



Neighbourhood Plan

2011 ~ 2031



Made Version

July 2021





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# Foreword

This Neighbourhood Plan (NP) took over six years to complete from start to finish, but kept the interest of the community throughout. We would like to thank the Local Community of the Parish of Clifford Chambers & Milcote for responding to questionnaires and surveys, attending meetings and giving us their views and ideas for the future of our village. This Plan is the result of their input and reflects their wishes, proved by the impressive turn out and overwhelming support for the Plan in the referendum. Special thanks go to Les Moseley, the previous Chairman of the Clifford Chambers & Milcote Parish Council and NP Steering Group, for his considerable time, effort and dedication spent progressing this Plan and drafting much of the content for initial drafts. Without his input, this Plan would never have been made.

The NP was prepared by the Steering Group, made up of councillors and local residents, and sets out the local community's vision for the Neighbourhood Area. The local community was ever present during its preparation, including well-attended public meetings and at least 80 residents responding to the Regulation 16 consultation, expressing their support for the NP and proposing amendments to further improve the document.

The local referendum took place on 6th May 2021 and saw a 57.2% turnout, the third highest for a NP referendum in Stratford District. Participants voted overwhelmingly in favour of the plan, with 91.6% supporting it being made. It is now a statutory planning document and sits as part of the Development Plan, and truly has the backing of its community.

Clifford Chambers & Milcote Parish Council, as the Qualifying Body, endorses the Neighbourhood Plan which will ensure the views of the local community shape future planning decisions across the Parish.

Cllr J. Hall  
Chairman of Clifford Chambers & Milcote Parish Council

Cllr E. Baggett  
Chairman of the Clifford Chambers & Milcote NP Steering Group

# 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 2011<sup>1</sup> 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 2015<sup>2</sup>.

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.

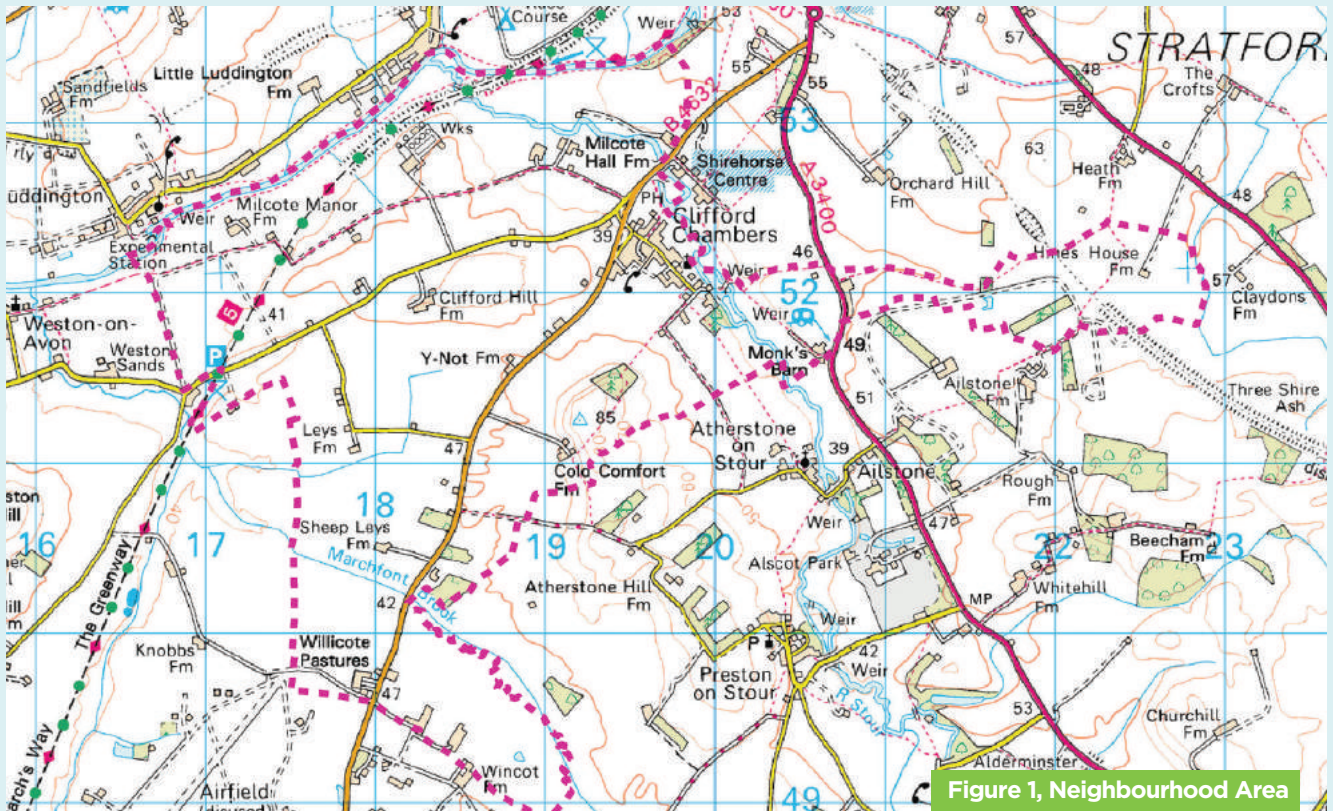
The NP sets the acceptable framework for development within the Neighbourhood Area and covers issues such as new housing types and design including protection of our heritage assets and protection of our rural environment.

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 Framework<sup>3</sup> (NPPF).
- 1.3 SDC has developed a Local Plan<sup>4</sup> (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 stimulate sustainable development. 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 becomes 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. Parishes that have a 'made' Neighbourhood Plan will receive 25% of CIL receipts accruing from development within their parish. Parishes without a 'made' plan including those where a plan is in preparation will receive 15%, capped at £100 per dwelling in accordance with the CIL Regulations. So there is a clear benefit in having a 'made' Neighbourhood Plan. The neighbourhood portion of the levy can be spent on a wider range of things than the rest of the levy, provided that it meets the requirements to 'support the development of the 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 Core Strategy for the area; and
  - Not breach, and must be otherwise compatible with, European Union (EU) and European Convention on Human Rights (ECHR) obligations.



# 1. Introduction

- 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 The Development Plan also comprises elements of the now dated County Waste Core Strategy and Minerals Plan and will comprise the policies of the Gypsy and Traveller Local Plan and policies from the County Minerals Plan, still currently being revised, and the emerging Stratford District Council's Site Allocations Plan (SAP). Additionally, the County Council oversees highway matters.
- 1.11 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:
- **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

A Basic Conditions Statement was prepared for the independent examination which demonstrated 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 and the independent examiner confirmed that the Basic Conditions have been met.

