

CLIFTON UPON TEME



DISCUSSION DRAFT VERSION 3 NEIGHBOURHOOD PLAN

February 2016

Acknowledgements

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Public Consultation

This is a consultation document.

This first draft neighbourhood plan for Clifton upon Teme neighbourhood area has been published for informal public consultation and your comments are invited until 1st April 2016.

Flyers will be delivered to every household with invitations to 2 public presentations in the village hall on 10th and 15th March at 7.30pm. Parishioners and anyone employed in the Parish are invited to come along. There will also be short presentations to local clubs and groups.

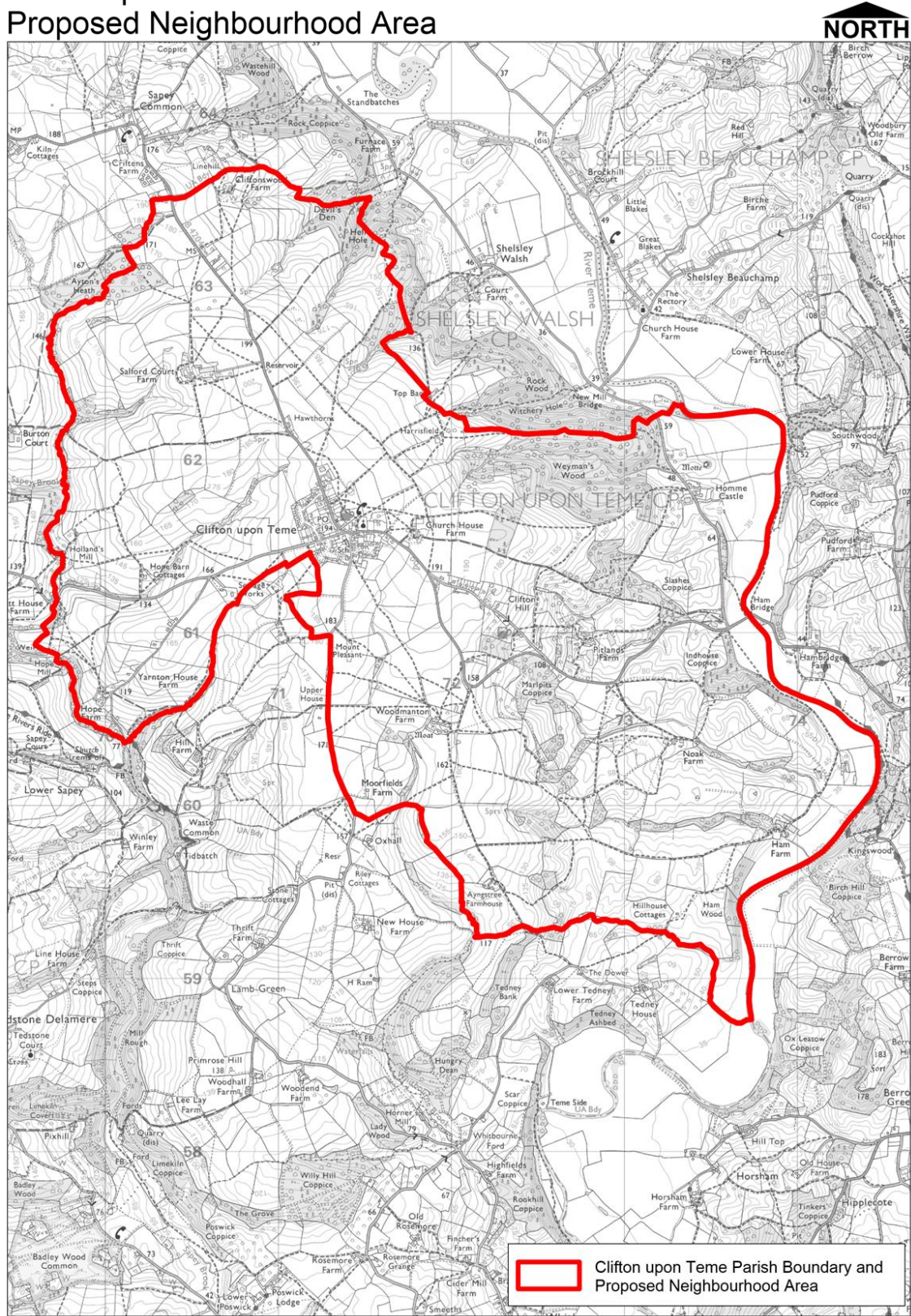
Please use the representation form which will be provided at the event and is available on the Parish Council website <http://Clifton upon Teme-pc.org.uk/> and return completed forms and comments to Parish Clerk Jeanette Hill, email: cliftonupontemepc@gmail.com; or tel: 07572 926383.

All comments received will be 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, which will be published for 6 weeks formal public consultation in April / May 2016.

Thank you for your time and interest.

Map 1 Clifton Upon Teme Designated Neighbourhood Area

Clifton upon Teme Proposed Neighbourhood Area

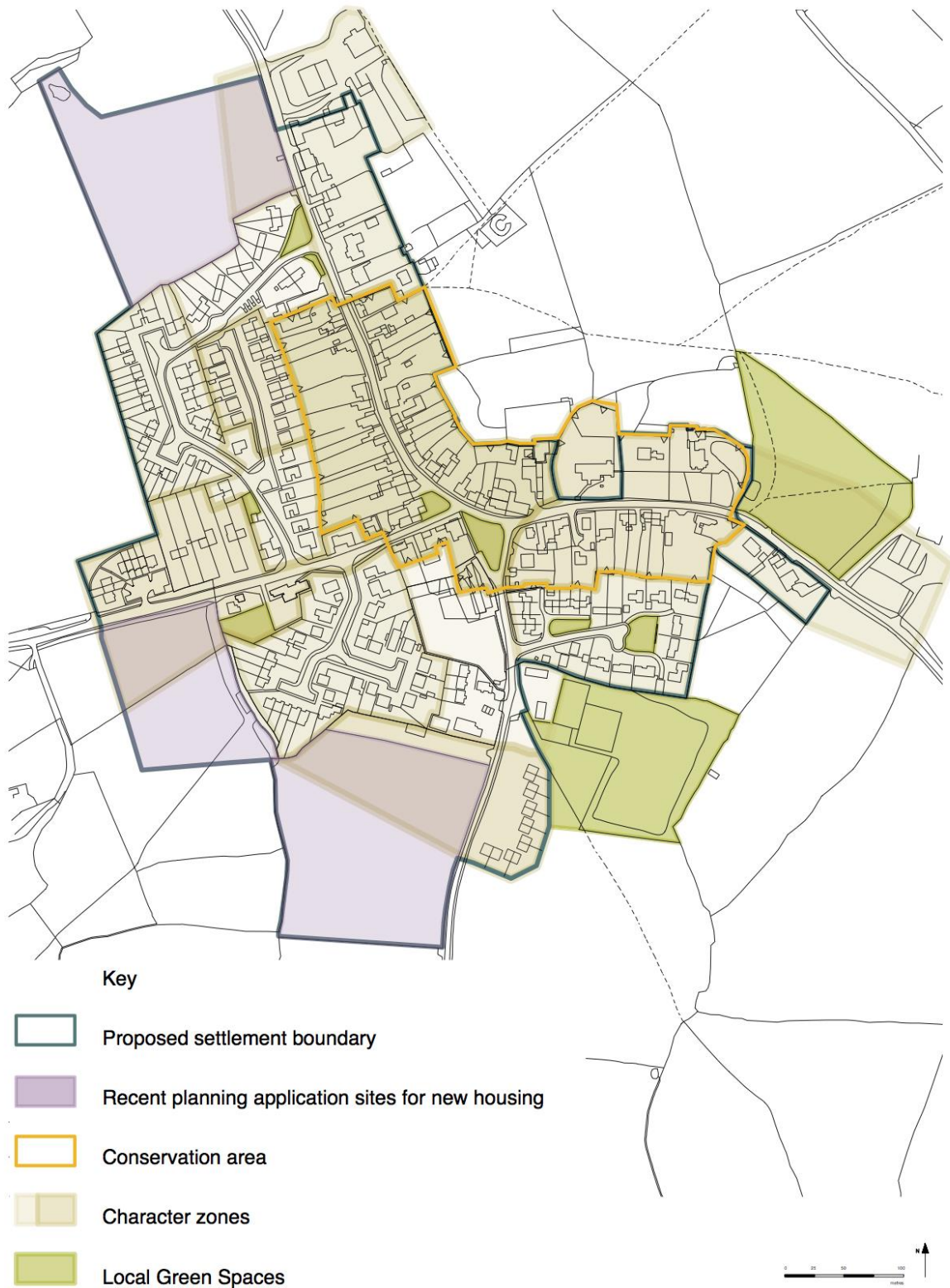


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Map 2 Proposals Map

Clifton upon Teme - Proposals Map



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Executive Summary

The Clifton upon Teme Neighbourhood Draft Development Plan (NDP) is being 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 Plan 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 Plan is a statutory (legal) document and has to be in general conformity with local strategic planning policies and to take account of national planning policy set out in the National Planning Policy Framework (NPPF).

The Plan has a vision and objectives and draft 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 settlement boundary)
- Employment and Tourism (with policies supporting appropriate investment in the local economy and tourism activities)
- Infrastructure (with policies supporting investment in local infrastructure such as traffic management and improving accessibility).

The Plan also has a number of related actions identified for the Parish Council to support the planning policies.

Following this informal consultation process, the Draft NDP will be amended and published for a further 6 weeks formal consultation, before being submitted to Malvern Hills District Council. The District Council will undertake further consultation before the Plan is Examined and then subjected to a local Referendum.

1.0 Introduction

What is Neighbourhood Planning?

- 1.1 Neighbourhood planning enables communities to shape the development and growth of a local area. Neighbourhood Plans 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”) Neighbourhood Development Plans (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. Neighbourhood Development Plans (NDPs) must have regard to national policies and be in general conformity with strategic policies in the Local Plan (saved policies in the Adopted Malvern Hills Local Plan and the draft South Worcestershire Development Plan (SWDP).
- 1.3 The Neighbourhood Planning Regulations set out a number of formal steps that must be taken in preparing a neighbourhood plan. Following an application by the Parish Council on 22 April 2013, Malvern Hills District Council designated the Parish of Clifton upon Teme as a neighbourhood area for the purposes of developing a neighbourhood plan on 24 September 2013. The designated area is shown on Map 1 above.
- 1.4 Following preparation of the draft Plan, including informal public consultation on the emerging plan policies and proposals, the Parish Council will undertake pre-submission publicity and consultation for a minimum of 6 weeks (anticipated in April to May 2016). The Parish Council will then consider the consultation responses and amend the plan where appropriate before submitting the amended draft Plan to Malvern Hills District Council who will undertake a further public consultation for a minimum 6 weeks. Malvern Hills District Council will then appoint an independent Examiner to examine the Plan. If the independent Examiner concludes that the Plan should proceed, the District Council will arrange a local Referendum, and if over 50% of those voting, vote in favour, the Neighbourhood Plan will be made i.e. adopted and used to help determine planning applications alongside local (and national planning policies).
- 1.5 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)).
- 1.5 NDPs have to be shaped by and produced for the local community. The role of the Steering Group is 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

- 1.6 The NDP must have regard to national policies and be in general conformity with strategic policies in the Local Plan.
- 1.7 National planning policies are set out in the National Planning Policy Framework (NPPF)¹ 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 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 https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

- 1.8 The current local planning policy framework for the neighbourhood plan area comprises the 'saved' policies of the Malvern Hills District Local Plan (1996 – 2011)². The South Worcestershire Development Plan³ is being 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 Neighbourhood Plan will cover the period to 2030, the same as emerging South Worcestershire Development Plan, which, once adopted will supersede the Local 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.
- 1.9 When the Submission Draft Plan is submitted to Malvern Hills District Council it will be accompanied by a Basic Conditions Statement which will set out how the draft plan has had regard to national policy and is in general conformity with strategic policies in the Local Plan. It will also be accompanied by a Consultation Statement which will indicate what consultation has taken place and how it has informed the plan proposals.

