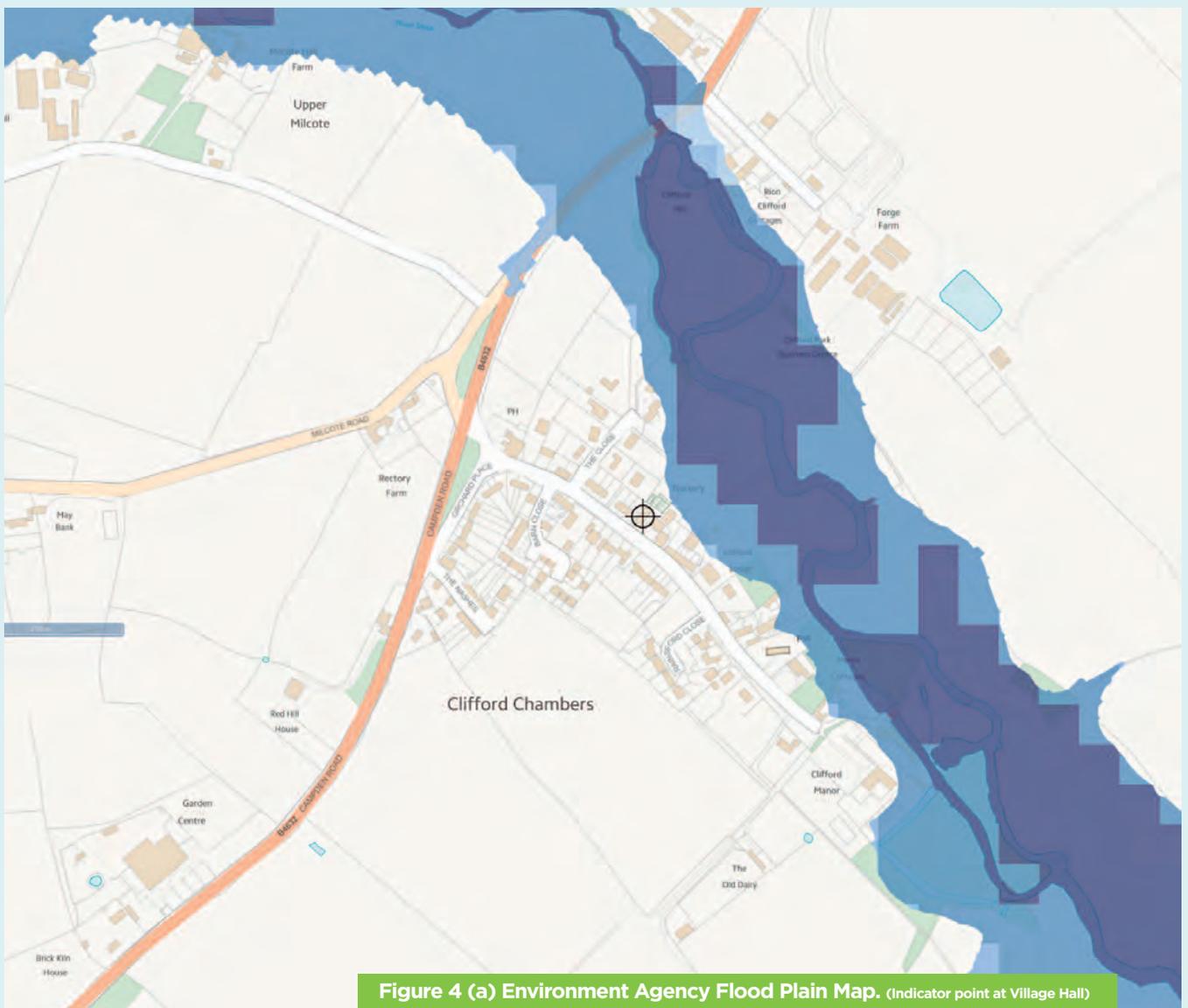
The use of sustainable urban drainage systems and permeable surfaces will be encouraged, where appropriate.