## 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. The Parish Council are the qualifying body and are ultimately responsible for 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 website<sup>5</sup> where a large amount of project support material can be found.

5. <http://www.ccandm.org>

# 1. Introduction

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

## 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 2002<sup>6</sup>
- Housing Needs Survey 2016<sup>7</sup>
- Neighbourhood Development Plan Questionnaire 2017<sup>8</sup>

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.

6. Parish Appraisal 2002

7. Housing Needs Survey Report 2016

8. Clifford Chambers & Milcote Neighbourhood Plan Questionnaire 2017 Final Report

# 1. Introduction

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.

1.20 A Consultation Statement is one of the key documents which was submitted with the NP as part of the independent examination. This statement highlighted 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 2016<sup>9</sup> and in the April 2017 Questionnaire responses<sup>10</sup> 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 was submitted to SDC for examination, responsibility for the NP passed to SDC and the role of the Steering Group reduced. SDC were 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. Now that the referendum has shown acceptance the policies will carry full weight in the determination of planning applications.

9. [Open Meetings Feb-Mar 2016 Summary Report](#)

10. [Clifford Chambers & Milcote Neighbourhood Plan Questionnaire 2017 Final Report](#)

# 1. Introduction

1.24 Now that the NP has been made (adopted) any changes require the whole process to be repeated. It is 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.



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## 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 Between 1970 and the end of the century three significant developments, Dighton Close, Barn 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. 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 By providing a 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 they so wish.

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
- ✓ Protecting and enhancing the characteristics of the natural environment that serve to create the rural character of the Village.
- ✓ 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 to or close to the village.
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

To protect important 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 minimise 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 or, in line with NPPF paragraphs 195, 196 and 197, demonstrate that public benefits would outweigh the protection of the asset.
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 incorporated 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 an 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 34).

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 housing need for its release.

## Explanation

- 4.1 The Core Strategy identifies Clifford Chambers as a Category 4 Local Service Village, where approximately 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 21 new dwellings have been granted planning permission in the Village since 2011 of which 15 have now been constructed (see table 1 below). In addition, 3 new dwellings have been granted planning permission outside of the built up area boundary since 2011.

## 4. Housing

Address	Planning Reference	Market Homes	Status as of 09/2020	Located within the built up area boundary (BUAB)?
54 Main Street, Clifford Chambers, CV37 8HX	15/02427/LDE	1	Completed 15/16	Y
Land Adjacent To The New Inn Public House, Clifford Chambers	16/01860/FUL	2	Under construction	Y
Land Adjacent To The New Inn Public House, Clifford Chambers	17/02146/VARY Variation of condition to 15/01319/FUL	3	Completed 16/17	Y
Rectory Farm, Clifford Chambers, Stratford-upon-Avon, CV37 8AA	17/02952/FUL	7	Completed 18/19	Y
11 The Nashes, Clifford Chambers, CV37 8JB	17/03083/FUL	1	Completed 19/20	Y
Owlet End, The Close, Clifford Chambers	18/01958/REM	1	Completed 18/19	Y
Owlet End, The Close, Clifford Chambers	18/02032/REM	1	Completed 18/19	Y
Willowmere, The Close, Clifford Chambers	18/03543/FUL (Amended scheme to 18/00830/FUL)	2	Permission - not started	Y
Willowmere, The Close, Clifford Chambers CV37 8HS	19/03539/FUL	1	Not started (application post-31 March)	Y
Coppers, The Close, Clifford Chambers, Stratford-upon-Avon	20/00692/VARY Variation of conditions to 17/03699/FUL	1	Under construction	Y
Leander House, Main Street, Clifford Chambers, CV37 8HR	20/00041/FUL	1	Not started (application post-31 March)	Y
Richardson House, Preston Fields Lane, Clifford Chambers, Stratford-upon-Avon, CV37 8LA	13/02941/FUL	1	Completed 16/17	N
Preston Fields House, Preston Fields	13/01548/FUL following approval of outline consent 12/01624/OUT	1	Completed 15/16	N
Milcote Manor, Station Road, Milcote, CV37 8JW	15/00754/COUQ	1	Permission - not started	N
<b>New dwellings within the BUAB</b>		<b>21</b>		
<b>New dwellings outside of the BUAB</b>		<b>3</b>		
<b>Total number of new dwellings</b>		<b>24</b>		