Planning and Development Context

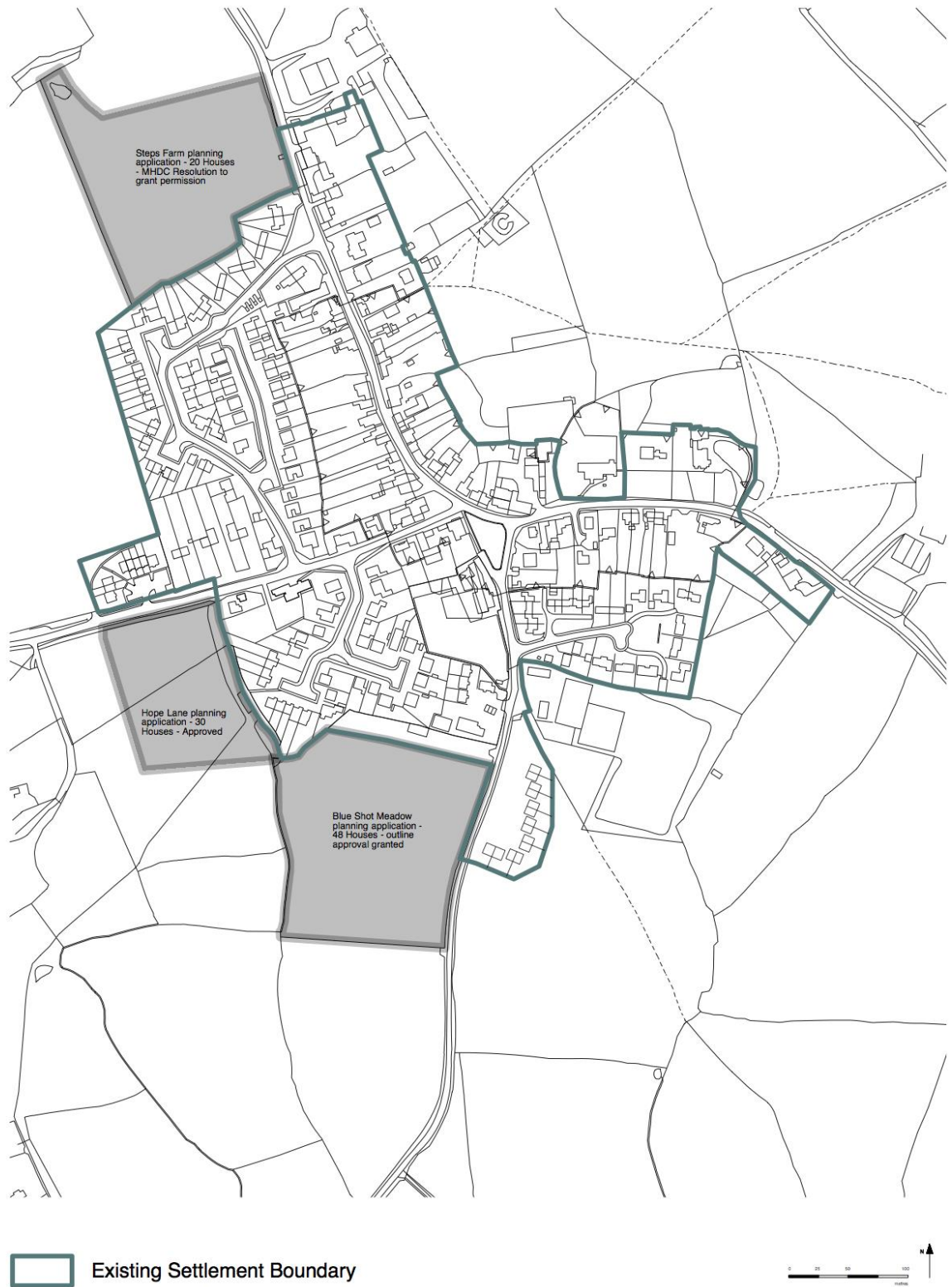
- 1.10 The Clifton upon Teme NDP is being prepared for the Clifton upon Teme Parish Council by the Clifton upon Teme Parish Neighbourhood Steering Group on behalf of the community. When developing the emerging draft planning policies the Steering Group has sought to draw on proportionate and robust evidence 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 at Submission this will be included in the accompanying Consultation Statement. An initial draft of the NDP was considered by the Parish Council in January 2015. The advice of Neighbourhood Planning Officers at Malvern Hills District Council and English Heritage was then sought. A period of public consultation with the community followed and the comments made have helped to inform this version of the Plan.
- 1.11 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 total number of dwellings in the Parish is 321. There are currently applications approved or pending for a further 125 dwellings. If these are all approved the Parish will see an increase in the number of dwellings of 39%. The applications approved or pending are shown in Appendix 2 and commitments on major sites in relation to this are shown on Map 3 below.

² <http://www.malvern hills.gov.uk/saved-local-plan>

³ <http://www.malvern hills.gov.uk/south-worcestershire-development-plan>

Map 3 Existing Settlement Boundary and Proposed (major) Housing Sites

Clifton upon Teme - Existing Settlement Boundary



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- 1.12 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 density of population within the village as compared with the parish as a whole.
- 1.13 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. There are 321 dwellings and 695 parish residents (Office of National Statistics, 2013).
- 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 is the contrast between the densely settled main street and the more spacious open 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 breath-taking panorama of distant hills and valleys. Clifton 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 Plateau⁴ and 102: Teme Valley. The Worcestershire County Council Landscape Character Assessment SPG, October 2011⁵ is a non-statutory document that provides guidance on the application of landscape character

⁴ <http://publications.naturalengland.org.uk/publication/5006583801053184?category=587130>

⁵ http://www.swdevelopmentplan.org/wp-content/uploads/2013/05/Landscape_Character_Assessment_Nov2011.pdf

principles to development. The neighbourhood plan area lies within three landscape character areas:

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

- 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 Areas⁶. Clifton upon Teme lies within 2 Environmental Character Areas: Environmental Character Area 1 - The Teme Valley; and Wyre Forest and Eardiston.
- 2.12 The strategic Green Infrastructure 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 neighbourhood plan area also includes two sites, Camp Coppice and Marl pits Coppice that are recognized for their wildlife value.

Heritage and Conservation

- 2.15 Clifton upon Teme was part of a royal estate in the 8th 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 in 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 17th century its former status was merely a tradition.
- 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

⁶ http://www.worcestershire.gov.uk/downloads/download/84/environmental_character_areas

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 13th 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 3 lists important features of 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 Neighbourhood Plan.

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 Census⁷ 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%
Construction	8.6%	9.0%	7.7%
Wholesale and Retail Trade; Repair of Motor Vehicles and Motor Cycles	14.2%	14.9%	15.9%

⁷ Neighbourhood Statistics
<http://www.neighbourhood.statistics.gov.uk/dissemination/>

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. 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.

Draft NDP Policies:

CL1 Protecting and Enhancing Local Landscape Character,

CL2 Green Infrastructure

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

CB2 Building Design principles for development outside the Conservation Area and within the Settlement 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 and mobile phone services and appropriate discreet renewable energy technologies.

Draft NDP Policies:

ET1 Supporting the Growth and Protecting Existing Employment

ET2 Supporting the Growth of Tourism

ET3 Supporting Tourism

CI1 Communication Technologies

CI2 Supporting Improvements in Traffic Management, Signage and Street Furniture

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.

Draft 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.

Draft NDP Policies:

CR1 Provision and Protection of Community Facilities and Services

CR2 Local Green Spaces

CI1 Communication Technologies

Objective 5

To ensure that the Parish is a welcoming setting for visitors by improving facilities such as footpaths, bridleways, parking, village information board within the context of a safe and secure rural environment, which are accessible via a range of means of transport including walking, cycling and by bus.

Draft NDP Policies:

CI2 Supporting Improvements in Traffic Management, Signage and Street Furniture

CR1 Provision and Protection of Community Facilities and Services

CR2 Local Green Spaces

Objective 6

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

Draft 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 Each section also includes a box at the end setting out various actions for the Parish Council, which will support the planning policies in the Plan.

4.0 Neighbourhood Development Plan Policies

- 4.0.1 The policies in this section are designed to be applied when Malvern Hills District Council consider any planning application submitted within the designated NDP area. These policies are necessarily broad 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.
- 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.

4.1 Landscape, Natural Heritage and Green Infrastructure



Well Meadow, 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 Meadow-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 following are identified as significant views, which contribute towards the special character of the Parish and which should be protected:

- View 1 Teme Valley North of village towards Clee Hill;
- View 2 Clifton Park Ayngstree;
- View 3 Scots pines overlooking Ham Bridge;
- View 4 Well Meadow.

These views are illustrated below and shown on Map 4.

Map 4 Key Views

Clifton upon Teme - Key Views



- 1 Teme Valley; North of village towards Clee Hill
- 2 Clifton Park; Ayngstree
- 3 Scots pines overlooking Ham Bridge
- 4 Well Meadow

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View 1

Clifton upon Teme - Key Views | Teme Valley; North of village towards Cleve Hill



A



B



C



View 2

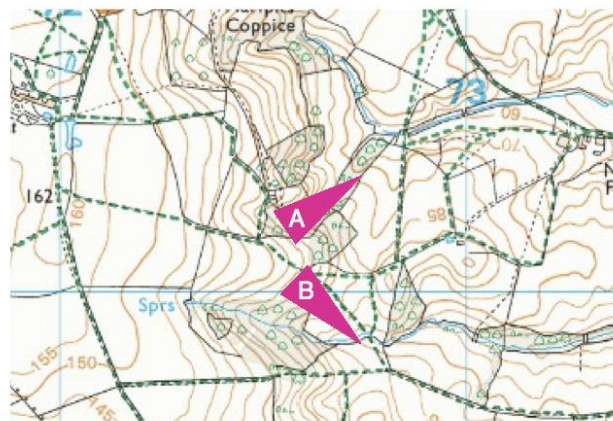
Clifton upon Teme - Key Views | Clifton Park; Ayngstree



A



B



View 3

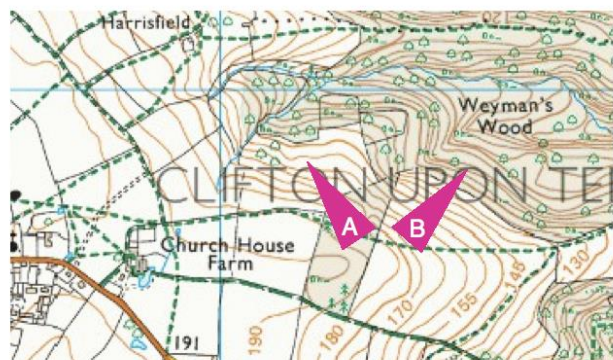
Clifton upon Teme - Key Views | Scots pines overlooking Ham Bridge



A

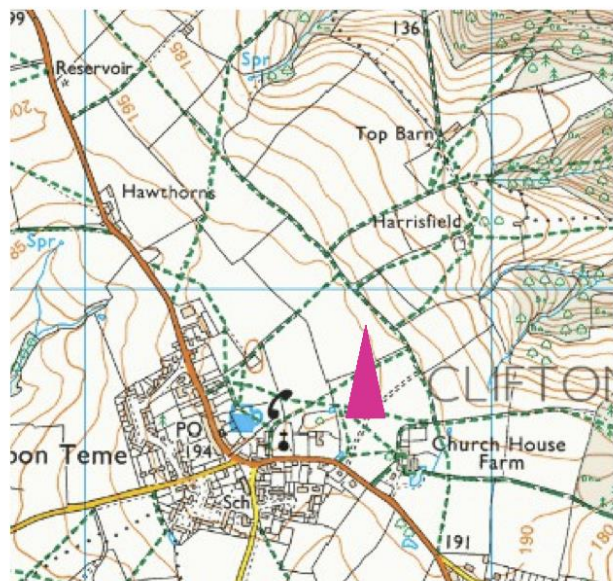


B



View 4

Clifton upon Teme - Key Views | Well Meadow

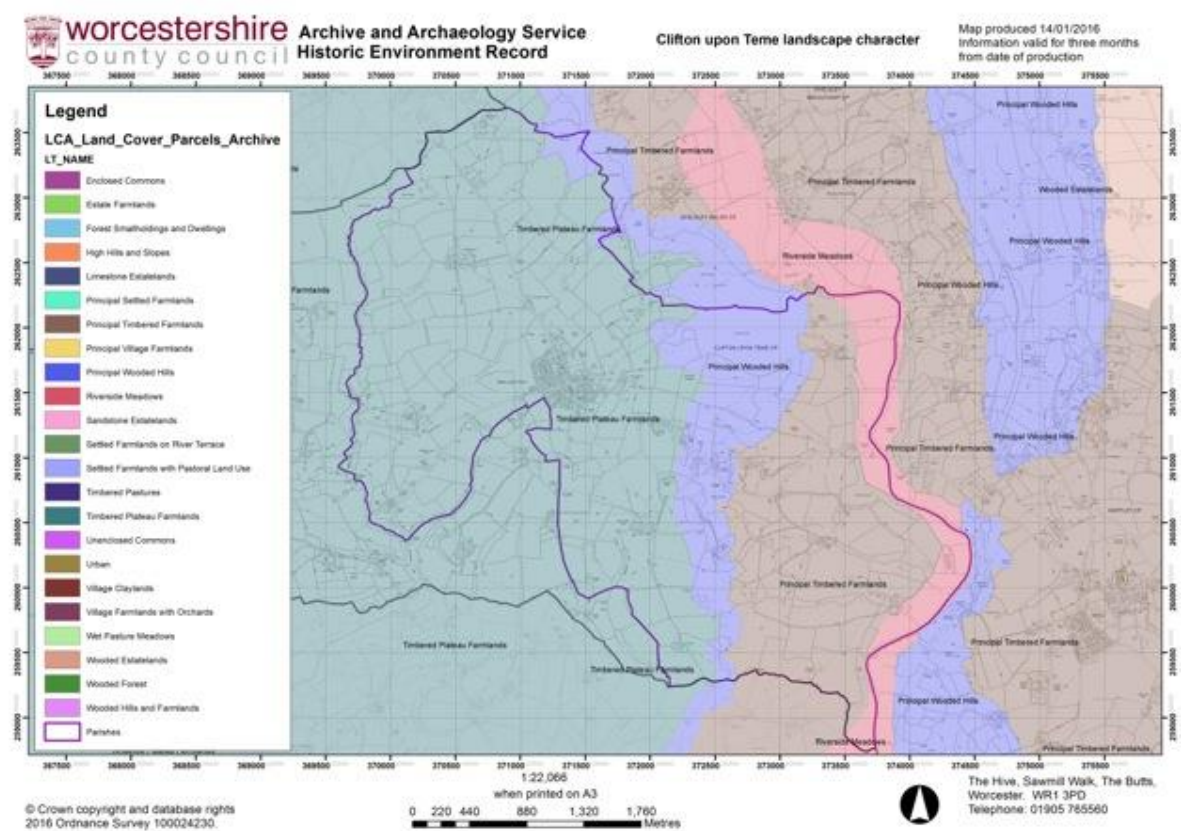


4.1.4 Within the settlement boundary new development may provide opportunities to strengthen and enhance green infrastructure and biodiversity corridors to the wider countryside, and new development outside of the settlement boundary of the village should be designed sensitively to protect and enhance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

4.1.5 The neighbourhood plan area lies within three landscape character areas (Map 5):

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

Map 5 Landscape Character Areas



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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 good a representation of hedgerow tree cover contributes to the visual integration of the landscape. Hedgerow trees and wooded streambanks 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 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.

