

# CLIFTON UPON TEME

## NEIGHBOURHOOD DEVELOPMENT PLAN

2016 - 2030



Clifton upon Teme Parish Council

**Kirkwells**

The Neighbourhood Planning People

## **Acknowledgements**

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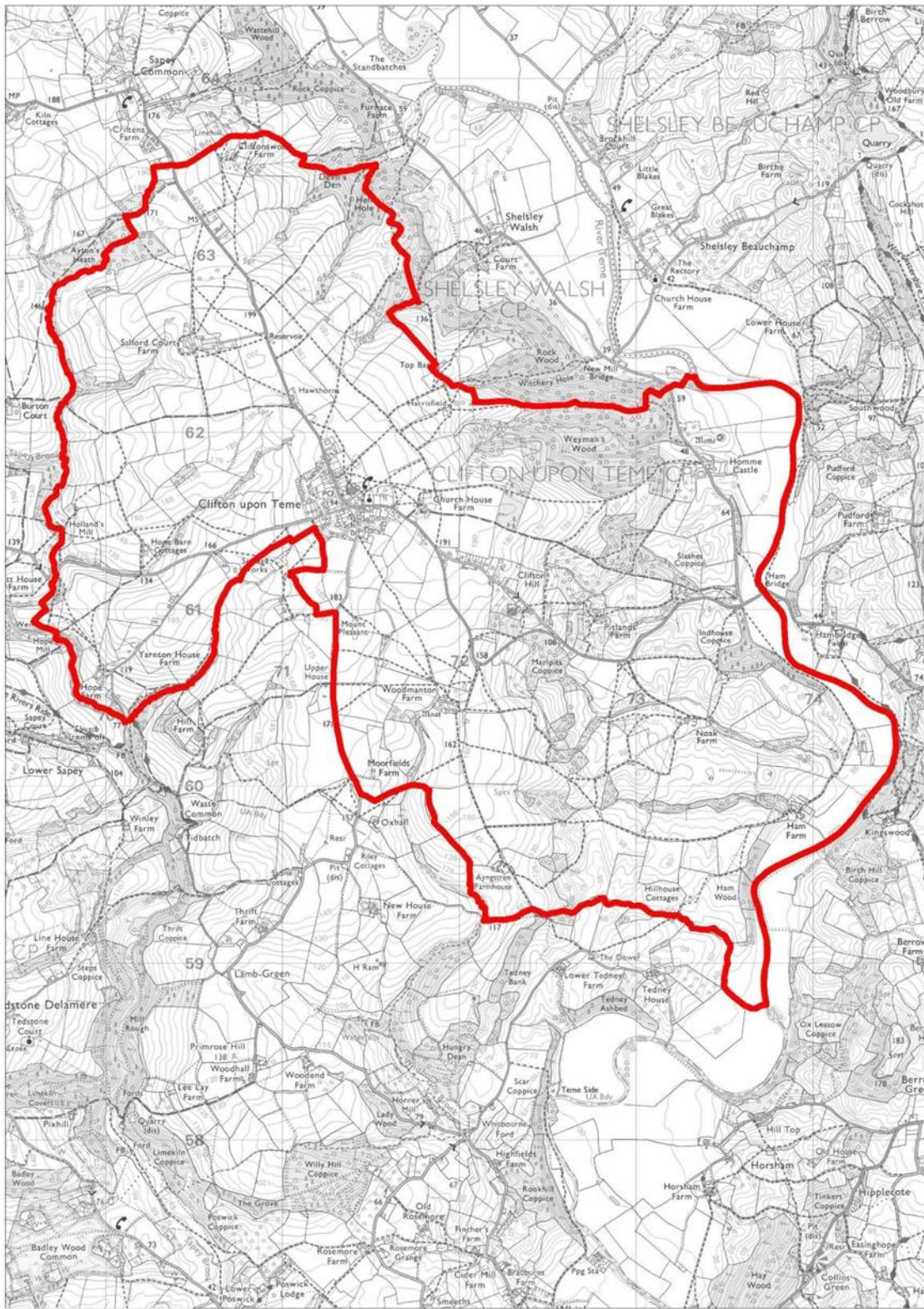
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Map 1 Clifton Upon Teme Designated Neighbourhood Area



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## Executive Summary

The Clifton upon Teme Neighbourhood Development Plan (NDP) has been prepared to guide new development in the Parish up to 2030. NDPs are a new way for local people to influence planning decisions as they are prepared by parish councils, taking into account the ideas and concerns of parish residents and businesses through extensive public consultation. At the end of the process everyone on the parish electoral role is invited to vote in a referendum on whether the NDP should be used to help determine planning decisions in the Parish.

The NDP is very important as it allows local people a chance to influence future decisions about planning by setting out the local planning policy framework. Planning decisions are determined in accordance with the development plan and any other considerations and the NDP will be part of the development plan.

The NDP is a statutory (legal) document and has to be in general conformity with local strategic planning policies set out in the Development Plan and should have regard to national planning policy set out in the National Planning Policy Framework (NPPF). Planning Practice Guidance provides additional guidance on the application and implementation of the Framework's approach. The Development Plan for the NDP area consists of the South Worcestershire Development Plan (SWDP), the Worcestershire Waste Core Strategy and the saved policies of the County of Hereford and Worcester Minerals Local Plan. A new Minerals Local Plan is being prepared for Worcestershire and is expected to be adopted in 2018.

The NDP has a vision and objectives and planning policies under several key themes. The themes are:

- Landscape, Natural Heritage and Green Infrastructure (with policies to protect local landscape character and support wildlife)
- Built Heritage and Design (with policies to promote high quality design which responds positively to local character and to protect built heritage)
- Housing (with policies to support small scale infill development within the development boundary and to guide limited new housing in some circumstances in the wider countryside)
- Employment and Tourism (with policies supporting appropriate investment in the local economy, tourism and home working)
- Recreation and Health (with policies protecting local facilities and community buildings, identifying local green spaces and promoting health and wellbeing)
- Infrastructure and Energy (with policies supporting investment in local infrastructure such as traffic management and improving accessibility, and supporting energy efficiency and low carbon energy).

The NDP also has a number of related actions identified for the Parish Council to support the planning policies and these are set out in Appendix 8.

## 1.0 Introduction

### What is Neighbourhood Planning?

- 1.1 Neighbourhood planning enables communities to shape the development and growth of a local area. Neighbourhood Development Plans (NDPs) can be used to choose where new homes, shops and offices should be built, and to have a say on what those new buildings should look like. Adopted (“Made”) NDPs become part of the local statutory development plan and form the basis for determining planning applications in that area.
- 1.2 Neighbourhood Planning is a central government initiative introduced by the Localism Act 2011 and recognised in the National Planning Policy Framework (NPPF) in March 2012. The aim of the legislation is to empower local communities to use the planning system to promote appropriate and sustainable development in their area. NDPs must have regard to national policies and be in general conformity with strategic policies in the Local Plan – the South Worcestershire Development Plan (SWDP) 2006 - 2030.
- 1.3 The Neighbourhood Planning Regulations set out a number of formal steps that must be taken in preparing a NDP. Following an application by the Parish Council on 22<sup>nd</sup> April 2013, Malvern Hills District Council designated the Parish of Clifton upon Teme as a neighbourhood area for the purposes of developing a NDP on 24<sup>th</sup> September 2013. The designated area is shown on Map 1.
- 1.4 A Steering Group of Parish Councillors and interested local residents was set up in 2014 to oversee the preparation the Plan on behalf of the Parish Council. The Steering Group has met regularly throughout the NDP process and has led on local community consultation and engagement.
- 1.5 The Draft NDP was prepared following careful consideration of the representations submitted during the informal consultation on the emerging draft plan in Spring 2016. Further information about this process, and the comments submitted are provided on the Parish Council website <http://clifton-upon-teme-pc.org.uk> and in the Consultation Statement.
- 1.6 The Draft NDP was published for 8 weeks public consultation until 26<sup>th</sup> August 2016. The Parish Council has considered the consultation responses and amended the Submission NDP where appropriate. Malvern Hills District Council will undertake a further public consultation for a minimum of 6 weeks. Malvern Hills District Council and the Parish Council will then appoint an independent Examiner to examine the NDP. If the independent Examiner concludes that the NDP should proceed (subject to any amendments), the District Council will arrange a local Referendum, and if over 50% of those voting, vote in favour, the NDP will be made i.e. adopted and used to help determine planning applications (alongside local and national planning policies).

- 1.7 This provides a significant opportunity for local people to influence planning decisions, as planning applications are determined ‘in accordance with the Development Plan unless material considerations indicate otherwise’ (Planning and Compulsory Purchase Act 2004 Section 38 (6)). NDPs have to be shaped by and produced for the local community. The role of the Steering Group has been to act as facilitators in enabling local residents, businesses and community groups to determine the focus of their NDP and devise policies to tackle local issues.

### **Planning Policy Context**

- 1.8 The NDP must have regard to national policies and be in general conformity with strategic policies in the Local Plan – the South Worcestershire Development Plan<sup>1</sup>.
- 1.9 National planning policies are set out in the National Planning Policy Framework (NPPF)<sup>2</sup> published in 2012. This advises in paragraphs 6 and 7 that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the planning system has to perform an economic role, a social role and an environmental role. Neighbourhood planning is addressed in paragraphs 183-185:

*183. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:*

- *set planning policies through neighbourhood plans to determine decisions on planning applications; and*
- *grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.*

*184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.*

*185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has*

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<sup>1</sup> <http://www.malvern hills.gov.uk/south-worcestershire-development-plan>

See also the Waste Core Strategy and Minerals Local Plan: <http://www.worcestershire.gov.uk/planning>

<sup>2</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)



*demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.*

- 1.10 Planning Practice Guidance<sup>3</sup> provides additional guidance on the application and implementation of the Framework's approach.
- 1.11 The current local planning policy framework for the neighbourhood plan area includes the recently adopted South Worcestershire Development Plan (SWDP). The South Worcestershire Development Plan was prepared jointly by Malvern Hills District Council, Worcester City Council and Wychavon District Council and will guide development in the area up to the year 2030. The Clifton upon Teme NDP will cover the period to 2030, the same as the South Worcestershire Development Plan. A summary of the national and local planning policy context relevant to Clifton upon Teme is provided in the background document Planning Policy Background and Evidence Base review which forms part of the NDP evidence base.
- 1.12 The Submission NDP is accompanied by a Basic Conditions Statement which sets out how the NDP meets the required basic conditions, including how it has had regard to national policy, and is in general conformity with strategic policies in the Local Plan. It is also accompanied by a Consultation Statement which sets out the consultation process throughout the Plan's preparation and how responses have informed the NDP policies and proposals. The supporting documents can be found on the NDP web pages of the Parish Council: <http://clifton-upon-teme-pc.org.uk/index.php/neighbourhood-plan/about-neighbourhood-plan> .

### **Planning and Development Context**

- 1.13 The Clifton upon Teme NDP is being prepared for the Clifton upon Teme Parish Council by the Clifton upon Teme Parish Neighbourhood Development Plan Steering Group on behalf of the community. When developing the emerging draft planning policies, the Steering Group sought to draw on proportionate and robust evidence and take account of the views of local people as expressed at consultation and community events. A Table showing the consultation process to date is provided in Appendix 1 and the Consultation Statement provides more detail. The advice of Officers at Malvern Hills District Council and Historic England was sought in January 2015. An initial draft of the NDP was considered by the Parish Council in January 2016. A period of public consultation with the community followed and the comments made have helped to inform this version of the NDP.
- 1.14 In 2014 there were 273 dwellings in the village of Clifton upon Teme and a further 46 dwellings in the wider Parish, giving a total of 319 dwellings. In February 2016 the

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<sup>3</sup> <http://planningguidance.communities.gov.uk/>

total number of dwellings in the Parish was 321. There are currently applications approved or pending for a further 118 dwellings. If these are all approved the Parish will see an increase in the number of dwellings of 37%. The applications approved or pending are shown in Appendix 2 and commitments on major sites in relation to this are shown on Map 2 Clifton upon Teme Proposals Map.

- 1.15 This potential growth is in the context that the settlement area of the village of Clifton upon Teme will have increased from 41 acres in 2000 to 60 acres in 2015 (assuming all the approvals detailed above are executed), an increase of 46%. This will result in a considerable increase in the population of the village.
- 1.16 The NDP cannot change planning decisions which have already been made, but it does present an opportunity to influence future planning decisions by supporting sustainable development which is sensitively designed and located, and which is appropriate to the rural setting and distinctive high quality environment of the Parish.

## 2.0 Background to the Parish



St Kenelm's Church

- 2.1 Clifton upon Teme is located in the west of Worcestershire, to the north-west of Worcester. Clifton upon Teme became important in the medieval period, but declined in the early post-medieval period. The Parish contains one village, Clifton upon Teme together with the Old Road, outlying farmsteads and cottages. In 2011 the Census statistics<sup>4</sup> showed that there was a Parish population of 695 residents in 307 households.
- 2.2 Clifton upon Teme's long history, encompassing Saxon and Medieval times, is still evident in the plan-form of the village. This is essentially a linear settlement whose vernacular-style buildings are clustered along the main thoroughfare. The long thin gardens, which extend behind the street facing properties, are the remnants of early burgage plots. Although later development has spread to the south and the west, it is this early plan-form that underlies the special interest of Clifton.
- 2.3 The interest of the village also lies in the informal mix of building types that exist side by side. At its core lie the timber framed properties which are of the local vernacular and whose ages generally date from the seventeenth century but the later, predominantly red-brick, cottages that fill the gaps between them and maintain the line of the street are also highly characterful. Adding interest are the service and commercial properties which served the village and which are interspersed with domestic properties along the main street.
- 2.4 One of the most distinguishing features of present day Clifton upon Teme is the contrast between the densely settled main street and the more spacious open

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<sup>4</sup> Neighbourhood Statistics

aspect of 'The Anchorage' to the east. Here, the properties become spaced further apart and garden plots are larger. Mature trees about the Church and within properties nearby create a semi-rural character which becomes fully rural as the village ends eastwards. These two differing, but important characteristics of Clifton upon Teme contribute to the sense of place.

### **Socio-Economic Profile**

- 2.5 Compared with District and national figures, Clifton upon Teme Parish has a higher than average mean age (over 44 years). Nearly one third of the population is aged over 60. The majority of residents (over 98%) are of white British origin with a low representation of other ethnicities.
- 2.6 Of those in employment, approximately 70% are in full time employment and 30% in part-time employment. At the time of the 2011 census some 13% worked mainly from home: anecdotally this proportion is increasing.
- 2.7 Housing provision within the Parish largely consists of family sized dwellings with a high instance of larger homes. Census data (2011) show that more than half of homes are detached and more than 70% are 3-bedroomed or larger. The Parish survey (June 2014) shows that Clifton upon Teme residents want to see a mix of residences that covers all ages across a range of affordability.

### **Setting**

- 2.8 Despite sitting within high ground, some 150m above sea level, Clifton upon Teme is not as prominent within the landscape as one would expect. Only from the west, and to a lesser extent from the north, can the village be glimpsed from the approach lanes and even then, the church spire competes with the trees about it for supremacy. There is an element of surprise when the village is first encountered from any direction. From a distance, from the neighbouring hillside to the west, the more recent, whitened houses appear as a line just below the horizon. Of the older settlement little is visible.
- 2.9 Outside the village, especially to the north and west, the views open to a breathtaking panorama of distant hills and valleys. Clifton upon Teme is fairly introverted, then, in its relationship with the wider landscape and views into and out of the Conservation Area are therefore local and intimate. Buildings, trees and open spaces create the intimacy of place.

### **Landscape and Biodiversity**

- 2.10 The Parish of Clifton upon Teme lies within Natural England's National Character Areas 101: Herefordshire Plateau<sup>5</sup> and 102: Teme Valley. The Worcestershire County

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<sup>5</sup> <http://publications.naturalengland.org.uk/publication/5006583801053184?category=587130>

Council Landscape Character Assessment SPG, October 2011<sup>6</sup> is a non-statutory document that provides guidance on the application of landscape character principles to development. The NDP area lies within four landscape character areas:

- Timbered Plateau Farmlands
- Principal Wooded Hills
- Riverside Meadows
- Principal Timbered Farmlands.

These are shown on Map 4.

- 2.11 The County Council has produced profile documents that detail the mineral and environmental context in the Environmental Character Areas which form the basis for the Worcestershire Green Infrastructure Framework: Worcestershire County Council Environmental Character Areas (ECAs)<sup>7</sup>. Clifton upon Teme lies within 2 Environmental Character Areas: Environmental Character Area 1 - The Teme Valley and Wyre Forest; and Environmental Character Area 23 - Eardiston.
- 2.12 The strategic Green Infrastructure(GI) approach for the Teme Valley and Wyre Forest ECA is to protect and enhance. The overarching principles identified by the GI partnership are to:
- enhance stream and river corridors,
  - protect ancient countryside character,
  - protect and enhance the ancient woodland habitats of the Wyre Forest; and
  - to enhance and expand acid grassland habitats.
- 2.13 The strategic GI approach for the Eardiston ECA is to protect and restore. The overarching principle identified by the GI partnership is to protect and restore networks and connectivity to the wider Teme Valley landscape.
- 2.14 The NDP area also includes Marl pits Coppice which is recognised for its wildlife value.

### **Heritage and Conservation**

- 2.15 Clifton upon Teme was part of a royal estate in the 8<sup>th</sup> century. There was a village with a church by the time of the Domesday survey in 1086. There are indications that the church may have begun as a Minster (monastery) in the Anglo-Saxon period. In 1270 a weekly market and annual fair were granted to Clifton upon Teme. Documents from 1496-7 suggest that the town was reasonably successful at that time, although not large. The documentary evidence suggests that the settlement lost its urban status by the end of the medieval period. By the end of the 17<sup>th</sup> century its former status was merely a tradition.

<sup>6</sup> [http://www.swdevelopmentplan.org/wp-content/uploads/2013/05/Landscape\\_Character\\_Assessment\\_Nov2011.pdf](http://www.swdevelopmentplan.org/wp-content/uploads/2013/05/Landscape_Character_Assessment_Nov2011.pdf)

<sup>7</sup> [http://www.worcestershire.gov.uk/downloads/download/84/environmental\\_character\\_areas](http://www.worcestershire.gov.uk/downloads/download/84/environmental_character_areas)

- 2.16 The evidence from archaeological investigations, from maps and from documentary sources has allowed archaeologists to interpret the components which made up the medieval town of Clifton upon Teme. Medieval Clifton upon Teme consisted of nine components: a manorial enclosure, the churchyard, the market place, the street system, and five tenement plots. Tenement plots were identified aligned on the main street, forming five separate urban components. Regular narrow plots can be identified south and northwest of the church on the 1845 Tithe Map and it is probable that these form parts of the 13<sup>th</sup> century planned borough. The area to the north and east of the churchyard forms a separate component which contains the sites of recorded medieval buildings: the vicarage, rectory and rectory barn. The eastern part of this component contains earthworks interpreted as part of the settlement.
- 2.17 Today the Parish contains many historically important features including a number of listed buildings, archaeological and other historical assets. The centre of Clifton upon Teme is a designated Conservation Area due to its history and architectural character. The village has a distinctive character formed over time in response to its landscape setting, history and ownership. Appendix 10 lists important features of local heritage interest identified by residents.
- 2.18 The Conservation Area was reviewed in 2009 and a new Conservation Area Appraisal and Management Plan produced which has fed into the development of this NDP.

### **Employment, Services and Transport**

- 2.19 There are a range of local businesses providing employment in the Parish, including around 13 farms, leather finishers, industrial chemical products, National Golf Club Advisory Association, equestrian holidays, accountants, engineering, vets, building and gardening services and publishing. A list of local businesses, including farms, is included in Appendix 7 Local Businesses. The 2011 Census<sup>8</sup> indicated that apart from a higher proportion of residents employed in agriculture, the types of industry that most of the 339 local people aged between 16 and 74 years were employed in were fairly similar to those in Malvern Hills and England – see Figure 1 below.

**Figure 1 Industry – Percentage of local people aged 16-74 years in employment (only most significant types of industry / employment included)**

Type of Industry	Clifton upon Teme	Malvern Hills	England
Agriculture, Forestry and Fishing	5.9%	2.8%	0.8%
Manufacturing	9.1%	10.8%	8.8%

<sup>8</sup> Neighbourhood Statistics  
<http://www.neighbourhood.statistics.gov.uk/dissemination/>

Type of Industry	Clifton upon Teme	Malvern Hills	England
Construction	8.6%	9.0%	7.7%
Wholesale and Retail Trade; Repair of Motor Vehicles and Motor Cycles	14.2%	14.9%	15.9%
Professional, Scientific and Technical Activities	6.5%	8.2%	6.7%
Public Administration and Defence; Compulsory Social Security	7.1%	5.5%	5.9%
Education	13.6%	11.6%	9.9%
Human Health and Social Work Activities	10.6%	12.6%	12.4%

- 2.20 The Parish is now served by one church (St Kenelm's Church), two public houses (The Lion Inn and The New Inn), Clifton upon Teme Primary school and Clifton Early Years' Centre. There is now only one shop serving the village with a part time post office located within it.
- 2.21 There are limited public transport connections with only a few daily buses to Worcester and a once a week service to and from Tenbury Wells (leaving late morning to Tenbury Wells and returning early afternoon). Timings and frequency are such that they do not lend themselves to travel for employment or evening social purposes, leaving most residents reliant on private cars.

### Recreation and Leisure

- 2.22 The Parish offers a wide range of leisure and recreation facilities including: a Village Hall; Football Pitch and club; Tennis Courts and club; Bowling Green and club; Pavilion (used by bowls, football and tennis clubs); Children's play area, Cycle track; Baden Powell Hut and a young person's shelter. Appendix 3 provides a comprehensive list. These have all been established and maintained as a result of voluntary effort by community members.