# 4. Housing

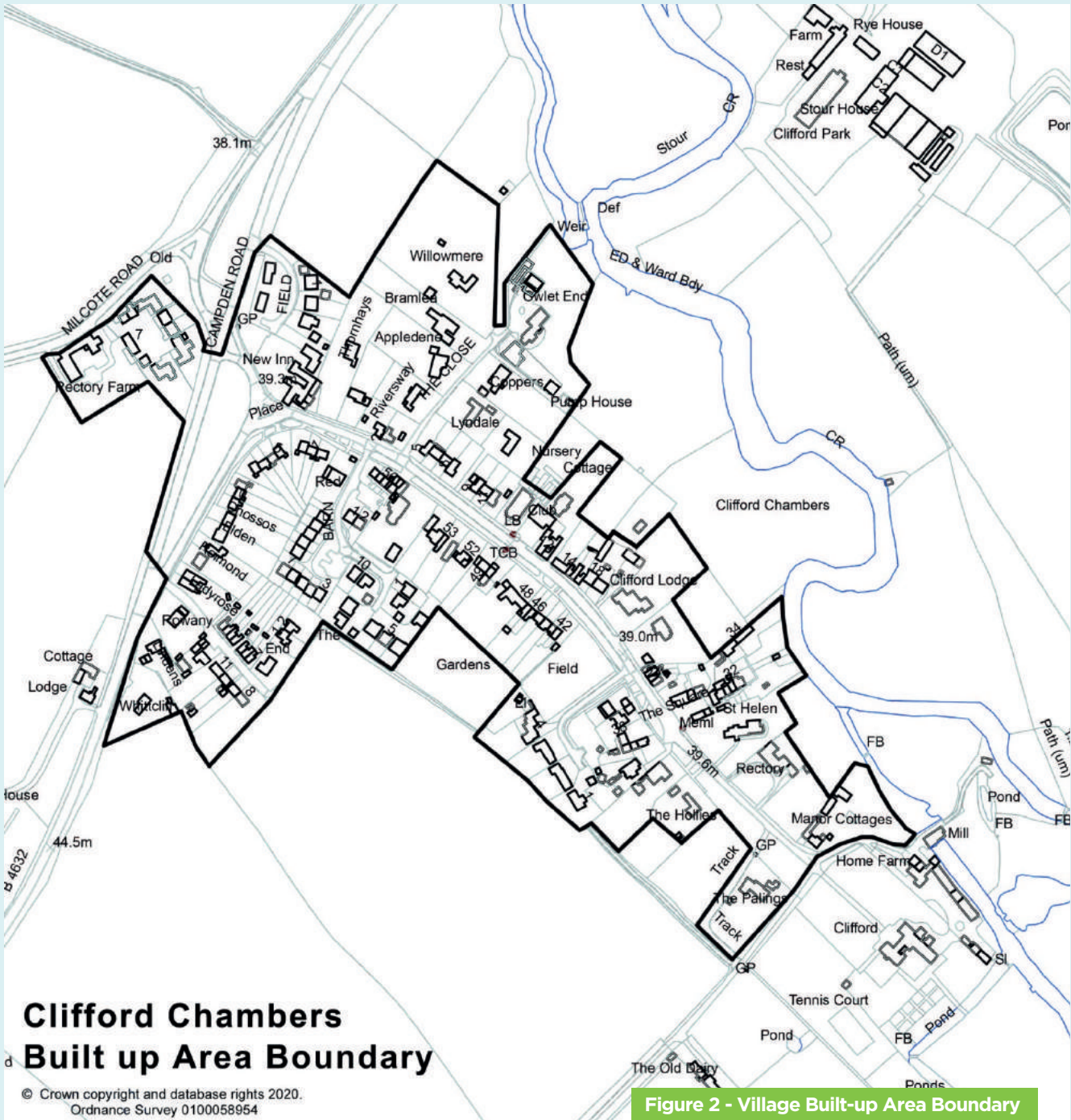


Figure 2 - Village Built-up Area Boundary

# 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 up to 25 homes to be built during the NP period. The reserve site<sup>11</sup> 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 drawn in line with the following criteria:

- 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 and;
- Residential curtilages are included within the Village Boundary unless an area is clearly a paddock and more appropriately defined as ‘non-urban’.



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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 supported 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 Survey<sup>12</sup>;
- 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 NPPF<sup>13</sup>). 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. The 2016 (Village) Housing Needs Survey identified a need for 2 houses for Housing association rental - 1 x 2 bed house and 1 x 2 bed bungalow plus 2 x 2 bed bungalows for owner occupiers. In terms of the current provision at October 2020 there are 2 x 1 bed almshouses, 1 x 2 bed almshouse, and 1 x 2 bed rental property, all owned and managed by Clifford Chambers Charities. The Chairman of the Trustees to the Charities confirms that the 3 x almshouses are offered at a below-market rent. In addition, Warwickshire Rural Community Council (WRCC) confirm that their records show that the village has 2 x 3 bed houses and 13 x 2 bed bungalows (15 in total) all of which are either affordable rental or social rented from Orbit Housing Association.

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 of Clifford Chambers and Milcote for 6 out of the last 12 months or 3 out of 5 years
- Someone who has close family connection<sup>14</sup> 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
- The application of secure arrangements to ensure that the homes in question remain affordable and meet local needs. This could be achieved through the use of legal agreements with applicants entering into appropriate S106 Agreements.

To satisfy the local connection criteria an applicant only has to meet one of the above points.

4.10 In order to reflect current practice by Registered Housing Providers, a cascade approach might be required to ensure implementation.

14. A close family connection is defined as mother, father, sister, brother or adult children.

## 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 AS10 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 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
- f) Have an adequate residential curtilage to avoid detrimental impact on the building, its rural setting and the amenities of any nearby residential property.
- g) Have no adverse impact on adjoining residential amenity.

### Explanation

4.11 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 Report<sup>15</sup> ). 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. Conversion of a room into a home-based office for the occupier's own use is permitted without planning permission.

4.12 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.

4.13 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 supported 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) Will not increase flood risk elsewhere and where possible, reduces flood risk in line with Policy NE1.

### 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 Report<sup>16</sup>

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 reduce flood risk where possible and improve flood resilience ”

### 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, verified by relevant statutory bodies.

All proposals must demonstrate that land being proposed for development should demonstrate that flood risk will not be increased elsewhere and where possible, reduces flood risk and ensures the development is appropriately flood resistant and resilient.

Information accompanying the application should demonstrate how any mitigation measures will be satisfactorily integrated into the design and layout of the development.

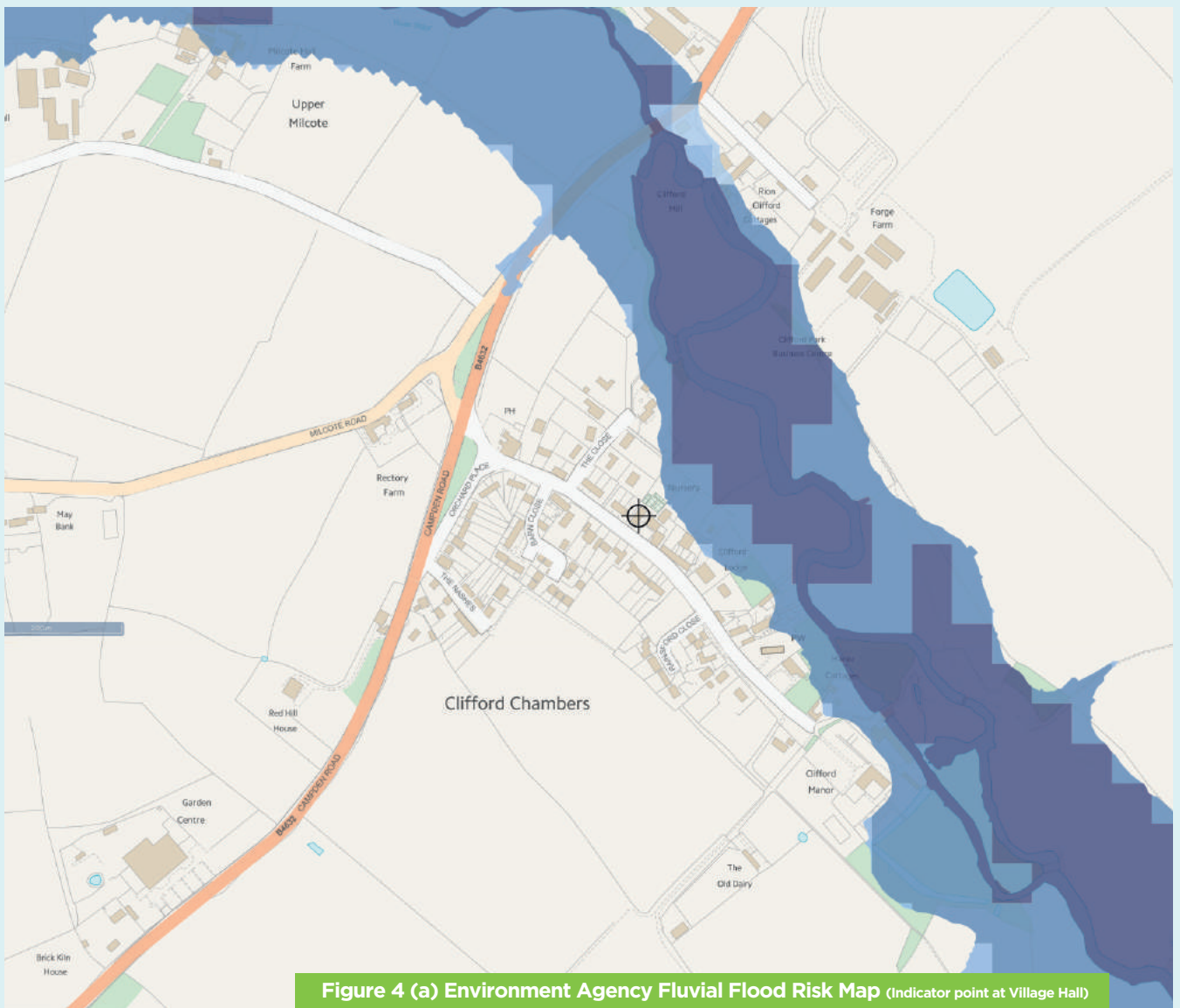
The use of sustainable drainage systems and permeable surfaces will be encouraged, where appropriate.