Draft Policy CL1 Protecting and Enhancing Local Landscape Character

Landscaping proposals in new development are required to protect and enhance local landscape character by incorporating the following landscape design guidelines into schemes where appropriate:

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

- **Conserve any ancient woodland on the site, and restock with locally occurring native stock.**
- **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.**
- **Maintain the characteristic dispersed settlement pattern.**

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

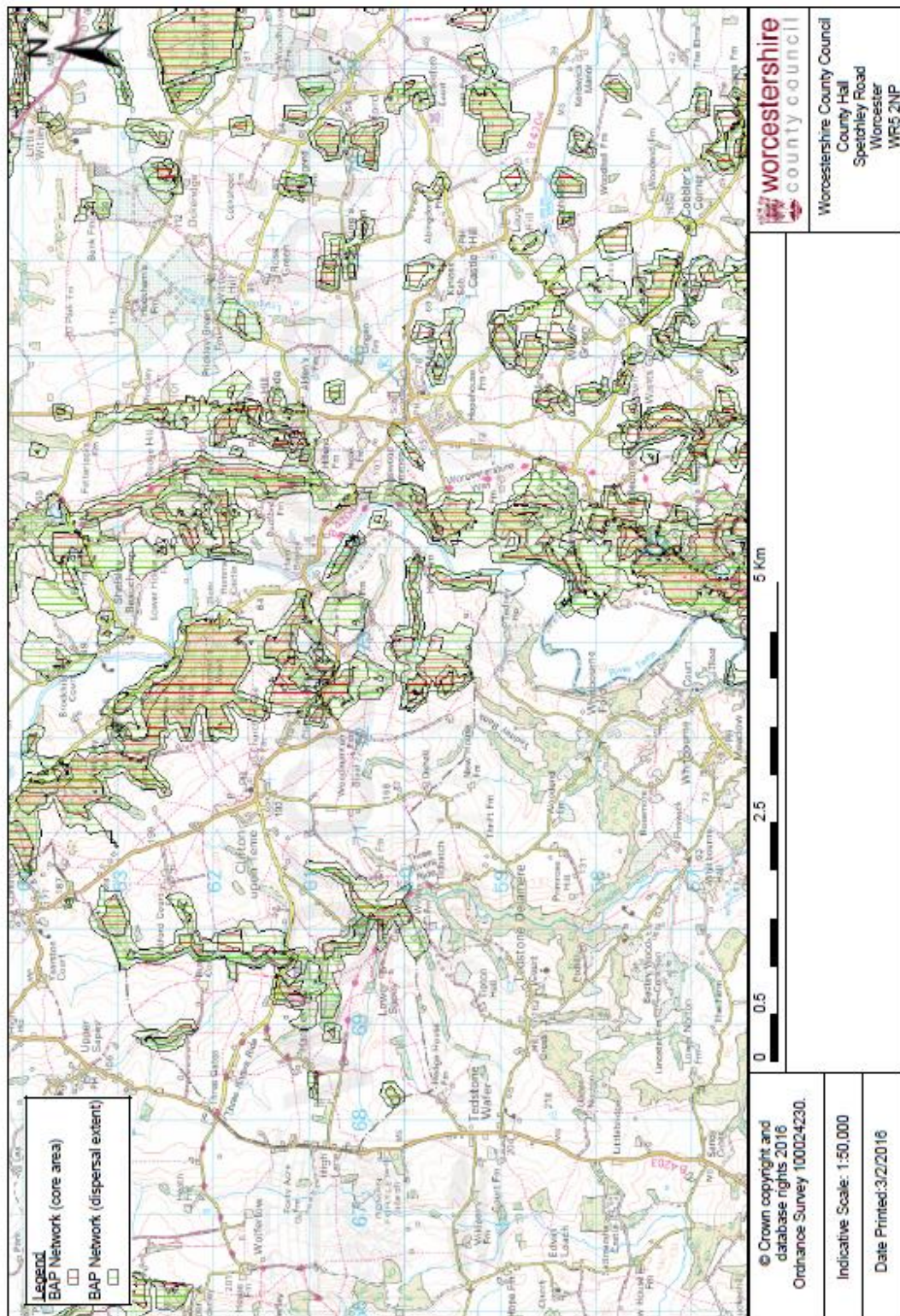
- **Conserve and restore the ancient broadleaved character of any woodlands on the site.**
- **Strengthen the wooded character of hedgelines and streamlines on the site through replanting or natural regeneration.**

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 hedgelines, 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.**

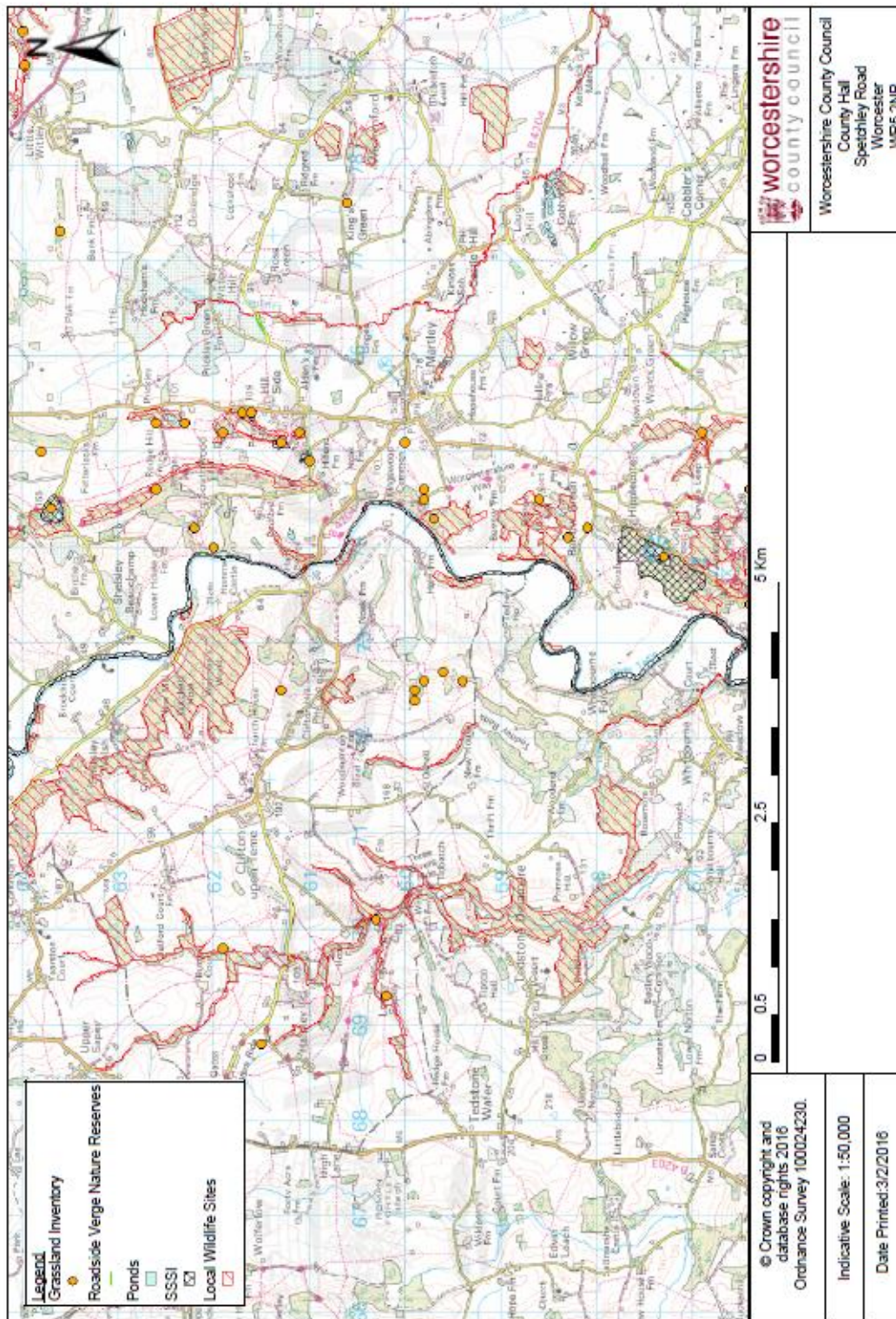
Biodiversity

Map 6a BAP Network Map



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Map 6b Local Wildlife Sites



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4.1.9 Maps 6a and 6b show areas of the Parish which are significant for wildlife. 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) (red diagonal hatch on Map 6b). These are protected under planning legislation and planning policy at National Planning Policy Framework and at local levels. They are also protected from destruction by Environmental Impact Assessment regulations. The Local Wildlife sites are:

1. Marl pits Coppice LWS. Most of the Teme Valley-side ancient semi-natural woodlands (ASNW) and Plantations on Ancient Woodland Sites (PAWS) and many adjacent wildflower rich grasslands are designated as Local Wildlife Sites.
2. Sapey Brook and some blocks of habitat associated with the brook are a Local Wildlife Site.
3. There are other areas of ancient woodland (such as Slashes Coppice) that are similarly protected under the National Planning Policy Framework.

4.1.10 Worcestershire Grassland Inventory (WGI) sites are indicated by orange dots on Map 6b. This is 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. Map 6b shows ponds. Under the Neighbourhood Plan, these 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.

Green Infrastructure (GI)

4.1.11 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. 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 and we advise including within a green infrastructure policy the requirement for ecological enhancements.

