

**Cleeve Prior Neighbourhood
Development Plan
2016-2031**

Cleeve Prior Parish Council

April 2017

1. Introduction

- 1.1 The Cleeve Prior Plan is a Neighbourhood Development Plan, produced under the provisions of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. It has been prepared by the Cleeve Prior Parish Council, which is the “appropriate body” for the preparation of the document. Essentially, the plan is a community-led framework for guiding the future development and growth of the village and its surrounding parish. It consists of a written statement and a Proposals Map, which is cross-referenced to the written text.
- 1.2 From the outset, the plan was generated mainly having regard to the emerging policies of the submitted South Worcestershire Development Plan 2013, and the “saved” policies of the Wychavon District Local Plan 2006. This final draft plan has also been checked against the policies in the final version of the South Worcestershire Development Plan (SWDP), which was adopted in February 2016. The Parish Council is confident that the Neighbourhood Plan is in general conformity with the strategic policies of the SWDP and that it fulfils the “basic conditions” set out in the Regulations.
- 1.3 The Neighbourhood Plan has also been assessed against government policies in the National Planning Policy Framework 2012 (NPPF) and on-line Planning Practice Guidance. Within the national and local policy frameworks, the plan is concerned with the detailed use and development of land in the parish in the period to 2031 and beyond. In accordance with national policy the plan seeks to promote sustainable development and embraces a range of social, economic, and environmental issues. It contains a vision for the parish, aims and objectives, and a set of planning policies and proposals.
- 1.4 A wide range of topics are covered in the document, including the environment, village design and character, housing, employment, and infrastructure, all of which are important for the future of the area and its residents. The planning proposals include the identification of land for specific types of development, as well as highlighting those sites and areas which should be protected and enhanced. Where appropriate, policies and proposals are shown on the Proposals Map, which is cross-referenced to this written statement. It is important to stress, however, that the plan deals primarily with the development and use of land in the parish. Wider community aspirations are considered, but not all these can be delivered with land use policies. For this reason, the non-land use matters are clearly identified and are set out in Annex 1 to this plan.
- 1.5 The Neighbourhood Plan is based on proactive involvement with the local community at all stages of plan preparation. As a result of this process of

engagement, the plan captures the essence of life in the village. It seeks to ensure that the vitality of life in the area continues, whilst not inhibiting innovation and social developments.

- 1.6 Once the plan has been formally “made” by Wychavon District Council, it will form part of the statutory development plan for the area, together with the South Worcestershire Development Plan (SWDP) and any other development plan documents adopted by the District Council, as well as Worcestershire County Council Local Plans for Minerals and Waste. The Neighbourhood Plan, alongside the SWDP, will be the starting point for the determination of all planning applications in Cleeve Prior and the basis on which Wychavon District Council will determine applications on behalf of the local community.
- 1.7 Before formally submitting the Neighbourhood Plan to Wychavon District Council for examination, Cleeve Prior Parish Council was required to publicise the draft plan and invite representations. Under Regulation 14 of the Neighbourhood Planning Regulations, the “qualifying body” must bring the draft plan to the attention of people who live, work, or carry on business in the neighbourhood plan area.
- 1.8 Details of the pre-submission process are set out in the Statement of Consultation. The consultation period was from 1st May to 30th June 2015. Copies of the draft plan document were posted to be viewed on the dedicated web-site www.cleevepriorparishcouncil.co.uk and could also be obtained on request from CleevePriorPlan@outlook.com. Hard copies were deposited for inspection in Cleeve Prior at the War Memorial Village Hall, the First School, the King’s Arms public house, the village shop, and the Field Barn Heritage Centre. In addition, the plan was available to view at the Wychavon District Council Civic Centre reception area in Pershore. Shortened copies of the plan were distributed to every household and business in the parish, together with a response form for comments.
- 1.9 Following the pre-submission consultation, the written statement and the Proposals Map were revised in the light of the comments received by the Parish Council. The plan was not submitted, however, because of the problems concerning the future of the Gypsy and Traveller site on the Evesham Road. Accordingly, a further round of consultation was carried out in May and June 2016. Details of this procedure are also set out in the Statement of Consultation. The issues are described below in Chapter 5 of this plan (see Policy CP11 and paragraphs 5.49 – 5.75).
- 1.10 This final version of the plan is now submitted formally to Wychavon District Council, who will undertake further public consultation and invite representations. The District Council will also appoint an independent examiner, who will check that

the plan has met the basic conditions enshrined in legislation. Subject to a successful outcome, the plan will then go forward to a community referendum. If the majority of the people voting are in favour of the plan, it will be “made” by the District Council as part of the statutory development plan for the area.