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 Section H of the building regulations 2000 or updated regulations and designed to the Lead Local Flood Authority's requirements.

# 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 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. Figures 4(a) and (b) shows the natural flood plain and areas that repeatedly flood after heavy rainfall. Figure 5 shows areas affected by surface water 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. Environment Agency: Extent of Flooding from surface water map (Indicator point at Village Hall)

# 5. Natural Environment

5.2 Section 14 paragraph 155 of the NPPF<sup>17</sup> 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. Sustainable drainage systems which enhance landscape and biodiversity should be utilised where possible.

5.4 The Technical Water Cycle Study 2014 demonstrates that water resources are under 'moderate stress' in the locality with some areas under 'serious stress'<sup>18</sup>. 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. AECOM, Warwickshire Sub-Regional Cycle Study, Final Report March 2014



Strategic Objective: To protect important landmarks 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 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. 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 support of Policy NE2.

# 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.

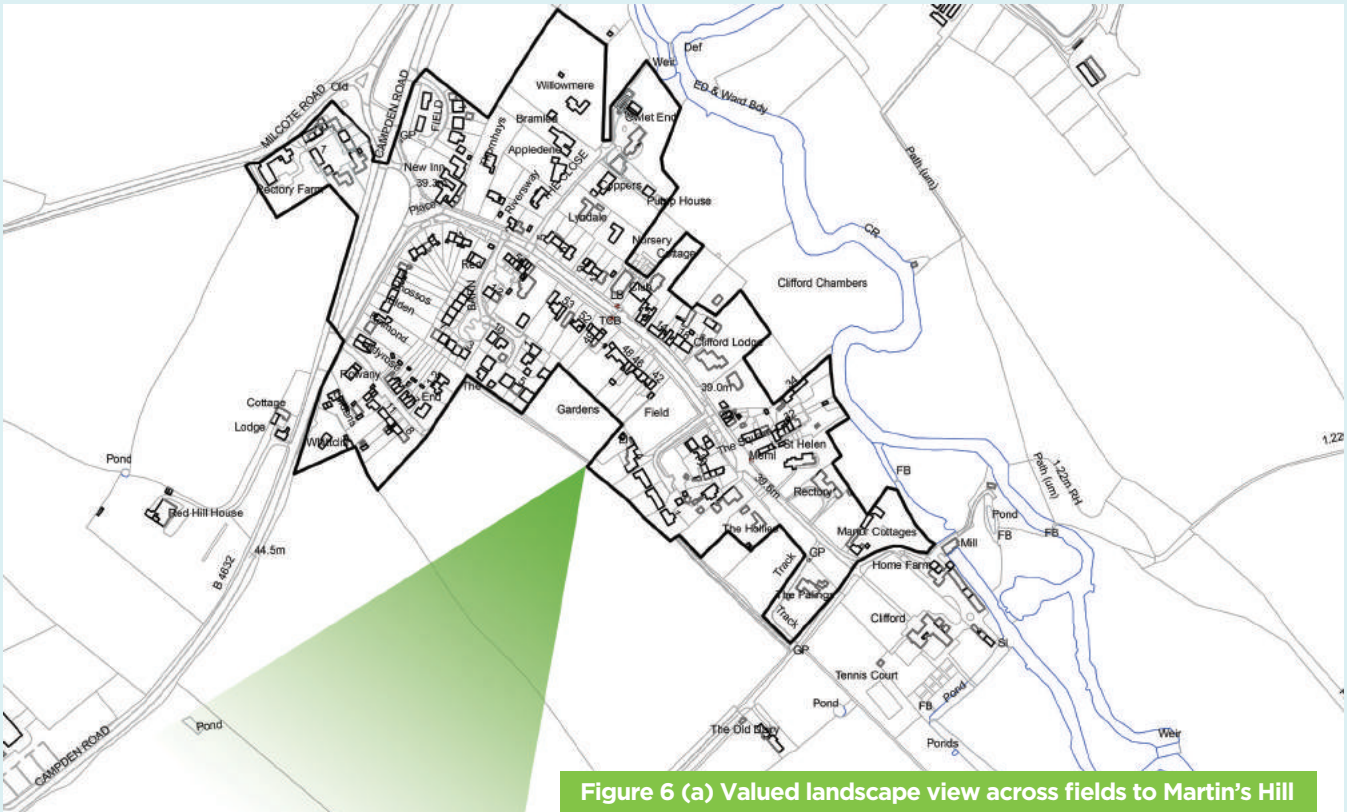