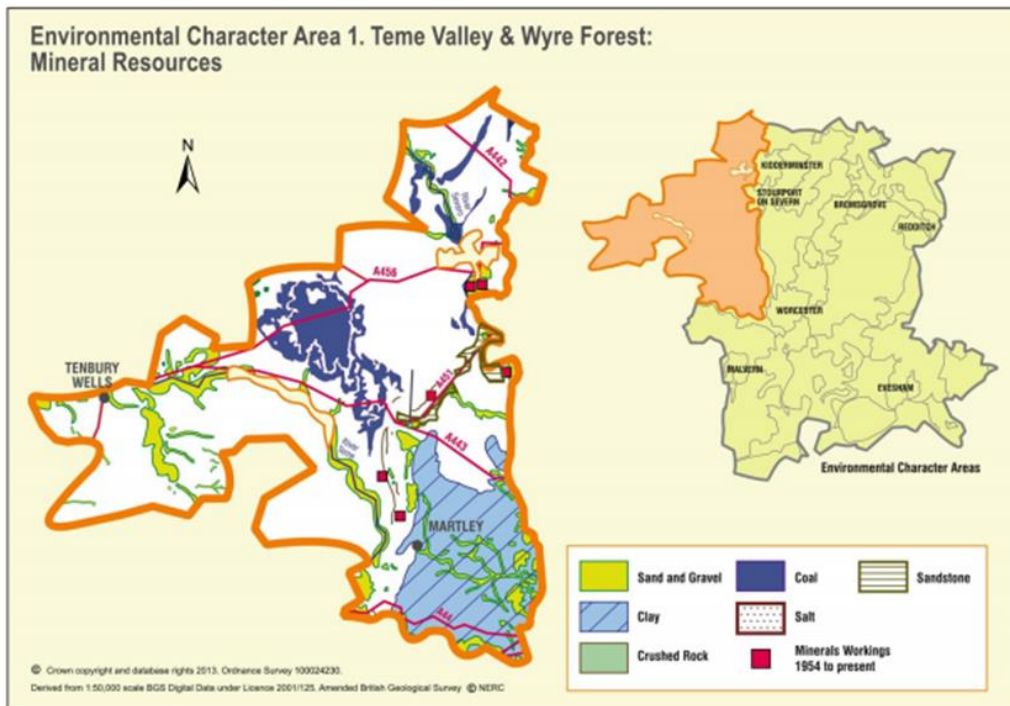
4.1.12 The Worcestershire County Council Environmental Character Areas⁸ provides profile documents that detail the mineral and environmental context in the Environmental Character Areas which form the basis for the Worcestershire Green Infrastructure (GI) Framework. Clifton upon Teme lies within 2 such environmental character areas: The Teme Valley and Wyre Forest and Eardiston and these are shown on Maps 7a and 7b below. 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,

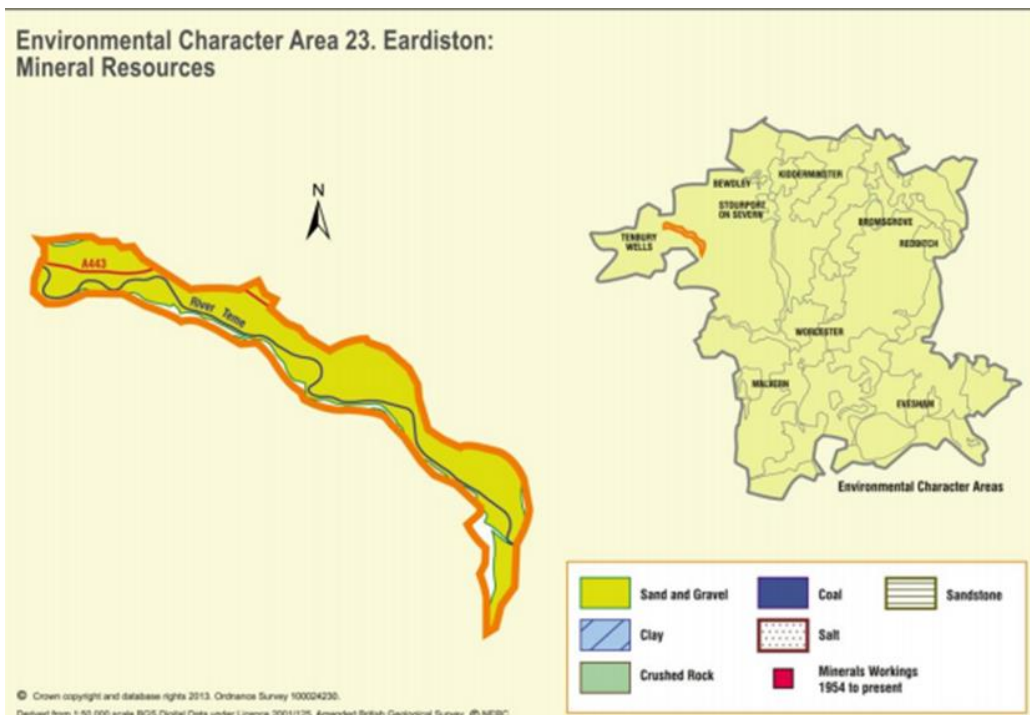
⁸ http://www.worcestershire.gov.uk/downloads/download/84/environmental_character_areas

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

Map 7a Teme Valley and Wyre Forest ECA



Map 7b Eardiston ECA



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- 4.1.13 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.
- 4.1.14 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.
- 4.1.15 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).

Draft Policy CL2 Green Infrastructure

New development proposals are required to include ecological enhancements as part of landscaping and building design.

Proposals should include 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 are protected to preserve the existing eco-system network.

Action for the Parish Council

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

The Parish Council supports the planting and management of native trees and hedgerows in appropriate sites within the village.

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

Malvern Hills District Local Plan, 1996 – 2011

Policy DS16 Development and Flood Risk

Policy QL18 Protected Species

Policy QL24 Landscape Character

South Worcestershire Development Plan Submission Plan (SWDP) 2013 and Proposed Modifications, 2014 and 2015

Policy SWDP 1: Overarching Sustainable Development Principles

Policy SWDP 5: Green Infrastructure

Policy SWDP 22: Biodiversity and Geodiversity

Policy SWDP 25: Landscape Character

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 Teme⁹ 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 of 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 18th and 19th 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 visible in almost any direction for a mile or so before the landscape drops down to the River Teme

⁹ <https://historicengland.org.uk/listing/the-list/results>

below. 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



Map of Clifton upon Teme Conservation Area. Adopted 1975 and re-appraised 1995

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- 4.2.3 The Clifton upon Teme Conservation Appraisal and Management Strategy, April 2009¹⁰ 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. The appraisal also includes design guidelines for new development in the conservation area and these have been brought forward into NDP planning Policy CB1 below.

Draft 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** - The current conservation area is characterised by tightly packed buildings in The Village, and by properties in larger gardens in The Anchorage. It is important that these existing proportions of space, plot division and density are respected.
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. Roof scape and street scape can be completely altered where there is a strong character or building line present. Any changes which will not maintain or disrupt this existing scale will be resisted.
4. **Materials** - The use of traditional materials is encouraged within new development. Where red brick is employed, use of bricks from a modern machine brick should be avoided to reduce the risk of too uniform an effect for the general character of the 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.

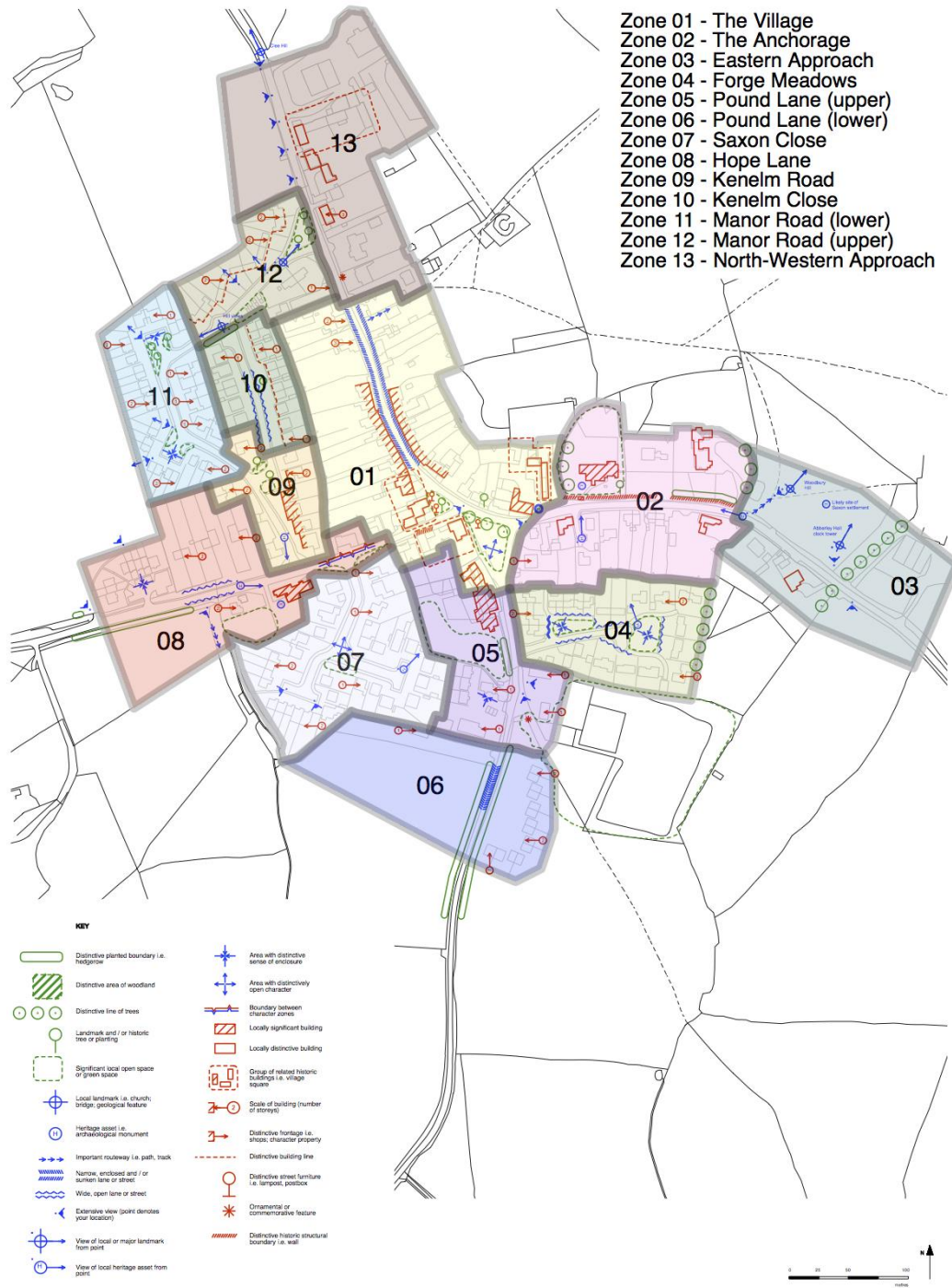
¹⁰ <http://www.malvern hills.gov.uk/documents/10558/125552/mhc-planning-dpc-cliftonadopted.pdf/d9bcedbd-2b72-41cc-a644-84fdb29615d2>

Development within the Settlement Boundary

- 4.2.4 A character appraisal of the village was undertaken by members of the Steering Group during the winter of 2015/2016. 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 / 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 such a range of local characteristics such as storey heights, levels of enclosure, building materials, roof forms, etc. Map 9 below shows the 13 different character areas. The full document is provided on the neighbourhood plan website and forms part of the Plan's evidence base. A summary of the key characteristics of each character area is provided Appendix 6 Summary of Characteristics of Character Areas.

Map 9 Character Areas

Clifton upon Teme - Character Zones



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Draft Policy CB2 Building Design Principles for Development outside the Conservation Area and within the Settlement Boundary

Development proposals for new buildings and extensions in the wider village, outside the conservation area and within the settlement 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 Area (see Map 9 above and Appendix 6). 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. 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 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. Where possible locally appropriate materials should be used such as red brick and plain clay tiles.**
- 4. Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient. Street lighting is not appropriate.**

Development in the Wider Countryside



Church House Farm

- 4.2.5 The focus for new development in the Parish over the Plan period will be within the existing settlement 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 Plan period, such as conversions of agricultural buildings to residential or commercial uses.
- 4.2.6 The Parish includes a number of historic farmsteads. These are recognised in the Worcestershire Historic Farmsteads Characterisation¹¹. 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.
- 4.2.7 Clifton upon Teme lies in the Teme Valley and the Malverns of the Worcestershire Historic Farmsteads Character Areas. This is an area of mixed farming, combined with hops and fruit growing, where farmland is intermixed with 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

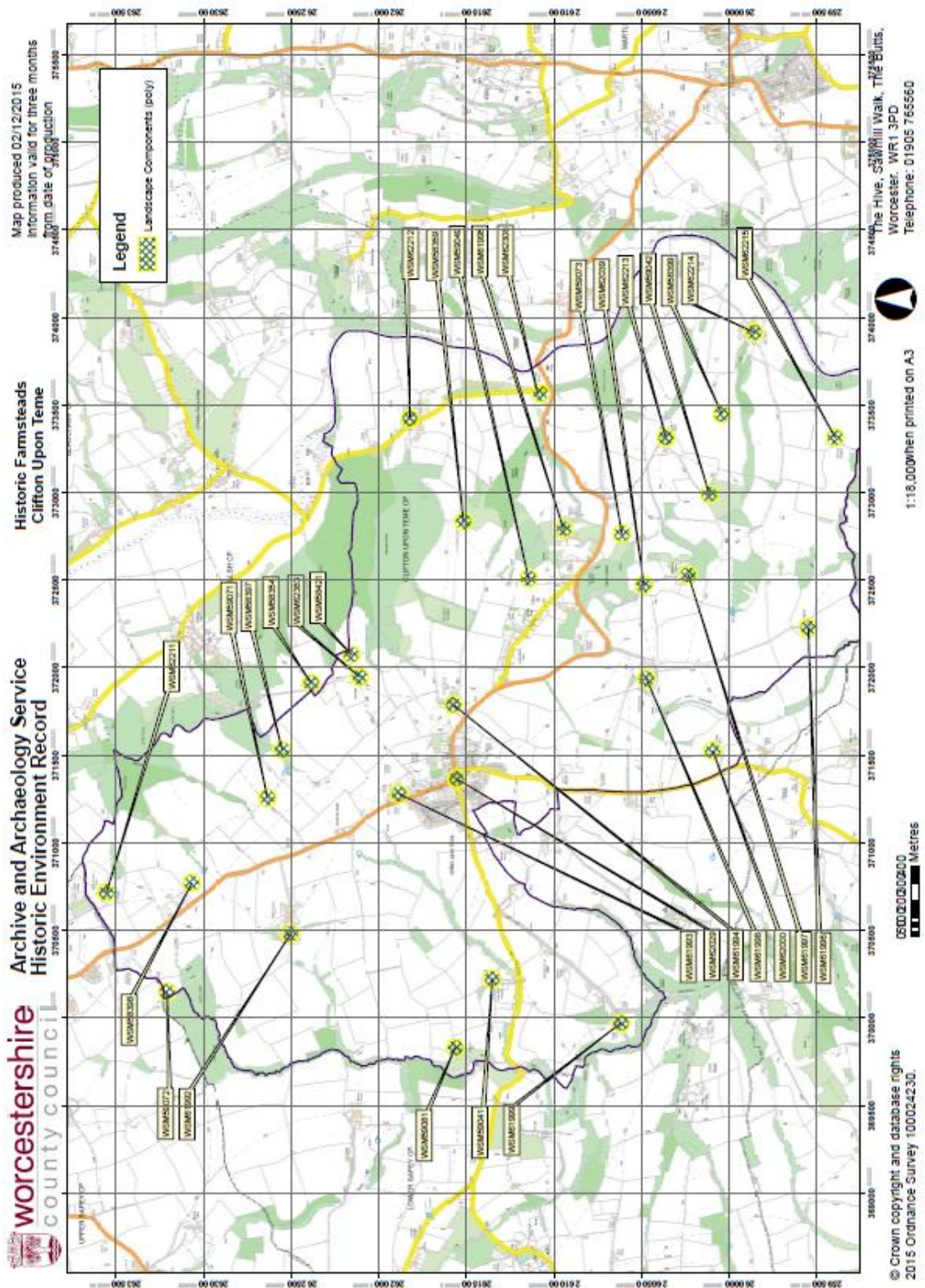
¹¹

http://www.worcestershire.gov.uk/info/20230/archive_and_archaeology_projects/1023/historic_farmstead_characterisation