### 3.0 Vision and Objectives



Hope Wynd Cottage, Main Street

- 3.1 The community in Clifton upon Teme Parish have developed a vision to guide the development of this NDP. The vision states:

#### **Vision**

**Clifton upon Teme is a beautiful rural place with a strong and vibrant community. We aim to maintain and improve the vibrancy of our community, heritage, environmental characteristic, ecological diversity and employment opportunities by supporting appropriate enhancements for local needs.**

- 3.2 In order for a vision to be implemented and effective it must be broken down further into key objectives, all seeking to achieve the fulfilment of its different aspects. The NDP has arrived at six objectives through consultation and engagement. NDP policies must then be able to deliver at least one of these key objectives. To meet the needs of the Parish in the 21st Century, we aspire to the following objectives:



## Objectives

### Objective 1

**To maintain and enhance the built, historic and natural environment for present and future generations.**

#### NDP Policies:

CL1 Protecting and Enhancing Local Landscape Character

CL2 Protecting and Enhancing Biodiversity

CL3 Green Infrastructure

CB1 Design Guidance for New Buildings and Extensions in the Clifton upon Teme Conservation Area

CB2 General Building Design Principles for Development within the Development Boundary

CB3 Protecting Historic Farmsteads

CB4 Archaeology

CB5 Protecting Local Heritage Assets

### Objective 2

**To support the retention and development of local businesses and services that contribute to the quality of life for residents and visitors of all ages, including support for suitable diversification and use of new technology. This includes support for improved broadband<sup>9</sup> and mobile phone services and sensitively sited and designed renewable energy technologies.**

#### NDP Policies:

ET1 Supporting Economic Growth and Protecting Existing Employment Generating Uses

ET2 Supporting Homeworking

CR1 Protection of Local Community, Retail, Commercial Facilities and Services

CR4 Supporting Health and Wellbeing in Clifton upon Teme

CI1 Communication Technologies

CI3 Supporting Renewable and Low Carbon Energy Schemes and Technologies

CI4 Energy Efficiency and Tackling Fuel Poverty

### Objective 3

**To support some small-scale schemes (of 1-5 units) of housing and business developments, over and above those already approved, that meet local needs and are in keeping with the scale, demands and population profile of a small rural parish.**

<sup>9</sup> Note also the second BT contract is addressing this – see <http://www.superfastworcestershire.com/home>

**NDP Policies:**

CH1 New Housing Development in Clifton upon Teme village  
 CH2 New Housing Development in the Parish's Countryside Area

**Objective 4**

**To encourage opportunities for parishioners across all the generations to find enjoyment and fulfilment through a range of educational, sporting and leisure activities.**

**NDP Policies:**

CR1 Protection of Local Community, Retail, Commercial Facilities and Services  
 CR2 Provision of Buildings for Community Use  
 CR3 Local Green Spaces  
 CR4 Supporting Health and Wellbeing in Clifton upon Teme  
 CI1 Communication Technologies

**Objective 5**

**To ensure that the Parish is a welcoming and accessible setting for visitors by improving facilities such as footpaths, bridleways, parking, and the village information board within the context of a safe and secure rural environment.**

**NDP Policies:**

CI2 Supporting Improvements in Traffic Management, Signage and Street Furniture  
 CR3 Local Green Spaces  
 CR4 Supporting Health and Wellbeing in Clifton upon Teme

**Objective 6**

**To foster partnership working between Parish organisations and institutions for the mutual benefit of all.**

**NDP Policies:**

All Policies  
 All Actions for the Parish Council

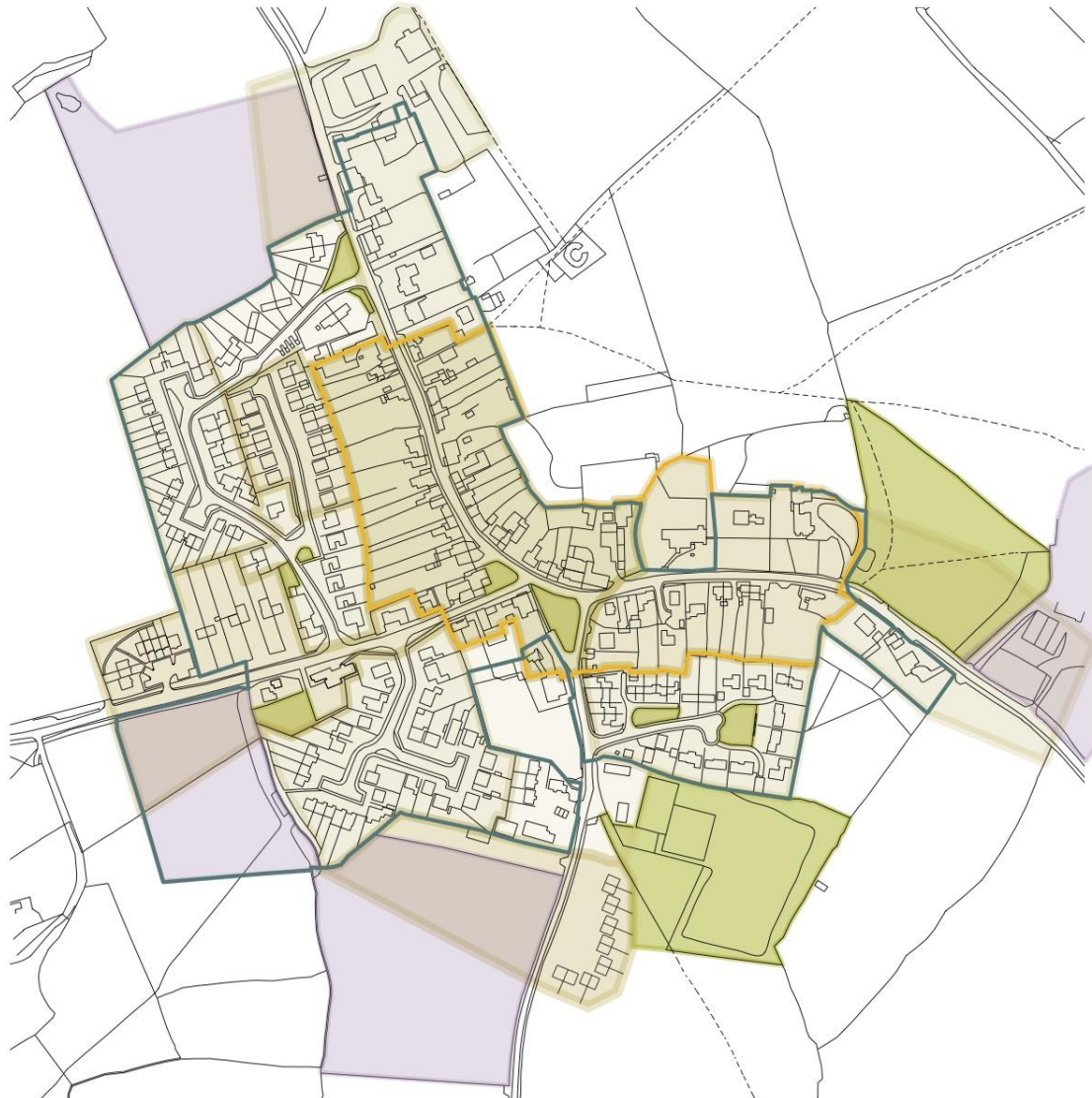
- 3.3 Each Policy Section also sets out which of the NDP objectives the planning policies are seeking to address.
- 3.4 Appendix 8 identifies various actions for the Parish Council, which will support the planning policies in the NDP.

## **4.0 Neighbourhood Development Plan Policies**






- 4.0.1 The policies in this section will be applied in the consideration of any planning applications submitted within the designated NDP area. These policies are necessarily wide ranging in their scope and represent the community's aspiration for delivering sustainable development within their Parish.
- 4.0.2 A NDP has the same legal status as the Local Plan once it has been agreed at a referendum and is Made (brought into legal force) by the local planning authority. At this point it becomes part of the statutory development plan. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 4.0.3 The policies focus their development on the village of Clifton upon Teme with a strong focus on ensuring that new development preserves and enhances the landscape setting and local design features. The community have also expressed a keen desire to support discreet renewable energy as part of new development. Policies are also included to guide new development in the wider Parish area; this is likely to be limited, but may include for instance, development which impacts on historic farmsteads and the landscape character of the rural area.
- 4.0.4 The Parish Council will monitor the implementation of the NDP on a regular basis, at least every 2 years, and seek to review the NP no later than 2021.

### Map 2 Clifton upon Teme Neighbourhood Development Plan Proposals Map

**Clifton upon Teme - Proposals Map**



**Key**

-  Housing Commitments
-  Conservation area
-  Character zones
-  Local Green Spaces
-  Development Boundary



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## 4.1 Landscape, Natural Heritage and Green Infrastructure



Well Ground, Church House Farm

### **Objective 1**

**To maintain and enhance the built, historic and natural environment for present and future generations.**

### **Objective 6**

**To foster partnership working between Parish organisations and institutions for the mutual benefit of all.**

4.1.1 Clifton upon Teme is set within an attractive rural landscape with significant wildlife value and interest. There is high value placed on the Parish's landscape setting as an integral natural resource which requires protection, and, where appropriate, enhancement. Comments submitted during the Neighbourhood Plan Survey in relation to Q3 "*Why you came to live here*" included:

- small picturesque village with active community;
- quiet, picturesque village;
- peace, quiet, beautiful surroundings and lovely people;
- lovely friendly village with open countryside and walks;
- countryside, small local community, beautiful green area, unspoilt, fresh air, traditional village;
- to live in the countryside for walks, views and green fields;
- beauty of the village and the countryside;
- fields with views across the Teme Valley.

4.1.2 Answers to Q37 “Which features should be designated for conservation” included:

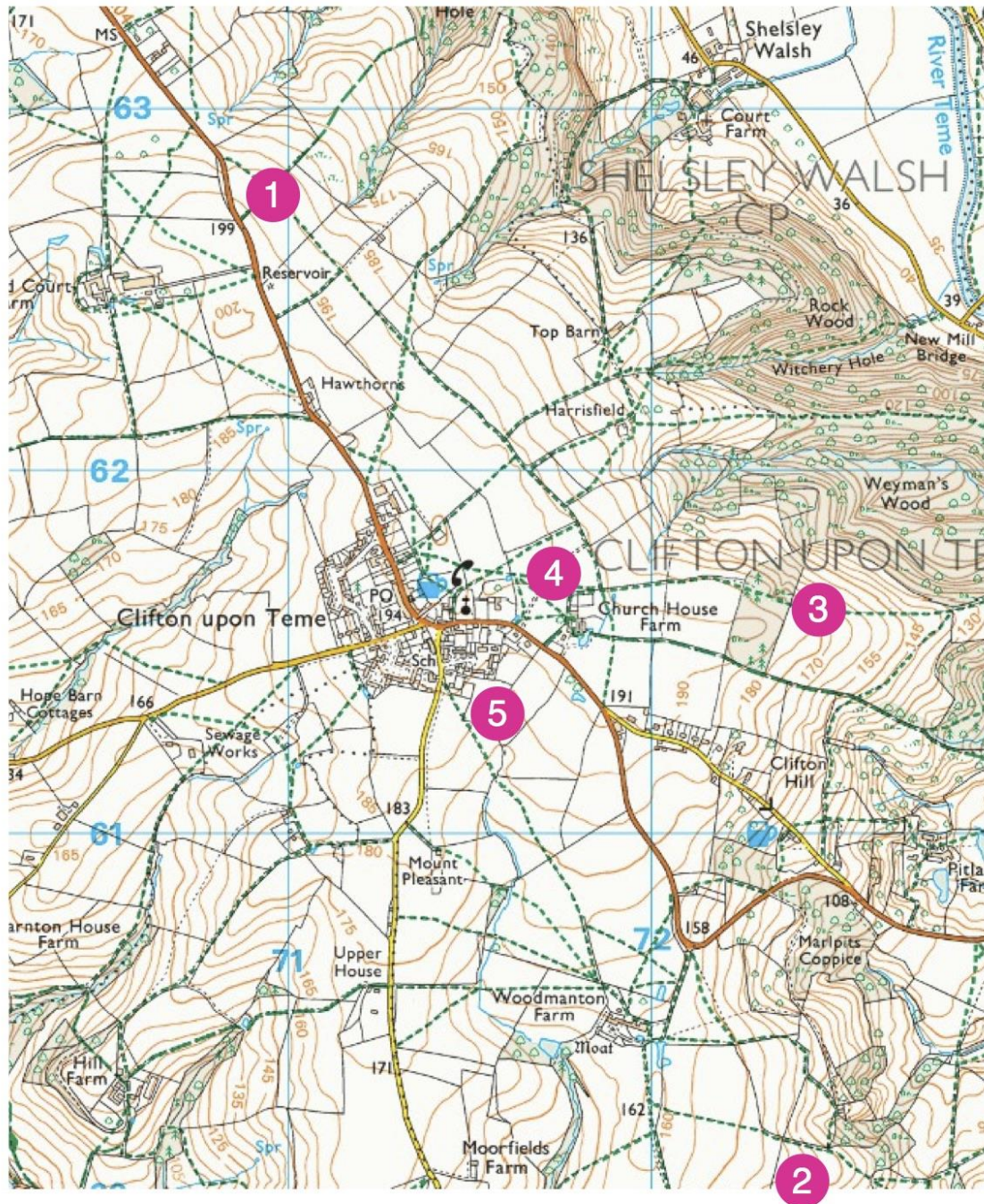
- superb landscape views all around the village;
- Well Ground ridge and furrow (field between Old Vicarage and Church Farm);
- views from Clifton Hill;
- field behind school and local ponds.

### **Significant Views**

4.1.3 The illustrations below describe and justify the 5 identified significant views, which contribute towards the special character of the Parish and which should be protected.

Map 3 Significant Views

**Clifton upon Teme - Significant Views**



- 1 Teme Valley; North of village towards Clew Hill
- 2 Clifton Park (by Indhouse Coppice)
- 3 Scots pines overlooking Ham Bridge
- 4 Well Ground
- 5 Malvern Hills from play area

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**View 1**

**Clifton upon Teme - Significant Views** | Teme Valley; North of village towards Clew Hill (from resevoir north of village)



A



B



C

**A**  
Looking south towards Clifton upon Teme with the Malvern Hills in the distance. The view emphasises the compact nature of the village and the attractive surrounding farmland in open countryside.

**B**  
Looking north-east across the Teme valley towards Woodbury Hill and Abberley clock tower. This view, overlooking the valley below, shows the relatively unspoilt nature of the area.

**C**  
Looking north along the B4204 towards Clew Hill, with Shropshire in the distance.





**View 2**

**Clifton upon Teme - Significant Views | Clifton Park (by Indhouse Coppice)**



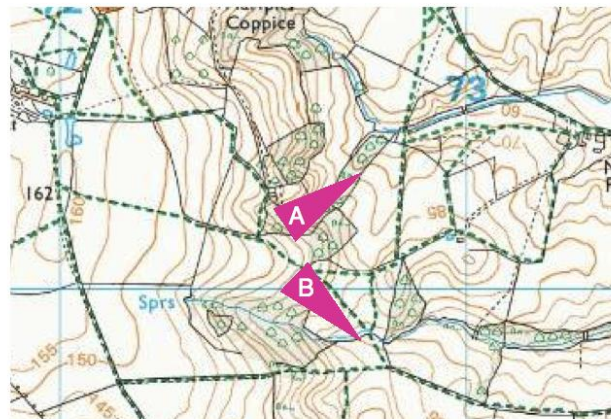
A



B

**A**  
Looking north up the Teme valley, with Woodbury Hill on the right. Again, the unspoilt nature of countryside and almost complete absence of buildings is evident.

**B**  
Looking south-east towards Berrow Hill and the lower Teme valley, also showing the undulating grassland that is characteristic of the area.



**View 3**

**Clifton upon Teme - Significant Views** | Scots pines overlooking Ham Bridge  
(from Hamcastle Plantation)



A



B

**A**  
Looking east across the Teme valley towards Woodbury Hill from the top of Hamcastle plantation. Extensive woodland covers much of the west side of the valley to the north.

**B**  
Looking south across the Teme valley above Ham Bridge. Berron Hill in the distance. One of the finest views in the area, it affords a 180 degree panorama of the Teme valley at this point.



**View 4****Clifton upon Teme - Significant Views | Well Ground**

Looking north-east from the B4204 towards the Teme valley below. The field, part of Church House Farm, is the site of the original settlement, though only the ancient pond survives.



**View 5**

**Clifton upon Teme - Significant Views | Malvern Hills from the play area**



Looking south-east from the southern edge of the children's play area. The field in the foreground which runs along the eastern edge of Pound Lane contains remnants of historic hedgerow and is used for sheep grazing. The Malvern Hills are prominent in the distance.

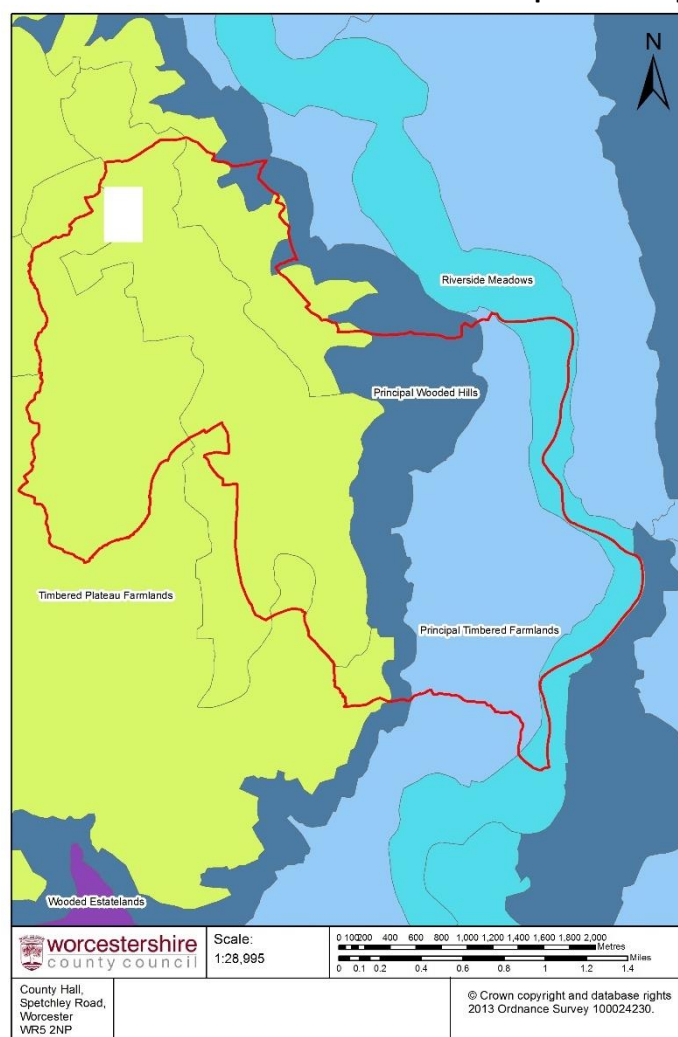


4.1.4 Within the development boundary new development may provide opportunities to strengthen and enhance green infrastructure and biodiversity corridors to the wider countryside, and new development outside of the development boundary of the village should be designed sensitively to protect and enhance the landscape character.

4.1.5 The NDP area lies within four landscape character areas<sup>10</sup> (Map 4):

- Timbered Plateau Farmlands
- Principal Wooded Hills
- Riverside Meadows
- Principal Timbered Farmlands

**Map 4 Landscape Character Areas**



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<sup>10</sup> [http://www.swdevelopmentplan.org/wp-content/uploads/2013/05/Landscape\\_Character\\_Assessment\\_Nov2011.pdf](http://www.swdevelopmentplan.org/wp-content/uploads/2013/05/Landscape_Character_Assessment_Nov2011.pdf)

- 4.1.6 The Timbered Plateau Farmlands are varied, mixed farming landscapes of hedged fields, scattered farms, woods and wooded valleys associated with upstanding areas of undulating relief. The key elements of the Timbered Plateau Farmlands are topography and woodland. Tree cover is essentially of ancient semi-natural character, with oak as the dominant species. The pattern of woodland and hedgerows have great visual prominence. The woodland cover provides the major structure to the landscape, the hedgerow pattern defining the scale. These are landscapes containing woodlands of varying size, the dingles associated with the valley streams being a particular characteristic. The settlement pattern is a variable one of dispersed farms and hamlets with occasional villages or wayside cottages. The land use tends to be a patchwork of mixed farming with pasture often dominating the areas where topography limits intensive cultivation.
- 4.1.7 The Principal Wooded Hills are upstanding, wooded landscapes with a sloping, in places steeply undulating topography, often on the edge of higher ground. These are landscapes of large, irregularly shaped ancient woodlands and wooded streamlines, typically forming an interlocking pattern with surrounding hedged fields. In these landscapes the nature and steepness of slope has inhibited clearance for agricultural use in the past. Consequently, they have retained a significant proportion of ancient semi-natural woodland. Woodland cover usually occurs in extensive interlocking belts and is the dominant land use. Where clearance has taken place in the past, the presence of strong hedge lines with a good representation of hedgerow tree cover contributes to the visual integration of the landscape. Hedgerow trees and wooded streamlines are a vital component in achieving visual integration between the areas of historic clearance and the denser woodland. There are ancient yew trees in Weyman's Wood and the churchyard.
- 4.1.8 Exposure of the local geological substrates (sandstones and mudstones with local limestones of the Old Red Sandstone) can be found in the dingles that drain the upland on which Clifton is based. These streams lie within the Principal Wooded Hills landscape character areas. The unusual charm of the dingles lies both in their wooded nature and in the presence of a series of minor rapids and waterfalls over harder geological units. These dingles are crossed or paralleled by numerous public rights of way from the Clifton area.
- 4.1.9 Riverside Meadows are linear riverine landscapes associated with a flat, generally well-defined alluvial floodplain, in places framed by steeply rising ground. These are secluded pastoral landscapes, characterised by meandering, tree-lined rivers, flanked by alluvial meadows which are defined by hedge and ditch boundaries. Settlement is typically absent throughout these landscapes, the presence of extensive areas of waterside meadows, used for seasonal grazing, has in the past provided a strong sense of visual and ecological unity. These are landscapes that accommodated a degree of annual flooding, a factor which was reflected in the patterns of land use, the lack of settlement and development (except for the occasional water mill), and the representation of species and habitats tolerant of such waterlogged conditions. Tree cover is a notable element of Riverside Meadows, usually in a linear pattern

along the hedge and ditch lines and along the banks of watercourses. Typical species are alder and willow, the latter often pollarded.

4.1.10 The Principal Timbered Farmlands are rolling lowland landscapes with occasional steep sided hills and low escarpments. They have a small scale, wooded, agricultural appearance characterised by filtered views through densely scattered hedgerow trees. These are complex, in places intimate, landscapes of irregularly shaped woodlands, winding lanes and frequent wayside dwellings and farmsteads. The Principal Timbered Farmlands are characterised by a mosaic of agricultural land cleared directly from woodland, on a piecemeal basis, together with land enclosed from former localised areas of open fields, resulting in their dispersed pattern of farmsteads and wayside cottages and lack of strong settlement nuclei.

4.1.11 At Regulation 14 consultation stage, Worcestershire County Council submitted comments referring to the Waste Core Strategy: *“Excavation activities, a normal part of the construction process, can result in considerable arisings of subsoils. In some cases, this type of waste can usefully be re-used for purposes such as landscaping, levelling of sites, the construction of bunds, embankments or features for noise attenuation”*. The County Council advised in their submission that this could be strengthened by reference within the Neighbourhood Plan, requiring developers to specifically address the disposal of excavated materials arising from development.

#### **Policy CL1 Protecting and Enhancing Local Landscape Character**

**Development proposals should respect the identified Significant Views on Map 3 which are locally valued and which make an important contribution to the neighbourhood area’s landscape character.**

**Where a development proposal impacts on an identified Significant View, a Landscape and Visual Impact Assessment or similar study should be carried out to ensure that the landscape is not compromised.**

**Where appropriate, landscaping proposals in new development should take into account the latest Worcestershire Landscape Character Assessment and its guidelines in accordance with SWDP 25.**

**The following landscape design guidelines should be incorporated into schemes where appropriate:**

**In developments within Landscape Character Area Timbered Plateau Farmlands, landscaping schemes must demonstrate that they:**

- **Conserve any ancient woodland on the site, and restock with locally occurring native stock where appropriate.**
- **Support the coalescence of fragmented remnants of ancient woodland through new woodland planting, favouring native broadleaves with oak as the major species.**
- **Infill any gaps in tree cover along watercourses and dingles.**

- **Conserve hedgerow oaks and restore the pattern of hedgerows.**

**In developments within Landscape Character Area Principal Wooded Hills, landscaping schemes must demonstrate that they:**

- **Conserve and, if necessary restore the ancient broadleaved character of any woodlands on the site.**
- **Strengthen the wooded character of hedge lines and streamlines on the site through replanting or natural regeneration, taking account of the identified Significant Views.**

**In developments within Landscape Character Area Riverside Meadows, landscaping schemes must demonstrate that they:**

- **Conserve existing areas of permanent pasture on the site.**
- **Conserve and enhance continuous tree cover along hedge lines, ditches and watercourses on the site.**
- **Conserve existing wetland habitats, where possible provide further wetland habitat, and explore opportunities to return to patterns and processes of natural flooding cycles.**

**In developments within Landscape Character Area Principal Timbered Farmlands, landscaping schemes must demonstrate that they:**

- **Maintain and enhance hedgerows where appropriate.**
- **Conserve ancient woodland sites and plant new woodland with locally occurring native species.**
- **Conserve and restore tree cover along water courses and streamlines.**

**Consideration should be given to the re-use of waste such as subsoils arising from the development process on site, for such purposes as landscaping, levelling of sites, the construction of bunds, embankments or features for noise attenuation. Such proposals will be considered against relevant Environment Agency advice and policies in the Waste Core Strategy.**

## **Biodiversity**

4.1.12 Maps 5a, 5b, 5c and 6a and 6b show areas of the Parish which are significant for wildlife<sup>11</sup>. The wildlife maps show fairly clearly the two strong habitat corridors running from north-to-south and which roughly straddle the eastern and western borders of the Parish. This mirrors the value shown in the Designated Local Wildlife

<sup>11</sup> Note - Data should be considered only as a 'snapshot' in time and while reasonable effort has been made to ensure all the data in these plans are accurate, Worcestershire County Council can accept no liability for its use or interpretation. Datasets should ideally be refreshed every 12 - 18 months or so to ensure that they remain indicative of our best understanding of the state of the local landscape.