Figure 6 (a) Valued landscape view across fields to Martin’s Hill

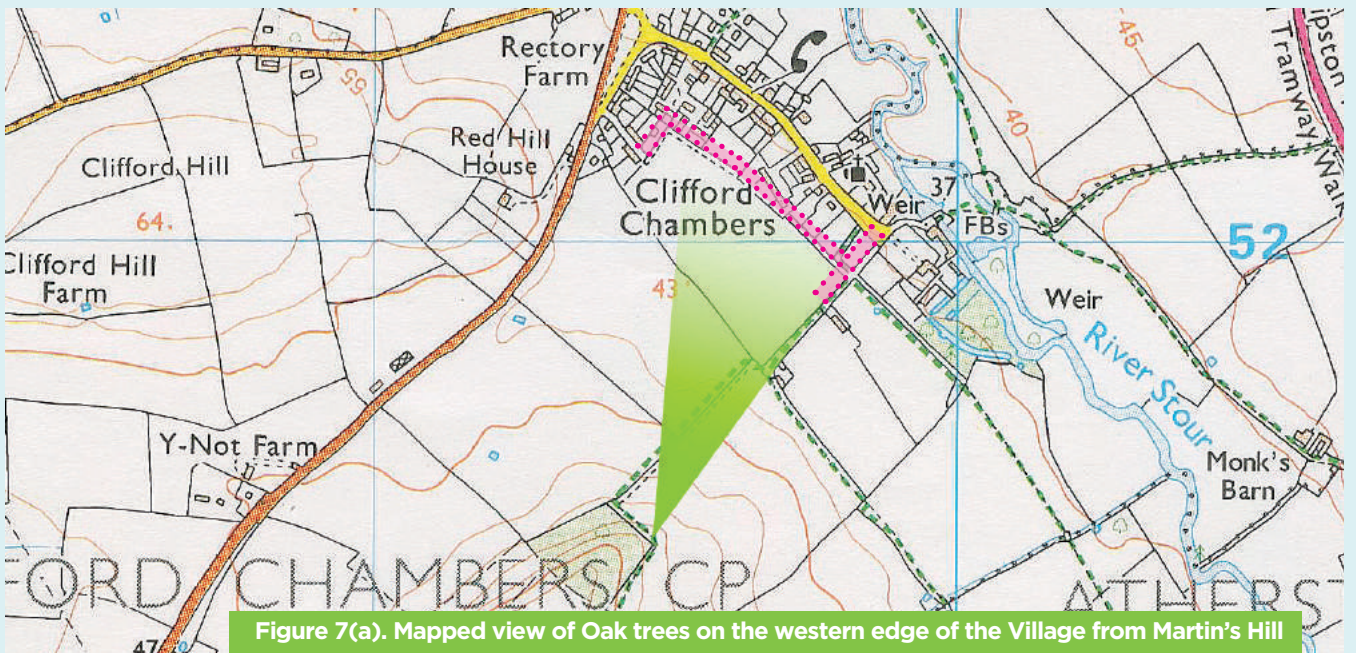
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Figure 6 (b) A view of the valued landscape of Martin’s Hill

# 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. The oak trees are all subject of a Tree Preservation Order (Order no. 4/1972) of 1972. This is a group Order covering 100 plus trees.
- 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 strongly moderate light pollution and retain ‘dark skies’ ”

### Policy NE3 – Maintaining ‘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.

### 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 Report<sup>19</sup>). All new developments should adopt an environmentally sustainable approach, supporting a dark skies environment with no street lighting and responsible Passive Infrared Sensor (PIR) based external property lighting. Where highway safety is a factor, the Parish Council will work with the relevant Highway Authority to achieve an appropriate solution.

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

## 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)<sup>20</sup>.

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, including boundaries and outbuildings, are protected and enhanced and that they are not compromised by new developments.

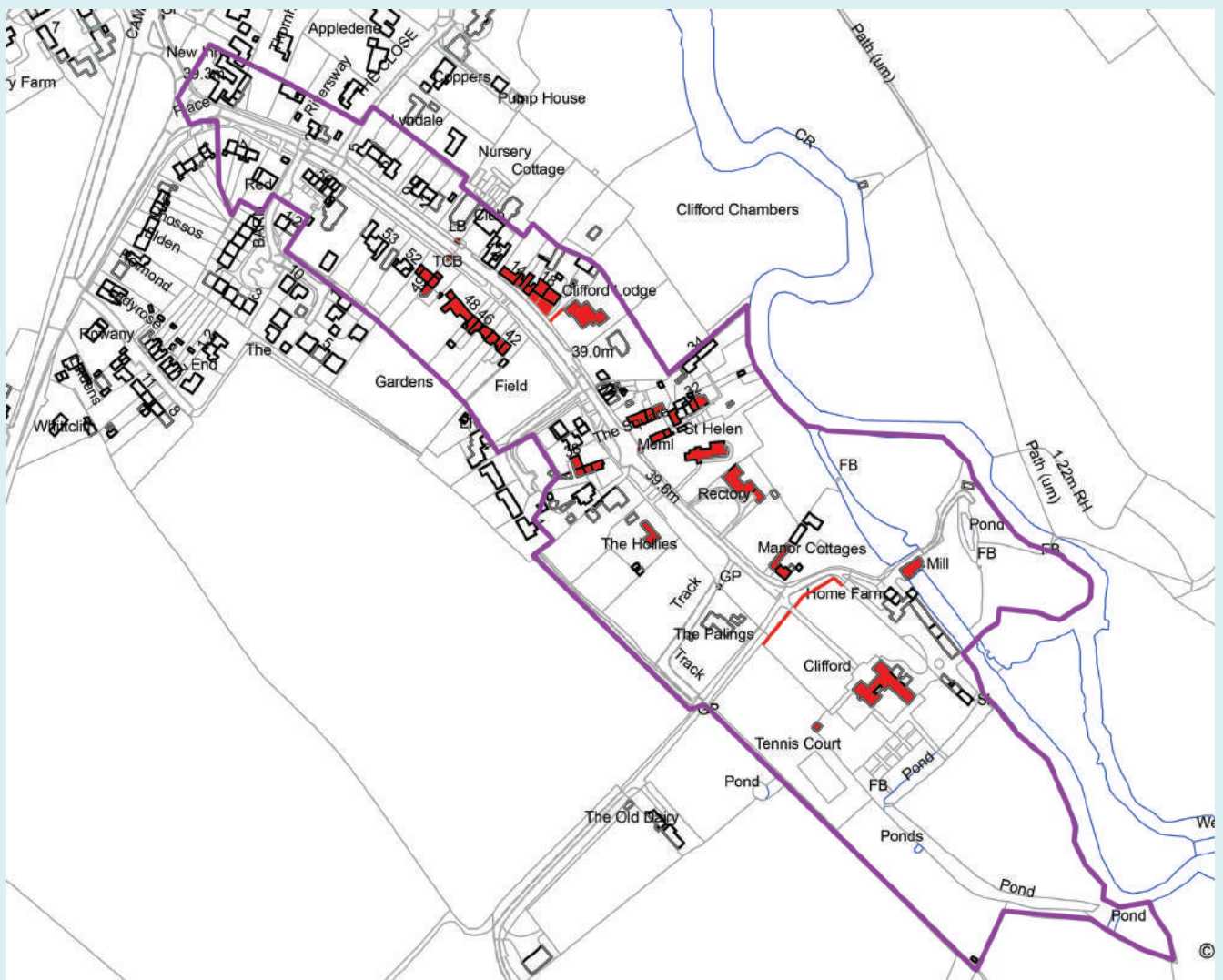


Figure 8 - Designated Heritage Assets (Purple line denotes Conservation Area. Red denotes listed buildings.)