2. The Village and Parish of Cleeve Prior

- 2.1 Cleeve Prior is located between Evesham and Stratford upon Avon, on the border between Worcestershire and Warwickshire. It is a small community: the 2011 Census returned a parish population of 561 persons, in 247 households. The comparable figures for 2001 were 540 and 226 respectively.
- 2.2 The village lies astride the B4085 road, which runs from Bidford on Avon to Evesham. It occupies an elevated position above the flood plain of the River Avon on the long low ridge of Cleeve Hill. The local landscape is of an open and gently undulating character, with a grid of arable fields, defined by mature hedgerows. To the south, the long views from the village are framed by the Cotswold Hills. To the north and west, there are spectacular views over the Avon river valley towards Ragley Hall. Both Bredon Hill and the Malvern Hills can be seen from areas within the parish boundary.
- 2.3 The centre of the village forms the Cleeve Prior Conservation Area that includes St. Andrew’s Church, the War Memorial Village Hall, the Cleeve Prior Church of England First School, and the King’s Arms public house. The widespread use of blue lias stone and local detailing through all building periods give the village a strong character and identity. The village was first documented in the charters of Ethelred (AD866 – 871) when he granted it to the priory at Worcester. The settlement was identified in the Domesday survey of AD1086 as “Clyve seated in the fruitful vale of Evesham with about 108 people and a priest.” Roman archaeological finds include what was (until recently) the greatest hoard of gold and silver coins ever made in Britain, being made by the quarryman Sheppey in Froglands Field in the year 1811.
- 2.4 The B4085, Main Street, curves sharply at each end of the village, with narrow lanes branching off, either terminating at the river to the north-west, or reducing to tracks and bridleways to the south east. A small triangular patch along the length of Main Street marks the former presence of a village green or common area. This framework of roads, lanes and tracks is likely to be medieval, or earlier, in origin and appears to be little changed. Clusters of individual houses, cottages, and farm buildings line both sides of these thoroughfares, with little uniformity in the spacing between buildings or their relationship to the roads. This pattern contributes much to the overall character of the settlement and its particular sense of place.
- 2.5 The continuing significance of agriculture throughout Cleeve Prior’s history is clearly

illustrated in the presence of numerous former farm buildings, mill houses, and farm houses, dating from the 16th, 17th, 18th, and 19th centuries. These are present throughout the village and the surrounding area and are also a significant element of its character and special interest.

- 2.6 As a consequence of the historic pattern of development, there are many open spaces in the Conservation Area that make a key contribution to its overall character and special interest. There are many important public views, both from within the village and from the fields beyond. Residents and visitors are able to walk directly from the main streets along public footpaths, which lead almost immediately into open countryside. The maintenance of this immediacy allows the village to retain its rural character.
- 2.7 All of these spaces and the pattern of development collectively make a significant contribution to the overall character and appearance of the village. They reflect very much the origins and history of the settlement and the parish over many centuries. It is this essential character which the Neighbourhood Plan seeks to conserve and enhance into the future, whilst still facilitating sustainable growth.

3. The Methodology: An Iterative and Inclusive Process

3.1 The Neighbourhood Plan has been assembled in full consultation with the village community. Early in that process, an Open Meeting with parishioners was held at the War Memorial Hall in the autumn of 2012. Its purpose was to seek views about the issues which should be addressed by the Plan.

3.2 A wide range of topics was debated, but the meeting generated two key statements, which indicated the primary concerns of residents, as follows:

“The Conservation Area is seen as one of the aspects of the village which defines the village and should be protected.”

“Cleeve Prior First School is a key asset to the village. If it was lost to the community then there would be a dramatic effect on all aspects of Cleeve Prior life. The demand for houses in the village and the attractiveness of the village in many different aspects would be affected. Therefore, it was recognised that supporting the school would be a key element to the Cleeve Prior Plan.”