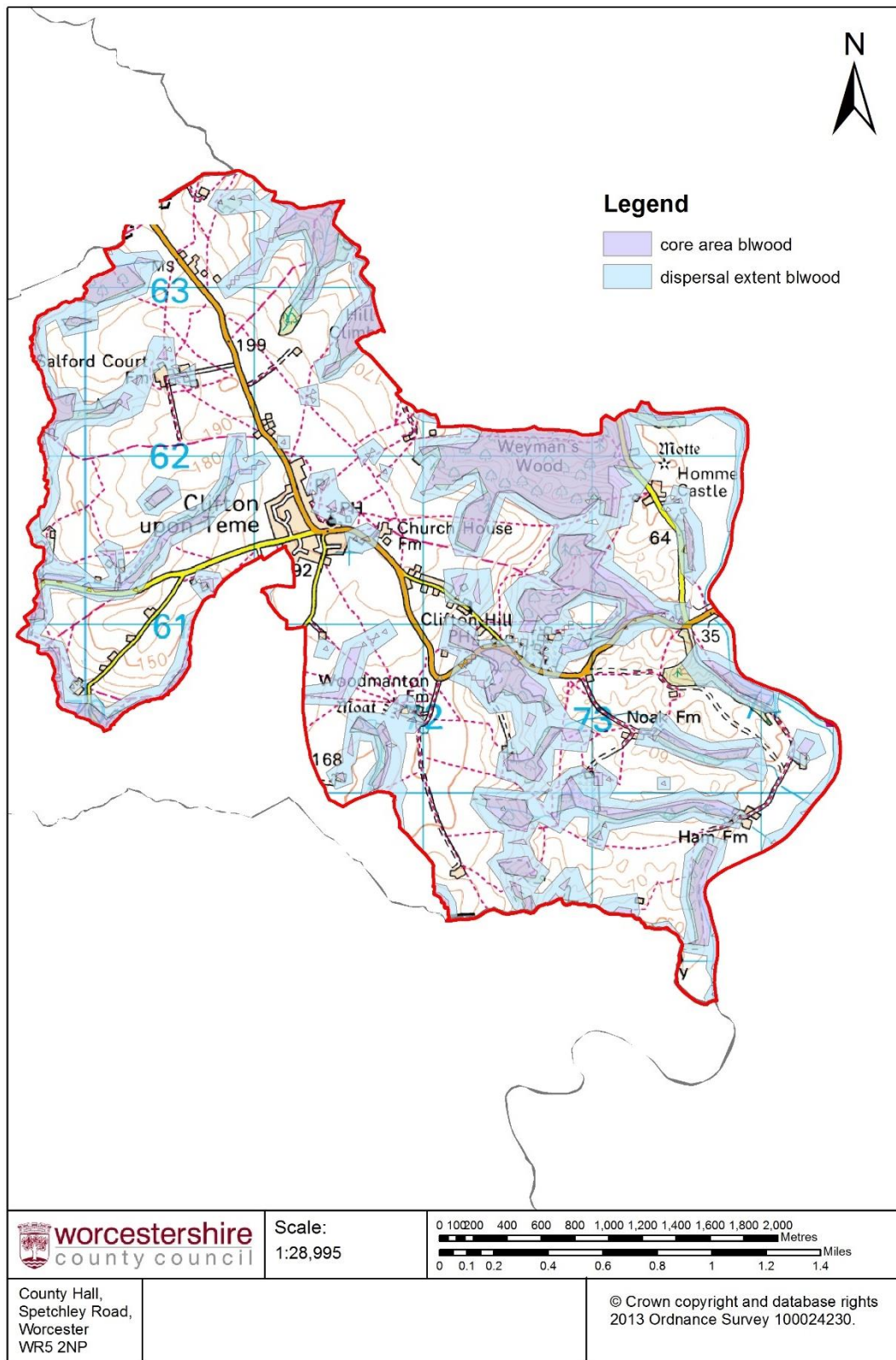
Sites Map (Map 5a), but demonstrates that nature is not contained by the borders of any given site and indicates how wildlife can disperse across the landscape (in response to climate change/developmental pressure etc), so in many ways, the habitat network maps are more useful than the designated sites map alone. The River Teme is a Site of Special Scientific Interest (SSSI). This means that it is recognised to be nationally important and is a legally protected site. There are several Local Wildlife Sites (LWS). These are protected under planning legislation and planning policy at National Planning Policy Framework (para 117) and locally in SWDP Policy 22D (Biodiversity and Geodiversity). They are also protected from destruction by Environmental Impact Assessment regulations.

Map 5a 2016 Map of Designated Local Wildlife Sites



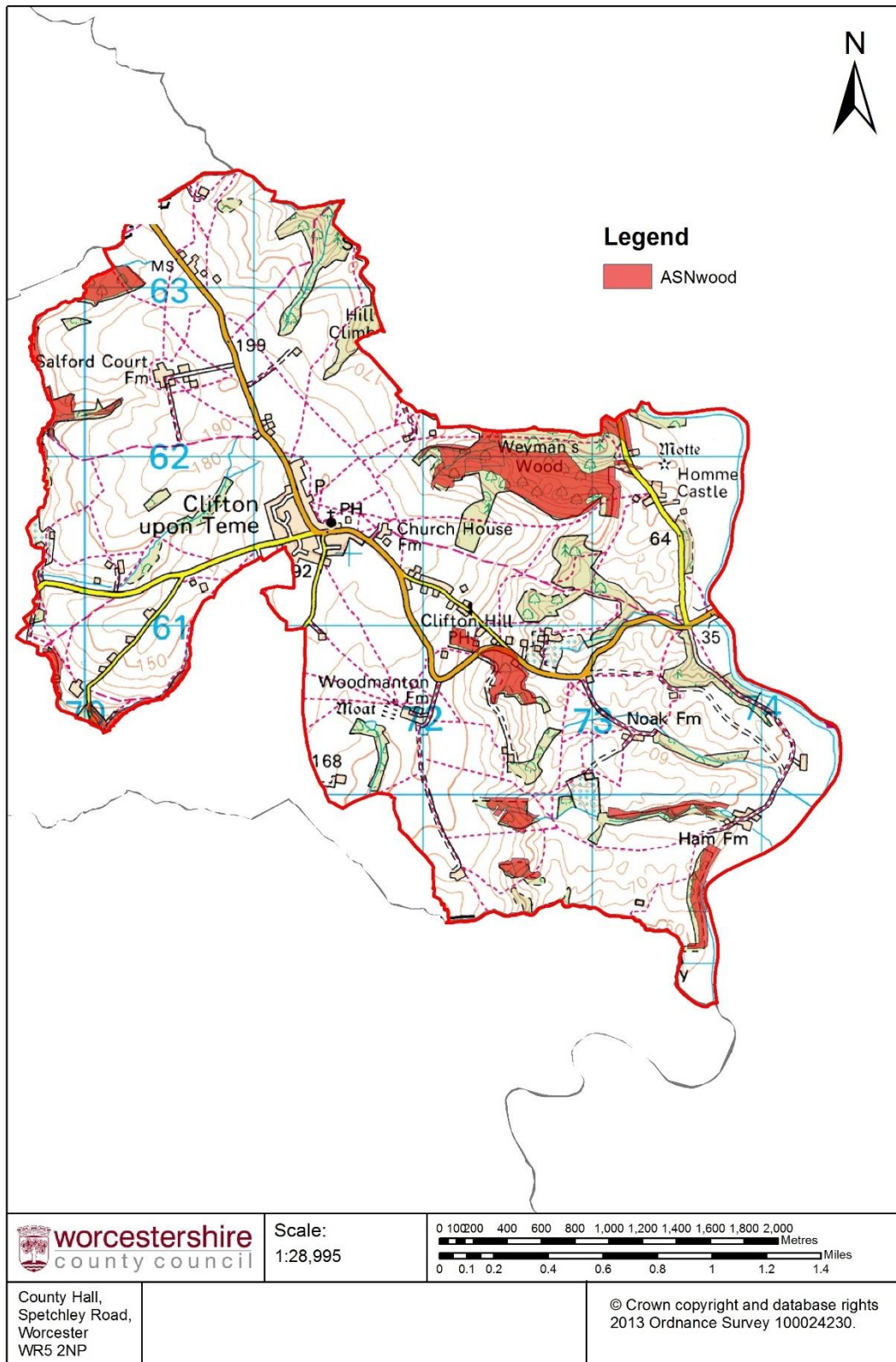
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**Map 5b Broadleaved Woodland Networks**

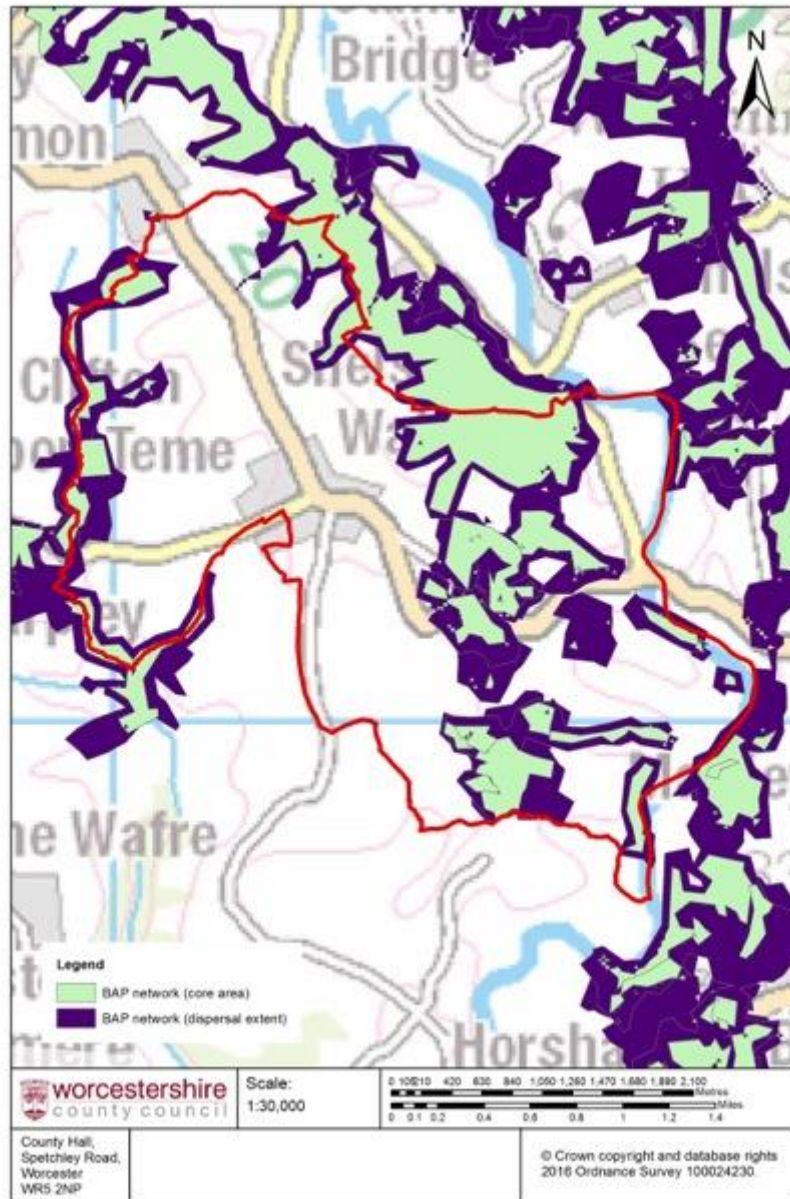


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Map 5c Clifton Ancient Woodland



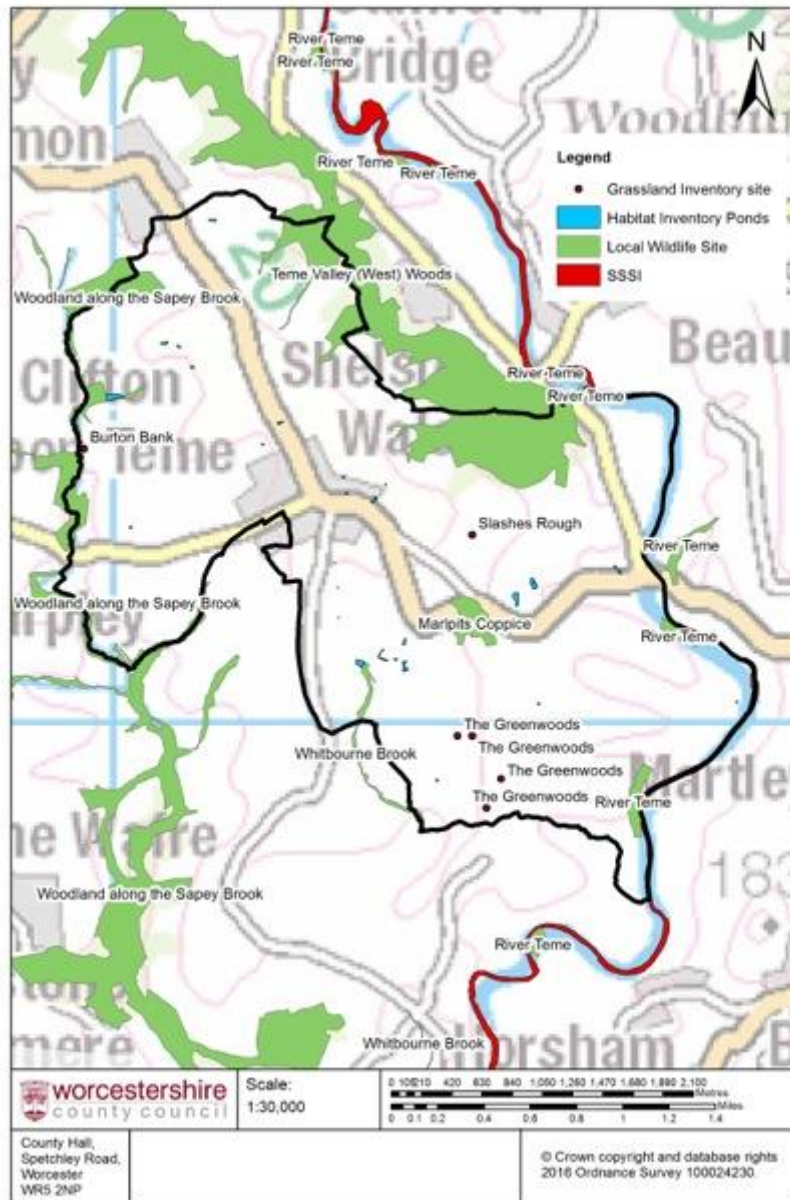
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Map 6a BAP<sup>12</sup> Network Map

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<sup>12</sup> See [http://www.worcestershire.gov.uk/info/20252/environmental\\_policy/1155/biodiversity\\_action\\_plan](http://www.worcestershire.gov.uk/info/20252/environmental_policy/1155/biodiversity_action_plan)  
Worcestershire Biodiversity Action Plan (BAP) assesses how the limited resources available can best be used to protect and enhance remaining species and habitats. There are 47 Action Plans within the Worcestershire Local BAP: 19 habitats, 25 species and three generic action plans covering the overarching themes of 'Biological recording and information', 'Biodiversity education, awareness and involvement', and 'Policy, grants and legislation'. Each plan gives an overview of the current status of the habitat or species within the county, identifies particular threats to it and current areas of work or activity being undertaken by partner organisations. The plan then presents targets for maintenance, restoration, expansion or creation (as appropriate) for the conservation of that habitat or species, followed by a list of actions that the Biodiversity Partnership should take to achieve these targets.

Map 6b Local Wildlife Sites



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#### 4.1.13 The Local Wildlife sites are:

- **River Teme**

Most of the River Teme has been designated as a Site of Special Scientific Interest and full details of the value of the river can be found in the SSSI designation. However, there are a small number of bankside features that were included on the original Local Wildlife Site schedule which fall outside the SSSI boundary. These contribute to the value of the corridor as a whole and although they are not of national importance are still worthy of inclusion. As a result, the Local Wildlife Site boundary has been maintained and will continue to be shown on GIS only.

- **Woodland along the Sapey Brook**

A large site focussed around the Sapey Brook and its tributaries – including woodland (The Warren, Limekiln Covert, Mill Rough, The Grove, Willy Hill, Thrift, Steps, Limekiln and Poswick Coppices) and grassland along the brook. Only the central part of the site is in Worcestershire, approximately one third of the site. Some of the larger blocks of woodland in the site are Ancient Semi-Natural Woodland or replanted ancient woodland.

The site has been fairly well recorded over the past 40 years, giving records of locally rare species such as dormouse, alternate-leaved golden-saxifrage, hybrid buckler-fern (*Dryopteris x complexa*), lousewort, green figwort and wood vetch. Other notable woodland species recorded are nettle-leaved bellflower, thin-spiked wood-sedge, scaly male fern (*Dryopteris affinis* ssp. *affinis*), broad-leaved helleborine, intermediate and common polypody, soft and hard shield-fern and goldilocks buttercup.

- **The Whitbourne Brook**

The Whitbourne Brook is a small and fast flowing stream running over a typically stony substrate. It shows a good range of natural features such as pool and riffle sequences, debris dams and silt bars and does not appear to have been modified. For much of its length the corridor is tree lined and in places there are diverse fern communities, particularly on the steeper more cliff-like sections. Elsewhere bankside erosion is so active that there is little marginal vegetation of any kind.

With the inclusion of the tree cover the brook forms an extremely valuable wildlife corridor.

There are past records of dipper using the brook and it is likely to be used by otters, though these have not been surveyed for recently.

- **Teme Valley West Woods**

The site lies on the west bank of the Teme over a series of hills with a varied topography including sharp, incised valleys, plateaux and brooks with tufa formations. These woods have undergone a long history of woodland management including traditional management for coppice with standards and, largely within the last eighty years, plantations (including a variety of coniferous species as well as deciduous trees – sycamore and poplars). About half of the site is ancient woodland, though much of this has been re-planted. The site also includes some small areas of grassland associated with the woods.

**Habitat/Vegetation Description:**

The site holds some excellent examples of dingle woodland characteristic of the Teme Valley part of the Malvern Hills District – characteristic yet becoming increasingly rare. The base-rich soils favour the W8 *Fraxinus excelsior*-*Acer campestre*-*Mercurialis perennis* woodland with various sub-communities according to topography and soil-water characteristics. On the higher plateaux, where soil base-status is lower due to leaching of minerals by water draining through the soil, the W10 *Quercus robur*-*Pteridium aquilinum*-*Rubus fruticosus* woodland takes over, with species such as creeping soft-grass and bluebell. W7 *Fraxinus excelsior*-*Alnus glutinosa*-*Lysimachia nemorum* woodland occurs on wet flushes on the valley sides with opposite-leaved golden-saxifrage prominent and other species of wet soils such as meadowsweet and redcurrant also occurring. Plantations and areas of sycamore invasion hold a poor field-layer. Coppiced small and large-leaved lime mark many boundaries throughout the woods.

- **Marlpits Coppice**

Situated the top of a ridge of hills above the west side of the River Teme just over a kilometre south-east of Clifton upon Teme. Two dingle valleys run roughly north-east to south-west through the wood. These are both fairly incised, tumbling through riffles and over a number of small tufa waterfalls (maximum about 1.5 metres). An old large-leaved lime lies on the banks of the brook. The wood is a W8 *Fraxinus excelsior*-*Acer campestre*-*Mercurialis perennis* woodland; the canopy is dominated by hybrid oak and ash but with a variety of other species including wild cherry, wych elm and holly; the non-native cherry laurel is scattered, particularly towards the north-east of the wood. The field-layer supports species typical of W8 woodland such as male fern, dog's mercury and wood speedwell. The dingle valley sides hold the W8e *Geranium robertianum* sub-community with species such as woodruff, wood sorrel, soft shield fern and opposite-leaved golden-saxifrage. Hazel coppicing has occurred in the past but clearly many years ago with some large specimens that cannot have been coppiced for a number of decades. There are big old trees in the wood – the large-leaved lime and both oak and ash, but no veteran trees. Fallen dead wood is mostly birch, cherry and wych elm (no mature wych elm trees were seen during the survey). The canopy is thinner towards the north-west of the wood.

- 4.1.14 Worcestershire Grassland Inventory (WGI) sites (see Map 6b) are a Worcestershire designation that must be considered by Local Planning Authorities. Furthermore, Local Planning Authorities are required to consider and usually to protect ALL Habitats of Principal Importance under the Natural Environment and Rural Communities Act 2006: developers are required to undertake ecological surveys. Ponds also should be protected, or restored, due to their significant impact on wildlife; whether as a habitat in which to live, a source of food, or a source of drinking water.



**Policy CL2 Protecting and Enhancing Biodiversity**

**Development proposals that impact on local wildlife and habitats identified on Maps 5a, 5b and 5c and 6a and 6b should demonstrate how biodiversity will be protected and enhanced.**

**Green Infrastructure (GI)**

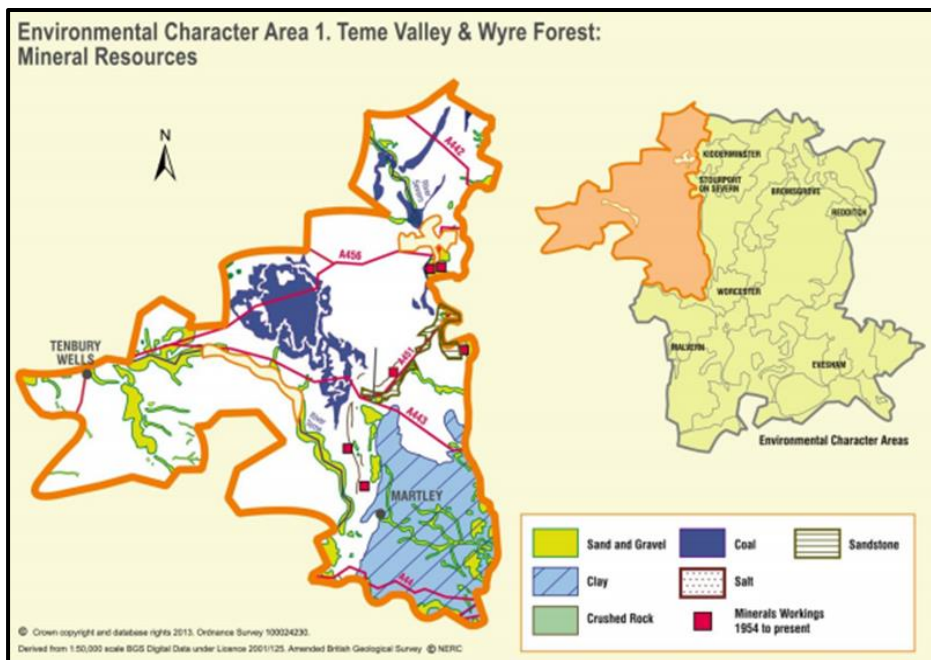
4.1.15 Multi-functional green infrastructure is important to underpin the overall sustainability of a development by performing a range of functions including flood risk management, the provision of accessible green space, climate change adaptation and supporting biodiversity. An example of a green infrastructure provision is sustainable drainage systems (SuDS). These can deliver benefits for people and for wildlife and make a valuable contribution to the local green infrastructure network. Actions such as re-naturalising watercourses can also bring multifunctional benefits, including benefiting flood attenuation. Woodland planting can also help mitigate flooding. Development proposals may present opportunities to incorporate features such as roosting opportunities for bats, the installation of bird nest boxes or the use of native species in the landscape planting.

4.1.16 The Worcestershire County Council Environmental Character Areas<sup>13</sup> provides profile documents that detail the mineral and environmental context in the Environmental Character Areas (ECAs) which form the basis for the Worcestershire Green Infrastructure (GI) Framework. Clifton upon Teme lies within 2 such Environmental Character Areas: The Teme Valley and Wyre Forest ECA, and Eardiston ECA, and these are shown on Maps 7a and 7b respectively. The strategic Green Infrastructure approach is to protect and enhance. The overarching principles identified by the GI partnership are to:

- enhance stream and river corridors;
- protect ancient countryside character;
- protect and enhance the ancient woodland habitats of the Wyre Forest; and
- to enhance and expand acid grassland habitats.