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20. <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

## 6. Local Community

“ 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) The Village Pound on Milcote Lane
- 2) The Recreation Ground on Main Street
- 3) The Allotments at the rear of Main Street
- 4) The Village Green, from Rainsford Close to the Manor House

Development that would harm the character and intended use or purpose of Local Green Space or its significance and value to the local community will not be supported unless there is substantial evidence to prove that the public benefit would outweigh the harm to the Local Green Space.

### Explanation

6.3 In accordance with paragraphs 99 - 101 of the NPPF<sup>21</sup>, local communities are encouraged to consider designating 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.

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 Report<sup>22</sup>), for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of 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.

21. <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

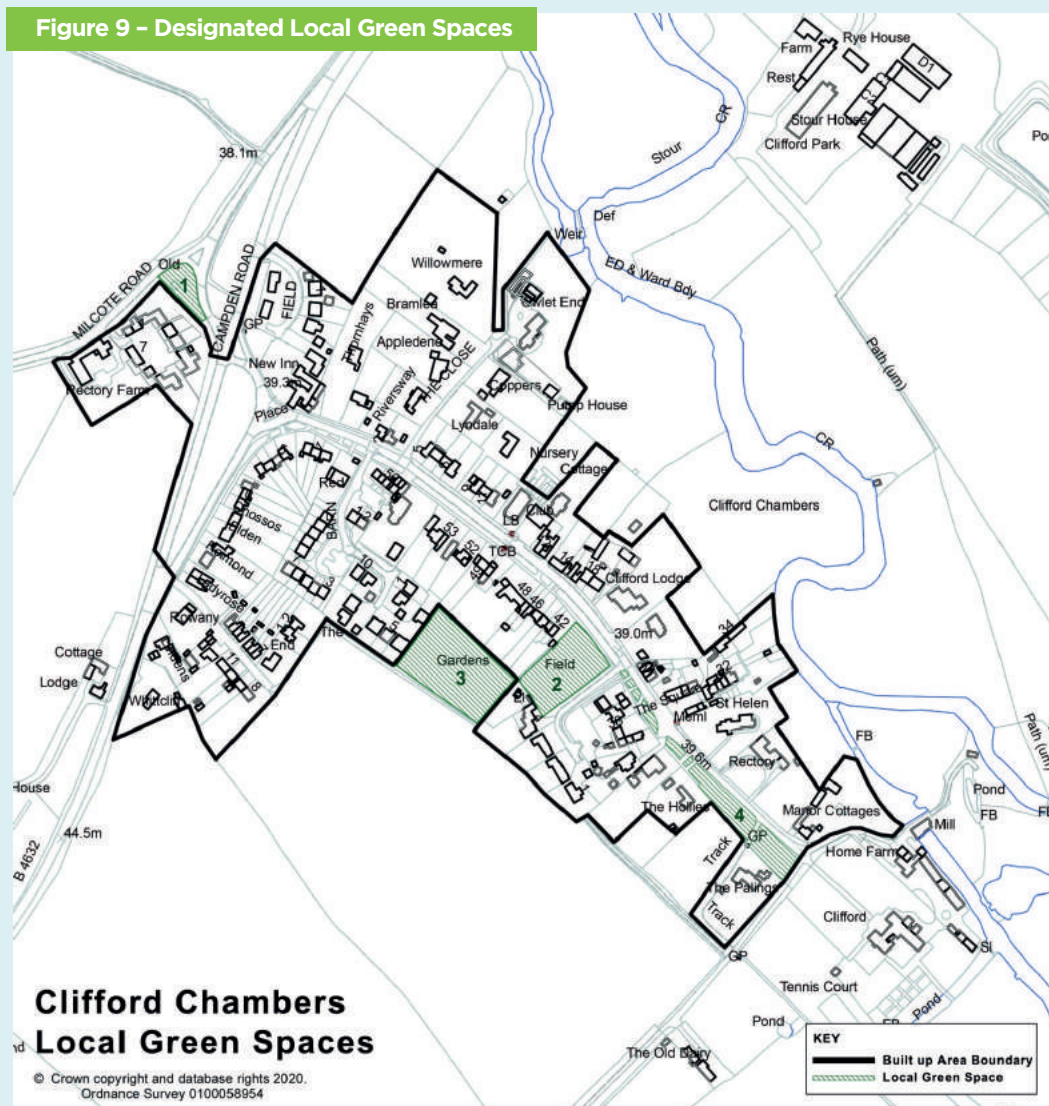
22. Clifford Chambers & Milcote Neighbourhood Plan Questionnaire 2017 Final Report

# 6. Local Community

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 four 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](http://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. Innovative design will be supported in appropriate locations;
- 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 should 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 should 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 should 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 should be kept to an absolute minimum to avoid impacting other properties whilst ensuring developments are safely lit; and
- j) Large areas of hard surfacing should be avoided but where unavoidable the use of permeable granite setts and stone chippings is preferable to concrete and tarmac.
- k) All development proposals should 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 risk creating an unsafe and unsecure 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 and to allow movement of people within the village;
- 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 Report<sup>23</sup>

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 construction 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 which may include garages and car ports, in line with Stratford upon Avon District Council's Development Requirements Supplementary Planning Document (SPD) 2019:

- 1 and 2 bedroom properties - 1 space
- 3 bedroom properties - 2 spaces
- 4 and 5 bedroomed properties - 3 spaces

Parking provision for non-residential developments will also be considered against The Council's Development Requirements Supplementary Planning Document.

## Explanation

7.1 The Neighbourhood Area is a mostly car-dependent community. Public transport connections are limited. The 2011 census data<sup>24</sup> 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.

7.3 The Supplementary Planning Document's reference to the use of garage space when calculating parking provision should be noted. Should garages be converted to other uses, the parking space would be lost. The LPA can therefore impose conditions on consent for new development, preventing the change of use of garages which would normally be allowed under permitted development rights.

24. [Table | Household Vehicles \(Census 2011: Table KS404\) | Data Views | Home - InstantAtlas™ Server](#)

# 7. Traffic and Transport



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 incorporated 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 4.)

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 NPPF<sup>25</sup>. 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 in Clifford Chambers.

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.

## 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 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, either by car

# 7. Traffic and Transport

or when crossing on foot or by bicycle to access the existing footpath/cycleway to Stratford upon Avon.

7.6 It is imperative that the Parish Council work with local highway agencies and the County Highways Department 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 later converted into cottages and a new hall, a



# Appendix 1

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 mature oak trees that extend from the end of the Nashes to the farm track adjacent to the Manor House which are all subject to a Tree Preservation Order. This unique line of oaks forms a natural screen and defines the western boundary

# Appendix 1



Line of Oak Trees on the West Boundary of the Village

to the built-up area. West of this line is mostly agricultural land, with many well managed farms extending to the Neighbourhood Area boundary. There is one large commercial enterprise, a garden centre with café, speciality food shopping and independent traders. Otherwise, employment is restricted to small/medium retail businesses, including one pub/restaurant and The Clifford Club. In addition there are two main community facilities – St. Helens Church and The Village Hall (The Jubilee Hall seen above).