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.

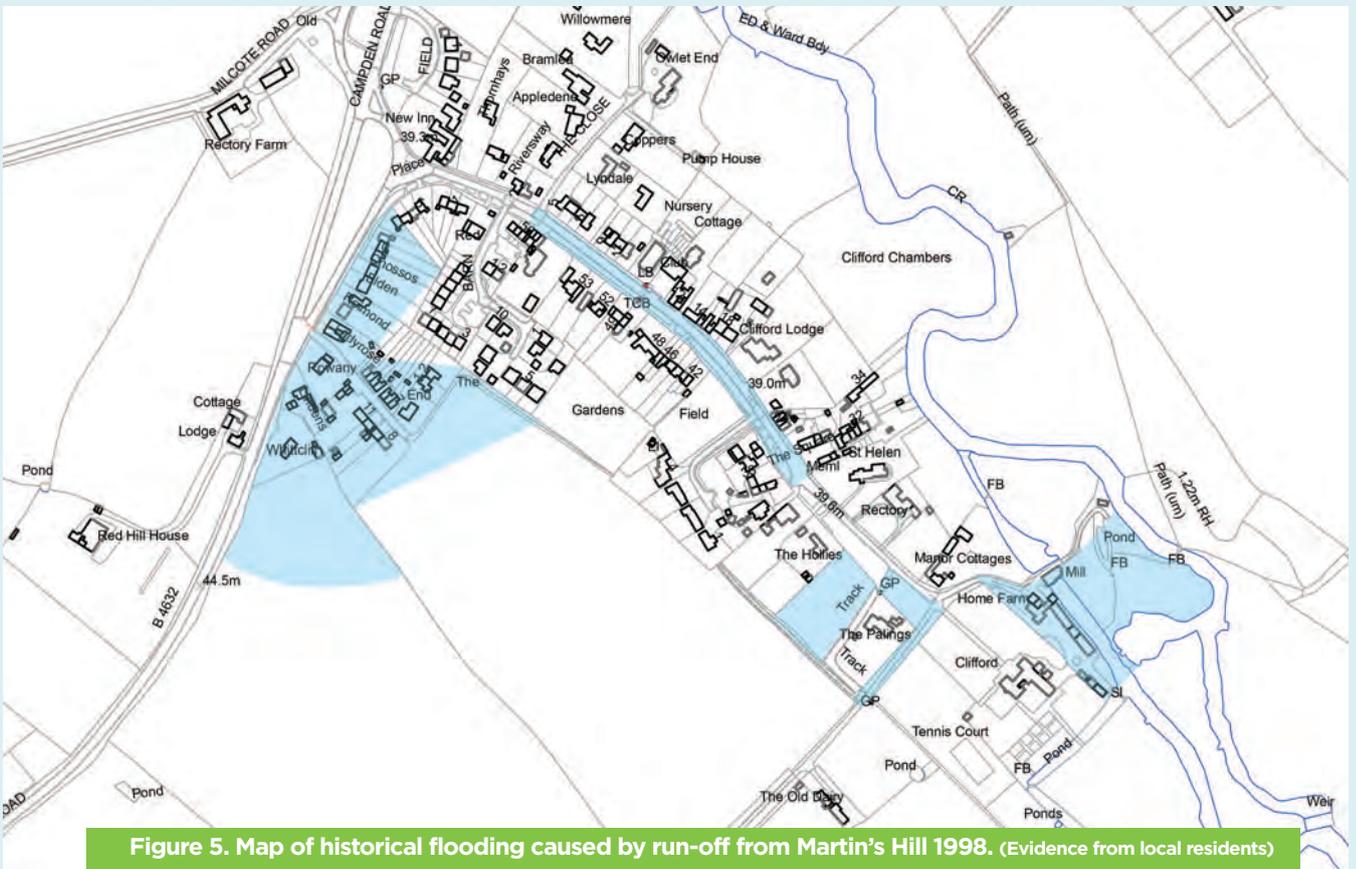
5. Natural Environment

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



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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.

