

CLIFFORD CHAMBERS and MILCOTE PARISH

OPEN MEETINGS February – March 2016 Summary Report

Final Report

Prepared on behalf of the Neighbourhood Plan Steering Group

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SECTION 1:

Background

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

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

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

Methodology & response rates

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

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

In total, 67 people participated.

How the information was captured

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

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

About this report

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

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

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

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

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SECTION 3: COMMENTS IN DETAIL

THE CONTEXT

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

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

TRAFFIC, TRANSPORT & ROAD SAFETY

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

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

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

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

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

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

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

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

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

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

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

↳ *We agree (3)*

↳ *We agree (3)*

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

↳ *Agree (2)*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Other specific comments relating to road layout / road use.

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

FLOODING

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

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

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

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

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

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

Some suggest a role for ponds.

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

Only one comment relating specifically to the river.

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

Other comments on flooding.

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

HOUSING

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

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

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

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

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

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

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

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

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

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

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

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

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

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

There are mixed views about building on agricultural land.

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

Other comments relating to the location of new housing.

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

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

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

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

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

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

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

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

Other comments relating to housing prices.

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

Some call for housing for older residents to downsize to.

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

Some call for environmentally-friendly designs.

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

Some support for sympathetic contemporary design.

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

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

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

VILLAGE HERITAGE & ENVIRONMENT

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

Some talked in general terms about local heritage.

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

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

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

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

Some comment about preserving rural views.

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

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

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

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

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

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

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

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

Support for protecting & encouraging wildlife.

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

Creating more footpaths.

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

Criticism of litter along the main roads.

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

COMMUNICATIONS

Slow broadband speeds are widely criticized.

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

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

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

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

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

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

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

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

ECONOMY & JOBS

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

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

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

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

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

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

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

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

EDUCATION, HEALTHCARE & SOCIAL CARE

The common theme running service provision is pressure on resources.

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

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

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

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

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

Question over the eligibility for existing social housing.

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

The role of the Charities could be better understood.

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

↳ *I agree (2)*

A call for improvements to the postal service.

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

↳ *We agree (2)*

COMMUNITY & RECREATIONAL ACTIVITIES

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

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

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

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

A call for more organised social activities.

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

Although building sport infrastructure is seen as unrealistic.

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

One person mentioned a shop within the village

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


OTHER COMMENTS

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

↳ *I agree (2)*

APPENDICES

Invitation (a hard copy was delivered throughout the parish)





Community Focus Group Meetings



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

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

Why do we need a Neighbourhood Plan?

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

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

A Neighbourhood Plan has 'statutory status'

This means

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

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

Is this something new?

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


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

What can a Neighbourhood Plan Cover?

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

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

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

Your Parish, give us your views...

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

Come to one of the meetings and share your views

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

Your views are very important

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

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

OR...

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

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

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

(Source: Landscape Sensitivity Assessment)