## 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 and only vehicular route to 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

# Appendix 1



**Clifford Chambers Village -  
Looking South from the Jubilee Hall**

of the river was altered in the 19th century to power the Clifford Mills. The Old Mill adjacent to the Manor House, though no longer a working mill, still retains a working water wheel. Mention has already been 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



**The Old Mill**



**Churchyard Trees**

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 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 Weston on Avon Parish.

# Appendix 1



**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 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 improved to provide 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 Weston on Avon 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.



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# Appendix 2

## Tree Preservation Order

Tree Preservation Orders

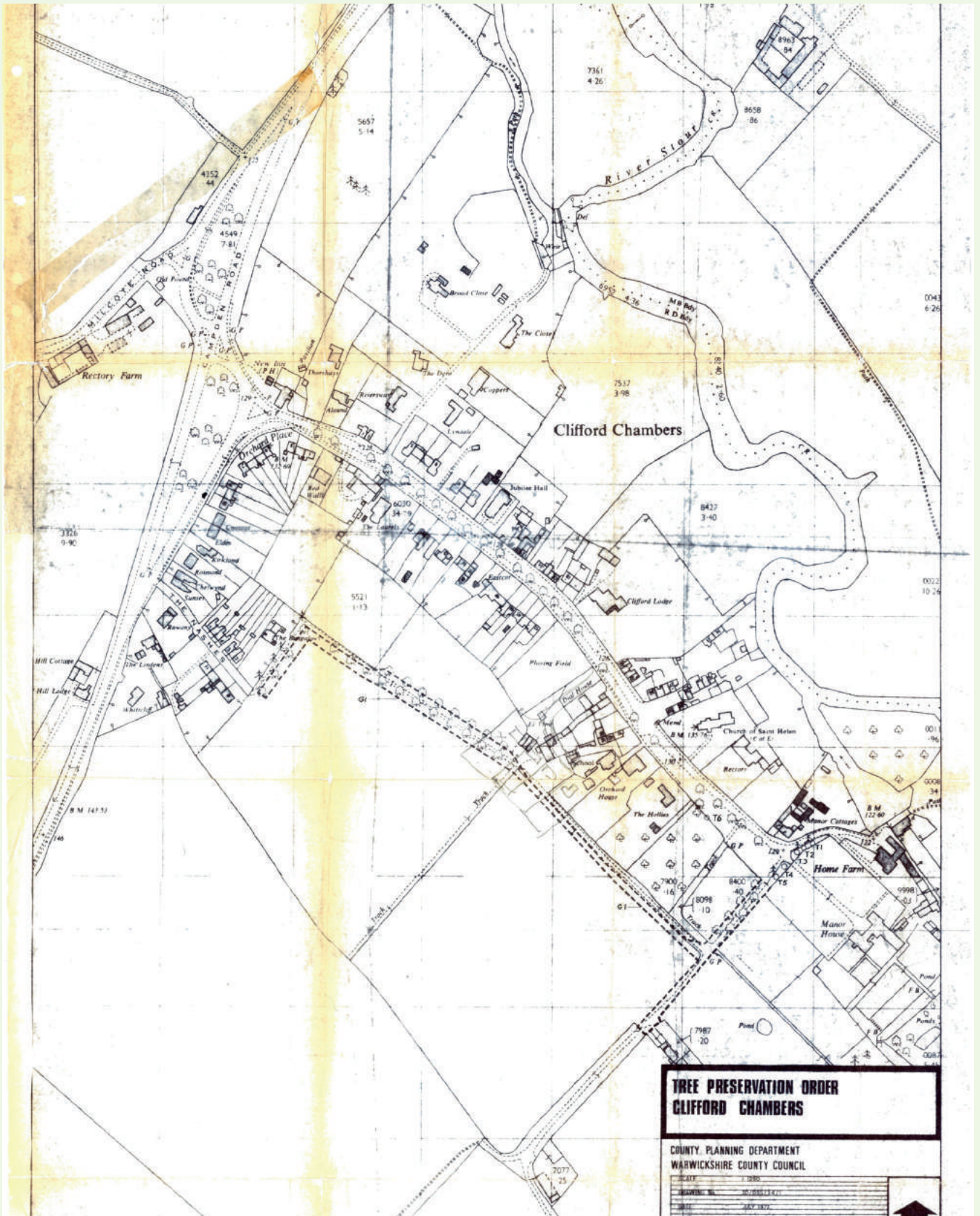
The Town and Country Planning (Tree Preservation) (England) Regulations 2012

Please note on 6 April 2012 the Town and Country Planning (Tree Preservation) (England) Regulations 2012 (“the Regulations”) came into effect. These Regulations govern all tree preservation orders made in England.

Under these Regulations all tree preservation orders made prior to 6 April 2012 (including the attached order) take effect with the omission of all of their provisions other than that that identify trees, groups of trees or woodlands to which the tree preservation order applies and replaces with provisions from the new Regulations. Details of the Regulations and further information about the changes to tree preservations orders can be obtained at [www.communities.gov.uk](http://www.communities.gov.uk)



# Appendix 2



# Appendix 2

SERVED 24/08/72

## TREE PRESERVATION ORDER.

TOWN AND COUNTRY PLANNING ACT 1971.

S.D 7/2 / 72

THE COUNTY OF WARWICK TREE PRESERVATION ORDER NO. 4/1972  
(Clifford Chambers)

THE WARWICKSHIRE COUNTY COUNCIL

in this order called "the authority" in pursuance of the powers conferred in that behalf by Sections 60 [and 61\*] of the Town and Country Planning Act 1971, and subject to the provisions of the Forestry Act, 1967, hereby make the following Order:—

**1. In this Order:—**

"the Act" means the Town and Country Planning Act 1971;

"owner" means the owner in fee simple, either in possession or who has granted a lease or tenancy of which the unexpired portion is less than three years; lessee (including a sub-lessee) or tenant in possession, the unexpired portion of whose lease or tenancy is three years or more and a mortgagee in possession; and

"the Secretary of State" means the Secretary of State for the Environment, ~~Secretary of State for Wales.~~

2.—Subject to the provisions of this Order and to the exemptions specified in the Second Schedule hereto, no person shall, except with the consent of the authority and in accordance with the conditions, if any, imposed on such consent, cut down, top, lop, or wilfully destroy or cause or permit the cutting down, topping, lopping or wilful destruction of any tree specified in the First Schedule hereto or comprised in a group of trees or in a woodland therein specified, the position of which trees, groups of trees and woodlands is defined in the manner indicated in the said First Schedule on the map annexed hereto† which map shall, for the purpose of such definition as aforesaid, prevail where any ambiguity arises between it and the specification in the said First Schedule.