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 18th and 19th centuries led to significant re-organisation of the enclosed landscape and the remodelling of manorial sites into large country houses with landscaped parks.

- 4.2.8 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 15th 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 17th or 19th 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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- 4.2.9 Worcestershire Farmstead Assessment Framework¹² sets out design guidelines which have been brought forward into Draft Policy CB3 below.

Draft Policy CB3 Protecting Historic Farmsteads

Development proposals for historic farmsteads in the Parish of Clifton upon Teme must be designed sensitively to ensure the farmstead's continued contribution to both landscape character and local distinctiveness.

Schemes are required to demonstrate positive consideration of the following design principles in order to protect and enhance the farmstead's historic interest:

- 1. Schemes should use careful siting of any gardens, boundaries, access and parking in order to enhance significant views to and from the site.**
- 2. Planting and landscaping (trees, hedges, the restoration of ponds etc.) should be selected to enhance the habitat for wildlife.**
- 3. Where possible missing elements should be reinstated to preserve or enhance the character and significance of the site. This does not generally mean replicating lost buildings but using an understanding of farmstead character to inform new design.**
- 4. The sense of space between buildings, and between working buildings and the farmhouse should be retained and enhanced.**
- 5. Alterations to prominent and significant external elevations should be minimised, through careful attention to internal planning and how and where to introduce or borrow light. The size and detail of window design and materials has a major impact on overall appearance.**
- 6. Paint colours must be selected that complement the patina of walling and roofing, using local colours where relevant.**
- 7. Historic fabric should be repaired with suitable materials of appropriate quality and traditional techniques.**
- 8. Where possible open interiors should be conserved with impressive proportions and long sight lines.**
- 9. Historic features including door and window treatment, exposed roof trusses, floor structure, machinery, floor surfaces and folk marks/ graffiti. Should be retained.**

¹² <https://public.worcestershire.gov.uk/sites/archaeology/Reports/SWR22523.pdf>

10. New buildings should be sited on the footprint of lost buildings or in locations that are sensitive to the historic plan form of the site.

11. Schemes should aim to minimise fuel costs and reduce carbon emissions at source through careful consideration of site layout, building design and materials. Maximise orientation of buildings to take advantage of the sun's energy: many historic farmyards faced south.

12. Enabling development may be appropriate subject to other planning policies, in order to secure the future of heritage assets.

Archaeology and Locally Important Built Heritage Assets

4.2.10 Clifton upon Teme has a wealth of archaeological interest¹³. The Parish Council commissioned a parish search for Clifton upon Teme in spring 2015 from the Worcestershire County Council Historic Environment Record (HER). 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 on 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.

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 on Teme including earthworks

¹³ 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)

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 was excavated in 1933 and survives as an earthwork. The road from the fortlet through Clifton 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.”

4.2.11 The Green Infrastructure Strategy (see Worcestershire County Council Environmental Character Areas above) sets out priorities for the Teme Valley and Wyre Forest and Eardiston ECA historic environments and these have been brought forward into a NDP planning policy for archaeology.

4.2.12 The NDP supports the protection of archaeological assets in the Parish through Policy CB4 below:

Draft Policy CB4 Archaeology

New development must take account of known surface and sub-surface archaeology, and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.

In areas of archaeological interest, the siting and design and development must:

- 1. Protect and enhance the diverse historic field boundary patterns and hedgerows that are associated with medieval assarting, post medieval reorganisation and traditional orchards.**
- 2. Buffer historic landscape features, such as earthwork boundaries, ridge and furrow, abandoned prehistoric and medieval settlement remains.**
- 3. Protect historic water features and buffer key sites, such as moats, fishponds, Millponds and leats.**

- 4. Explore opportunities to protect below ground archaeology associated with multi-period settlements throughout the area, and particularly, adjacent to existing rural settlements.**
- 5. Protect and create linkages with wider historic environment green networks (hedgerows, woodland, parkland and river meadows).**

4.2.13 In addition to built heritage assets which have statutory protection there is increasing recognition of the importance of local heritage assets which contribute positively to the character and local distinctiveness of settlements. Built heritage assets identified as significant within Clifton upon Teme include the following:

- Village pound
- Village pump(s)
- 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. Camp Coppice
- Iron Age/Roman enclosure in field opposite Upper House, Pound Lane

Draft Policy CB5 Protecting Local Heritage Assets

Designated and non-designated heritage assets enhance local distinctiveness and should be preserved in a manner appropriate to their significance. All development should seek to protect and, where possible enhance, both designated and non-designated heritage assets and historic landscape character, and put in place measures to avoid or minimise impact or mitigate damage.

Action for the Parish Council

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

The Parish Council will work with Malvern Hills District Council to list local heritage assets.

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

Malvern Hills District Local Plan, 1996 – 2011

Policy QL1 The Design of New Buildings and Related Development

Policy QL7 New Development in Conservation Areas

Policy QL9 Settings of Conservation Areas

Policy QL13A Enabling Development

Policy QL14 Scheduled Ancient Monuments and other Archaeological Sites

South Worcestershire Development Plan Submission Plan (SWDP) 2013 and Proposed Modifications, 2014 and 2015

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

1.3 Housing



Manor Road

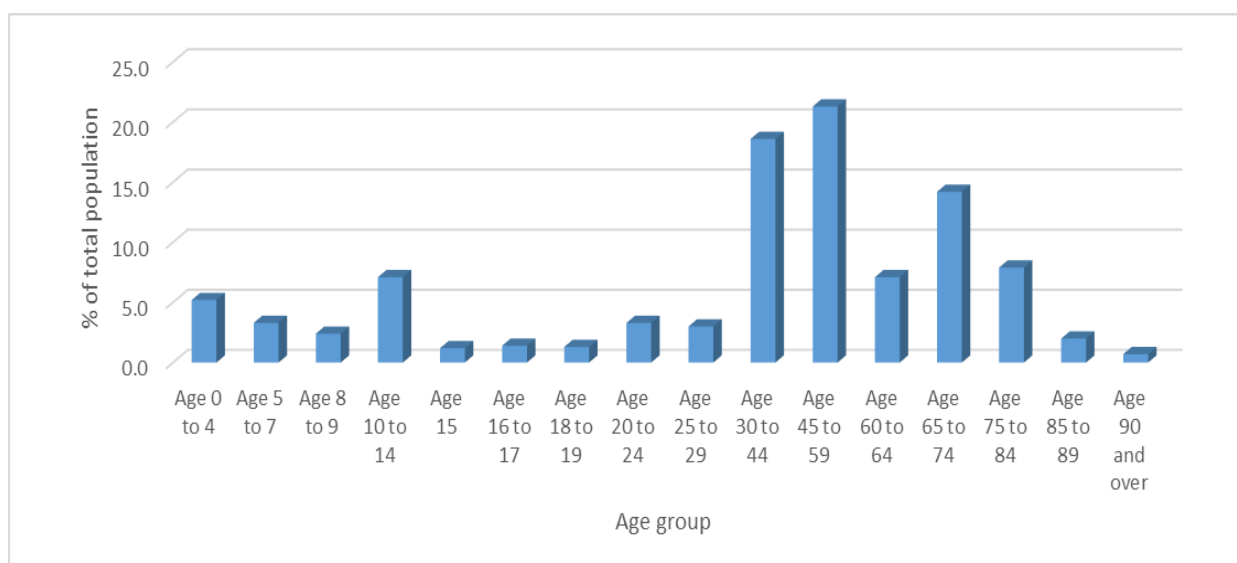
Objective 3

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 households break down in the following way:
- 66% (202) are family households (22% of which are aged over 65)
 - 29% (89) are one person households (55% of which are aged over 65)
 - 4.6% are lone parents
- 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.

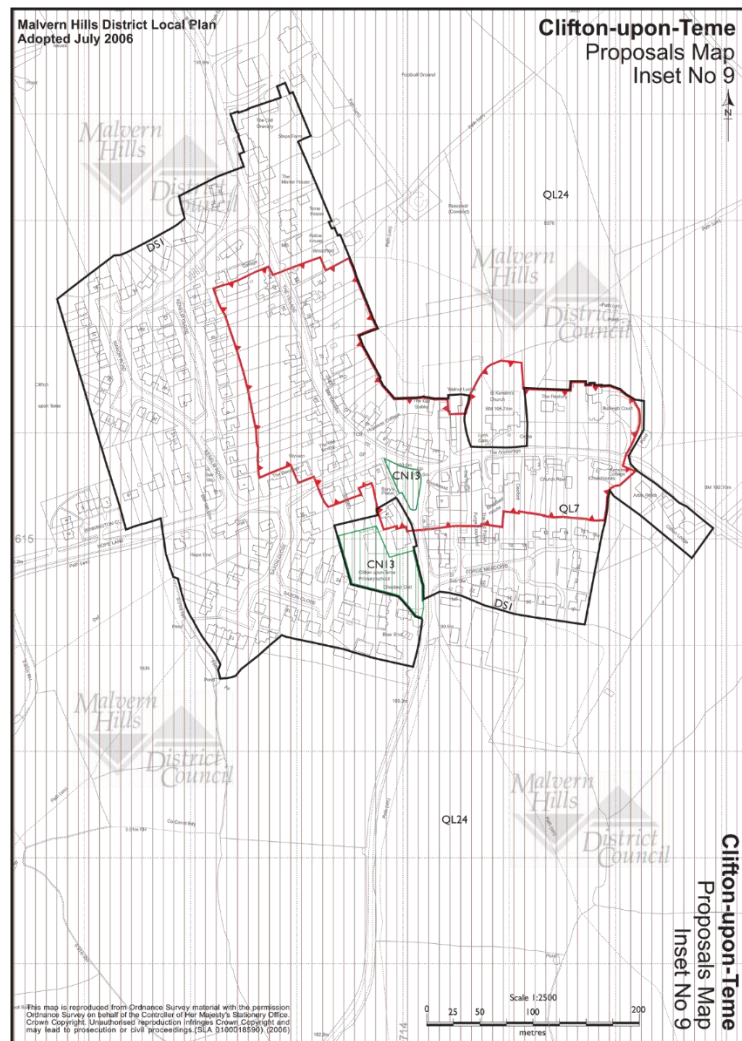
Figure 2 Clifton upon Teme Parish Age Structure (2011 Census)

4.3.4 Planning policy for the management of housing growth and development is currently contained in the saved policies of the Malvern Hills District Local Plan 1996-2011, “DLP” for short. Although, to a degree, out of date, the policies contained in this plan remain, until such a time as they are replaced, the adopted development plan policies for the area. The Clifton upon Teme Neighbourhood Plan if it is to proceed to referendum must be in general conformity with the strategic planning policies contained in the DLP.

4.3.5 The DLP directs development in the Malvern Hills rural area to the most appropriate settlements and these are set out in a rural settlement hierarchy (DLP Policy DS11). Clifton upon Teme is identified as a Category 1 settlement in this hierarchy, housing development will be supported when it is:

- Infill development within the village’s settlement boundary (Map 12);
- Conversion of existing buildings
- Replacement of existing buildings
- Redevelopment of sites or buildings of adverse effect on the immediate local environment
- Affordable housing (that also meets Policy CN3, see also para. 7.7 below) either within or acceptably adjacent to the settlement boundary.