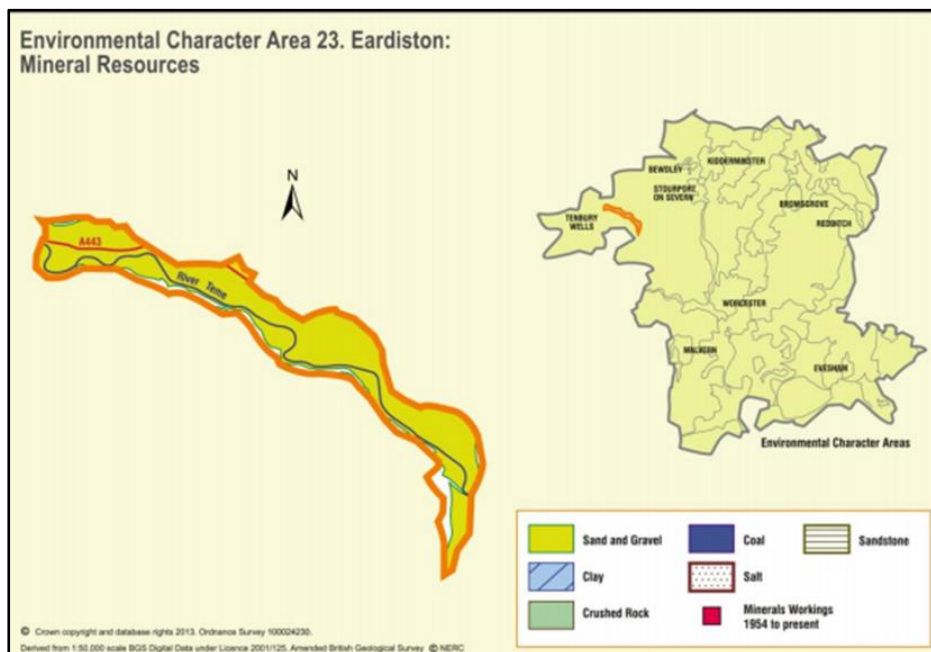
<sup>13</sup> [http://www.worcestershire.gov.uk/downloads/download/84/environmental\\_character\\_areas](http://www.worcestershire.gov.uk/downloads/download/84/environmental_character_areas)

Map 7a Teme Valley and Wyre Forest ECA



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Map 7b Eardiston ECA



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- 4.1.17 The landscape and biodiversity priorities identified for the Teme Valley and Wyre Forest ECA and Eardiston ECA are largely concerned with enhancing tree cover, protecting hedgerows and wetlands and supporting re-naturalisation of water courses. These are addressed in Policy CL1 above.
- 4.1.18 The “blue infrastructure” priorities identified for the Teme Valley and Wyre Forest ECA include:
- To ensure that the run-off from all proposed development is minimised. For example, SuDS must be encouraged and targeted within planning approvals.
- 4.1.19 The “blue infrastructure” priorities identified for the Eardiston ECA are to:
- Manage areas of low, moderate or high flood risk and take action where necessary to keep pace with climate change.
  - Explore opportunities to restore sustainable natural storage of floodwater on undeveloped floodplains.
  - Make more space for rivers through urban areas via ‘blue corridors’ (i.e. Restoring access for floodwater onto key strips of floodplain by limiting redevelopment to flood-compatible land-uses e.g. parkland).

#### **Policy CL3 Green Infrastructure**

**Where appropriate, new development should ensure the protection and enhancement of the existing green infrastructure assets and the creation of multifunctional green infrastructure networks as part of master planning, landscaping and building design. These networks should contribute to ecological enhancements, flood risk and water quality management, landscape and historic character of Clifton upon Teme. The proposal should demonstrate how these networks will be achieved and maintained in perpetuity.**

**Proposals should include, for example, enhancements such as sustainable drainage systems (SuDS), re-naturalising watercourses and incorporating ponds, woodland planting, roosting opportunities for bats, the installation of bird nest boxes and the use of native species in the landscape planting.**

**Priority habitats such as ancient woodlands, acid grasslands and wetlands and other environmental assets in the area should be protected to preserve the existing eco-system network.**

**Where possible, SuDS should be provided as part of all new development schemes, regardless of size. At surface level SuDS provide the most opportunity for multiple benefits and should be considered before below ground SuDS. Schemes should ensure appropriate maintenance of SuDS for the lifetime of the development.**

The above planning policies have been prepared to be in general conformity with the following local strategic planning policies:

**South Worcestershire Development Plan (SWDP) 2016**

Policy SWDP 1: Overarching Sustainable Development Principles

Policy SWDP 5: Green Infrastructure

Policy SWDP 22: Biodiversity and Geodiversity

Policy SWDP 25: Landscape Character

Policy SWDP 29: Sustainable Drainage Systems.

## 4.2 Built Heritage and Design



Village Hall, Hope Lane

### **Objective 1**

**To maintain and enhance the built, historic and natural environment for present and future generations.**

### **Objective 6**

**To foster partnership working between Parish organisations and institutions for the mutual benefit of all.**

4.2.1 The Parish of Clifton upon Teme has a number of built heritage assets. There are 48 statutory Listed Buildings in Clifton upon Teme<sup>14</sup> including the Grade II\* Listed Woodmanton Farmhouse and Church of St Kenelm. There are also 2 Scheduled Monuments in Clifton upon Teme. The complete list is provided in Appendix 4. The village also has a Conservation Area and a number of other built heritage assets of local importance including the Roman fortlet at Camp House, Sapey Common; the Royal Observer Corps nuclear monitoring bunker by B4204 opposite Salford Court and Iron Age/Roman enclosure in field opposite Upper House, Pound Lane. Local people want to see the historic environment protected and enhanced through high quality new buildings. The village is as old as the past millennium. While the main street through the village retains much of the half-timbered architectural style that existed in the 18<sup>th</sup> and 19<sup>th</sup> centuries, a short stroll along any of the network of footpaths that surrounds it reveals a wealth of open countryside rich in ecology and archaeology. The spire of St Kenelm's church provides a landmark before the

<sup>14</sup> <https://historicengland.org.uk/listing/the-list/results>

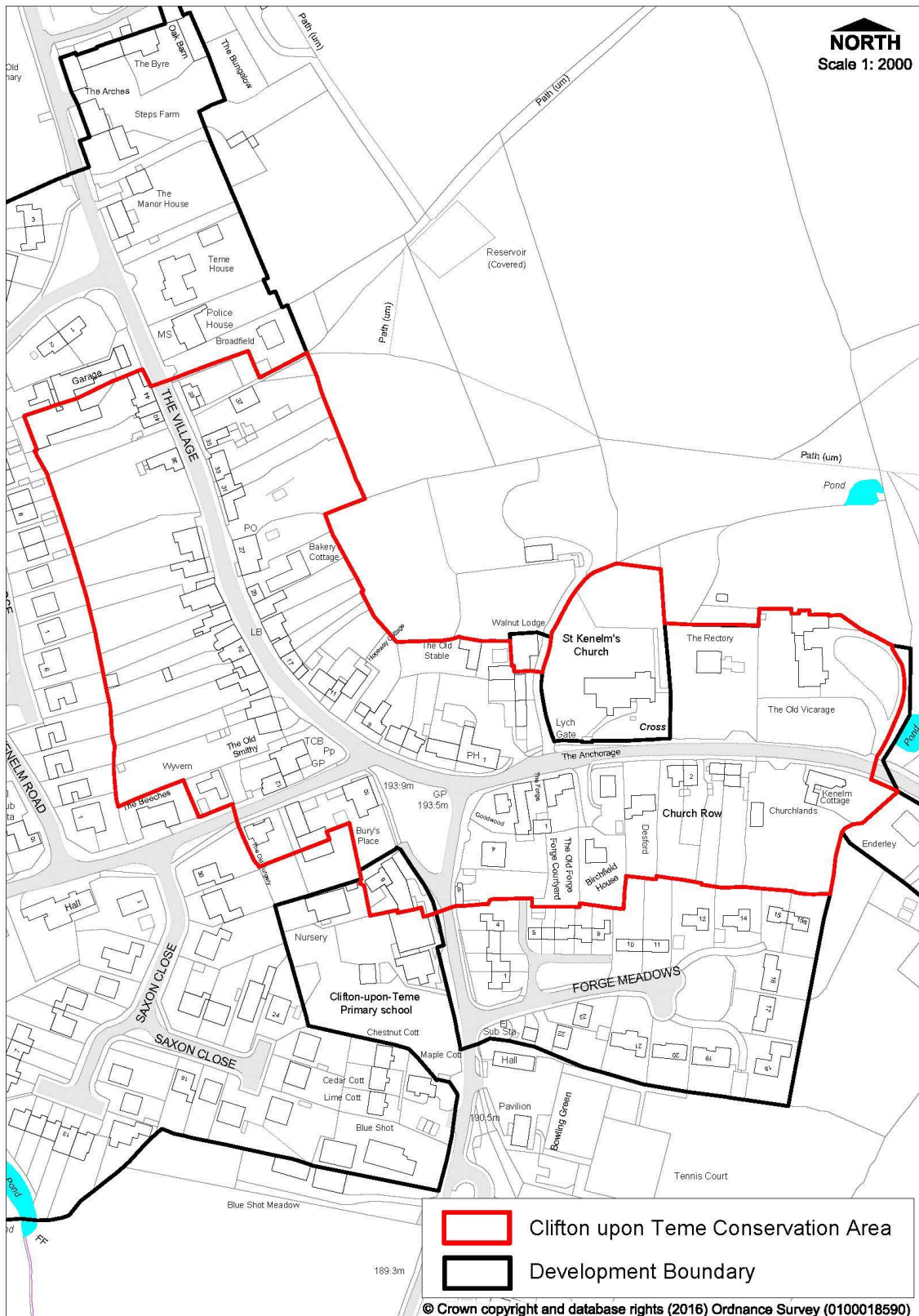
landscape drops down to the River Teme below. There has probably been a church building in Clifton upon Teme for over 1,000 years. According to legend, the murder of Kenelm, boy Prince of Mercia, took place in 819AD and it would have been unlikely that a dedication to Kenelm would have been made without a Christian building. The present building was commenced around 1200 and the Woodmanton Chapel added in 1350, so what exists today has stood for almost 800 years. The spire was rebuilt in the 17<sup>th</sup> century after being blown down, only to be struck by lightning in June 1884. Old photographs reveal how little the centre of the village has changed in the last 100 years.



**Main Street, c1915**

Clifton upon Teme Conservation Area

Map 8 Conservation Area



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- 4.2.3 The extent of Clifton upon Teme Conservation Area is shown on Map 8. The Clifton upon Teme Conservation Appraisal and Management Strategy, April 2009<sup>15</sup>, gives a brief overview of the planning context and a summary of the special interest before looking in more detail at the setting, historic development and spatial and character analysis. Key issues affecting the area are identified and management proposals to address them are proposed. The appraisal also includes a review of whether additional areas should be added to, or areas removed from, the Conservation Area. Two character areas are identified; The Village and The Anchorage.
- 4.2.4 The Clifton upon Teme Appraisal and Management Strategy sets out in para 20.0.6 that *“In terms of ongoing and future proposed development within the conservation area, the District Council considers that the character and appearance of the conservation area can best be preserved and enhanced in the following manner:*
- *Encouraging only new development within the conservation area or its immediate setting where the type, character and design of the development actively enhances the conservation area.*
  - *Ensuring that development would not result in the demolition of a building or structure if its loss would be harmful to the character of the conservation area.*
  - *Ensuring that any new buildings or extensions do not disturb the overall building density within the conservation area.*
  - *Ensuring that any new buildings or extensions reflect the overall pattern of building within the conservation area in size and scale, form, proportion and detailing, ideally using local materials or vernacular techniques. Extensions should always be in materials sympathetic to the main building.*
  - *New buildings or extensions should be sited according to the locally prevailing building pattern within the village, and service buildings such as garages and outbuildings sited so as to be subsidiary to the main house and not unduly prominent within the street scene.*
  - *Ensuring that any planning application would result in the retention of important views and open spaces, trees and hedgerows or boundary features within the conservation area.*
  - *New boundary or dividing walls, railings or hedging should be built from suitable local materials or of native species and be designed into new developments to suit the character of the village.”*

**Policy CB1 Design Guidance for New Buildings and Extensions in the Clifton upon Teme Conservation Area**

**Development proposals for new buildings and extensions in the Conservation Area are required to respond positively to the following building design guidelines:**

- 1. Plot and Density - It is important that existing proportions of space, plot division and density are respected.**

<sup>15</sup> <http://www.malvern hills.gov.uk/documents/10558/125552/mhc-planning-dpc-cliftonadopted.pdf/d9bcedbd-2b72-41cc-a644-84fdb29615d2>



- 2. Heights - The height of any new development should respect the height of the surrounding buildings and should not exceed two storeys.**
- 3. Scale - Most of the buildings in Clifton are of a small, domestic scale. Any changes which will not maintain or which disrupt this existing scale will be resisted.**
- 4. Materials - The use of traditional materials is encouraged within new development and colour and texture and uniformity of new brickwork should be complimentary and sympathetic to the surrounding area. Roofs are generally plain clay tile and this material should be used where possible. Alterations to existing buildings should seek to use the same materials as the original building as far as possible.**
- 5. Local building details - Traditional detailing, such as mortared verges, steeply pitched roofs, dormer windows and door and window patterns should be retained and, where appropriate, be reflected in new extensions or new development.**
- 6. Development proposals are required to provide integrated bin stores and recycling facilities to minimise visual impact.**

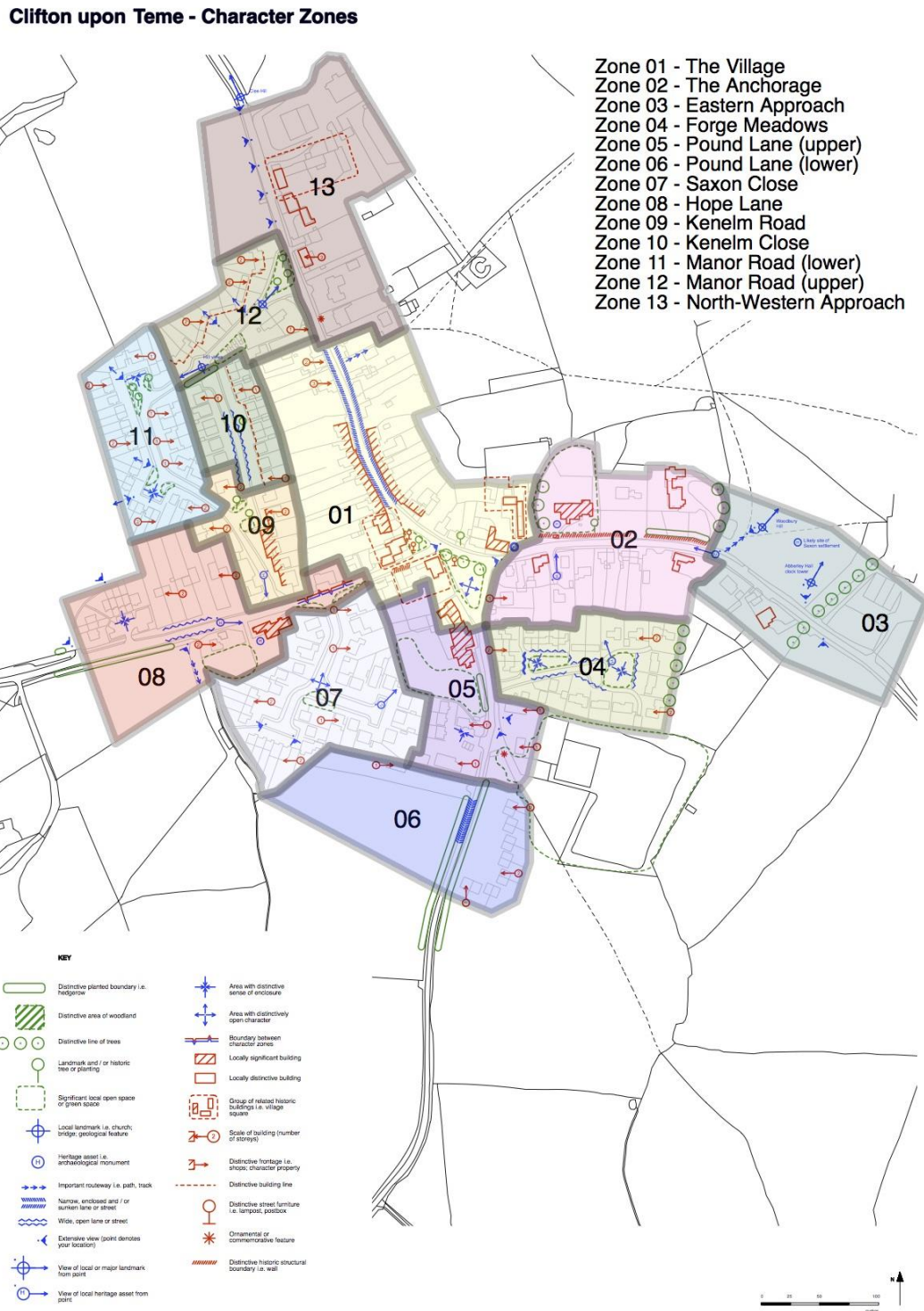
### **Development within the Development Boundary**

- 4.2.5 A character appraisal of the village was undertaken by members of the Steering Group on 19<sup>th</sup> March 2015<sup>16</sup>. The aim of the character appraisal was to help ensure that any future development of the village should only take place with a full understanding of the built character and landscape context, and should demonstrate how the proposed development relates to the specific character of the affected areas. In order to identify and define these differing character areas a detailed appraisal was undertaken across the village looking at a range of local characteristics such as storey heights, levels of enclosure, building materials, roof forms, etc. Map 9 shows the 13 different character zones. The full document is provided on the NDP website and forms part of the NDP's evidence base. A summary of the key characteristics of each character zone is provided in Appendix 6 Summary of Characteristics of Character Zones.
- 4.2.6 It should be noted that Zone 1 (The Village) and Zone 2 (The Anchorage) cover the Conservation Area. Therefore, the design principles in both Policies CB1 and CB2 would apply to the Conservation Area. Care should be taken to ensure that building(s) height, scale, and form, including the roofline, do not disrupt the visual amenities of the street scene and impact on any significant wider landscape views.

<sup>16</sup> **Note - The characterisation workshop undertaken for the Parish by Worcestershire Archive and Archaeology Service was made possible through Historic England grant funding.**

- 4.2.7 Clifton upon Teme is noted for its dark skies and lack of street lighting. Planning Practice Guidance (Para 007 Reference ID: 31-007-20140306) notes that *“wildlife differs from humans in their sensitivity to light (e.g. they can be affected by very low levels of light) and may be adversely affected in a number of ways .... The positioning, duration, type of light source and level of lighting are all factors that can affect the impact of light on wildlife.”* The dark skies around the Parish are highly valued and security and other lighting should be appropriate, unobtrusive and energy efficient.

Map 9 Character Zones



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**Policy CB2 General Building Design Principles for Development within the Development Boundary**

**Development proposals for new buildings and extensions in the village within the development boundary are required to respond positively to the following building design principles:**

- 1. New development should enhance and reinforce the local distinctiveness of Clifton upon Teme. New development should be of a scale, mass and built form which responds to the characteristics of the site and its surroundings, within the identified Character Zone (see Map 10 above and Appendix 6). Proposals should not feature designs specific to a generic “scheme” and should display how they take account of the locally distinctive character of the area in which they are to be sited.**
- 2. New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment. New development proposals need not imitate earlier architectural periods or styles and could be the stimulus for the use of imaginative modern design using high quality traditional materials such as local stone in innovative ways.**
- 3. The use of natural materials from environmentally responsible sources is encouraged. Schemes should incorporate the use of energy saving materials, and materials of high quality, which have been reclaimed, salvaged or recycled from appropriate sources to support resource efficiency. Where possible locally appropriate materials should be used such as red brick and plain clay tiles.**
- 4. Proposals should minimise the adverse impact on local residential amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible. Street lighting is not appropriate; the area’s dark skies support local wildlife and encourage star gazing and appreciation and understanding of the night sky.**
- 5. Development proposals are required to provide integrated bin stores and recycling facilities to minimise visual impact.**

## Development in the Wider Countryside



**Church House Farm**

- 4.2.8 The focus for new development in the Parish over the NDP period will be within the existing development boundary in accordance with local strategic planning policies and national planning policies which restrict development in the wider countryside. However, there are a number of farms and associated buildings in the wider Parish which may see some, limited, development over the NDP period, such as conversions of agricultural buildings to residential or commercial uses.
- 4.2.9 The Parish includes a number of historic farmsteads. These are recognised in the Worcestershire Historic Farmsteads Characterisation<sup>17</sup>. Historic farmsteads and their buildings contribute to local distinctiveness and the varied character of the countryside by reflecting local geology, building traditions and farming practices. The future of the majority of historic farm buildings is increasingly dependent on a new role outside mainstream agricultural use. Since 2009 Worcestershire County Council has been involved with a series of projects aimed at enhancing understanding of farmstead character and survival within Worcestershire, and the wider West Midlands region, and developing conservation guidance that can be used to inform the sustainable development or re-development of historic farmsteads and their landscapes. Such development may come forward through proposed renovations of older buildings and conversions to commercial and residential uses for example, and may include limited new development such as that considered appropriate in SWDP Policy 16 Rural Exception Sites.
- 4.2.10 Clifton upon Teme lies in the Teme Valley and the Malverns within the Worcestershire Historic Farmsteads Character Areas. This is an area of mixed farming, combined with hops and fruit growing, where farmland is intermixed with

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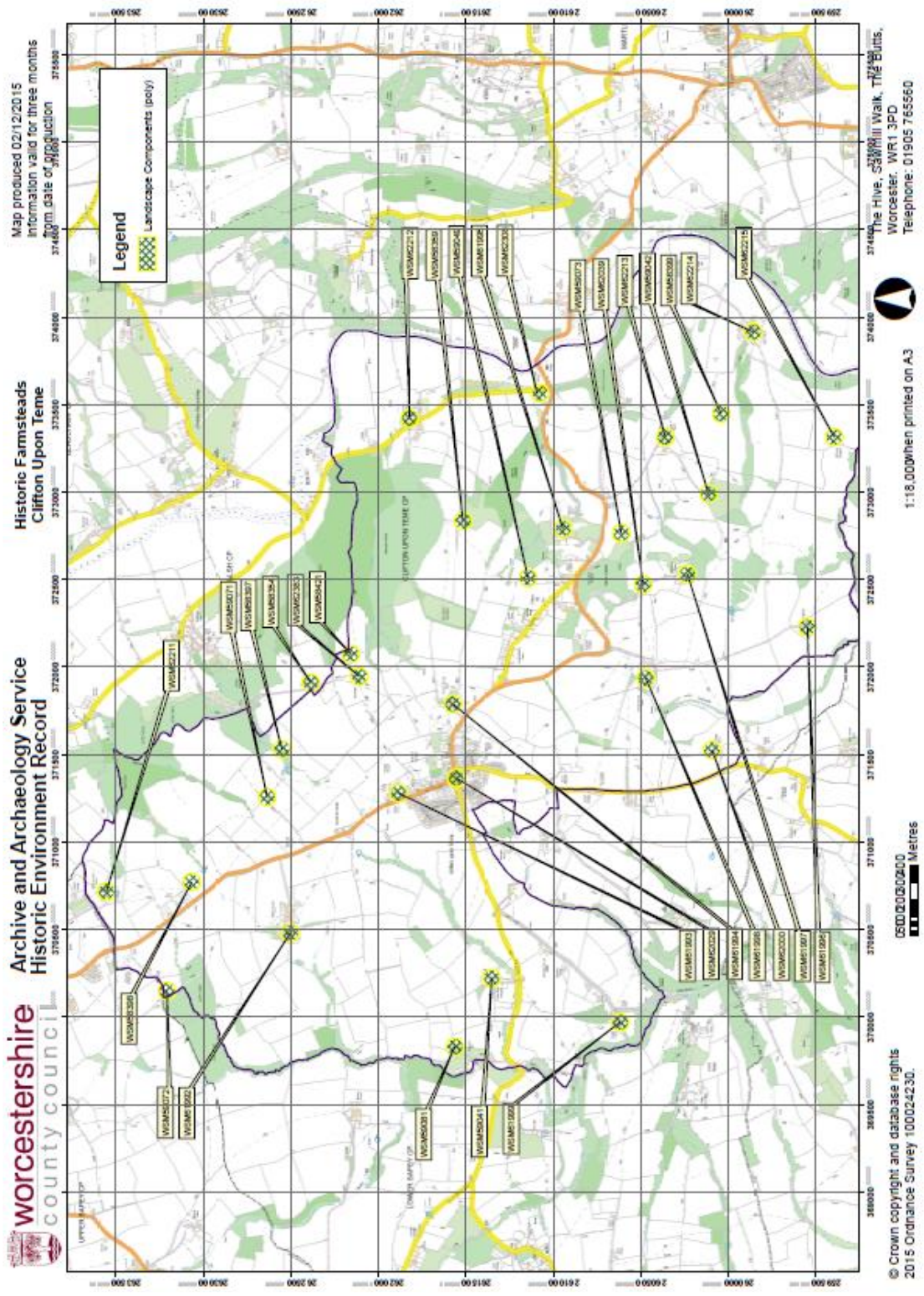
<sup>17</sup>

[http://www.worcestershire.gov.uk/info/20230/archive\\_and\\_archaeology\\_projects/1023/historic\\_farmstead\\_characterisation](http://www.worcestershire.gov.uk/info/20230/archive_and_archaeology_projects/1023/historic_farmstead_characterisation)

scattered woodland and large areas of common. High densities of very small-scale farmsteads and smallholdings, associated with small scale enclosure, dominate the hills of the Teme Valley and the Malvern fringe while concentrations of small to medium scale farmsteads, associated with early post-medieval piecemeal enclosure, are found throughout the Character Area. Within and extending from the Teme Valley and The Malverns towards Worcester are dispersed-plan farmsteads which probably relate to ancient driftways and areas for moving and holding stock. Large scale farmsteads, resulting from the piecemeal enclosure of open fields around medieval settlement nuclei, including high status manorial sites, are concentrated along the fertile river valley. The increased gentrification of estates during the 18<sup>th</sup> and 19<sup>th</sup> centuries led to significant re-organisation of the enclosed landscape and the remodelling of manorial sites into large country houses with landscaped parks.