3.—An application for consent made to the authority† under article 2 of this Order shall be in writing stating the reasons for making the application, and shall by reference if necessary to a plan specify the trees to which the application relates, and the operations for the carrying out of which consent is required.

4.—(1) Where an application for consent is made [to the authority]† under this Order, the authority may grant such consent either unconditionally, or subject to such conditions (including conditions requiring the replacement of any tree by one or more trees on the site or in the immediate vicinity thereof), as the authority may think fit, or may refuse consent.

Provided that where the application relates to any woodland specified in the First Schedule to this Order the authority shall grant consent so far as accords with the principles of good forestry, except where, in the opinion of the authority, it is necessary in the interests of amenity to maintain the special character of the woodland or the woodland character of the area, and shall not impose conditions on such consent requiring replacement or replanting.

(2) The authority shall keep a register of all applications for consent under this Order containing information as to the nature of the application, the decision of the authority thereon, any compensation awarded in consequence of such decision and any directions as to replanting of woodlands; and every such register shall be available for inspection by the public at all reasonable hours.

5.—Where the authority refuse consent under this Order or grant such consent subject to conditions they may when refusing or granting consent certify in respect of any trees for which they are so refusing or granting consent that they are satisfied—

(a) that the refusal or condition is in the interests of good forestry; or

(b) in the case of trees other than trees comprised in woodlands, that the trees have an outstanding or special amenity value.

~~6.—(1) Where consent is granted under this Order to fell any part of a woodland other than consent for silvicultural thinning then unless—~~



# Appendix 2

<b>FIRST SCHEDULE</b>		
<b>TREES SPECIFIED INDIVIDUALLY*</b>		
(encircled in black on the map)		
<i>No. on Map.</i>	<i>Description.</i>	<i>Situation.</i>
T.1	Lime	On the north west boundary of grounds of the Manor House
T.2	Cedar	As above
T.3	Redwood	As above
T.4	Redwood	As above
T.5	Cedar	As above
T.6	Oak	On the north east boundary of O.S.7900.
<b>TREES SPECIFIED BY REFERENCE TO AN AREA*</b>		
(within a dotted black line on the map)		
<i>No. on Map.</i>	<i>Description.</i>	<i>Situation.</i>
	None.	
<b>GROUPS OF TREES*</b>		
(within a broken black line on the map)		
<i>No. on Map.</i>	<i>Description.</i>	<i>Situation.</i>
G.1	38 Limes and 64 oaks.	On the north east and south e boundaries of O.S. enclosures 5300, 6700 and 6800.
<b>WOODLANDS*</b>		
(within a continuous black line on the map)		

# Appendix 2

(5) Before determining an appeal under this section, the Secretary of State shall, if either the appellant or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(7) The decision of the Secretary of State on any appeal under this section shall be final.

**37. Appeal in default of decision.**—Where an application for consent under the Order is made to the authority, then unless within two months from the date of receipt of the application, or within such extended period as may at any time be agreed upon in writing between the applicant and the authority, the authority either—

(a) give notice to the applicant of their decision on the application ; or

(b) give notice to him that the application has been referred to the Secretary of State in accordance with directions given under section 35 of the Act ;

the provisions of the last preceding section shall apply in relation to the application as if the consent to which it relates had been refused by the authority, and as if notification of their decision had been received by the applicant at the end of the said period of two months, or at the end of the said extended period, as the case may be.

**45. Power to revoke or modify the consent under the order.**—(1) If it appears to the authority that it is expedient to revoke or modify any consent under the Order granted on an application made under Article 3 of the Order, the authority may by Order revoke or modify the consent to such extent as they consider expedient.

(2) (Subject to the provisions of sections 48 and 61 of the Act an Order under this section shall not take effect unless confirmed by the Secretary of State ; and the Secretary of State may confirm any such Order submitted to him either without modification or subject to such modifications as he considers expedient.

(3) Where an authority submit an Order to the Secretary of State for his confirmation under this section, the authority shall furnish the Secretary of State with a statement of their reason for making the Order and shall serve notice together with a copy of the aforesaid statement on the owner and on the occupier of the land affected, and on any other person who in their opinion will be affected by the Order, and if within the period of twenty-eight days from the service thereof any person on whom the notice is served so requires, the Secretary of State, before confirming the Order, shall afford to that person, and to the authority, an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(4) The power conferred by this section to revoke or modify a consent may be exercised at any time before the operations for which consent has been given have been completed.

Provided that the revocation or modification of consent shall not affect so much of those operations as has been previously carried out.

(5) Where a notice has been served in accordance with the provisions of subsection (3) of this section, no operations or further operations as the case may be, in pursuance of the consent granted, shall be carried out pending the decision of the Secretary of State under subsection (2) of this section.

**46. Unopposed revocation or modification of consent.**—(1) The following provisions shall have effect where the local planning authority have made an Order (hereinafter called "such Order") under section 45 above revoking or modifying any consent granted on an application made under a tree preservation order but have not submitted such Order to the Secretary of State for confirmation by him and the owner and the occupier of the land and all persons who the authority's opinion will be affected by such Order have notified the authority in writing that they do not object to such Order.

(2) The authority shall advertise the fact that such Order has been made and the advertisement shall specify (a) the period (not less than twenty-eight days from the date on which the advertisement first appears) within which persons affected by such Order may give notice to the Secretary of State that they wish for an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose and (b) the period (not less than 14 days from the expiration of the period referred to in paragraph (a) above) at the expiration of which, if no such notice is given to the Secretary of State, such Order may take effect by virtue of this section and without being confirmed by the Secretary of State.

(3) The authority shall also serve notices to the same effect on the persons mentioned in subsection (1) above.

(4) The authority shall send a copy of any advertisement published under subsection (2) above to the Secretary of State, not more than three days after the publication.

(5) If within the period referred to in subsection (2) (a) above no person claiming to be affected by such Order has given notice to the Secretary of State as aforesaid and the Secretary of State has not directed that such Order be submitted to him for confirmation, such Order shall at the expiration of the period referred to in subsection (2) (b) of this section, take effect by virtue of this section and without being confirmed by the Secretary of State as required by section 10 (4) of the Act.

(6) This section does not apply to such Order revoking or modifying a consent granted or deemed to have been granted by the Secretary of State under Part III, Part IV or Part V of the Act.

GIVEN under the Common Seal of the  
Warwickshire County Council

24<sup>th</sup> August 1972

Notes:

A series of horizontal dotted lines for taking notes.