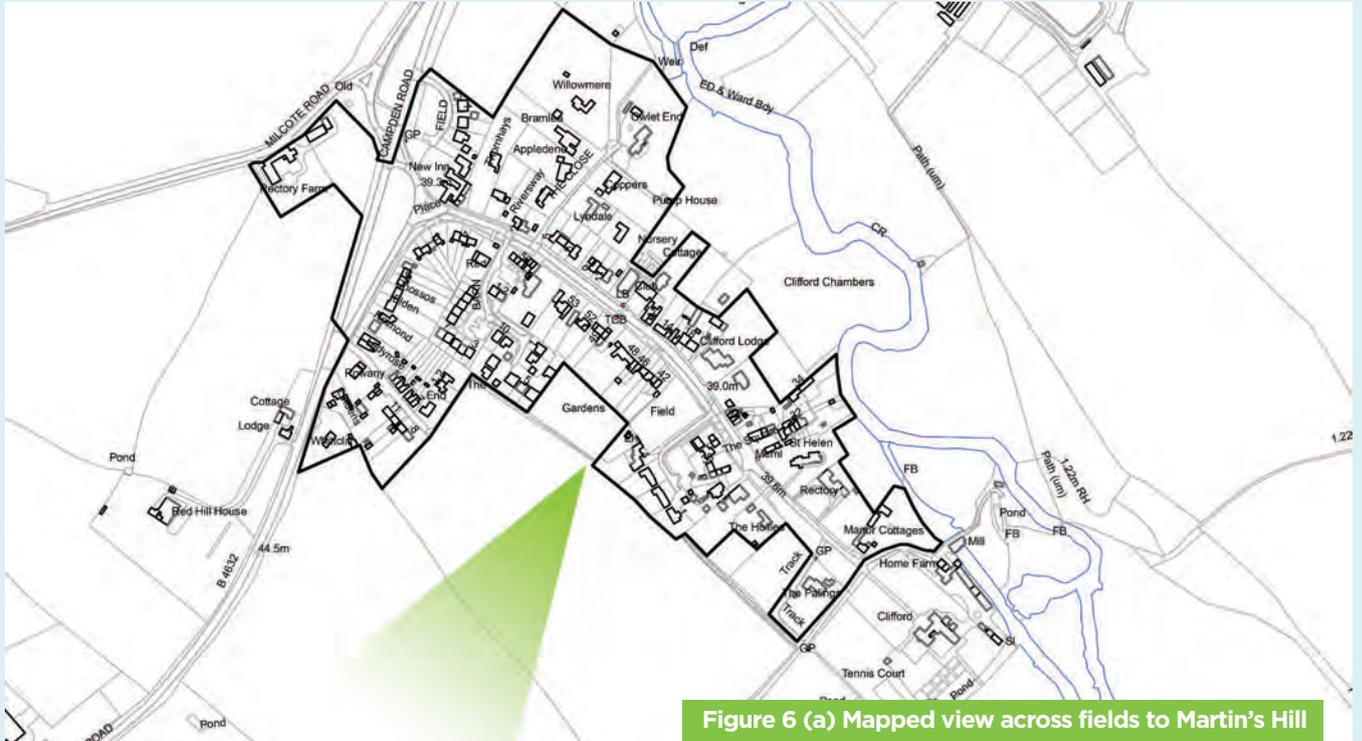


Figure 6 (a) Mapped view across fields to Martin's Hill

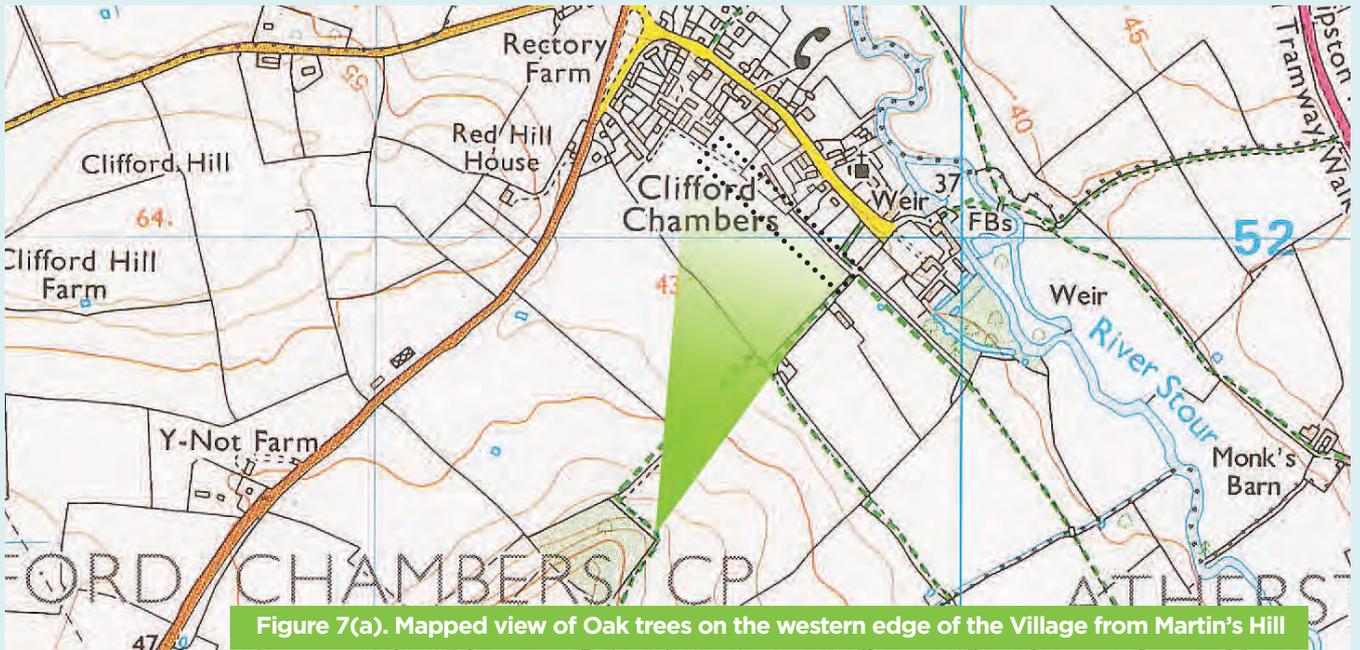
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Figure 6 (b) A view across fields to Martin's Hill

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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Figure 7(b). View of Oak trees on the western edge of the Village from Martin's Hill

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

“

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.