- 4.2.11 There is good survival of historic farmstead sites retaining working agricultural buildings, including cider houses and cow sheds, often distinguished by double wooden doors. Timber-framed buildings, dating to as early as the 15<sup>th</sup> century, are characteristic of the area. Malvern Stone and red-brown and grey-green sandstone have also been used as building materials. Weatherboarding is a common form of cladding for timber framed buildings. Field barns, which were a distinctive part of the post medieval landscape are becoming increasingly rare. In Clifton upon Teme Parish, 18 farmsteads and 12 out farms generally dating to the 17<sup>th</sup> or 19<sup>th</sup> centuries were identified. Map 10 shows the locations of these and a full list is provided in Appendix 5.

Map 10 Locations of Historic Farmsteads in the Parish



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- 4.2.12 Worcestershire Farmstead Assessment Framework<sup>18</sup> sets out design guidelines which are referred to in Policy CB3 below. Farmsteads are also an important aspect of local landscape character (Policy CL1) and Policy CB3 seeks to protect landscape character as well as historical significance.

**Policy CB3 Protecting Historic Farmsteads**

**Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Neighbourhood Area should be sensitive to their distinctive character, materials and form.**

**Due reference and consideration should be made to the Worcestershire Farmstead Assessment Framework.**

**Archaeology and Locally Important Built Heritage Assets**

- 4.2.13 Clifton upon Teme has a wealth of archaeological interest<sup>19</sup>. The Parish Council commissioned a parish search for Clifton upon Teme in spring 2015 from the Worcestershire County Council Historic Environment Record (HER) and this includes maps identifying the locations of heritage assets such as buildings and monuments. The Archaeological Summary sets out that:

*“within the parish was recorded 46 Listed historic buildings and a further 49 unlisted historic buildings. The majority of these buildings date to the 17th century but buildings with Medieval origins are recorded including the Lion Hotel manor house on Main Street. An English Heritage project to identify the Historic Farmsteads of Worcestershire also recorded 18 farmsteads and 12 out farms generally dating to the 17th or 19th centuries.*

*Clifton upon Teme sits upon a dissected undulating, hard rock plateau of mixed mudstone and sandstone with a steeply sloping sandstone scarp overlooking the Teme Valley. The tree cover comprises interlocking, or frequent, usually, large discrete blocks of ancient woodland. Isolated farmsteads and a pastoral land use further characterise the area. The fields are regular, mostly arable and medium to large in size having been subject to boundary loss in places. Apart from Clifton upon Teme the area is sparsely settled and characterised by isolated farms and wayside dwellings scattered along straight lanes. The village was a medieval borough associated with an ecclesiastical centre which may have Saxon origins.*

<sup>18</sup> <https://public.worcestershire.gov.uk/sites/archaeology/Reports/SWR22523.pdf>

<sup>19</sup> See also: 1996 Archaeological Assessment of Clifton upon Teme, Worcestershire Historic Towns Survey: The Story of Clifton upon Teme  
[http://www.worcestershire.gov.uk/downloads/file/6064/Clifton upon Teme](http://www.worcestershire.gov.uk/downloads/file/6064/Clifton%20upon%20Teme)



*In character with the north west of the county little archaeological fieldwork has been carried out in this area however archaeological assets are relatively numerous. A cluster of medieval features are recorded in Clifton upon Teme including earthworks relating to settlement, fishponds, Ham Bridge and a motte and bailey at Homme Castle, Woodmanton Chapel, a number of Holloways and the possible site of a rectory. Later evidence includes a number of sites of farmsteads and buildings dated to the post-medieval period and records for the defence of Worcestershire during the Second World War.*

*Earlier archaeological evidence within the search area includes a Roman fortlet on Sapey Common on the edge of the county which was excavated in 1933 and survives as an earthwork. The road from the fortlet through Clifton upon Teme and beyond to Woodmanton farm is probably Roman in origin. Two, possibly Prehistoric, cropmark enclosures are also recorded. Finally, two large geological deposits with the potential for Palaeolithic archaeology are recorded in the south of the parish.*

*Overall it is acknowledged that the historic landscape and some earthwork features survive well in the parish and there is good potential for further archaeology deposits of the Medieval and Romano-British periods.”*

#### **Policy CB4 Archaeology**

**Development proposals in areas shown on maps in the Historic Environment Record (HER) for Clifton upon Teme Parish must take account of known surface and subsurface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development.**

**In all instances the Worcestershire Historic Environment Record should be consulted at an early stage in the formulation of proposals.**

- 4.2.14 In addition to the designated heritage assets in the Parish (which enjoy significant protection provided under national planning policy), there are a number of buildings / assets within the Parish that have local heritage value. These may not be appropriate for national listing, but could be locally listed. The Local List will be designated and maintained by Malvern Hills District Council. It would, however, be appropriate for the Parish Council to nominate non-designated heritage assets for consideration in the MHDC Local List SPD through the neighbourhood plan process. As non-designated heritage assets these buildings would be afforded some protection through local planning policy. The identification of proposed non-designated heritage assets is included in the Appendix 8 Related Actions Identified for the Parish Council, and a list of Heritage Assets under Consideration for Local Listing and an accompanying map are provided in Appendix 10.

4.2.15 Built heritage assets identified as significant within Clifton upon Teme include the following:

- Village pound
- Village pump(s)
- The New Inn
- Royal Observer Corps nuclear monitoring bunker by B4204 opposite Salford Court
- Camp House (Sapey Common – just inside Parish boundary)
- Roman fortlet linked to Roman trackway leading to footpath to Church House Farm.
- Iron Age/Roman enclosure in field opposite Upper House, Pound Lane.

4.2.16 These (and others) may be nominated for inclusion in a Local List of heritage assets being prepared by Malvern Hills District Council subject to their meeting the criteria set out in the Local List SPD.

**Policy CB5 Protecting Local Heritage Assets**

**Proposals requiring consent which affect a building or structure on the Local Heritage List (following adoption by Malvern Hills District Council) must demonstrate how they protect or enhance the heritage asset.**

**The renovation or alteration of buildings or structures identified on the Local Heritage List should be designed sensitively, and with careful regard to the heritage asset's historical and architectural interest and setting.**

The above planning policies have been prepared to be in general conformity with the following local strategic planning policies:

**South Worcestershire Development Plan (SWDP) 2016**

Policy SWDP 1: Overarching Sustainable Development Principles

Policy SWDP 6: Historic Environment

Policy SWDP 21: Design

Policy SWDP 24: Management of the Historic Environment

Policy SWDP 25: Landscape Character

## 4.3 Housing



Manor Road

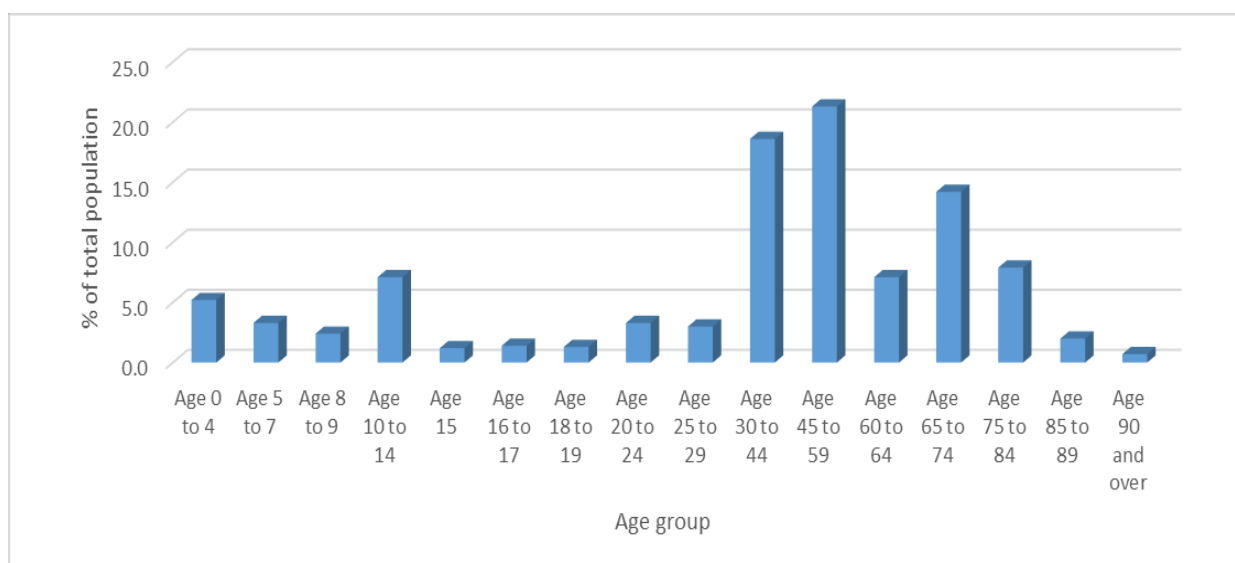
### Objective 3

**To support some small-scale (schemes of 1-5 units) affordable/market housing and business developments, over and above those already approved, that meet local needs and are in keeping with the scale, demands and population profile of a small rural Parish. Given the level of (already planned) increase we think it unwise to support further medium/large scale (over 5 units) development.**

### Objective 6

**To foster partnership working between Parish organisations and institutions for the mutual benefit of all.**

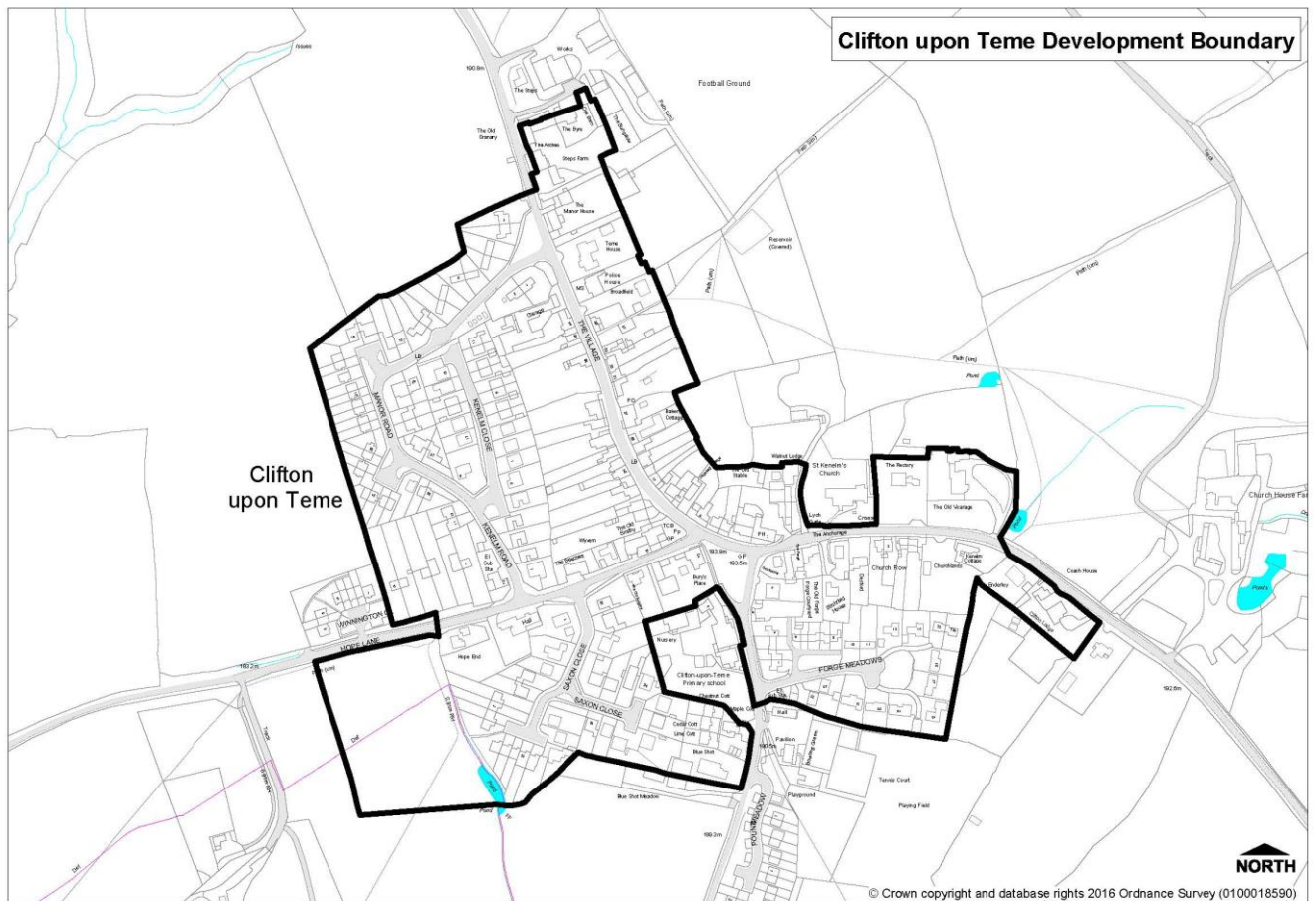
- 4.3.1 This section of the NDP sets out planning policies for the future management of housing growth and development.
- 4.3.2 In the 2011 Census there were 307 households in the Parish, most of these reside in the village itself. These included 202 (66%) in family households and 89 (29%) in one person households. Of the 695 residents in 2011, 173 (24.9%) were aged 65 years and over.
- 4.3.3 The age structure of the population in the Parish in 2011 is shown in Figure 2. This shows that 50% (277) of residents were aged between 30 and 59; 20% (133) of residents were under 16; and 25% (173) were over 65. There is a need to meet the requirement of older people and those with mobility issues in any future housing development.

**Figure 2 Clifton upon Teme Parish Age Structure (2011 Census)**

4.3.4 Planning policy for the management of housing growth and development is currently contained in the SWDP. The Clifton upon Teme NDP must be in general conformity with the strategic planning policies contained in the SWDP.

4.3.5 The SWDP focuses most new development on the urban areas where both housing needs and accessibility to lower-cost public services are greatest. Windfall development proposals will be assessed in accordance with the settlement hierarchy. Clifton upon Teme is identified as a Category 1 settlement in this hierarchy. The role of Category 1 settlements in the SWDP is predominantly aimed at meeting locally identified housing and employment needs. SWDP 2: Development Strategy and Settlement Hierarchy C sets out that the open countryside is defined as land beyond any development boundary and in this area development is strictly controlled. SWDP2 F requires development proposals to be of an appropriate scale and type with regard to the size of the settlement, local landscape character (see SWDP 25), location and the availability of infrastructure. The adopted SWDP development boundary for Clifton upon Teme is shown in Map 11 below.

Map 11 Clifton upon Teme Development Boundary (SWDP)



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**Note:**

The revised boundary reflects Policy SWDP 2, footnote 2 which sets out that “The boundary to sites allocated for development outside and adjoining an existing settlement boundary will form the basis of an extension to the existing development boundary as set out on the Policies Map. Where a housing allocation is not coterminous with the development boundary, it will not be included in the boundary.”

- 4.3.6 At the time the development boundary was drawn up in the SWDP it was drawn tightly around the village. Outside of this boundary new housing development is to be strictly controlled. The development boundary allows for sites allocated in the SWDP.
- 4.3.7 The SWDP allocates two sites in Clifton upon Teme on land at Hope Lane (30 dwellings) and Church House Farm (15 dwellings).



**Pound Meadow, Pound Lane**

- 4.3.8 In addition to land at Hope Lane and Church House Farm there have been further planning approvals outside of the development boundary, including 48 dwellings at Blueshot and 20 dwellings at Steps Farm.

These are shown on Map 12.

**Map 12 Existing Housing Commitments  
(As at October 2016)**

**Clifton upon Teme - Existing Village & Housing Commitments**



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- 4.3.9 The commitments total a potential 118 new dwellings. As a result, the village could grow by at least 37% (this figure is based on the 2011 Census figure of 321 dwellings in the Parish).
- 4.3.10 This is a significant amount of growth for a village of Clifton upon Teme's size, facilities, infrastructure, character and natural and built heritage. The Clifton upon Teme NDP, therefore, seeks to manage future housing growth largely within the confines of the adopted development boundary.
- 4.3.11 Policy CH1 has had regard to Policy SWDP2 in the South Worcestershire Development Plan (SWDP).
- 4.3.12 New housing development will be managed using Policy CH1. Given the level of commitments in the NDP area it is considered that this policy will allow for further housing growth in addition to existing commitments.
- 4.3.13 The representations submitted during the informal public consultation in Spring 2016 demonstrated that there are significant concerns locally about on street car parking, particularly around the village centre and school, Hope Lane and Pound Lane. New development should not exacerbate these existing problems by adding to the pressures of on street parking, with the resultant congestion and potential impacts on pedestrian safety, particularly for those with mobility problems, and children. In fact, concerns about the safety of crossing the village roads were also raised by the primary school children in their responses to the emerging Draft Plan. The Census 2011 Neighbourhood Statistics show that car ownership is already relatively high in Clifton upon Teme, reflecting that this is a rural area with limited public transport services. In Clifton upon Teme for example, only 7.8% of households had no car or van in 2011 compared to 13.5% in Malvern Hills District and 25.8% of households in England. The proportion of households with 2 cars or vans in Clifton upon Teme was significantly higher; 39.1% compared to 33.8% of households in Malvern Hills and 24.7% of households in England.

**Policy CH1 New Housing Development in Clifton upon Teme village**

**New housing development within the Clifton upon Teme village development boundary (Map 11) will be considered favourably if:**

- 1. It is infill development on previously developed land, or is the conversion, re-use or extension of an existing building; and**
- 2. It does not lead to the loss of community or recreation facilities or local employment opportunities; and**
- 3. It accords with other relevant policies of the Clifton upon Teme Neighbourhood Development Plan and South Worcestershire Development Plan.**



**Car Parking Standards**

**Car parking provision should be provided at a rate of 1 space per bedroom on all new housing schemes.**

The above planning policies have been prepared to be in general conformity with the following local strategic planning policies:

**South Worcestershire Development Plan 2016**

SWDP 2: Development Strategy and Settlement Hierarchy

SWDP 59: Category 1 Village Allocations

- 4.3.14 Outside of the village of Clifton upon Teme new housing development will be strictly controlled. National planning policy contained in the NPPF seeks to avoid isolated homes in the countryside. Adopted planning policy in the SWDP also seeks to limit new homes in the countryside (Policy SWDP 2). Policy CH2 will be used to help determine planning applications for new housing outside of the Clifton upon Teme village development boundary and in the open countryside. The parking standards should be the same as those for the village to help minimise on road parking on rural roads.

**Policy CH2 New Housing Development in the Parish's Countryside Area**

**New housing development in the open countryside, outside the Clifton upon Teme village development boundary (Map 13) will be considered favourably if it is:**

- 1. A dwelling clearly necessary for use by rural workers including persons employed in agriculture, horticulture, forestry or a rural enterprise; or**
- 2. Affordable housing on an exception site to meet identified local need; or**
- 3. A replacement of an existing dwelling with established use rights and where the replacement dwelling does not exceed the original footprint by 30%; and**
- 4. It accords with other relevant policies in the Clifton upon Teme Neighbourhood Development Plan and South Worcestershire Development Plan.**

**Extensions to existing dwellings will be supported providing that they are subordinate to, and do not dominate the character and appearance of the original dwelling.**

**Conversions or the re-use of existing buildings will be supported providing there is no need for substantial reconstruction or need for large extensions.**

**Car Parking Standards**

**Car parking provision should be provided at a rate of 1 space per bedroom on all new housing schemes.**

The above planning policies have been prepared to be in general conformity with the following local strategic planning policies:

**South Worcestershire Development Plan 2016**

SWDP 2: Development Strategy and Settlement Hierarchy

SWDP 4: Moving Around South Worcestershire

SWDP 16: Rural Exception Sites

SWDP 59: Category 1 Village Allocations

## 4.4 Employment and Tourism



Clifton Main Street (looking north west)

### **Objective 2**

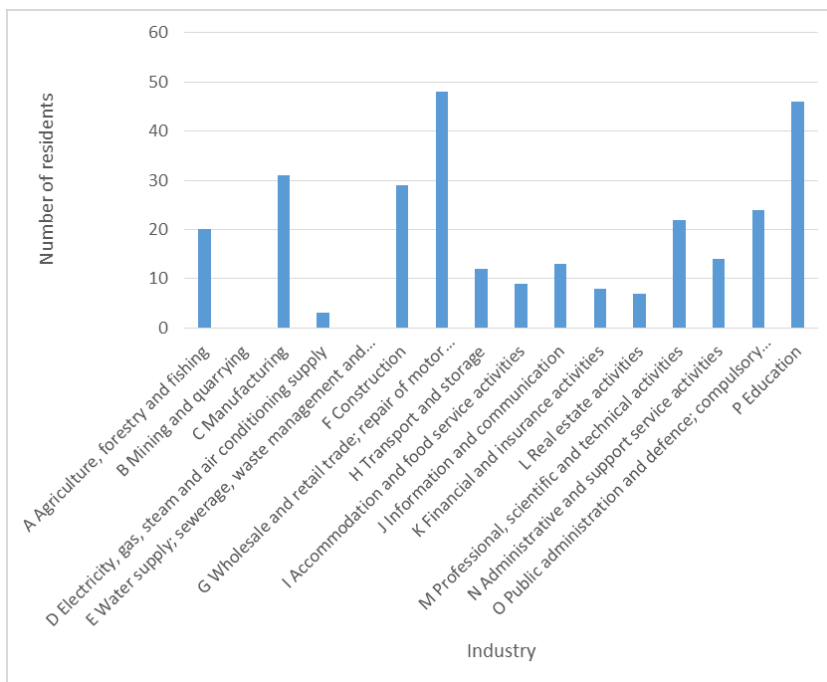
**To support the retention and development of local businesses and services that contribute to the quality of life for residents and visitors of all ages, including support for suitable diversification and use of new technology. This includes support for improved broadband and mobile phone services and sensitively sited and designed renewable energy technologies.**

### **Objective 6**

**To foster partnership working between Parish organisations and institutions for the mutual benefit of all.**

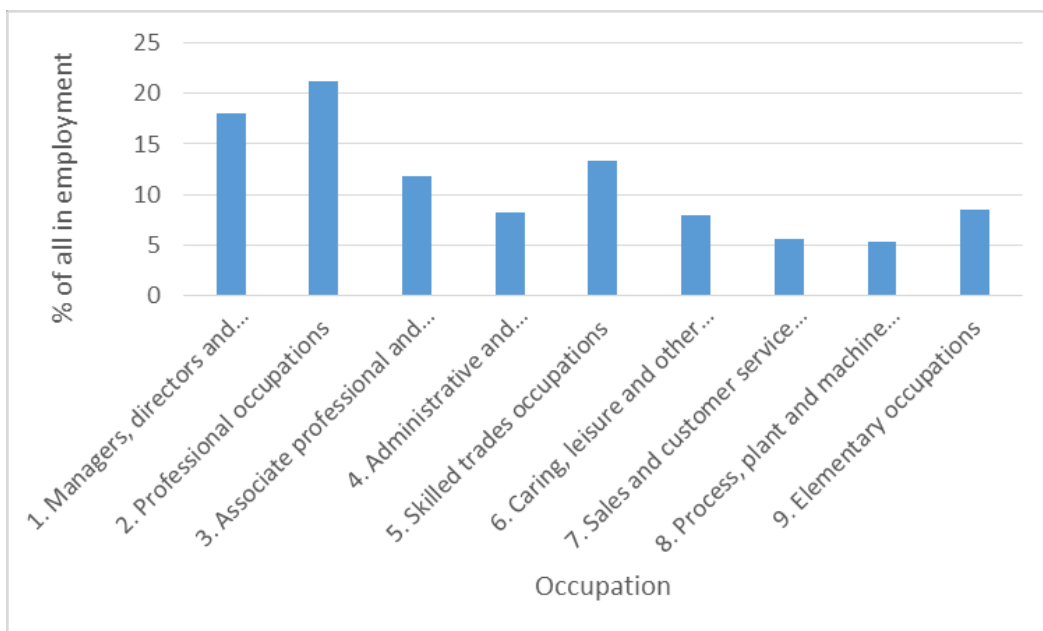
- 4.4.1 The NDP area has a number of important local businesses. These are to be found in a variety of locations and employment sectors: there is the employment in the village itself (shops, pub); employment in agriculture and related businesses; larger, individual employment premises such as Clifton Engineering; and people who work from home. A list of local businesses is provided in Appendix 7.
- 4.4.2 In 2011, figures from the Census show that economic activity in the Parish is relatively high with 70.7% (345) of 16-74 year olds economically active; 68% (332) of these are in employment.
- 4.4.3 The 2011 Census figures for the NDP area show that local people work in a wide range of industries, with wholesale and retail, education, manufacturing and construction being the most common (Figure 3).