**Map 11 Clifton upon Teme Settlement Boundary – black line
(Malvern Hills Local Plan 1996-2011)**



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- 4.3.6 At the time the settlement boundary was drawn up in the DLP it was drawn tightly around the village. Outside of this boundary new housing development was strictly controlled.
- 4.3.7 Since the adoption of the DLP there has been development within the settlement boundary and development for rural exception affordable housing at Pound Meadow.

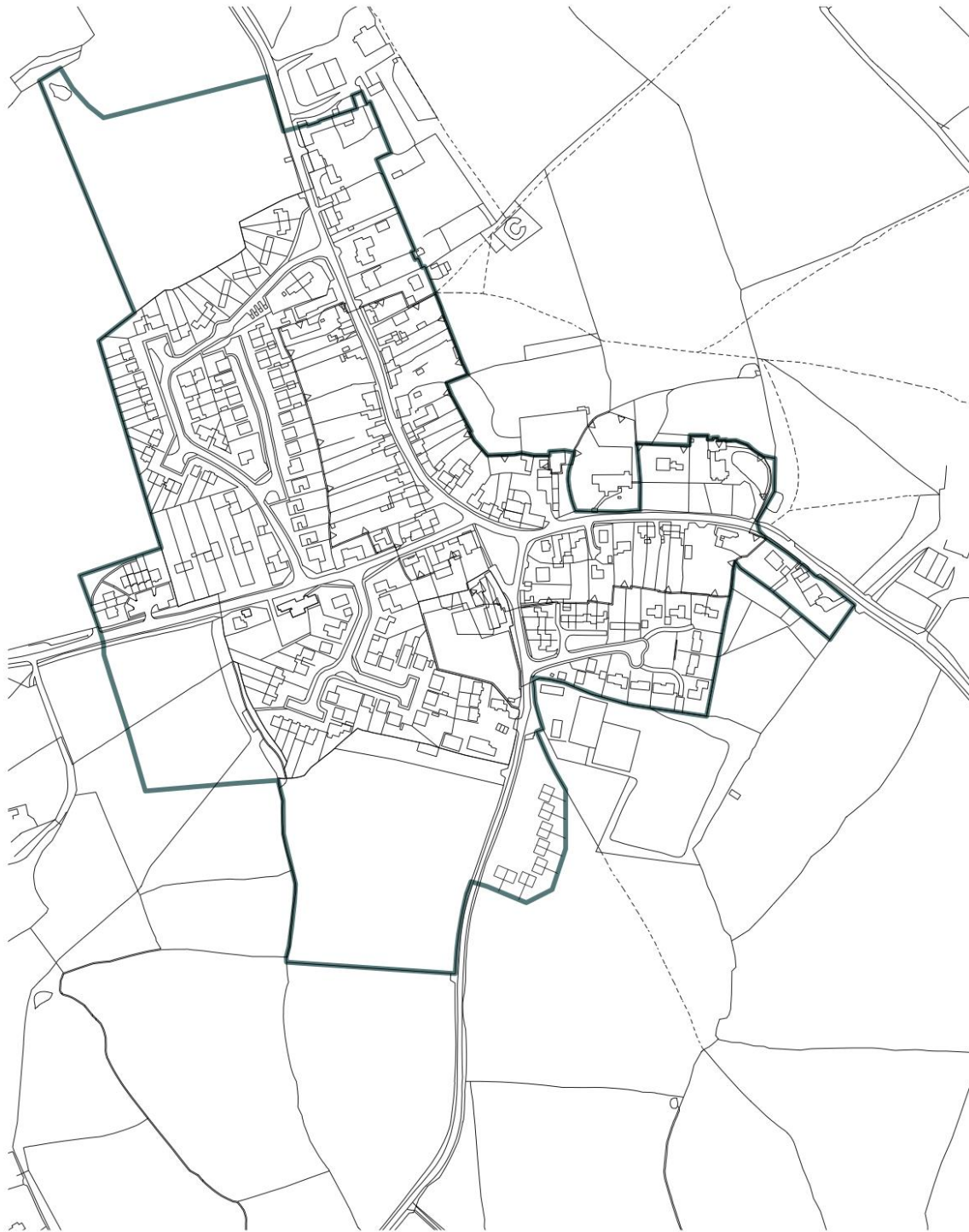


Pound Meadow, Pound Lane

- 4.3.8 But, perhaps with even greater significance for the village has been the number of recent planning approvals outside of the settlement boundary, including:
- 17 dwellings at Church House Farm
 - 30 dwellings on land south of Hope Lane
 - 20 dwellings opposite Steps Farm
 - 48 dwellings at Blueshot
- 4.3.9 These approvals total a potential 115 new dwellings, there are a further 10 commitments (dwellings under construction, planning permissions) on smaller sites. As a result, the village could grow by at least 39% (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 Neighbourhood Plan, therefore, seeks to manage future housing growth largely within the confines of a new settlement boundary. This settlement boundary, has been revised to take account of development since the adoption of the DLP and the recent planning approvals, Map 12.

Map 12 New Clifton upon Teme Settlement Boundary

Clifton upon Teme - Proposed Settlement Boundary



 Proposed Settlement Boundary



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- 4.3.11 As well as being in general conformity with adopted Malvern Hills planning policy, Policy CH1 has also had regard to emerging planning policy in the South Worcestershire Development Plan (SWDP). The SWDP maintains Clifton upon Teme as a Category 1 settlement in the settlement hierarchy.
- 4.3.12 New housing development will be managed using Policy CH1. Given the level of commitments in the neighbourhood plan area it is considered that this policy will allow for further growth in addition to these commitments, this will allow the neighbourhood plan to support the growth anticipated in national and strategic planning policy.

Draft Policy CH1 New Housing Development in Clifton upon Teme village

New housing development within the Clifton upon Teme village settlement boundary (Map 12) will be considered favourably if:

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

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

Malvern Hills District Local Plan, 1996 – 2011

Policy DS1 Location of New Development
 Policy DS11 Rural Settlements
 Policy DS12 Housing in Category 1 Settlements

South Worcestershire Development Plan Submission Plan (SWDP) 2013 and Proposed Modifications, 2014 and 2015

SWDP 2: Development Strategy and Settlement Hierarchy
 SWDP 59: Category 1 Village Allocations

- 4.3.13 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 DLP also seeks to limit new homes in the countryside (Policy DS14). Policy CH2 will be used to help determine planning applications for new housing outside of the Clifton upon Teme village settlement boundary and in the open countryside.

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

New housing development in the open countryside, outside the Clifton upon Teme village settlement boundary (Map 12) will be considered favourably if it is:

- a) A dwelling clearly necessary for use by rural workers including persons employed in agriculture, horticulture, forestry or a rural enterprise;**
- b) Affordable housing on an exception site to meet identified local need;**
- c) A replacement of an existing dwelling with established use rights and where the replacement dwelling does not exceed the original footprint by 30%;**
- d) An extension to an existing dwelling that is subordinate to, and does not dominate the character and appearance of the original dwelling; or**
- e) Conversion or re-use of existing buildings where there is no need for substantial reconstruction or need for large extensions.**

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

Malvern Hills District Local Plan, 1996 – 2011

Policy DS1 Location of New Development

Policy DS11 Rural Settlements

Policy DS14 Housing Development in the Open Countryside

South Worcestershire Development Plan Submission Plan (SWDP) 2013 and Proposed Modifications, 2014 and 2015

SWDP 2: Development Strategy and Settlement Hierarchy

SWDP 16: Rural Exception Sites

SWDP 59: Category 1 Village Allocations

4.4 Employment and Tourism



Clifton Main Street (looking north west)

Objective 2

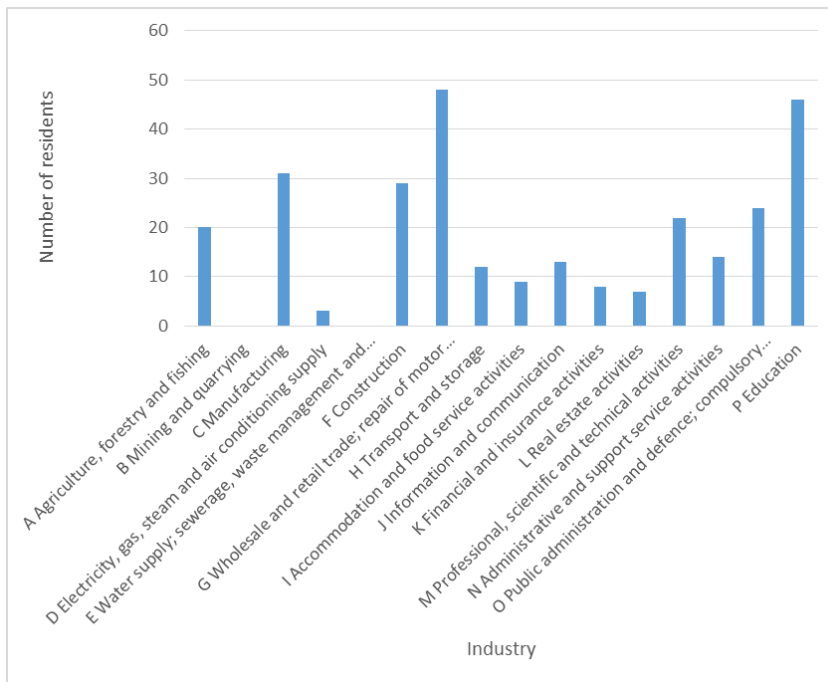
To support the retention and development of local businesses and services that contribute to the quality of life for residents and visitors of all ages, including support for suitable diversification and use of new technology. This includes support for improved broadband and mobile phone services and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

Objective 6

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

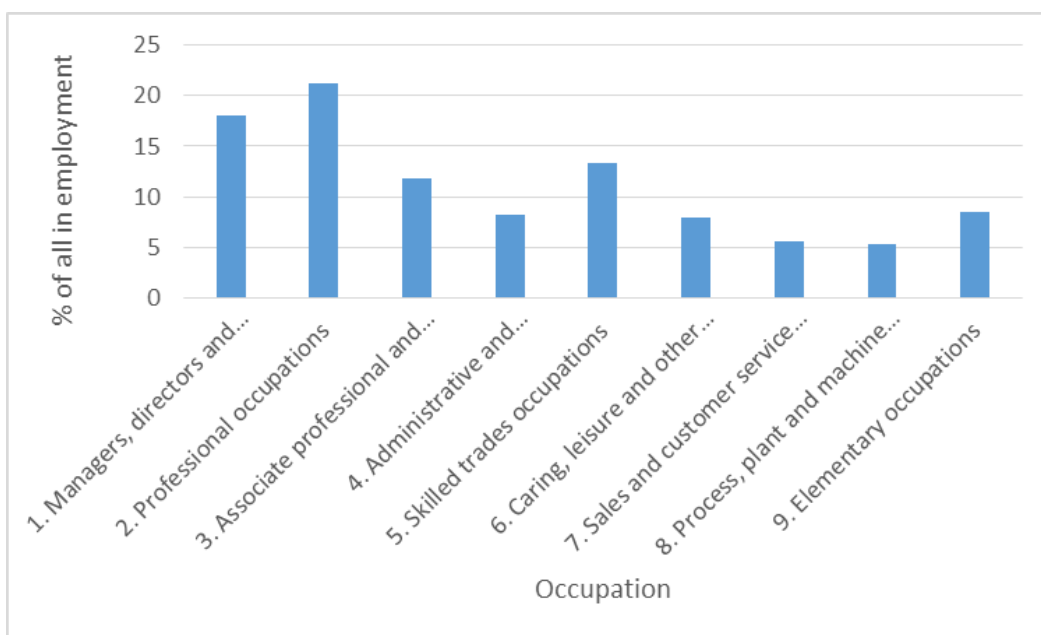
- 4.4.1 The neighbourhood plan area has a small number of important local businesses. These are to be found in a variety of locations and employment sectors: there is the employment in the village itself (shops, pub); employment in agriculture and related businesses; larger, individual employment premises 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 In terms of industry worked in the 2011 Census figures for the neighbourhood plan area show a wide range of industries worked in, 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 and contributing to the local economy. These include Lion Cottage which has 2 B&B rooms, and Pitlands which has 2 B&B rooms, 3 self-catering Lodges (sleeping 6 each), 3 self-catering bungalows

(sleeping 4 each), and 1 self-catering Cottage (sleeping 2) with 3 full-time staff and 3 part-time members of staff. The Lion Inn has 3 B&B rooms with 3 full-time staff and 6 part-time staff, a Crib team. Pool team and the pub sponsors Clifton Rovers Football team. The New Inn has 3 full-time staff, 1 full-time Apprentice and 17 Part-time staff.

- 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 a 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.

Draft Policy ET1 Supporting the Growth and Protecting Existing Employment

Development of existing business (B1), general industrial (B2) and warehousing (B8) sites and premises will be supported when:

- a) They do not have an adverse impact on residential amenity and the local road network; and
- b) They are of good design and do not have a negative impact on the local landscape.