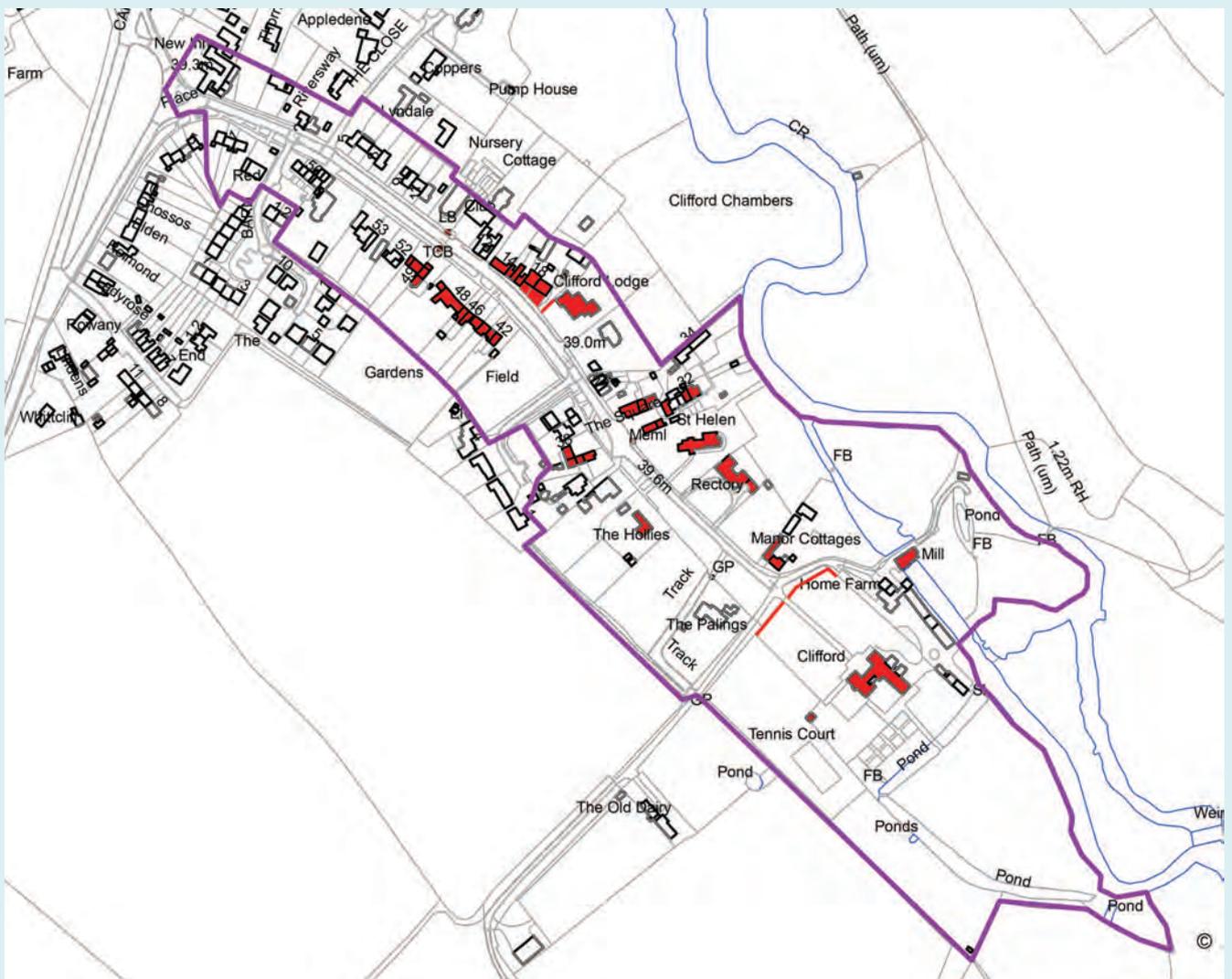


Figure 8 - Designated Heritage Assets (Purple line denotes Conservation Area. Red denotes listed buildings.)

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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.P.V.C 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



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

Appendix 1

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.



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

Appendix 1



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

Appendix 1

House, though no longer a working mill, still retains a working water wheel. Mention has already been



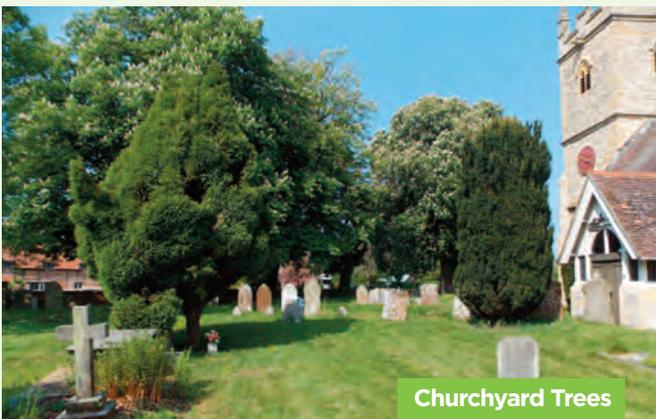
Clifford Chambers Village -
Looking South from the Jubilee Hall

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.

Appendix 1

Valued Landscapes / Views



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.



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.

Appendix 1



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

Appendix 1



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.



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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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Appendix 1



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.