3.3 The Steering Group set up by the Parish Council considered these statements and the points which had been made at the Open Meeting. It was determined that the key issues of the plan would be grouped as follows:

- Housing and Development

- Employment
- Education
- Infrastructure
- Other
- The future of the Gypsy Site

3.4 The methodology for the generation of the plan was set out in the Policy Discussion Document of April 2014. The report described the sources of evidence which were considered and analysed by the Steering Group as the possible basis for policies in the plan. Evidence included previous documents produced by the Parish Council, such as the Parish Plan 2006, and the response from the community, via questionnaires and meetings. This iterative process covered the period from the autumn of 2012 to the spring of 2014.

3.5 During the consultation process, a wide range of concerns and policy suggestions were raised by local residents and organisations. Having considered these ideas, the Cleeve Prior Plan Committee considered that the emerging policies should be underpinned by some or all of the following criteria:

- Support from an organisation in the village
- Support from a significant number of parishioners (typically more than 10)
- Appropriate for inclusion as a policy in the Cleeve Prior Plan
- Support from the majority of the Plan Committee.

From this analysis, many of the policy suggestions were discarded because they did not fulfil these four criteria (see paragraph 3.7 below).

3.6 The iterative process of preparing the plan has been focused on four main “pillars” of policy - these are Housing and Development; Employment; Education, and; Infrastructure. There are also overarching policies (CP1 – CP5) which reflect the widespread concern with the protection and enhancement of the environment and the character of the village. Housing and development are covered by policies CP6 – CP9 and employment in policy CP10. Education and infrastructure are dealt with in paragraphs 5.44 – 5.46 and in Annex 1. Throughout the preparation process, there has been increasing speculation and debate about the future of the Gypsy and Traveller Site on the Evesham Road. Although this site is outside the core of the village, its future is of critical importance for the planning of the area. To reflect the representations made during successive rounds of policy consultations, a specific policy (CP11) has been included in Chapter 5.

3.7 The discussions have been wide-ranging, and inevitably many of the suggestions which were made by residents have been excluded from this plan because they are not appropriate for inclusion in a planning document. The next section contains the vision for the parish which has emerged from the consultation process. This forms the overall basis for the objectives and policies which are presented in Sections 4 and 5 of this plan.

4. The Vision

4.1 During the spring of 2014, an Open Forum was held with residents in the War Memorial Hall. At the meeting, the dialogue was focused on the issues which had been highlighted in the April 2014 Discussion Document and the range of potential policies and proposals set out within it. During May 2014, a questionnaire form was sent to all households in the parish, asking for views on particular issues which had been raised in earlier rounds of consultation. A copy of the questionnaire and the results are included in the Statement of Public Consultation.

4.2 From the results of the questionnaire, the meetings, and the representations and suggestions made from earlier consultations, an extended vision for Cleeve Prior was agreed by the Plan Committee. This is set out in the following paragraph, which is followed by a set of objectives for the plan.

4.3 By 2030 and beyond, Cleeve Prior will:

- Continue to be a thriving village, with close links to the surrounding countryside;
- Retain its attractive character and protect and enhance the Conservation Area and its setting;
- Improve and enhance the local landscape and the range of wildlife habitats and species;
- Continue to be a lively and inclusive community with a range of facilities and services;
- Retain and develop the local first School and the range of educational facilities;
- Provide and develop infrastructure to enable safe and sustainable access to village facilities for children, the elderly, and families.

This vision forms the basis for the objectives of the Plan, as follows:

- Overall Aims:
 - To protect and enhance the Conservation Area and the local landscape;
 - To protect and enhance the historic environment of the village and the parish;
 - To protect and enhance the village's network of open spaces;
 - To utilise land more effectively and to protect high quality agricultural land;
 - To mitigate and adapt to the effects of climate change.
- Housing and Development
 - To provide a sufficient amount of housing for local needs, including a range of affordable housing for Cleeve Prior residents:
 - To provide a mix of housing types, including smaller homes for the elderly and for young people seeking to establish their first home:
 - To ensure that any new development is built to a high quality of design, a high sustainability standard and reinforces local distinctiveness:
 - To ensure that the location of new development is resilient to the effects of climate change and flood risk.
- Employment
 - To support and strengthen the local economy;
 - To foster home working.
- Education

To maintain and enhance the range of education facilities in the village.
- Infrastructure
 - To maintain and develop the range of village service and facilities;
 - To improve community and public transport and access to services and facilities by foot and by cycle;
 - To reduce the harmful effects of through traffic;

- To improve broadband access.