The re-development of existing business (B1), general industrial (B2) and warehousing (B8) sites and premises will only be permitted when:

- c) It would remove an existing source of nuisance from a predominantly residential area; or
- d) The buildings on site are beyond economic repair.

The development of new small scale businesses which are appropriate to the rural area and which do not have an adverse impact on local residential amenity is encouraged.

Draft Policy ET2 Supporting the Growth of Tourism

Development for tourism activities will be supported when:

- a) It is for appropriate expansion of an existing tourism or food and drink uses; or

- b) It supports the diversification of an existing rural business; or**
- c) It involves the re-use or conversion of an existing building where there would be no adverse impact on residential amenity or the local road network; or**
- d) It is for outdoor tourism uses that do not require large buildings.**

Development should not generate significant noise nor visual intrusion into the local landscape.

Proposals for large caravan parks will only be acceptable in exceptional circumstances, where visual impacts can be mitigated through suitable screening and siting to ensure careful integration within this sensitive landscape setting.

Draft Policy ET3 Supporting Homeworking

Development for homeworking will be supported when it would re-use an existing building, or re-uses an existing building without significant alteration, and would not have an adverse impact on residential amenity, heritage or town or landscape character.

Actions for the Parish Council

The above Policies are supported by the following actions for the Parish Council:

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.

The Parish Council will support local initiatives, activities and events to encourage tourism.

The Parish Council will seek to provide a tourist information board to promote the Parish as a tourist location.

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

Malvern Hills District Local Plan, 1996 – 2011

Policy DS13 Employment Development within or Immediately Adjacent to Rural Settlements

Policy DS15 Employment Development in Category 3 Settlements and Open Countryside

South Worcestershire Development Plan Submission Plan (SWDP) 2013 and Proposed Modifications, 2014 and 2015

Policy SWDP12 Employment in Rural Areas
The above planning policies have been prepared to be in general conformity with the following local strategic planning policies:

Policy SWDP34 Tourist Development

Policy SWDP35 Visitor Accommodation

4.5 Recreation



Recreation ground, Pound Lane



Well Meadow

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 setting for visitors by improving facilities such as footpaths, bridleways, parking, village information board within the context of a safe and secure rural environment, which are accessible via a range of means of transport including walking, cycling and by bus.

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. From the cradle to grave, there are amenities and support services for all ages: a toddler and nursery, through school and youth club 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 21st 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 is a caring, friendly community where neighbours help one another with kindness.
- 4.5.4 The NDP has a role in seeking to protect these facilities for the benefit of existing and future residents.

Draft Policy CR1 Provision and Protection of Community Facilities and Services

Development proposals for new expanded or improved retail, commercial and community facilities will be permitted when:

- 1. They do not have an adverse impact on residential amenities; and**
- 2. They enhance the character of the immediate surrounding area and wider village; and**
- 3. They do not have an unacceptable impact in terms of traffic management.**

The change of use of shop, public house, post office, school, village hall, nursery or other community facilities to residential uses will not be permitted unless the premises have been empty for two years, and during that time actively marketed through a commercial land and premises agent using advertisements and promotional activity on the internet and in regional property journals, without securing a viable alternative community use. In addition, equivalent or better provision for the facility to be lost should be made elsewhere within the settlement boundary.

Local Green Space



Village Green

4.5.4 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.

4.5.5 Candidate local green spaces include the following:

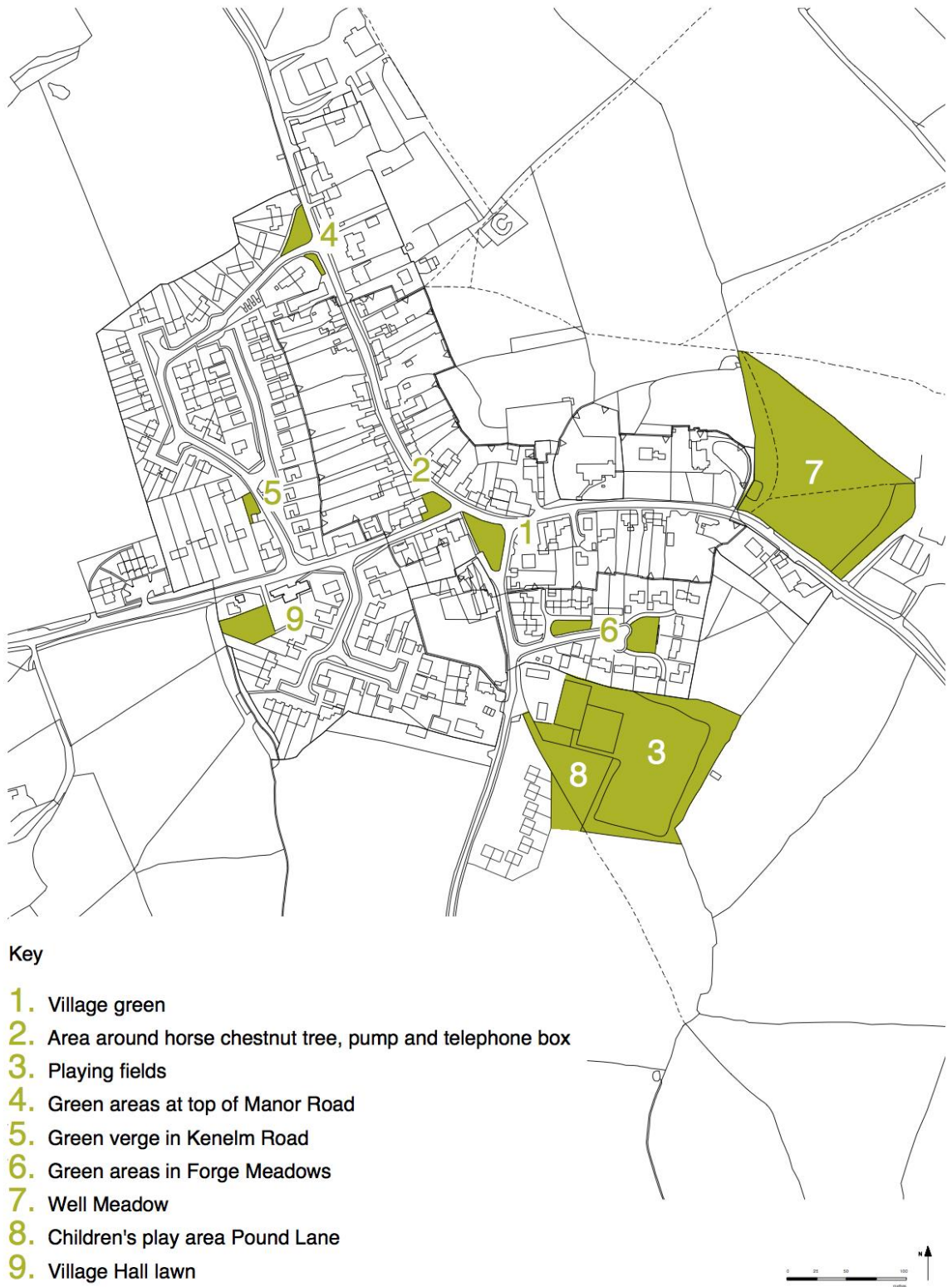
- Village green; horse chestnut tree/telephone box;
- playing fields;

- two green areas at the top of Manor Road; Kenelm Road; Saxon Close;
- two in Forge Meadows;
- Well Meadow;
- Village Hall grass area.

4.5.6 The identified local green spaces meet the above criteria in Figure 5 below and are shown on Map 13.

Map 13 Local Green Spaces

Clifton upon Teme - Local Green Spaces



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Figure 5 Local Green Spaces

(Note - insert further information into table provided through consultation process)

Open Space/Map Reference number	Close proximity to the community	Demonstrably special to local community	Local in character and size
Village green	Heart of the village	Centre for local events within Conservation Area	Historic village amenity
Area around horse chestnut tree, pump and telephone box	Centre of the village	Tree planted in 1870. Telephone box listed. Within Conservation Area	
Playing fields		Used by Football Club	Land acquired by Parish Council
Two green areas at top of Manor Road		Visual amenity	
Green verge in Kenelm Road		Visual amenity	
Two green areas in Forge Meadows		Amenity maintained by local residents	
Well Meadow	Outside settlement boundary		Site of original village settlement
Children's play area in Pound Lane	Outside settlement boundary	Much used by local children	
Village Hall grass area		Overflow area for VH events	Adjacent to Village Hall car park

Draft Policy CR2 Local Green Spaces

Green spaces as identified on Map 13 Local Green Spaces will be protected from development except in very special circumstances. New development which impacts adversely on the openness of these sites will not be acceptable.

These identified local green spaces are:

- **Village green; horse chestnut tree/telephone box;**
- **playing fields;**
- **two green areas at the top of Manor Road; Kenelm Road; Saxon Close;**
- **two in Forge Meadows;**
- **Well Meadow;**
- **Village Hall grass area.**

Actions for the Parish Council

The above Policies are supported by the following actions for the Parish Council:

The Parish Council will prepare a list of properties to be identified as assets of community value for possible Right to Bid activity.

The Parish Council will work with Worcestershire County Council Highways to support the use of speed reduction measures to improve road safety for road users and pedestrians.

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.

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.

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

Malvern Hills District Local Plan, 1996 – 2011

Policy CN13 Protection of Open Space, Sport and Recreational Facilities

Policy CN14 Recreation, Sports and Leisure Facilities

Policy CN16 Provision of New Community Facilities

Policy CN17 Retention of Local Facilities

South Worcestershire Development Plan Submission Plan (SWDP) 2013 and Proposed Modifications, 2014 and 2015

Policy SWDP 1: Overarching Sustainable Development Principles

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

Policy SWDP 38: Green Space

4.6 Infrastructure



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 appropriate discreet 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 setting for visitors by improving facilities such as footpaths, bridleways, parking, village information board within the context of a safe and secure rural environment, which are accessible via a range of means of transport including walking, cycling and by bus.

Objective 6

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

- 4.6.1 The Plan has a role in helping to ensure that any new development is supported by improvements in local infrastructure.
- 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 Plan encourages investment in new communication technologies, provided that they are designed and sited carefully to protect and enhance built and natural environmental assets.

Draft 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.**

- 4.6.3 **Insert further information provided through consultation process eg management of street signs and furniture; speed of traffic through village. Insert more information about this.**
- 4.6.4 The Clifton upon Teme Conservation Appraisal and Management Strategy, April 2009 notes that there is a need to ensure that surviving street kerbs should be retained and new street furniture should be designed to enhance the conservation area.

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

Traffic management measures which reduce speed and impact of road traffic management through the village will be supported.

Surviving street kerbs should be retained or repaired where possible and 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.

5.0 Next Steps

- 5.1 The Clifton upon Teme First Draft Neighbourhood Plan has been published for informal consultation until April 2016.
- 5.2 The results of the consultation on the First Draft Plan will be considered very carefully and used to finalise and amend the Draft Neighbourhood Plan. This will then be published for a further 6 weeks formal consultation with consultation bodies, local residents, businesses and other stakeholders in Spring 2016, revised further and then Submitted to Malvern Hills District Council. A Basic Conditions Statement will be provided setting out how the Plan has met the required basic conditions of a NDP. A Consultation Statement also will be published alongside the amended version of the Plan setting out how the representations received have been considered and used to influence and inform the content of the Submission Plan.
- 5.3 Following this, the Plan will be subjected to an Independent Examination by a jointly appointed Examiner, to consider whether the Plan meets the basic conditions, and also any outstanding objections.
- 5.4 It is likely that the Examiner will recommend further (hopefully minor) changes, before the Plan is subjected to a local Referendum. A straight majority vote (50% of turnout +1) of those on the Electoral Register will be required, before the District Council may “make” the Plan. The Neighbourhood Plan 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 neighbourhood plan. When new issues are identified, 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 will work with Malvern Hills District Council to formally review and update the plan.

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 Report:

Community Consultation-

Neighbourhood Plan 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 where. |
| 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 rd Thurs. Minutes are an agenda item and presented to PC meetings monthly. Minutes also on parish notice board, PC website and Teme Triangle magazine and website. |
| 15 May 2014 | Annual parish meeting. Presentation and display from NPSG. NP survey went out following this. Results of survey |
| 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 Worcs Archive and Archaeology Service and English heritage-held in Clifton and attended by steering group members and 4 members of the public. |

29 April 2015 Presentation of Neighbourhood Plan Update at Annual Parish meeting. Display, map produced from Historic Environment Workshop, report to meeting.