**Figure 3 Residents Industry of Employment (Source: 2011 Census)**



4.4.4 Over 39% of residents are employed in managerial or professional occupations; 12% in associate professions and technical occupations and 13% in skilled trades.

**Figure 4 Occupation of Residents (Source: 2011 Census)**



4.4.5 In 2011, 76 people, 22.4% of residents worked from home; 18% of residents travel more than 20 kilometres to get to work; only 12% have to travel less than 5 kilometres to get to their place of work.

4.4.6 There are several local businesses supporting tourism.

- 4.4.7 There is a range of facilities and events within and close to the Parish including fishing (2 pools), walking, Shelsley Walsh hill-climb events, golf (Upper Sapey), local shows: Malvern/NEC, local food fairs and local attractions such as The West Midlands Safari Park and Witley Court.
- 4.4.8 Supporting the retention and development of local businesses, services and tourism is essential to help maintain the prosperity of the area and to ensure that the area is sustainable, that means with a reasonable mix of local employment, good access to jobs elsewhere and infrastructure that can continue to support homeworking. The policies that will help us achieve this are set out below.

**Policy ET1 Supporting Economic Growth and Protecting Existing Employment Generating Uses**

**Existing business (B1), general industrial (B2) and warehousing (B8), tourism, leisure and/or recreation-related sites will be safeguarded for employment generating uses in line with SWDP Policy 12. Development of existing employment generating will be supported when:**

- 1. It is to support expansion of an existing use on an existing employment generating site and would not lead to encroachment into the open countryside;**
- 2. They do not have an adverse impact on residential amenity and the local road network; and**
- 3. They are of good design and do not have a negative impact on the local landscape.**

- 4.4.9 Policy ET1 is also supported by the reasoned justification for SWDP 12 which explains that the Employment Land Review (2011) demonstrates that the rural employment market across south Worcestershire is characterised by bespoke individual property requirements. Small local businesses are likely to require freehold property, which is difficult to deliver speculatively in advance. The provision of new rural employment sites should be considered favourably, provided it is not harmful to the integrity of the settlement or landscape character. It is important that such developments are offered on flexible terms. In addition, employment sites that fall vacant should be actively marketed before their conversion to an alternative use such as residential and the consequent loss of a facility or service providing important local jobs. The timescales and range of the marketing exercise will need to have regard to the nature and scale of the site and buildings and the prevailing economic conditions. There is a need to maintain a positive approach to farm diversification activities; such development should not, however, be permitted to jeopardise future agricultural production.

4.4.10 Home working is the practice of working at home rather than in a shop, factory or office and there is a growth in the number of people working from home across the UK and in Worcestershire. The SWDP notes that home working accounts for over 11% of all employment in south Worcestershire (SWDP 8: Providing the Right Land and Buildings for Jobs, Reasoned Justification, para 3). In many cases planning consent will not be required, such as for minor alterations to houses, but larger extensions to provide office accommodation, and development of bespoke live / work units are likely to require planning permission. Policy ET2 applies to working from home where planning permission is required, for instance for live / work units and larger extensions to domestic dwelling.

#### **Policy ET2 Supporting Homeworking**

**Development for homeworking will be supported when it would involve alterations or extensions to an existing dwelling which are not significant, or it would be part of a proposal for a dwelling house that re-uses or brings back into use an existing building, where such development would not have an adverse impact on residential amenity, heritage or townscape or landscape character.**

The above planning policies have been prepared to be in general conformity with the following local strategic planning policies:

#### **South Worcestershire Development Plan 2016**

Policy SWDP12 Employment in Rural Areas

Policy SWDP34 Tourist Development

Policy SWDP35 Visitor Accommodation

Policy SWDP 36 Static and Touring Caravans, Chalets and Camping Sites.

## 4.5 Recreation and Health



Playing Field



Well Ground

### **Objective 4**

**To encourage opportunities for parishioners across all the generations to find enjoyment and fulfilment through a range of educational, sporting and leisure activities.**

### **Objective 5**

**To ensure that the Parish is a welcoming and accessible setting for visitors by improving facilities such as footpaths, bridleways, parking, and the village information board within the context of a safe and secure rural environment.**

### **Objective 6**

**To foster partnership working between Parish organisations and institutions for the mutual benefit of all.**

### **Community Facilities**

- 4.5.1 Clifton upon Teme has a strong sense of community. The Parish offers a wide range of leisure and recreation facilities including: village hall; football pitch and club; tennis courts and club; bowling green and club; pavilion (used by bowls, football and tennis clubs); children's play area, cycle track; and a young person's shelter. These have all been established and maintained as a result of voluntary effort by community members. The Lion Inn has a Crib team, Pool team and the pub sponsors Clifton Rovers Football team. There are amenities and support services for almost every age and interest: a toddler and nursery, through school to the bowls and friendship clubs – there is something for almost every age and interest. Farming continues to dominate the life and economy of the Parish, but new enterprises linked to the technological revolution have begun to flourish in the 21<sup>st</sup> century. Buildings that once served an agricultural purpose now house occupants whose business depends on connection to the internet. Ancient and modern technologies existing side by side.

- 4.5.2 There is also a village shop/post office, two inns, a veterinary practice and a weekly doctor's surgery in the village hall.
- 4.5.3 Feedback from the Neighbourhood Plan community survey indicated that the following are valued by the community:
- to be in a village with a post office, shop and transport with a friendly welcoming atmosphere;
  - beautiful village with a good school;
  - lovely sense of community and good facilities for a village;
  - a wonderful place to raise children; neighbourly spirit and a variety of local groups;
  - village events, involvement with local groups and activities: Rainbows, Brownies, Guides, WI, Hunt, shoot, film club, Church events, Bowling Club, tennis, football, Friendship Club, Lion Coffee mornings, pub quiz nights, walking group, painting group, Pilates class;
  - Teme Triangle magazine and website;
  - milk delivery;
  - Clifton upon Teme is a caring, friendly community where neighbours help one another with kindness.

#### **St Kenelm's Parish Church**

- 4.5.4 Comments from the informal consultation in Spring 2016 demonstrated the importance of the church to the local community; as well as its Christian focus, the church has a beautiful tranquil setting and also provides a meeting place and venue for other local events. Its spire is a local landmark that acts as an important focal point for views towards the village.
- 4.5.5 SWDP10 I sets out that the change of use of village shops to non-retailing uses will only be permitted if there is an alternative equivalent facility within safe walking distance or evidence is presented that the premises are no longer viable for any retail or community use. The NDP has a role in seeking to protect these facilities for the benefit of existing and future residents.

#### **Policy CR1 Protection of Local Community, Retail, Commercial Facilities and Services**

**Changes of use of the shop, public house, post office, school, village hall or nursery will be resisted unless it can be demonstrated that the existing use is no longer economically viable or equivalent or better provision of the facility to be lost is made in an equally or more accessible location.**

**If the existing use is no longer economically viable, evidence should be provided to show that the site has been actively marketed, at the market rate current at the time, for at least 12 months and that no sale or let has been achieved during that period.**



**Map 13 Community Facilities  
(As at October 2016)**

**Clifton upon Teme - Community Facilities Map**



**Key**

- 1.** St Kenelm's Church
- 2.** The Lion Inn
- 3.** Primary School
- 4.** The Village Stores
- 5.** Village Hall
- 6.** BP Hut
- 7.** Sports Pavilion

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### **Policy CR2 Provision of Buildings for Community Use**

**Development proposals for new or expanded community and recreation facilities will be supported provided that:**

- 1. The siting, scale and design respects the character of the surrounding area, including any historic and natural assets; and**
- 2. It is accessible to the community it is to serve; and**
- 3. The impact on the residential amenity is acceptable; and**
- 4. There is no adverse impact on traffic generation, and adequate parking is provided on the site.**

### **Local Green Space**



**Village Green**

4.5.6 The NPPF allows communities to protect significant local green space:

*Para 76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.*

*Para 77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:*

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.*

*Para 78. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.*

4.5.7 Candidate local green spaces include the following:

- village green;
- area around horse chestnut tree/telephone box;
- playing fields;
- two green areas at the top of Manor Road; Kenelm Road and Kenelm Close;
- two green areas in Forge Meadows;
- Well Ground;
- Village Hall grass area/lawn.<sup>20</sup>

4.5.8 The identified local green spaces are shown on Map 14 and justified in terms of the criteria in the NPPF in Table 2.

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<sup>20</sup> **Note – See definition of Local Green Space in Glossary of Terms, Appendix 9. It is important to note that Local Green Space designation does not assume or require recreational use or public access (other than on existing public rights of way) and sites can be in private ownership or controlled and used by bodies other than the Parish Council or local authorities.**

**Map 14 Local Green Spaces**

**Clifton upon Teme - Local Green Spaces**



**Key**

- 1. Village Green
- 2. Area around horse chestnut tree, pump and telephone box
- 3. Playing Field
- 4. Two green areas at top of Manor Road
- 5. Green verge in Kenelm Road
- 6. Two green areas in Forge Meadows
- 7. Well Ground
- 8. Children's play area in Pound Lane
- 9. Village Hall grass area
- 10. Kenelm Close green space



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**Table 2 Local Green Spaces**

<b>Open Space/Map Reference number</b>	<b>Close proximity to the community</b>	<b>Demonstrably special to local community</b>	<b>Local in character and size</b>
Village Green <i>1 on map</i>	Heart of the village	Centre for local events within Conservation Area. Used for fayres, hunt meets, school fete, charity events. Information board for local footpaths.	Historic village amenity. Provides views along the high street and to the church. [700m <sup>2</sup> ]
Area around horse chestnut tree, pump, and telephone box. <i>2 on map</i>	Centre of the village	Wrought iron seat around tree. Important meeting point in the village. Tree planted in 1870. Telephone box listed. Within Conservation Area. Parish Council noticeboard.	Views along the village and across to the church. [158m <sup>2</sup> ]
Playing Field <i>3 on map</i>	Behind Forge Meadows	Open space for sports, used by Clifton Rovers Football Club, school sports and community.  Registered as an Asset of Community Value.	Land acquired by Parish Council. Views of the Malvern Hills. Quiet feel to the area. [1,440m <sup>2</sup> ]
Two green areas at top of Manor Road. <i>4 on map</i>	At north end of the village within the development boundary.	Wrought iron seat around tree donated by WI giving viewpoint directions.	Provides a sense of tranquillity and openness. [465m <sup>2</sup> & 150m <sup>2</sup> ]
Green verge in Kenelm Road. <i>5 on map</i>	Behind main street.	Visual amenity, supporting local wildlife.	Positive landscape amenity within the streetscape, giving a sense of tranquillity and openness. [112m <sup>2</sup> ]
Two green areas in Forge Meadows. <i>6 on map</i>	Close to village green.	Landscaped focal point maintained by local residents.	Provide a sense of tranquillity and openness. [330m <sup>2</sup> & 621m <sup>2</sup> ]
Well Ground <i>7 on map</i>	Adjoins development boundary, part of Church House Farm	The site includes an identified view point and significant view of the church and is of historical significance with a ridge and furrow field pattern. There is a pond on the site and therefore the site has wildlife significance. There is public access across the site through 2 public rights of way. The site has community value in that it has been used for public events, bonfire night, parking etc with the permission of the landowner.	Site of original village settlement. Privately owned. [5.3 hectares]

<b>Open Space/Map Reference number</b>	<b>Close proximity to the community</b>	<b>Demonstrably special to local community</b>	<b>Local in character and size</b>
Children's play area in Pound Lane. <b>8 on map</b>	Opposite school, next to playing field. Adjoins development boundary.	Much used safe area for local children. Picnic area. Owned and maintained by Parish Council.	Large, spacious, contained, safe area with quality equipment. Picnic tables. [1,000m <sup>2</sup> ]
Village Hall grass area. <b>9 on map</b>	Behind the Village Hall in Hope Lane.	Overflow activity space for outdoor events.  The field belongs to the village and is held in trust by the Charities' Commission. The Committee of Trustees submitted a representation at Regulation 14 consultation stage agreeing that this portion of land should be designated a protected local green space. The response noted that as the village around the green space might grow, it was right that a little bit of community-owned green should remain.	Adjacent to Village Hall car park. [850m <sup>2</sup> ]
Kenelm Close green space. <b>10 on map</b>	Cul-de-sac behind main street in village.	Visual amenity and children's play area. Breathing space in quiet area of village.	Provides a sense of tranquillity and openness. [100m <sup>2</sup> ]

### **Policy CR3 Local Green Spaces**

**Green spaces as identified on Map 14 Local Green Spaces will be protected from development except in very special circumstances.**

**These identified local green spaces are:**

- 1. Village green;**
- 2. Area around horse chestnut tree/telephone box;**
- 3. Playing Field;**
- 4. Two green areas at top of Manor Road;**
- 5. Green Verge on Kenelm Road;**
- 6. Two green areas in Forge Meadows;**
- 7. Well Ground;**
- 8. Children's Play Area;**
- 9. Village Hall grass area;**
- 10. Kenelm Close green space.**

## Health and Wellbeing

- 4.5.9 At Regulation 14 consultation stage Worcestershire County Council commented that they would encourage the inclusion of health and wellbeing design policies/guidance within the Neighbourhood Plan.
- 4.5.10 It is increasingly recognised that the places and spaces where we live and work can have an impact on health and wellbeing and that an individual's actions to improve their lifestyle or health status are likely to be influenced by the environmental and socio-economic context within which they take place.
- 4.5.11 The design of the built environment can have a significant impact on physical and mental health and how people perceive their environments. The location, density and mix of land uses can have wide-reaching implications on how individuals live their lives; it can affect user experience of access to and provision of key community facilities such as public services, employment opportunities, healthy food choices and parks and green spaces. How areas and buildings connect to one another through street layout, footpaths, cycleways and open spaces can impact on mental health and well-being and the amount of physical activity people undertake. As an example, well connected, attractive, safe, and legible<sup>21</sup> streets, footpaths and cycle networks can encourage more people to use them, promote physical activity and consequently reduce the frequency of car usage.

### **Policy CR4 Supporting Health and Wellbeing in Clifton upon Teme**

**New development within the Neighbourhood Plan area should contribute to the health and wellbeing of local communities through:**

- 1. Encouraging healthy lifestyles through providing opportunities for active travel and fresh food growing;**
- 2. Enhancing opportunities for community cohesion through creation of environments that encourage residents to get outdoors and participate in social interaction;**
- 3. Considering routes and public transport provision which offer convenient, safe and attractive access to employment, homes, schools and public facilities;**
- 4. Catering for the need of all age groups, in particular the elderly, through the provision of seating areas, shading and simple and clear signage.**

**A Health Impact Assessment<sup>22</sup> will be required for new development proposals.**

<sup>21</sup> Legible places have form, layout and signage which make them easy to understand.

<sup>22</sup> Information on the HIA process, data sources, and guidance on health and wellbeing considerations in relation to new development sites can be found in the HIA Toolkit for Planning available on the WCC webpages: [http://www.worcestershire.gov.uk/info/20122/joint\\_strategic\\_needs\\_assessment](http://www.worcestershire.gov.uk/info/20122/joint_strategic_needs_assessment).

The above planning policies have been prepared to be in general conformity with the following local strategic planning policies:

**South Worcestershire Development Plan Submission Plan (SWDP) 2016**

Policy SWDP 1: Overarching Sustainable Development Principles

Policy SWDP 10 I: Protection and Promotion of Centres and Local Shops

Policy SWDP 38: Green Space



## 4.6 Infrastructure and Energy



Main Street (looking south-east)

### **Objective 2**

**To support the retention and development of local businesses and services that contribute to the quality of life for residents and visitors of all ages, including support for suitable diversification and use of new technology. This includes support for improved broadband and mobile phone services and sensitively sited and designed renewable energy technologies.**

### **Objective 4**

**To encourage opportunities for parishioners across all the generations to find enjoyment and fulfilment through a range of educational, sporting and leisure activities.**

### **Objective 5**

**To ensure that the Parish is a welcoming and accessible setting for visitors by improving facilities such as footpaths, bridleways, parking, and the village information board within the context of a safe and secure rural environment.**

- 4.6.1 The NDP has a role in helping to ensure that any new development is supported by improvements in local infrastructure. SWDP 26 Telecommunications and Broadband provides criteria for considering new telecommunications development.
- 4.6.2 In order to support local businesses and local residents' access to goods and services there is a need to ensure that the NDP encourages investment in new

communication technologies, provided that they are designed and sited carefully to protect and enhance built and natural environmental assets.

- 4.6.3 The SWDP Policy SWDP 26 notes in para 3 of the supporting text that “a digitally accessible south Worcestershire will allow people an enhanced freedom of choice about where and how they work, how they interact with services and facilities and how they promote and operate their businesses. A connected community is a more sustainable one, as it represents the opportunity for a reduction in car-based commuting and a commensurate reduction in carbon outputs and traffic congestion. It also promotes the idea of south Worcestershire as a suitable place for high technology activities and employment to take place.

#### **Policy CI1 Communication Technologies**

**Improvement and development of new mobile telecommunication infrastructure will be supported provided that:**

- 1. Its design and placement seeks to minimise impact on the visual amenity, character or appearance of the surrounding area; and**
- 2. Its design and siting does not have an unacceptable effect on the village Conservation Area, historical features and buildings, visually sensitive landscape or views.**

**Improvements to broadband infrastructure will be supported. Any new development within the Parish should be served by a superfast broadband (fibre optic) connection unless it can be demonstrated through consultation with the NGA Network providers that this would not be possible, practical or economically viable. In such circumstances, suitable ducting should be provided within the site and to the property to facilitate future installation.**

- 4.6.4 The results of the informal public consultation on the emerging Draft Plan in Spring 2016 demonstrated widespread concern amongst local residents about increases in traffic and the need to address road safety and improved traffic management in and around the village. Specific concerns included the following:
- Concerns about increased traffic resulting from proposed housing developments and in particular negative impacts on The Village/B4204 which is already congested from on street parking;
  - Increased traffic on Pound Lane, a single lane, as drivers will use it for commuting and short cuts to Whitbourne, Knightwick and Bromyard, affecting farmers moving machinery and stock;
  - Proposals to identify a 40mph speed limit buffer zone to the north of the village;
  - Comments about the large amount of traffic already using a narrow Victorian winding B road;

- A lack of organised parking re school and main road;
- Limited bus service;
- Concern raised about increased volumes of traffic, both in the village and surrounding roads - safety issues. This also affects commutes to work for everyone over the wider road networks eg Holt Heath/Ombersley/Worcester ring road;
- Potential safety issues with construction traffic in the village especially on Pound Lane when works starts;
- Speed down Pound Lane should be reduced to 20mph;
- Suggest having visual impact, for example “white gates/fence” by village signboards to act as a prompt to drivers that they are entering a designated village area with a 30 speed limit;
- Suggested 20mph speed limit by the school and playing field;
- Signage must be appropriate; slow signs encouraged, but double yellow lines not appropriate;
- Suggestion for a pedestrian crossing to make it safe to cross at The Lion and the shop;
- Suggestion for traffic calming at Hope and Pound Land, also Steps and Church Farm.

4.6.5 The Clifton upon Teme Conservation Appraisal and Management Strategy, April 2009, notes that there is a need to ensure that surviving street kerbs be retained and new street furniture should be designed to enhance the Conservation Area. Policy CI2 below also aims to ensure that traffic management measures are sympathetic to the village environment outside the Conservation Area.

**Policy CI2 Supporting Improvements in Traffic Management, Signage and Street Furniture**

**Clifton upon Teme Parish Council will support measures which achieve and maintain appropriate traffic speeds and civilised driver behaviours within the Neighbourhood Plan area, as well as enhancing the public realm to support walking and cycling as modes of choice, particularly for local trips.**

**Where planning permission is required, any future replacement of existing or provision of new street furniture and signage should be of a design and quality that enhances the character of the Conservation Area and wider village.**

**Low Carbon Energy and New Technologies**

4.6.6 During the informal public consultation on the emerging Draft Plan in Spring 2016, there were suggestions that the NDP should place greater emphasis on sustainability and encouraging schemes to reduce CO<sup>2</sup> emissions. Sustainable building design is largely covered in Building Regulations but the Parish Council agree that the

inclusion of an additional policy to support local energy generation projects and low carbon transport schemes would be appropriate.

- 4.6.7 Clifton upon Teme is supportive of renewable and low carbon energy. In particular, the Parish is keen to attract renewable and low carbon energy schemes that demonstrate evidence of community consultation at early stages in the development – especially when this leads to a tangible benefit to the community. This could, for example, be in the form of allowing community investment in the scheme or developer investment in other low carbon initiatives in Clifton upon Teme. The Parish Council will seek to identify potential schemes and invite interest from private funders.

**Policy CI3 Supporting Renewable and Low Carbon Energy Schemes and Technologies**

**Community led initiatives for renewable and low carbon energy will be supported where schemes improve local access to low carbon energy for heat, power and transport schemes.**

**Such schemes should minimise any adverse impacts on visual amenity, landscape and biodiversity and be sensitive to the character of the Conservation Area and other built heritage assets.**

**Fuel Poverty**

- 4.6.8 Worcestershire County Council submitted representations at Regulation 14 consultation stage, advising that the NDP could be strengthened in terms of promoting sustainability. Ultra-energy efficient building design should make good financial sense as well as reducing carbon emissions. Good thermal performance of buildings will significantly help with fuel poverty rates, ensuring that local residents are able to live in warm, healthy homes which they can afford to heat.
- 4.6.9 Fuel poverty is a significant issue across Worcestershire. Worcestershire now has more than one in ten households in fuel poverty. Fuel poverty is particularly prevalent in areas of the county without mains gas or where there are older properties that are difficult or expensive to insulate. This can have an extremely adverse effect on both the physical and mental well-being of residents, as well as development in children and young adults.
- 4.6.10 Fuel poverty results from a number of factors, including high energy prices and under occupation, but the main reasons are low income and energy inefficient housing. As fuel prices increase, the level of fuel poverty in the County is liable to increase. Since 2006 household heating bills have increased by £500 per year for a

typical home (Committee on Climate Change report Household energy bills - Impacts of meeting carbon budgets<sup>23</sup>).

- 4.6.11 Tackling fuel poverty is strongly linked to energy efficiency in homes and to community energy generation. A new Fuel Poverty Strategy for Worcestershire is currently being drafted (July 2016).
- 4.6.12 The latest data available is for 2014. For Malvern, it is thought there were 14.1% of household considered to be fuel poor. This was an increase on the previous year of 1.5%. Malvern Hills has the highest levels of fuel poverty in Worcestershire with the percentage sitting above the Worcestershire (10.8%) and West Midlands (12.1%) figures.
- 4.6.13 The data can be refined down to groups of around 800 houses called Lower Super Output Areas (LSOA). For the LSOA area covering Clifton upon Teme, 21.8% of households are considered to be fuel poor and therefore struggle to heat their home affordably.
- 4.6.14 Fuel poverty is now measured using the Low income, High Cost definition. Under the LIHC indicator, a household is considered to be fuel poor if:
- they have required fuel costs that are above average (the national median level)
  - were they to spend that amount, they would be left with a residual income below the official poverty line
- 4.6.15 The main fuel type for this area is oil. Households are over 2km from the nearest gas connection.

**Policy CI4 Energy Efficiency and Tackling Fuel Poverty**

**New development is encouraged to incorporate energy efficiency measures and sustainable design wherever possible, to help address climate change. Good thermal performance of buildings is encouraged to help reduce fuel poverty rates, and ensure that local residents are able to live in warm, healthy homes which they can afford to heat.**

The above planning policies have been prepared to be in general conformity with the following local strategic planning policies:

**South Worcestershire Development Plan Submission Plan (SWDP) 2016**

Policy SWDP 1: Overarching Sustainable Development Principles

Policy SWDP 4: Moving Around South Worcestershire

Policy SWDP 26: Telecommunications and Broadband

Policy SWDP 27: Renewable and Low Carbon Energy

<sup>23</sup> <https://www.theccc.org.uk/publicationtype/energy-prices-and-bills/>

## 5.0 Next Steps

- 5.1 Under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, Clifton upon Teme Parish Council has submitted the Neighbourhood Plan to Malvern Hills District Council.
- 5.2 In accordance with Regulation 16, Malvern Hills District Council will invite comments from organisations and individuals on the Neighbourhood Plan for a minimum of six weeks.
- 5.3 It is the responsibility of Malvern Hills District Council to collate all the responses and pass them on to an independent examiner, who will consider the responses and the Plan documents when assessing whether the Neighbourhood Plan meets the relevant legislation and can proceed to referendum.
- 5.4 Full details of the Regulation 16 consultation, including the submitted Clifton upon Teme Neighbourhood Plan, associated supporting documents and a consultation response form, can be found on the Malvern Hills website at <http://www.malvernhills.gov.uk/neighbourhood-planning>.
- 5.5 Following this, the NDP will be subjected to an Examination by an independent Examiner, to consider whether the NDP meets the basic conditions, and also any further necessary requirements.
- 5.6 It is likely that the Examiner will recommend further (hopefully minor) changes, before the NDP is subjected to a local Referendum. If a majority of those voting (50% of turnout +1) vote in favour, the District Council will “make” (adopt) the NDP. The NDP will then be used to help determine planning decisions in the Parish alongside local and National Planning Policies.