These objectives were “mapped” against the strategic objectives of the emerging South Worcestershire Development Plan (SWDP). The linkages showed the high degree of conformity between the Cleeve Prior Plan and the strategic policies of the SWDP. Comparison with the adopted SWDP showed that the strong conformity had prevailed. These relationships will be monitored and reviewed throughout the plan period and the policies of this plan will be amended as and when necessary.

5. The Planning Policies

- 5.1 This section sets out the planning policies for Cleeve Prior for the period 2016 to 2031, which is consistent with the plan period for the adopted South Worcestershire Development Plan. In accordance with legislation, a neighbourhood plan must meet “basic conditions” before it can come into force. These “basic conditions” are as follows:
- the plan must have appropriate regard to national planning policy
 - it must contribute to the achievement of sustainable development
 - it must be in general conformity with the strategic policies in the development plan for the local area
 - it must be compatible with European Union (EU) obligations, including human rights requirements.
- 5.2 At the time of commencing work on this document, the statutory development plan for the area consisted of “saved” policies of the Wychavon District Local Plan, which was adopted by the local planning authority in 2006. These policies have now been replaced by the South Worcestershire Development Plan (SWDP), formal adoption of which was achieved in February 2016. When it is formally “made” by the District Council, the Neighbourhood Plan, in tandem with the SWDP, will form the statutory development plan for the parish. As explained below, considerable regard was paid throughout to the emerging policies in the submitted SWDP. There is a commitment in the SWDP to a review of its policies, whenever the need is demonstrated. Consequently, the Parish Council will monitor and review the Neighbourhood Plan to ensure that its policies remain in general conformity with the SWDP.
- 5.3 Together with the results of public involvement and successive rounds of consultation, the Parish Council considers that the plan fulfils the requirements of legislation and satisfies the “basic conditions” set out in paragraph 5.1 above. The ensuing policies

and justification are set out below. These are arranged in the same order as the main issues set out in paragraph 3.3 and in the objectives in Section 4 above.

Over-arching Policies

5.4 The context for the Neighbourhood Plan is formed mainly by the National Planning Policy Framework (NPPF) and South Worcestershire Development Plan (SWDP). Regard has also been taken of National Planning Practice Guidance, introduced by the government in on-line format from March 2014.

Sustainable Development

Policy CP1

Support will be given to development proposals that accord with the principles of sustainable development as set out in the National Planning Policy Framework and the South Worcestershire Development Plan (Policy SWDP1).

5.5 In these documents, and in particular with respect to the context set by paragraph 14 of the NPPF, there is a commitment to the principles of sustainable development. These were originally included in the UK Sustainable Development Strategy *Securing the Future* (2005). Five “guiding principles” of sustainable development are set out in the NPPF as follows:

- living within the planet’s environmental limits
- ensuring a strong, healthy and just society
- achieving a sustainable economy
- promoting good governance; and
- using sound science reasonably.

5.6 At the heart of the NPPF is a presumption in favour of sustainable development, which should be a common theme running through both plan-making (including neighbourhood plans) and decision taking on applications for development. These principles are reflected in policy SWDP1 of the adopted South Worcestershire Development Plan. The Cleeve Prior Neighbourhood Plan is fully committed to the principles and to the delivery of sustainable development. In accordance with the objectives of the SWDP, it seeks to protect and maintain the strong community which binds the village together, whilst protecting and enhancing the environment.

At the same time it supports the development of the local economy in a way which respects the overall character of the village.

Conservation and Heritage

Policy CP2

The Conservation Area will be protected and enhanced. In particular, the following areas will be protected from development:

- **Existing boundary walls and other linear features, as shown on the Proposals Map, particularly those constructed of blue lias stone;**
- **Open spaces contained within the Conservation Area;**
- **Significant public views in and around the designated area, as shown on the Proposals Map.**

5.7 From the responses to successive rounds of consultations, it is clear that the local community greatly values the village Conservation Area and its historic character. This reflects very much the thrust of the South Worcestershire Development Plan, which seeks to conserve and enhance the historic environment. Various heritage assets are identified in Policy SWDP6, including designated assets such as listed buildings and Conservation Areas, as well as archaeological remains and historic transport routes. These provisions are amplified by Policy SWDP24, on the management of the historic environment, which seeks to conserve the setting of existing assets. There are many listed buildings in Cleeve Prior which will continue to be protected under legislation. Many are constructed of the local blue lias building stone, which is characteristic to the area. There are also a number of walls and other linear structures built in the local stone – these also need to be regarded as heritage assets and should be protected.