Appendix 2 - Housing Growth in Clifton upon Teme

Address	Proposal	No. of Dwellings	Status (as at 14/12/14)
Land South of Hope Lane	Erection of 30 dwellings with associated infrastructure and landscaping	30	Approved
Aytons Heath Barn	Barn conversion to residential dwelling with Annex	1	Approved and complete
The Old Vicarage	Residential development comprising 4 dwellings with associated access and car parking	4	Refused
Land at Os7113 6189, The Village, (Opposite Steps farm)	Residential development to provide 20 new homes with associated access, drainage and landscaping works	20	Conditionally approved
Yeoman's Garage	Demolition of existing garage/workshop and existing bungalow and erection of 5 detached dwellings with associated parking	5-1=4	3 Dwellings 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
Land at OS 7169 6148, Church Road	Single dwelling	1	Construction completed
Blueshot	Erection of 48 dwellings	48	Outline planning permission granted
Manor House Stables	Single dwelling	1	Approved
Total		125	

Appendix 3 – Leisure and Recreation

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 (new Inn)
Lawn Mower Racing,
BP Hut
Pool League (Lion Inn)
New Inn Shoot
Clifton on Teme Hunt
Moto/Autocross
Village Hall Activities (Pilates, Keep Fit, Film Nights).

Responses from the 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 BP hut
Extend and improve pavilion (used by bowls, football and tennis clubs)
Redevelop existing pavilion and BP hut to provide an extensive community centre with extended pavilion facilities and exclusive space for BP activities'
Large sports pavilion to include BP 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
Scheduled Monuments		
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
Landscape Component				
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	



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Ref	Site Name	Monument Types	Parish	Grid Reference
WSM59073	Site of Outfarm east of Marlpipts 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	







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Ref	Site Name	Monument Types	Parish	Grid Reference
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 Areas





Character Area	Key Characteristics
<p data-bbox="212 342 488 376">Zone 1 - The Village</p>  	<p data-bbox="847 342 1385 488">Density (dwellings per hectare): 11.2 Number of storeys: Mainly two storeys, some single storey, some three storey.</p> <p data-bbox="847 499 1385 600">Approximate date: mainly 17th and 18th, century but some 19th and 20th century.</p> <p data-bbox="847 611 1385 723">Facing materials (walls): Mainly red brick / half timbered but some painted brick, render and stone.</p> <p data-bbox="847 734 1385 801">Facing materials (roofs): Mainly plain clay tiles, but some slate.</p> <p data-bbox="847 813 1385 958">Roof form, pitch, etc. Mainly duo-pitched (30 - 45 deg) often with gabled dormers with dark verges / barge boards.</p> <p data-bbox="847 969 1385 1037">Windows: Cottage style, small paned, light painted timber.</p> <p data-bbox="847 1048 1385 1227">Boundary treatment: 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="847 1238 1385 1350">Architectural style: Varied but typical of the period that the properties were built and following the local vernacular.</p> <p data-bbox="847 1361 1385 1384">Topography: Gentle fall Eastwards</p>
<p data-bbox="212 1402 512 1435">Zone 2 - Church Road</p> 	<p data-bbox="847 1402 1385 1503">Density (dwellings per hectare): 6.9 Number of storeys: Mainly two storeys, some single storey.</p> <p data-bbox="847 1514 1385 1626">Approximate date: mainly 19th and 20th century but the church is 13th century. Facing materials (walls): Mainly red brick / local stone.</p> <p data-bbox="847 1637 1385 1749">Facing materials (roofs): Mainly plain clay tiles, but some slate.</p> <p data-bbox="847 1760 1385 1895">Roof form, pitch, etc. Mainly duo-pitched (40 - 50 deg) often with gabled dormers with dark verges / barge boards.</p> <p data-bbox="847 1906 1385 1973">Windows: Cottage style, small paned, leaded, light painted timber.</p>


	<p>Boundary treatment: Predominantly stone walls, some railings, picket fences and hedges. With the houses being set back from the road towards the Eastern end, the foliage becomes more extensive. Architectural style: Varied and with some good examples of late Victorian style with ornate barge-boards and stone detailing.</p> <p>Topography: Gentle fall Eastwards</p>
<p>Zone 3 - Eastern Approach</p>  	<p>Density (dwellings per hectare): 3.1</p> <p>Number of storeys: Two storeys.</p> <p>Approximate date: mainly 19th and 20th century.</p> <p>Facing materials (walls): Stone / brick, some render.</p> <p>Facing materials (roofs): Slate / plain tile / concrete tiles. Roof form, pitch, etc. Mainly duo-pitched (30 - 50 deg), with some cat slides. Windows: Timber mainly with stone surrounds, pattern varied according to date.</p> <p>Boundary treatment: Varied. One open front garden, stone walls, horizontal railings, picket / post and rail fences and hedges.</p> <p>Architectural style: 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>Topography: Rises up towards village.</p>
<p>Zone 4 - Forge Meadows</p> 	<p>Density (dwellings per hectare): 17.7</p> <p>Number of storeys: 1.5 - 2.</p> <p>Approximate date: 1995</p> <p>Facing materials(walls): Variety of red bricks with blue brick detailing, some render.</p> <p>Facing materials (roofs): Plain clay tiles (red / brown).</p> <p>Roof form, pitch, etc. Duo-pitched (40 - 50 deg), with many breaks, gables broken eaves, etc.</p>

	<p>Windows: Timber casements generally. Some stained some painted. Traditional style.</p> <p>Boundary treatment: Mainly open fronted. Some immature hedges.</p> <p>Architectural style: Hybrid. Designed to look like an informal collection of older buildings from different periods.</p> <p>Topography: Gentle fall Eastwards</p>
<p>Zone 5 - Pound Lane (upper)</p>  	<p>Density (dwellings per hectare): 3.9</p> <p>Number of storeys: 1 - 1.5.</p> <p>Approximate date: Mainly latter half 20th century</p> <p>Facing materials(walls): Pale grey / beige bricks (school), red brick (cottages), pre-cast concrete (BP hut), timber (pavilion).</p> <p>Facing materials (roofs): Red / brown plain clay tiles (cottages / pavilion), felt / profiled metal / slate (school).</p> <p>Roof form, pitch, etc. Mainly duo-pitched (20 - 35 deg), flat / shallow pitch to school.</p> <p>Windows: Generally some stained some painted. Traditional style. White aluminium (school).</p> <p>Boundary treatment: Mainly open fronted. Driveways etc.</p> <p>Architectural style: Hybrid. Cottages are faux-Victorian, School & BP hut is sub-modernist, Pavilion is rustic / rural.</p> <p>Topography: Falls Southwards.</p>
<p>Zone 6 - Pound Lane (lower)</p> 	<p>Density (dwellings per hectare): 8.5</p> <p>Number of storeys: 1 - 1.5.</p> <p>Approximate date: Late 20th century / early 21st century</p> <p>Facing materials(walls): Red brick (Pound Meadow), timber (outbuilding).</p> <p>Facing materials (roofs): Red / brown plain clay tiles (Pound Meadow), profiled metal (outbuilding).</p> <p>Roof form, pitch, etc: Mainly duo-pitched (35 - 45 deg), with multiple dormers to Pound Meadow, chimneys.</p>

	<p>Windows: White painted, traditional style.</p> <p>Boundary treatment: Mainly open fronted. Driveways etc.</p> <p>Architectural style: Pound Meadow is faux-Victorian.</p> <p>Topography: Falls Southwards.</p>
<p>Zone 7 - Saxon Close</p> 	<p>Density (dwellings per hectare): 16.2</p> <p>Number of storeys: 1, 1.5, 2.</p> <p>Approximate date: 1960's</p> <p>Facing materials(walls): Mainly red / beige brick, some timber cladding.</p> <p>Facing materials (roofs): Concrete tiles.</p> <p>Roof form, pitch, etc: Mainly duo-pitched (25 - 35 deg), bungalows have road facing gables, no dormers, brick chimneys.</p> <p>Windows: White painted, large pane, modern style.</p> <p>Boundary treatment: Mainly open fronted with drives, hedges, shrubs, trees.</p> <p>Architectural style: Typical of period with some sub-modernist features.</p> <p>Topography: A gentle fall to the South East.</p>
<p>Zone 8 - Hope Lane</p> 	<p>Density (dwellings per hectare): 7.5</p> <p>Number of storeys: 1 & 2.</p> <p>Approximate date: All 20th century except Village Hall, 18th century.</p> <p>Facing materials(walls): Red brick (Hope End, Winnington Close), white render (Village Hall / Hope lane), half timbered (Village Hall).</p> <p>Facing materials (roofs): Concrete tiles (Hope Lane), plain clay tiles (Village Hall, Winnington Close), Slate (Village Hall) .</p>

	<p>Roof form, pitch, etc: 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.</p> <p>Windows: White painted timber, larger panes to most, Winnington Close has cottage style.</p> <p>Boundary treatment: Mainly open fronted with drives, hedges, shrubs, trees. Low walls to Winnington Close.</p> <p>Architectural style: Typical of period of construction. Hope Lane houses are semi-detached, Winnington Close are terraced / linked.</p> <p>Topography: A gentle fall to the South West.</p>
<p>Zone 9 - Kenelm Road</p> 	<p>Density (dwellings per hectare): 13.9</p> <p>Number of storeys: 2.</p> <p>Approximate date: 1960's.</p> <p>Facing materials(walls): Red / grey beige brick, some timber cladding.</p> <p>Facing materials (roofs): Concrete tiles.</p> <p>Roof form, pitch, etc: 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>Windows: White / brown aluminium, white upvc, unpainted hardwood. Large panes.</p> <p>Boundary treatment: Mainly open fronted with drives, lawns, shrubs, trees. A significant street tree (weeping willow) is a positive feature and marks the transition between Kenelm Road and Kenelm Close.</p> <p>Architectural style: Most are unusual and distinctive detached houses with post-war Danish modernist influences.</p> <p>Topography: A gentle fall to the South.</p>

<p>Zone 10 - Kenelm Close</p> 	<p>Density (dwellings per hectare): 24.6 Number of storeys: All bungalows (apart from one house). Some bungalows have loft conversions. Approximate date: 1960's. Facing materials(walls): Red / grey beige brick. Facing materials (roofs): Concrete tiles. Roof form, pitch, etc: Duo-pitched (30 - 35 deg). Some flat top dormers. Windows: White painted timber / Upvc. Large panes. Boundary treatment: Mainly open fronted with drives, lawns, shrubs, trees. Architectural style: Typical of the period, not referencing older styles. Topography: Generally flat.</p>
<p>Zone 11 - Manor Road (lower)</p>  	<p>Density (dwellings per hectare): 24.3 Number of storeys: 1 & 2. Approximate date: 1960's. Facing materials(walls): Mainly grey beige brick with some timber & upvc cladding & render. Facing materials (roofs): Concrete tiles. Roof form, pitch, etc: Duo-pitched (30 - 35 deg). Some flat top dormers . Windows: White painted timber / Upvc. Typically large horizontal arrangement. Boundary treatment: Open fronted / hedges with drives, lawns, shrubs, trees. Two groups of street trees (silver birches) are significant positive features in this zone. Architectural style: Typical of the period, sub-modernist references. Topography: Falls towards North Western corner.</p>
<p>Zone 12 - Manor Road (upper)</p> 	<p>Density (dwellings per hectare): 16.3 Number of storeys: 2. Approximate date: 1940's. Facing materials(walls): Pale red brick. Facing materials (roofs): Plain clay tiles.</p>

	<p>Roof form, pitch, etc: Duo-pitched (40 - 45 deg). Some flat roof single storey elements.</p> <p>Windows: White painted timber / Upvc. Horizontal glazing bars.</p> <p>Boundary treatment: Generally mature hedges, trees. On street parking.</p> <p>Architectural style: 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>Topography: Falls quite steeply towards South West.</p>
<p>Zone 13 - Western Approach</p> 	<p>Density (dwellings per hectare): 16.3</p> <p>Number of storeys: 2.</p> <p>Approximate date: Varies from 19th - 20th Century.</p> <p>Facing materials(walls): Mainly red brick, some local stone & timber cladding.</p> <p>Facing materials (roofs): Plain clay tiles, slate.</p> <p>Roof form, pitch, etc: Varied. Generally duo-pitched (35 - 45 deg). Some gabled dormers and rooflights.</p> <p>Windows: Varied. White painted timber, stained timber.</p> <p>Boundary treatment: Hedges, picket fences, some walling.</p> <p>Architectural style: Varied, typically representative of the period.</p> <p>Topography: Rises towards North West.</p>

Appendix 7 – Local Businesses

Local employers and businesses

Farms: (13)

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

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)
 Chandelle Kennels
 Yeomans Garage
 Clifton Engineering
 Lion Inn
 New Inn
 I&S Stoves (wood burning stoves)
 Paul Gibson (painter)
 C. L. Gibbs (builder)
 Clifton Primary School
 Early Years Centre (nursery)
 NDS Engineering (agricultural engineers)
 Brian Butler (garden machinery maintenance)
 PC Troubles (computer services)
 Taylors Conservatory Care (conservatories)
 PureThyme (fragrances)
 Teme Veterinary Practice
 Tracey Birks (furnishings)
 Polperro Heritage Press (publisher)
 Haines Heating (central heating)
 Adrian Mackwell (auctioneer)

Flip Cards Ltd (learning cards)
Bluebox Marketing Solutions (vinyl records)
BJ's Blinds (windown blinds)