## **6.0 Monitoring and Review**

- 6.1 The Parish Council will regularly monitor the implementation of the NDP.
- 6.2 When new issues are identified, or policies are found to be out of date, or in need of change, for example due to changing national or strategic planning policy, the Parish Council, in consultation with Malvern Hills District Council, may decide to update the NDP, or part of it.

## Appendices

### Appendix 1 - Public Consultation

The information below provides a brief outline of the informal community consultation events held to date. For more detail please read the full Consultation Statement.

#### Community Consultation-

The NDP has been on Parish Council agenda for meetings since Feb 2013.

- 2005** Parish Council Housing needs survey.
- Nov 2011** PC housing needs survey. 145 replies. Results to MHDC as a direct response to the Hope Lane development.
- July 2012** PC Housing needs survey.
- 19 Feb 2013** Extra ordinary PC meeting re developments planned for the village- presentation by Bidwells re Church House Farm and Steps, Cllr Hughes present. 100 members of public. Vote taken on numbers of houses villagers wanted and location.
- 17 May –  
28 June 2013** Neighbourhood Area application consultation period.
- 3 Oct 2013** PC meeting. 68 public attended. NP area approved. Steering group formation discussed and membership invited.
- 7 Nov 2013** PC meeting 27 public attended. Housing needs survey results discussed. 320 surveyed, 217 replied, 68% response. Cllr Swinburn, deputy leader MHDC spoke about neighbourhood planning.
- 19 Dec 2013** First steering group meeting. Meetings usually monthly, 3<sup>rd</sup> Thurs. Minutes are an agenda item and presented to PC meetings monthly. Minutes on PC website and accessible via the Teme Triangle website and magazine.
- 15 May 2014** Annual Parish meeting. Presentation and display from Neighbourhood Plan Steering Group. Neighbourhood Plan survey went out following this.
- 2 Oct 2014** PC discussed and approved survey results, to be put on PC website, sent to MHDC and all members of planning committee.



- 19 March 2015** Neighbourhood Planning and the Historic Environment Workshop from Worcestershire Archive and Archaeology Service and English Heritage held in Clifton upon Teme and attended by steering group members and 4 members of the public.
- 29 April 2015** Presentation of Neighbourhood Plan Update at Annual Parish meeting.
- March 2016** First Draft Neighbourhood Plan for Clifton upon Teme published for informal public consultation until 1st April 2016.
- Flyers were delivered to every household with invitations to 2 public presentations in the village hall on 10<sup>th</sup> and 15<sup>th</sup> March at 7.30pm. Parishioners and anyone employed in the Parish were invited to come along. There were also short presentations to local clubs and groups, and a discussion session with the local primary school School Council.
- Representation forms were provided at the event and available on the Parish Council website <http://clifton-upon-teme-pc.org.uk> Completed forms and comments returned to Parish Clerk Jeanette Hill by email: [cliftonupontemepc@gmail.com](mailto:cliftonupontemepc@gmail.com); or tel: 07572 926383.
- All comments received were carefully considered by the neighbourhood plan steering group and Parish Council and used to inform the next version of the neighbourhood plan, the Clifton upon Teme Draft Neighbourhood Development Plan.
- 12 May 2016** Clifton upon Teme Annual Parish Meeting – NDP update provided.
- July 2016 to 26 August 2016.** Regulation 14 consultation – see Consultation Statement.

## Appendix 2 - Housing Growth in Clifton upon Teme

Address	Proposal	No. of Dwellings	Status (as at October 2016)
Land South of Hope Lane	Erection of 30 dwellings with associated infrastructure and landscaping	30	Approved
Land at Os7113 6189, The Village (opposite Steps Farm)	Residential development to provide 20 new homes with associated access, drainage and landscaping works	20	Approved
Yeoman's Garage	Demolition of existing garage/workshop and existing bungalow and erection of 3 detached dwellings with associated garaging	3-1=2	Approved
Church House Farm	Development of 17 dwellings on existing farmstead, including 11 new-build, restoration, conversion and refurbishment of 3 curtilage listed barns and the renovation and subdivision of a listed farmhouse. Provision of a new farmhouse, farmworker's cottage and 4 agricultural buildings	17	Approved
Blueshot	Erection of 48 dwellings	48	Outline planning permission granted
The Manor House The Village	Demolition of existing garage and outbuilding and replace with a one-bedroom dwelling	1	Approved
<b>Total</b>	<b>Committed</b>	<b>118</b>	

## **Appendix 3 - Leisure and Recreation**

**(as at October 2016)**

### **What we have in the area:**

Golf (Upper Sapey)  
Motor Sport (Shelsley Walsh)

### **What we have in the Parish:**

Country Walks  
Horse Riding (bridle paths)  
Fishing Lakes (Pitlands)  
Football Pitch and Club  
Tennis Courts (2) and Club  
Bowling Green and Club  
Pavilion (used by bowls, football and tennis clubs)  
Children's Play Area  
Cycle Track  
Young Person's Shelter  
Car Park for Playing Field (also used by the School)  
Indoor Bowling (Village Hall - winter only)  
Cycling  
Indoor Rifle Shooting (The New Inn)  
Lawn Mower Racing,  
Baden Powell Hut  
Pool League, Lion Cribbage Team (The Lion Inn)  
The New Inn Shoot  
The New Inn Pool Team  
Clifton on Teme Hunt  
Moto/Autocross  
Village Hall Activities (Pilates, Keep Fit, Film Nights)  
Hand and church bell ringing (Campanology)

### **Responses from the Neighbourhood Plan Survey:**

#### **Existing facilities:**

Improve football pitch  
Resurface tennis courts  
Improve and enlarge bowling green  
Improve and extend the pavilion

**New facilities requested:**

More play areas  
Outdoor play area  
Better play area – similar to Martley  
Extend sporting facilities  
More football facilities  
More tennis courts  
A new bowling green  
Sports Ground  
Leisure/sporting activities for the younger generation  
Better leisure facilities for young people  
Improve sports facilities for children  
Astro turf football pitch  
Astro turf hockey pitch  
Netball court  
Rugby pitch  
Teenage skateboard/cycle park  
Park for teenagers, skate boarding.  
Youth Club  
Build a decent BMX/skate park  
Cricket Pitch  
Swimming Pool  
All weather sports facilities

**Buildings:**

Improve or replace Baden Powell Hut  
Extend and improve pavilion (used by bowls, football and tennis clubs)  
Redevelop existing pavilion and Baden Powell hut to provide an extensive community centre with extended pavilion facilities and exclusive space for Baden Powell activities  
Large sports pavilion to include Baden Powell activities with separate storage/adequate storage  
Purpose built community centre with recreation facilities adjacent  
Explore sustainable energy generation on pavilion (PV)

## Appendix 4 - Listed Buildings

Name	Location	Grade
K6 telephone kiosk	B4204, Clifton upon Teme	II
Ham Farmhouse	Clifton upon Teme	II
Former mill building about 40 metres west of Ham Farmhouse	Clifton upon Teme	II
Pump house about 10 metres north of Hamcastle Farmhouse	Clifton upon Teme	II
Coach house and cellar about 30 metres north of Hamcastle Farmhouse	Clifton upon Teme	II
Hope Farmhouse	Clifton upon Teme	II
Barn and 2 adjoining ranges about 40 metres north west of Hope Farmhouse	Clifton upon Teme	II
Stable immediately south west of Hope Farmhouse	Clifton upon Teme	II
Salford Court Farmhouse	Clifton upon Teme	II
Ham Bridge House	B4204, Clifton upon Teme	II
Church of St Kenelm	Clifton upon Teme	II*
Churchyard Cross	Clifton upon Teme	II
Monument to Strickland family about 3 metres south west of porch of Church of St Kenelm	Clifton upon Teme	II
The Manor House	Clifton upon Teme	II
Smithy about 50 metres south west of Church of St Kenelm	Clifton upon Teme	II
Corner Cottage	Clifton upon Teme	II
Numbers 16 (Crown House) and 18 the Village	Clifton upon Teme	II
22 The Village	Clifton upon Teme	II
26 The Village	Clifton upon Teme	II
Barn about 425 metres south west of Noak Farmhouse	Clifton upon Teme	II
Cockshot Cottage	B4204, Clifton upon Teme	II
Noak Lodge	B4204, Clifton upon Teme	II
Church House Farmhouse	Clifton upon Teme	II
Monument to Cowcher Family about 7 metres north of vestry of Church of St Kenelm	Clifton upon Teme	II
Monument to Perkins Family about 7 metres south of the tower of Church of St Kenelm	Clifton upon Teme	II
Lion Hotel, 1 The Village	Clifton upon Teme	II
Post Office and Oak House	Clifton upon Teme	II
Steps Farmhouse	Clifton upon Teme	II
Two barns to west of number 10 (Bury's Place)	Clifton upon Teme	II
14 The Village	Clifton upon Teme	II
The Old House, 20, The Village	Clifton upon Teme	II
24 The Village	Clifton upon Teme	II
34 The Village	B4204, Clifton upon Teme	II
Hope Mill	Clifton upon Teme	II

Name	Location	Grade
Woodmanton Farmhouse, kitchen, outbuildings and tower base	Clifton upon Teme	II*
Terraces, retaining walls and steps to west, south and east of Hamcastle Farmhouse	Clifton upon Teme	II
Barn about 50 metres to north west of Hamcastle Farmhouse	Clifton upon Teme	II
Noak Farmhouse	Clifton upon Teme	II
Barn, stables and hop kiln attached to west of Woodmanton Farmhouse	Clifton upon Teme	II
Village Hall, West Wing, Hope Lane	Clifton upon Teme	II
Monument to Haywood Family about 6 metres south of chancel of Church of St Kenelm	Clifton upon Teme	II
Flint Cottage	Clifton upon Teme	II
Bury's Place, 10. The Village	Clifton upon Teme	II
Dale Farmhouse	Clifton upon Teme	II
Barns about 60 metres east of Ham Farmhouse	Clifton upon Teme	II
<b>Scheduled Monuments</b>		
Ham Bridge	Clifton upon Teme	
Motte and bailey (Ham Castle), at Ham Farm	Clifton upon Teme	

## Appendix 5 - Historic Farmsteads in Clifton upon Teme Parish

### Worcestershire Archive and Archaeology Service Monument List Report

#### Historic Farmsteads in Clifton Upon Teme

02/12/2015 Number of records: 31





Report prepared by Worcestershire HER, tel: 01905 765560 or email archaeology@worcestershire.gov.uk. Information is valid for three months from date of production.





Ref	Site Name	Monument Types	Parish	Grid Reference
<b>Landscape Component</b>				
WSM58354	Top Barn, Shelsley Walsh	Outfarm (19TH CENTURY AD to 21ST CENTURY AD - 1801 AD to 2050 AD)	Clifton upon Teme, Shelsley Walsh	
WSM58359	Site of Outfarm south of Weyman's Wood, Clifton upon Teme	Outfarm (19TH CENTURY AD to Unknown - 1801 AD)	Clifton upon Teme	
WSM58397	Site of Outfarm south west of House Coppice, Clifton upon Teme	Outfarm (19TH CENTURY AD to Unknown - 1850 AD)	Clifton upon Teme	
WSM58398	Site of Outfarm south east of Milestone Cottages (Clifton Wood Cottages), Clifton upon Teme	Outfarm (19TH CENTURY AD to Unknown - 1801 AD)	Clifton upon Teme	
WSM58399	Site of Outfarm south east of Noak Farm, Clifton upon Teme	Outfarm (19TH CENTURY AD to Unknown - 1801 AD)	Clifton upon Teme	
WSM58421	Harrisfield Barn, Clifton upon Teme	Outfarm (19TH CENTURY AD to 21ST CENTURY AD - 1850 AD to 2050 AD)	Clifton upon Teme	
WSM59041	Hope Barn, Clifton upon Teme	Outfarm (19TH CENTURY AD to 21ST CENTURY AD - 1801 AD to 2050 AD)	Clifton upon Teme	
WSM59042	Barn south west of Noak Farm, Clifton upon Teme	Outfarm (17TH CENTURY AD to 21ST CENTURY AD - 1601 AD to 2050 AD)	Clifton upon Teme	
WSM59049	Site of Outfarm north west of Pitlands Farm, Clifton upon Teme	Outfarm (19TH CENTURY AD to Unknown - 1801 AD)	Clifton upon Teme	
WSM59071	Outfarm west of House Coppice, Clifton upon Teme	Outfarm (19TH CENTURY AD to Unknown - 1801 AD)	Clifton upon Teme	
WSM59072	Outfarm north east of Ayton's Heath, Clifton upon Teme	Outfarm (19TH CENTURY AD to 21ST CENTURY AD - 1801 AD to 2050 AD)	Clifton upon Teme	
WSM59073	Site of Outfarm east of Marl pits Coppice, Clifton upon Teme	Outfarm (19TH CENTURY AD to Unknown - 1801 AD)	Clifton upon Teme	
WSM59081	Outfarm north east of Holland's Mill, Clifton upon Teme	Outfarm (19TH CENTURY AD to Unknown - 1801 AD)	Clifton upon Teme	
WSM61992	Salford Court Farm, Clifton upon Teme	Farmstead (16TH CENTURY AD to 21ST CENTURY AD - 1501 AD to 2050 AD)	Clifton upon Teme	
WSM61993	Steps Farm, Clifton upon Teme	Farmstead (17TH CENTURY AD to 21ST CENTURY AD - 1601 AD to 2050 AD)	Clifton upon Teme	
WSM61994	Church House Farm, Clifton upon Teme	Farmstead (17TH CENTURY AD to 21ST CENTURY AD - 1601 AD to 2050 AD)	Clifton upon Teme	
WSM61995	Pitlands Farm, Clifton upon Teme	Farmstead (19TH CENTURY AD to 21ST CENTURY AD - 1801 AD to 2050 AD)	Clifton upon Teme	
WSM61996	Ayngstree (Ayngstree Farm), Clifton upon Teme	Farmstead (19TH CENTURY AD to 21ST CENTURY AD - 1801 AD to 2050 AD)	Clifton upon Teme	
WSM61997	Dale End Farm, Clifton upon Teme	Farmstead (17TH CENTURY AD to 21ST CENTURY AD - 1601 AD to 2050 AD)	Clifton upon Teme	
WSM61998	Woodmanton Farm, Clifton upon Teme	Farmstead (18TH CENTURY AD to 21ST CENTURY AD - 1701 AD to 2050 AD)	Clifton upon Teme	
WSM61999	Hope Farm, Clifton upon Teme	Farmstead (17TH CENTURY AD to 21ST CENTURY AD - 1601 AD to 2050 AD)	Clifton upon Teme	
WSM62000	Moorfields Farm, Clifton upon Teme	Farmstead (19TH CENTURY AD to 21ST CENTURY AD - 1801 AD to 2050 AD)	Clifton upon Teme	
WSM62029	No. 10 (Bury's Place), Clifton upon Teme	Farmstead (17TH CENTURY AD to 21ST CENTURY AD - 1601 AD to 2050 AD)	Clifton upon Teme	
WSM62039	Site of Old Hills, Clifton upon Teme	Farmstead (19TH CENTURY AD to Unknown - 1801 AD)	Clifton upon Teme	
WSM62211	Cliftonswood Farm (Wood Farm), Clifton upon Teme	Farmstead (19TH CENTURY AD to 21ST CENTURY AD - 1801 AD to 2050 AD)	Clifton upon Teme	

<b>Ref</b>	<b>Site Name</b>	<b>Monument Types</b>	<b>Parish</b>	<b>Grid Reference</b>
WSM62212	Homme Castle (Hamcastle Farm), Clifton upon Teme	Farmstead (17TH CENTURY AD to 21ST CENTURY AD - 1601 AD to 2050 AD)	Clifton upon Teme	
WSM62213	Noak Farm, Clifton upon Teme	Farmstead (17TH CENTURY AD to 21ST CENTURY AD - 1601 AD to 2050 AD)	Clifton upon Teme	
WSM62214	Ham Farm, Clifton upon Teme	Farmstead (17TH CENTURY AD to 21ST CENTURY AD - 1601 AD to 2050 AD)	Clifton upon Teme	
WSM62215	Hillhouse Farm (Hillhouse Cottages), Clifton upon Teme	Farmstead (19TH CENTURY AD to 21ST CENTURY AD - 1801 AD to 2050 AD)	Clifton upon Teme	
WSM62308	Hambridge House, Clifton upon Teme	Farmstead (17TH CENTURY AD to 21ST CENTURY AD - 1601 AD to 2050 AD)	Clifton upon Teme	
WSM62383	Harrisfield, Clifton upon Teme	Farmstead (19TH CENTURY AD to 21ST CENTURY AD - 1801 AD to 2050 AD)	Clifton upon Teme	



## Appendix 6 - Summary of Characteristics of Character Zones

Character Area	Key Characteristics
<p data-bbox="225 342 488 376"><b>Zone 1 - The Village</b></p> 	<p data-bbox="860 342 1353 376"><b>Density</b> (dwellings per hectare): 11.2</p> <p data-bbox="860 383 1382 454"><b>Number of storeys:</b> Mainly two storey, some single storey, some three storey.</p> <p data-bbox="860 461 1382 533"><b>Approximate date:</b> mainly 17<sup>th</sup> and 18<sup>th</sup> century but some 19<sup>th</sup> and 20<sup>th</sup> century.</p> <p data-bbox="860 539 1382 651"><b>Facing materials (walls):</b> Mainly red brick / half timbered but some painted brick, render and stone.</p> <p data-bbox="860 658 1382 730"><b>Facing materials (roofs):</b> Mainly plain clay tiles, but some slate.</p> <p data-bbox="860 736 1382 882"><b>Roof form, pitch, etc.</b> Mainly duo-pitched (30 - 45 deg) often with gabled dormers with dark verges / barge boards.</p> <p data-bbox="860 889 1382 960"><b>Windows:</b> Cottage style, small paned, light painted timber.</p> <p data-bbox="860 967 1382 1155"><b>Boundary treatment:</b> Most properties at the Eastern end are built to the back of pavement. At the western end there are some low brick planters, timber picket fences and hedges.</p> <p data-bbox="860 1162 1382 1274"><b>Architectural style:</b> Varied but typical of the period that the properties were built and following the local vernacular.</p> <p data-bbox="860 1281 1382 1314"><b>Topography:</b> Gentle fall Eastwards.</p>
<p data-bbox="225 1361 512 1395"><b>Zone 2 - Church Road</b></p> 	<p data-bbox="860 1361 1353 1395"><b>Density</b> (dwellings per hectare): 6.9</p> <p data-bbox="860 1402 1382 1473"><b>Number of storeys:</b> Mainly two storeys, some single storey.</p> <p data-bbox="860 1480 1382 1552"><b>Approximate date:</b> mainly 19<sup>th</sup> and 20<sup>th</sup> century but the church is 13<sup>th</sup> century.</p> <p data-bbox="860 1559 1382 1630"><b>Facing materials (walls):</b> Mainly red brick / local stone.</p> <p data-bbox="860 1637 1382 1709"><b>Facing materials (roofs):</b> Mainly plain clay tiles, but some slate.</p> <p data-bbox="860 1715 1382 1861"><b>Roof form, pitch, etc.</b> Mainly duo-pitched (40 - 50 deg) often with gabled dormers with dark verges / barge boards.</p> <p data-bbox="860 1868 1382 1939"><b>Windows:</b> Cottage style, small paned, leaded, light painted timber.</p> <p data-bbox="860 1946 1382 2007"><b>Boundary treatment:</b> Predominantly stone walls, some railings, picket fences</p>

	<p>and hedges. With the houses being set back from the road towards the Eastern end, the foliage becomes more extensive.</p> <p><b>Architectural style:</b> Varied and with some good examples of late Victorian style with ornate barge-boards and stone detailing.</p> <p><b>Topography:</b> Gentle fall Eastwards.</p>
<p><b>Zone 3 - Eastern Approach</b></p>   	<p><b>Density (dwellings per hectare):</b> 3.1</p> <p><b>Number of storeys:</b> Two storeys.</p> <p><b>Approximate date:</b> mainly 19<sup>th</sup> and 20<sup>th</sup> century.</p> <p><b>Facing materials (walls):</b> Stone / brick, some render.</p> <p><b>Facing materials (roofs):</b> Slate / plain tile / concrete tiles.</p> <p><b>Roof form, pitch, etc.</b> Mainly duo-pitched (30 - 50 deg), with some cat slides.</p> <p><b>Windows:</b> Timber mainly with stone surrounds, pattern varied according to date.</p> <p><b>Boundary treatment:</b> Varied. One open front garden, stone walls, horizontal railings, picket / post and rail fences and hedges.</p> <p><b>Architectural style:</b> Mainly traditional but Enderley has an unusual blend of sub-modernist features such a simple unadorned roof form, strong horizontality and large asymmetric windows, with traditional stone detailing around the windows.</p> <p><b>Topography:</b> Rises up towards village.</p>

**Zone 4 - Forge Meadows**

**Density** (dwellings per hectare): 17.7

**Number of storeys:** 1.5 - 2.

**Approximate date:** 1995

**Facing materials(walls):** Variety of red bricks with blue brick detailing, some render.

**Facing materials (roofs):** Plain clay tiles (red / brown).

**Roof form, pitch, etc.** Duo-pitched (40 - 50 deg), with many breaks, gables broken eaves, etc.

**Windows:** Timber casements generally. Some stained some painted. Traditional style.

**Boundary treatment:** Mainly open fronted. Some immature hedges.

**Architectural style:** Hybrid. Designed to look like an informal collection of older buildings from different periods.

**Topography:** Gentle fall Eastwards

**Zone 5 - Pound Lane (upper)**

**Density** (dwellings per hectare): 3.9

**Number of storeys:** 1 - 1.5.

**Approximate date:** Mainly latter half 20<sup>th</sup> century.

**Facing materials(walls):** Pale grey / beige bricks (school), red brick (cottages), pre-cast concrete (BP hut), timber (pavilion).

**Facing materials (roofs):** Red / brown plain clay tiles (cottages / pavilion), felt / profiled metal / slate (school).





**Roof form, pitch, etc.** Mainly duo-pitched (20 - 35 deg), flat / shallow pitch to school.  
**Windows:** Generally some stained some painted. Traditional style. White aluminium (school).  
**Boundary treatment:** Mainly open fronted. Driveways etc.  
**Architectural style:** Hybrid. Cottages are faux-Victorian, School and BP hut is sub-modernist, Pavilion is rustic / rural.  
**Topography:** Falls Southwards.



**Zone 6 - Pound Lane (lower)**




**Density** (dwellings per hectare): 8.5  
**Number of storeys:** 1 - 1.5.  
**Approximate date:** Late 20<sup>th</sup> century / early 21<sup>st</sup> century.  
**Facing materials(walls):** Red brick (Pound Meadow), timber (outbuilding).  
**Facing materials (roofs):** Red / brown plain clay tiles (Pound Meadow), profiled metal (outbuilding).  
**Roof form, pitch, etc:** Mainly duo-pitched (35 - 45 deg), with multiple dormers to Pound Meadow, chimneys.  
**Windows:** White painted, traditional style.  
**Boundary treatment:** Mainly open fronted. Driveways etc.  
**Architectural style:** Pound Meadow is faux-Victorian.  
**Topography:** Falls Southwards.