5.8 In Cleeve Prior the Conservation Area defines the heart and character of the village, which is protected under the terms of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. An update of the Conservation Area Appraisal was produced by Wychavon District Council in 2008. This included an extension of the Conservation Area boundaries and has been used as an instrument of decision-making since its publication. It has formed a key input into this plan.

5.9 The Conservation Area Appraisal included references to a number of important public views, both into and around the designated area. Several vantage points from outside the village provide an appreciation of the village in its rural landscape setting. There are particularly good views from public footpaths and bridleways to

the north, east, and west of the village. Within the Conservation Area, there are other notable views – the village green from Main Street, the church from its approach paths, and the buildings fronting Cleeve Road at its junction with Main Street. These key views are shown on the Proposals Map: their continued protection is essential to maintain the essential character and visual appearance of the Conservation Area.

Local Green Spaces

Policy CP3

Significant areas of open space in the village and the parish are designated as Local Green Space and will be protected from development, except in very special circumstances. The following areas are identified on the Proposals Map:

- **Millennium Green and Earl’s Lane Wood and Orchard**
- **The First School Playing Field**
- **Fields behind the Main Street Frontage, to the east of Froglands Lane**
- **The fields around the Manor and the adjacent churchyard**
- **Land belonging to the Cleeve Prior Heritage Trust and the CPO land**
- **Village Wharf**
- **Village Greens**

Across the parish, development proposals will only be permitted where they protect, and, where possible, enhance historic woodlands and trees, hedgerows, key landscape features, and biodiversity.

5.10 The NPPF enables local communities, through Neighbourhood Plans, to designate areas of land as Local Green Space. Within these areas, there will be a general presumption against new development other than in “very special circumstances.” The criteria for designation of these spaces are in the NPPF (paragraph 77), as follows:

- 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.

5.11 From successive consultations with the local community, it is clear that there a number of areas of open space, both within the Conservation Area and elsewhere in and around the village, which are highly valued. The areas which fit the criteria set out in the NPPF are listed in policy CP3 above and are described in detail in the ensuing paragraphs. Together, they form an integral part of the character and social fabric of the village and should be given additional protection from development.

5.12 The **Millennium Green**, to the west of the village, was acquired by the Millennium Green Trust to commemorate the Millennium Year 2000. In its short existence, it has become a valued recreational facility and is popular with local residents. Adjacent to it, and to the east of the Evesham Road, is the **Earl's Lane Wood and Orchard**. The former is a new wood, donated as open land by six villagers in 2000 and planted up by volunteers under the auspices of the Woodland Trust. It is now owned and maintained by the Trust. Earl's Lane Orchard is owned by the Vale Landscape Heritage Trust, and is an old traditional orchard of apples and plums. Both areas are supported and managed by local volunteers of the Cleeve Prior Heritage Trust. Actively used by generations of children, the **First School Playing Field** is important for its recreational value. It is also a significant area of open space at the heart of the settlement, contributing much to its overall character.

5.13 On the northern edge of the village, there are clear remains of early agricultural activity in the form of ridge and furrow fields and linear field boundaries. Two areas are proposed as Local Green Space - **the fields behind the Main Street Frontage bordered by Froglands Lane, and the fields around the Manor and the adjacent churchyard**. Both areas are important for their historical value, but they are also significant areas of open space. The latter includes ancient fields to the north-west and north-east of the Manor, as well as the churchyard; together these form a series of linked spaces within the Conservation Area.

5.14 To the west end of the village, off the Evesham Road, there is the **Land Belonging to the Cleeve Prior Heritage Trust**. This area, which includes the Field Barn Heritage Centre, is well-used by the public for educational and leisure purposes. It also forms an important green gateway to the village. Further to the north, beyond the Gypsy and Traveller Site, there is an open area, known as the **CPO Land**. This was acquired by the Parish Council under Compulsory Purchase Powers, specifically for recreational use by the community.

- 5.15 The western boundary of the parish is largely described by the River Avon and the Cleeve Prior Bank. Access to the river is via Mill Lane, which leads to the **Village Wharf**. Until the advent of the Second World War, this was at a crossing point on the river, and the focus of recreational activity. It is now important as a green space, rich in wild life, in a quiet riverside setting.
- 5.16 In every respect the centre of the community, the **Village Green** is the most significant area of open space in Cleeve Prior. It is a relic of a much larger area of common land, e.g. the land off the Howden Lane junction with Main Street, which ran through the village. The area remains as a focus for assembly, both on the green and in the adjacent War Memorial Village Hall.
- 5.17 Beyond the village core, the parish contains a number of locally-significant heritage assets and historic landscape features. These have been documented in the landscape sensitivity analyses produced by Worcestershire County Council and are worthy of protection for their contribution to the landscape character of the parish.

Green Infrastructure

Policy CP4

A strategic gap will be maintained between the south western edge of Cleeve Prior village and the current Gypsy Site on the Evesham Road, as shown on the Proposals Map.

- 5.18 The South Worcestershire Development Plan (SWDP) seeks (in Policy SWDP5) to establish a network of green infrastructure, in accordance with the Worcestershire Green Infrastructure Strategy. The strategy has been developed by the Worcestershire Green Infrastructure Partnership (GI Partnership) and has been informed by the Worcestershire Landscape Character Assessment. The SWDP divides South Worcestershire into a series of Green Infrastructure Environmental Character Areas, which are shown on a map. Development proposals adversely affecting green infrastructure in Character Areas shown as “protect and enhance” or “protect and restore” will generally not be permitted. The bulk of Cleeve Prior is located in Environmental Character Area 5, the Lenches Ridge, which is in the former category. The eastern part of the parish, however, is within Environmental Character Area 17, the Broadway and Cotswold Corridor, which is for “protect and restore.”
- 5.19 The green infrastructure policy is complemented by the general aim of the SWDP to protect and enhance the landscape, which is detailed in Policy SWDP25. The use of the Landscape Character Assessment, published by the County Council, is an important function of this policy. The Neighbourhood Plan supports these principles.

- 5.20 In Cleeve Prior, built development in the parish is concentrated around the village core, although there is a separate area to the south west, off the Evesham Road. Here the bulk of the developed area consists of the Gypsy Site, the future of which is considered below (see paragraphs 5.49 – 5.75). To the south of the Gypsy Site, there is a terrace of ten social houses, the Field Barn heritage site, and a number of isolated residential. To the north, there is an area of open land which was compulsorily purchased by the Parish Council (“the CPO land”) and remains in its ownership.
- 5.21 Between the CPO land and the edge of the village, south of Mill Lane, are two open fields. Altogether these areas form an important strategic gap between the village core and the Gypsy Site. The Parish Council considers that this area should be protected from development in accordance with the principles set out in Policy SWDP2, which designates Significant Gaps. The purpose of these designations is to provide additional protection to open land that may be subject to development pressures. Thus Policy CP4 seeks to maintain a clear separation between the edge of the village and the current gypsy and traveller sites, so as to protect the identity and character of the village core.

Biodiversity

Policy CP5

In line with the NPPF, the local habitats and species of principal importance in England will be protected, particularly ancient hedgerows, traditional orchards and deciduous woodlands.

In accordance with the Worcestershire Biodiversity Action Plan, the following Local Wildlife Sites will be protected, as shown on the Proposals Map:

- **Cleeve Prior Bank**
- **River Avon**
- **Littleton, Broadway, and Badsey Brooks (part within Cleeve Prior Parish).**

In addition, natural ponds and other features at the following locations will be protected and managed for their wildlife and historic landscape value:

- **Millennium Green**
- **Field Barn Heritage Trust site (the pond and the surrounding area)**
- **Froglands Lane**
- **The Manor Grounds and the Manor Brook**

- **Area to the west of St. Andrew's Church**
- **Quarry Lane Sanctuary**

5.22 The parish, with its attractive rural landscape, has a wide range of flora and fauna. Although there are no sites of UK or European importance, there is a need to protect significant wildlife species and habitats, as stated in the NPPF (paragraph 117). In particular, there are areas in the parish containing ancient hedgerows, traditional orchards, and deciduous woodlands which are recognised as habitats and species of principal importance in England. In accordance with the Biodiversity Action Plans for the UK and Worcestershire, and the South Worcestershire Development Plan (Policy SWDP22), this plan seeks to protect species and habitats in the parish. Certain sites have been identified, in consultation with the Worcestershire Wildlife Trust.