<p><b>Zone 7 - Saxon Close</b></p> 	<p><b>Density</b> (dwellings per hectare): 16.2  <b>Number of storeys:</b> 1, 1.5, 2.  <b>Approximate date:</b> 1960's  <b>Facing materials(walls):</b> Mainly red / beige brick, some timber cladding.  <b>Facing materials (roofs):</b> Concrete tiles.  <b>Roof form, pitch, etc:</b> Mainly duo-pitched (25 - 35 deg), bungalows have road facing gables, no dormers, brick chimneys.  <b>Windows:</b> White painted, large pane, modern style.  <b>Boundary treatment:</b> Mainly open fronted with drives, hedges, shrubs, trees.  <b>Architectural style:</b> Typical of period with some sub-modernist features.  <b>Topography:</b> A gentle fall to the South East.</p>
<p><b>Zone 8 - Hope Lane</b></p> 	<p><b>Density</b> (dwellings per hectare): 7.5  <b>Number of storeys:</b> 1 &amp; 2.  <b>Approximate date:</b> All 20<sup>th</sup> century except Village Hall, 18<sup>th</sup> century.  <b>Facing materials(walls):</b> Red brick (Hope End, Winnington Close), white render (Village Hall / Hope lane), half timbered (Village Hall).  <b>Facing materials (roofs):</b> Concrete tiles (Hope Lane), plain clay tiles (Village Hall, Winnington Close), Slate (Village Hall).  <b>Roof form, pitch, etc:</b> Duo-pitched (35 - 45 deg), Hope Lane cottages have asymmetric roofs with lower eaves to the front and flat topped dormers, Winnington Close has gabled dormers. Gables not hips throughout.  <b>Windows:</b> White painted timber, larger panes to most, Winnington Close has cottage style.  <b>Boundary treatment:</b> Mainly open fronted with drives, hedges, shrubs, trees. Low walls to Winnington Close.  <b>Architectural style:</b> Typical of period of construction. Hope Lane houses are</p>

	<p>semi-detached, Winnington Close are terraced / linked.</p> <p><b>Topography:</b> A gentle fall to the South West.</p>
<p><b>Zone 9 - Kenelm Road</b></p> 	<p><b>Density</b> (dwellings per hectare): 13.9</p> <p><b>Number of storeys:</b> 2.</p> <p><b>Approximate date:</b> 1960's.</p> <p><b>Facing materials(walls):</b> Red / grey beige brick, some timber cladding.</p> <p><b>Facing materials (roofs):</b> Concrete tiles.</p> <p><b>Roof form, pitch, etc:</b> Duo-pitched (20 - 35 deg), the roofs rise from single storey at the front to two at the rear, and garages designed to link to the houses to form open ended car ports. Tall brick chimneys.</p> <p><b>Windows:</b> White / brown aluminium, white uPVC, unpainted hardwood. Large panes.</p> <p><b>Boundary treatment:</b> Mainly open fronted with drives, lawns, shrubs, trees.</p> <p><b>Architectural style:</b> Most are unusual and distinctive detached houses with post-war Danish modernist influences.</p> <p><b>Topography:</b> A gentle fall to the South.</p>
<p><b>Zone 10 - Kenelm Close</b></p> 	<p><b>Density</b> (dwellings per hectare): 24.6</p> <p><b>Number of storeys:</b> All bungalows (apart from one house). Some bungalows have loft conversions.</p> <p><b>Approximate date:</b> 1960's.</p> <p><b>Facing materials(walls):</b> Red / grey beige brick.</p> <p><b>Facing materials (roofs):</b> Concrete tiles.</p> <p><b>Roof form, pitch, etc:</b> Duo-pitched (30 - 35 deg). Some flat top dormers.</p> <p><b>Windows:</b> White painted timber / uPVC. Large panes.</p>

	<p><b>Boundary treatment:</b> Mainly open fronted with drives, lawns, shrubs, trees.</p> <p><b>Architectural style:</b> Typical of the period, not referencing older styles.</p> <p><b>Topography:</b> Generally flat.</p>
<p><b>Zone 11 - Manor Road (lower)</b></p> 	<p><b>Density</b> (dwellings per hectare): 24.3</p> <p><b>Number of storeys:</b> 1 &amp; 2.</p> <p><b>Approximate date:</b> 1960's.</p> <p><b>Facing materials(walls):</b> Mainly grey beige brick with some timber &amp; upvc cladding &amp; render.</p> <p><b>Facing materials (roofs):</b> Concrete tiles.</p> <p><b>Roof form, pitch, etc:</b> Duo-pitched (30 - 35 deg). Some flat top dormers .</p> <p><b>Windows:</b> White painted timber / uPVC. Typically large horizontal arrangement.</p> <p><b>Boundary treatment:</b> Open fronted / hedges with drives, lawns, shrubs, trees. Two groups of street trees (silver birches) are significant positive features in this zone.</p> <p><b>Architectural style:</b> Typical of the period, sub-modernist references.</p> <p><b>Topography:</b> Falls towards North Western corner.</p>
<p><b>Zone 12 - Manor Road (upper)</b></p> 	<p><b>Density</b> (dwellings per hectare): 16.3</p> <p><b>Number of storeys:</b> 2.</p> <p><b>Approximate date:</b> 1940's.</p> <p><b>Facing materials(walls):</b> Pale red brick.</p> <p><b>Facing materials (roofs):</b> Plain clay tiles.</p> <p><b>Roof form, pitch, etc:</b> Duo-pitched (40 - 45 deg). Some flat roof single storey elements.</p> <p><b>Windows:</b> White painted timber / uPVC. Horizontal glazing bars.</p> <p><b>Boundary treatment:</b> Generally mature hedges, trees. On street parking.</p> <p><b>Architectural style:</b> Simple and robust semi-detached houses typical of estate cottages of this period. The splayed arrangement of the houses along the street is a distinctive feature of this area.</p>

	<p><b>Topography:</b> Falls quite steeply towards South West.</p>
<p><b>Zone 13 - Western Approach</b></p> 	<p><b>Density</b> (dwellings per hectare): 16.3  <b>Number of storeys:</b> 2.  <b>Approximate date:</b> Varies from 19<sup>th</sup> – 20<sup>th</sup> Century.  <b>Facing materials(walls):</b> Mainly red brick, some local stone &amp; timber cladding.  <b>Facing materials (roofs):</b> Plain clay tiles, slate.  <b>Roof form, pitch, etc:</b> Varied. Generally duo-pitched (35 - 45 deg). Some gabled dormers and rooflights.  <b>Windows:</b> Varied. White painted timber, stained timber.  <b>Boundary treatment:</b> Hedges, picket fences, some walling.  <b>Architectural style:</b> Varied, typically representative of the period.  <b>Topography:</b> Rises towards North West.</p>



## Appendix 7 - Local Businesses

(as at October 2016)

### Local employers and businesses include:

#### **Farms: (12)**

Church House Farm  
 Pitlands Farm  
 Cliftonswood Farm  
 Woodmanton Manor  
 Homme Castle  
 Noak Farm  
 Ham Farm  
 Salford Court Farm  
 Hill Farm  
 Yarnton House Farm  
 Moorfields Farm  
 Hope Farm

#### **Homme Castle barns:**

Ridgeway Leather (leather finishers)  
 Chello Chemicals (industrial chemical products)  
 National Golf Club Advisory Association  
 Equus Journeys (equestrian holidays)  
 Baxter Fensham (accountants)

#### **Businesses**

Village Stores (+Post Office)	Brian Butler (garden machinery maintenance)
Chandelle Kennels	PC Troubles (computer services)
Yeomans Garage	Taylor's Conservatory Care (conservatories)
Clifton Engineering	Pure Thyme (fragrances)
The Lion Inn	Teme Veterinary Practice
The New Inn	Tracey Birks (furnishings)
I&S Stoves (wood burning stoves)	Polperro Heritage Press (publisher)
Paul Gibson (painter)	Haines Heating (central heating)
C. L. Gibbs (builder)	Adrian Mackwell (auctioneer)
Clifton upon Teme Primary School	Flip Cards Ltd (learning cards)
Early Years Centre (nursery)	
NDS Engineering (agricultural engineers)	
Bluebox Marketing Solutions (vinyl records)	
BJ's Blinds (window blinds)	

## Appendix 8 - Related Actions Identified for the Parish Council

### The NDP Policies are supported by the following action for the Parish Council:

1. The Parish Council supports the planting and management of native trees and hedgerows in appropriate sites within the village.
2. The Parish Council will work with Malvern Hills District Council to identify non designated heritage assets in the Parish.
3. The Parish Council recognises the importance of visitors to the Parish in terms of supporting local businesses such as the shop, the pubs, leisure pursuits and accommodation.
4. The Parish Council will support local initiatives, activities and events to encourage tourism.
5. The Parish Council will seek to provide a tourist information board to promote the Parish as a tourist location.
6. The Parish Council will consider nominating certain buildings eg public houses as Assets of Community Value. The driving principle of the Assets of Community Value legislation is to provide a Community Right to Bid should such assets come onto the open market thereby offering communities an opportunity to seek to acquire and operate a local asset for the benefit of the local and wider community.
7. The Parish Council will support infrastructure improvements in the Parish, particularly those which address local traffic issues including existing traffic calming, HGV restrictions and commuter traffic. In particular, the following measures will be considered:
  - Removal of the centre-line through the village – This simple measure visually narrows the road, slowing down traffic;
  - Cohortisation of on-street car parking – Marked out on-street car parking areas can visually narrow the road, creating *de-facto* chicanes which act to slow down traffic.
8. The Parish Council will seek to work with all Parish clubs and organisations and the wider community to promote cross working to improve provision of facilities and access to services locally.
9. The Parish Council will set standards for the care and maintenance of the village green spaces, sports field and play area with regard to
  - 1) The reduction of litter
  - 2) Limiting the incidence of dog fouling.

10. The Parish Council will seek to provide an information board for the local area with a map showing footpaths and bridleways and information on the local wildlife and flora.
11. The Parish Council will seek to work with local and statutory bodies to promote and safeguard our local biodiversity.

## Appendix 9 - Glossary of Terms (after South Worcestershire Development Plan 2016, NPPF and others)

**Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

**Allocation:** Land that has been identified for a specific use in the current development plan.

**Ancient Woodland:** Ancient Woodlands are sites which have been continuously wooded for over 400 years. Consequently they are of greatest biodiversity and ecological interest and considered irreplaceable. There are three categories, i.e. Ancient Semi-Natural Woodland (ASNW), Plantation on Ancient Woodland Sites (PAWS), Restored Ancient Woodland Sites (RAWS) and they all have equal protection under SWDP 22 – Biodiversity and Geodiversity, as well as the National Planning Policy Framework.

**Area of Outstanding Natural Beauty (AONB):** A nationally designated area under the Countryside and Rights of Way Act 2000 in respect of which relevant authorities “shall have regard to the purpose of conserving and enhancing the natural beauty of the area”.

**Biodiversity:** The variety of different types of plant and animal life in a particular region.

**Brownfield: (or Previously Developed Land).** In the sequential approach towards identifying sites suitable for development, this is considered to be preferable to greenfield land for new building. Planning policies and decisions should encourage the effective use of land by reusing land that has been previously developed, provided that it is not of high environmental value. This is land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land

that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

**Character Zone:** A defined area within a settlement where buildings share a distinctive local character in terms of use (eg residential), form, scale, height, materials, layout etc.

**Commitments:** Development proposals that already have planning permission or are allocated in adopted development plans.

**Community Facilities:** Buildings, services and land uses intended to meet the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.

**Community Infrastructure Levy (CIL):** The Community Infrastructure Levy (CIL) is a charge that local authorities in England and Wales are empowered, but not required, to charge on most types of new development in their area. CIL charges are based on simple formulae that relate the size of the charge to the size and character of the development paying for it. This allows Local Authorities to raise funds from developers undertaking new building projects in their area. It can be used to fund a wide range of infrastructure (i.e. transport schemes, schools, etc.) that are needed to support the development of the local area.

**Conservation Area:** An area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. It is statutory recognition of the value of a group of buildings and their surroundings and of the need to protect not just individual buildings, but the character of the area as a whole.

**County Biodiversity Action Plan:** The Worcestershire Biodiversity Action Plan (BAP) is the County's response to the national biodiversity planning process. The Worcestershire BAP was produced in 1999 and consists of a series of Species and Habitat Action Plans, setting out current status, targets for protection and enhancement to be carried out by each partner organisation. This document takes the objectives of the UK Biodiversity Action Plan and translates them into a Worcestershire context, with targets and actions for each important habitat and species.

**Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Development Boundary:** See Settlement Boundary. The dividing line, or boundary between areas of built/urban development (the settlement) and non-urban or rural development – the open countryside.

**Development Plan:** A statutory document which sets out the local authority's policies and proposals for the development and use of land in their area. The SWDP forms a key part of

the development plan and guides and informs day-to-day decisions as to whether or not planning permission should be granted, under the system known as development management. The development plan also includes minerals and waste plans prepared by the County Council and any adopted neighbourhood plans. Legislation requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

**Development Plan Documents (DPD):** A document which is part of the development plan and forms part or the whole of a local plan.

**Greenfield:** Land that has not been developed previously. Applies to most sites outside built-up areas and land in built-up areas such as private residential gardens, parks, recreation grounds and allotments.

**Green Infrastructure (GI):** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Housing Market Areas:** These areas illustrate the influence of an urban area on its immediate surroundings. Housing market areas have been defined by analysing commuting and migration patterns. Significantly these areas are not bound by administrative boundaries.

**Housing Needs Assessment:** An assessment of housing needs in the local area. This assessment plays a crucial role in underpinning the planning policies relating to affordable housing. In addition, the information on local needs is required to determine the location of such housing and guide new investment.

**Infrastructure:** The network of essential physical services that most buildings or activities are connected to. It includes not only physical services in an area (e.g. gas, electricity and water provision, telephones, sewerage) and networks of roads, public transport routes, footpaths and such, but also community facilities and green infrastructure. New or improved infrastructure will generally need to be provided where significant levels of new development are proposed.

**Landscape Character Assessment:** An assessment undertaken to help identify various landscape types with a distinct character that is based on a recognisable pattern of elements, including combinations of geology, landform, soils, vegetation, land use and human settlement.

**Listed Building:** A building or structure of special national architectural or historic interest; it is protected by law from unauthorised alterations or demolition. In addition, when determining applications for any development that might affect a listed building, it is

relevant to consider the significance of any heritage assets affected, including any contribution made by their setting. Structures within the curtilage will normally be included within the listing.

**Live / Work Unit:** A purpose-designed unit or group of buildings enabling the occupiers to live and work within the same premises.

**Local Plan:** An individual or collection of development plan documents forming the statutory development plan prepared by an individual local planning authority.

**Local Green Space:** Green areas or spaces which meet the criteria set out in the NPPF para 77 ie where the green space is in reasonably close proximity to the community it serves, where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife, and where the green area concerned is local in character and is not an extensive tract of land.

**Low Cost Housing:** Housing rented or sold at less than full market value. This is not necessarily classed as affordable housing.

**Major Development:** Unless otherwise stated, for residential uses major is defined as 10 units or more and for non-residential uses, major is defined as exceeding 1,000sq. m. (net) floorspace.

**Mitigation Measures:** These are measures requested and / or carried out in order to limit the damage by a particular development / activity.

**National Planning Policy Framework (the Framework or NPPF):** This was adopted in March 2012 and replaces previous national planning guidance, formerly enshrined in a series of planning policy statements and guidance notes. The Framework sets out much of the Government's planning policies for England and how these are expected to be applied. The government expects it to provide a framework within which local people and their accountable councils produce their own local and neighbourhood plans. The Framework constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

**Neighbourhood Plan or Neighbourhood Development Plan:** These were introduced by the Localism Act 2011 and can be prepared by a Parish or Town Council or Neighbourhood Forum to establish general planning policies or allocate land for development in a particular neighbourhood. Subject to conformity with the strategic policies in the local plan, an independent examination and support in a community referendum, Neighbourhood Plans will become part of the development plan.

**Older People:** People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

**Public Realm:** The space between and within buildings and developments that are publicly accessible, including streets, squares, parks and open spaces.

**Renewable and Low Carbon Energy:** Renewable and low carbon energy includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Rural Exception Site:** Rural exception sites should be small, solely for affordable housing and on land within or adjoining existing small rural communities, which would not otherwise be released for general market housing because it is otherwise subject to policies of restraint (e.g. in the countryside or where policies maintaining the openness of the landscape are in place). The affordable housing provided on such sites should meet local needs in perpetuity and count towards the overall level of housing provision.

**Scheduled Monument:** A nationally important archaeological site or historic building, given legal protection against unauthorised change. The protection is offered under the Ancient Monuments and Archaeological Areas Act 1979.

**Settlement Boundary:** the dividing line, or boundary between areas of built/urban development (the settlement) and non-urban or rural development – the open countryside. Also referred to as **Development Boundary**.

**Sites of Special Scientific Interest (SSSI):** Sites or areas designated as being of national importance because of their wildlife, plants or flowering species and / or their unusual or typical geological features. SSSIs are identified by Natural England and have protected status under the Wildlife and Countryside Act 1981.

**Social Rented:** This is housing available to rent at below market levels. Lower rents are possible because the Government subsidises local authorities and registered social landlords in order to meet local affordable housing needs.

**Special Wildlife Site:** A local / wildlife site identified by the Worcestershire Wildlife Trust and Worcestershire Special Wildlife Sites Partnership.

**Strategic Flood Risk Assessment (SFRA):** A SFRA is a high-level assessment of flood risk carried out by or for planning authorities to meet the needs of national legislation with the purpose of assisting local authorities to deliver sustainable development. The SFRA has informed the various allocations and sets the context / parameters for more detailed Flood Risk Assessments associated with planning applications.

**Strategic Housing Land Availability Assessments (SHLAA):** These are a key component of the evidence base required to support the delivery of sufficient land for housing to meet the community's need for more homes. These assessments are required by national planning policy as set out in the Framework.



**Strategic Housing Market Assessment (SHMA) (Feb 2012):** The purpose of this study was to analyse data and trends relating to local housing markets and issues of affordability of housing within the sub-regions of Worcestershire.

**Supplementary Planning Document (SPD):** SPDs are Local Development Documents that explain how policies in Development Plan Documents will be implemented. They do not form part of the SWDP and cannot allocate land, but are material considerations when determining planning applications.

**Strategic Environmental Assessment (SEA):** The European Directive 2001/42/EC on “the assessment of the effects of certain plans and programmes on the environment” is known as the Strategic Environmental Assessment or SEA Directive. The directive applies to any land use plans and modifications that began to be prepared after 21 July 2004. It also applies to any land use plans that have not been adopted or submitted to a legislative procedure leading to adoption by 21 July 2006. The Department of Communities and Local Government has published guidance on how to undertake a SEA of land use plans and how the methodology may be expanded to incorporate sustainability appraisal.

**Sustainable Development:** In broad terms, this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government has set out five guiding principles for sustainable development in its strategy ‘Securing the future - UK Government strategy for sustainable development’. The five guiding principles, to be achieved simultaneously, are:

- Living within environmental limits.
- Ensuring a strong, healthy and just society.
- Achieving a sustainable economy.
- Promoting good governance.
- Using sound science responsibly.

The Framework sets out a definition of sustainable development and identifies how it is to be identified and delivered (Framework paragraphs 6 – 16).

**Sustainable Drainage System (SuDS):** Efficient drainage system that seeks to minimise wastage of water, including the use of appropriate groundcover to enable maximum penetration of clean water run-off into the ground, promote the filtration and evaporation of water as close to the source as possible and break down pollutants and, where appropriate, recycle grey water within the development. Designed to minimise the impact of development on the natural water environment, they are an alternative to drainage through pipes directly to a water course and help enhance water quality and biodiversity, maintain groundwater levels and reduce the risk of flooding.

## Appendix 10 - Heritage Assets under Consideration for Local Listing

Clifton upon Teme has many listed buildings and structures, scheduled monuments and a conservation area which are “designated heritage assets” (“designated heritage assets” is the term used to describe heritage that is identified and protected under legislation).

There are still however many buildings, structures and historic designed landscapes which the community values and which make an important contribution to a local sense of history, place and quality of life.

Whilst these heritage assets can be a consideration in planning matters, inclusion of a non-designated heritage asset on a “local list” will give them a greater level of protection by helping to inform decisions on matters that affect them.

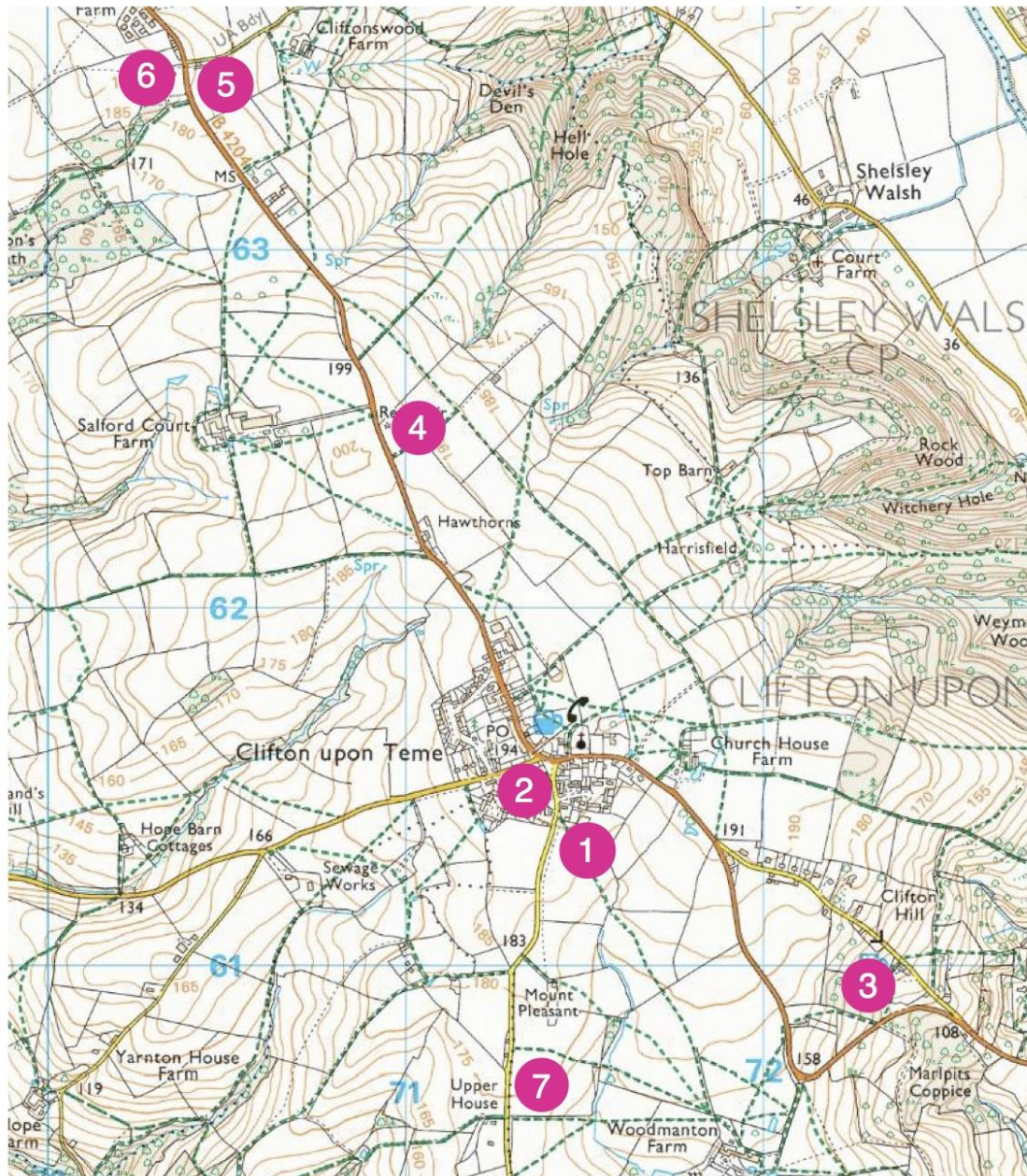
The local list will be designated and maintained by Malvern Hills District Council:

The following heritage assets have been identified by the Parish Council as potential inclusions on the local list:

- Asset 1 Village pound
- Asset 2 Village pump(s)
- Asset 3 The New Inn
- Asset 4 Royal Observer Corps nuclear monitoring bunker by B4204 opposite Salford Court
- Asset 5 Camp House (Fort) (Sapey Common – just inside Parish boundary)
- Asset 6 Roman fortlet linked to Roman trackway leading to footpath to Church House Farm.
- Asset 7 Iron Age/Roman enclosure in field opposite Upper House, Pound Lane.

The location of these proposed heritage assets is shown on the Map on p115 below.

It is important when proposing local heritage assets to ensure that they meet the necessary criteria. The Local List SPD (May 2015) says that local heritage assets will need to be significant with regard to at least one of the following - a significant period in the District’s history, the social history of the District or a notable example of planned or incidental planning or associated with an individual of local importance. In addition, a nominated asset will need to be significant having regard to one or more of the following – age, rarity, aesthetic value, group value, evidential value, archaeological interest, designed landscape, landmark status and social / communal value.

**Clifton upon Teme - Local heritage assets**

- 1 Site of village pond
- 2 Two village pumps
- 3 The New Inn
- 4 Underground monitoring post
- 5 Camp House
- 6 Site of Roman fortlet
- 7 Site of Iron age / Roman enclosure