Soils and Agricultural Land

5.23 The NPPF (paragraph 112) states that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Most of Cleeve Prior Parish consists of agricultural land, and there are a number of working farms and horticultural units. Farming is an extremely important part of the local economy and is supported by the South Worcestershire Development Plan, which seeks to achieve the most effective use of land as a resource (Policy SWDP13). Soil itself is identified as a strategic asset. In Cleeve Prior, the bulk of the agricultural land area is designated under the national agricultural land classification system (ALC) as Grade 3, although there is a small expanse of Grade 2. Nevertheless, wherever possible, higher grade land should be protected from development in the interests of local farming infrastructure and its viability.

Protection from Pollution

5.24 Some concern was raised during initial consultations about the effects of development on environmental pollution. This is covered by the NPPF (paragraphs 123 – 125) and the South Worcestershire Development Plan (Policy SWDP31). Particular reference was made by respondents to the effects of light pollution in rural areas such as Cleeve Prior. Detailed guidance on this aspect is given in the on-line Planning Practice Guidance.

Housing and Development Policies

Policy CP6

In the core of the village, proposals for small-scale housing schemes, which are affordable and provide for assessed local needs, will be permitted, subject to other policies in this plan.

Policy CP7

There will be a mix of housing types and tenures which reflect current and future local housing needs and housing market assessments.

Housing Land Supply

- 5.25 During consultation with the community, the primary focus of the debate was on housing. This is a major local issue. Its importance was highlighted at the South Worcestershire Development Plan Examination in October 2013, when the Inspector pronounced that the amount of housing land proposed in the submitted South Worcestershire Development Plan was inadequate. He asked the South Worcestershire Councils to re-calculate and increase the total, and to re-submit them. At the reconvened Stage 1 Examination in March 2014, the Inspector delivered his objectively assessed housing needs supply of 28,370 dwellings. The Stage 2 of the Examination, covering site specific matters and development management policies, resumed in February 2015. The adopted South Worcestershire Development Plan does not include an allocation for Cleeve Prior.
- 5.26 Prior to adoption of the SWDP, it was clear that planning applications for housing were being assessed against the National Planning Policy Framework (NPPF) and the “saved” policies of the Wychavon District Local Plan. The Framework’s presumption in favour of sustainable development resulted in an upsurge of planning permissions in the county, amid mounting pressure from housing developers.
- 5.27 During the preparation of the South Worcestershire Development Plan, a number of sites were assessed in and around Cleeve Prior as part of the Strategic Housing Land Availability Assessment (SHLAA). Although the settlement had been designated as a category 3 village for the purposes of Policy SWDP3, all of the sites suggested through the SHLAA were rejected against the criteria set out in it. Thus, Cleeve Prior has no specific allocation under Policy SWDP61, but it was accepted that some development might be required for local needs during the plan period. During the preparation of this plan, a more detailed assessment of local housing needs has been undertaken (see paragraphs 5.31 – 5.34 below) According to the 2014 Housing Needs Survey, conducted by Data Orchard, and the response from public consultation, there will be little need for additional housing. Any future development for local needs will be focussed within the development boundary of the village, as shown on the proposals map. It is accepted by the Parish Council and the local community, however, that housing development on the Gypsy and Traveller Site

should be included in this plan as an exception, in policy CP11. The justification for this development and the special circumstances which underpin it, are set out in paragraphs 5.49 – 5.75 below.

- 5.28 Both the NPPF and the South Worcestershire Development Plan (Policy SWDP2) contain a presumption against development in the open countryside outside the development boundary. Nevertheless, Cleeve Prior is identified as a Category 3 village in the SWDP, and there has been interest from housing developers on a number of sites beyond the development boundary. At the time of writing, recent planning permissions for two and six dwellings respectively have been fully discharged and the developments have been completed. In June 2014, Wychavon District Council refused outline planning permission for 20 dwellings on a site off Froglands Lane, with the appeal by the developers being dismissed in April 2015.
- 5.29 During the early rounds of consultation, there was a considerable level of concern about the cumulative effects that speculative development could have on the character of the village and the viability of the local community. These tensions are picked up in the South Worcestershire Development Plan and Policy SWDP2, which states that the scale of developments must be proportionate to the scale and needs of the settlement. In these circumstances, the Cleeve Prior Plan seeks to regulate the rate of housing growth within the village so as to mitigate the effects of development on its character. This is in accordance with Policy SWDP61, which supports the role of Neighbourhood Plans in detailing housing policies and local initiatives which are supported by local communities. Nevertheless, the effect on the character of the village must be weighed against the local needs for housing and the concerns about maintaining a cohesive community. These arguments are developed in more detail in the section below, and in paragraphs 5.49 – 5.75 regarding the proposal in policy CP11 to allocate the Gypsy and Traveller site for housing.

Housing Needs

- 5.30 The Parish Council has given careful consideration to the issue of housing needs. It was evident from the consultations on this plan and from earlier surveys (e.g. on the Parish Plan 2008) that there were some specific requirements for housing which is affordable. In the draft South Worcestershire Development Plan, policy SWDP15 addresses this topic. In particular, in sites outside towns, the policy states that developers will need to demonstrate that affordable housing units will remain permanently affordable and available. There is also provision, in Policy SWDP16, for rural exceptions sites. Provision for the housing needs of older people is positively supported in Policy SWDP20, and specifically encouraged on all allocated and windfall sites of five units or more.

- 5.31 Information received from Wychavon District Council under the Housing Lettings Scheme provided an initial indication of the level of local needs in Cleeve Prior. In October 2013, the scheme showed that there were six households on the list who have a local connection to the parish of Cleeve Prior or an adjacent parish, and have a preference to live there. As a result, the District Council considered that there was a low to medium need for additional affordable housing in the parish. This seemed to confirm the early public view that a low rate of development would be appropriate for the future, with a focus on the needs of local people.
- 5.32 In order to gain a more accurate picture of the range of housing needs, the Parish Council commissioned a more detailed housing needs survey in Cleeve Prior in the autumn of 2014. The survey was carried out in December 2014 by Data Orchard CIC via a questionnaire which was posed to every household in the parish. A total of 282 households were contacted, with a return of 104 completed questionnaires (37%).
- 5.33 The published Housing Needs Survey Report showed that there was a current need for nine additional homes in the parish over the next five years. Most of the needs seemed to be derived from family requirements, with a preference for two and three bedroom properties. In summary, the survey results reinforced the Wychavon District Council view on the low level of need for additional affordable housing.
- 5.34 It is intended that similar surveys will be organised in the future so as to monitor future changes and to determine whether a change in the policies may be necessary. It will be important to ensure that the types and the mix of dwellings provided are appropriate for the needs of future generations. Like most rural communities, Cleeve Prior has an ageing population, and consideration must be given to the accommodation requirements of older people. Information from the consultation responses and the Housing Needs Survey indicates that future housing schemes in the core of the village should be small in size and scale, appropriate to the character of the area. It is therefore suggested that no more than five dwellings should be permitted on any particular site in the core of the village. . In all housing schemes, there should be on-site provision of affordable housing in line with the policies of the NPPF and the SWDP (Policy SWDP15).

Design of Housing and Development

Policy CP8

The scale and design of new development will reflect the character of the village and the Conservation Area. In particular, the following guidelines will apply:

- **All new development should clearly demonstrate a contextually responsive design solution**

- **Building materials should be in harmony with the existing properties; wherever appropriate, the use of blue lias stone should be deployed and incorporated into the architectural details of new developments**
- **New buildings should respect neighbouring roof profiles and pitches, the characteristic spacing between buildings, the historic building line, and the overall density of development in the village**
- **Detailing should be in line with traditional design features**
- **Infilling development should not obscure key public views of the surrounding countryside nor should it significantly reduce gardens which are essential to the settings of existing residences**
- **Redevelopment, alteration, or extension of historic farmsteads and agricultural buildings within Cleeve Prior parish should be sensitive to their distinctive character, materials, and form. Due reference should be made in decision-making to the Worcestershire Farmstead Assessment Guidance**
- **New development must take account of known surface and sub-surface archaeology, and ensure that 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 its absence.**

Policy CP9

- **Encouragement will be given to the construction of new dwellings to high standards of sustainability. All buildings, wherever possible, will be constructed to the highest standards of energy efficiency. New developments should incorporate the use of renewable energy technologies and other low energy systems in order to reduce carbon emissions.**
- **Support will be given to the incorporation of exemplar Sustainable Drainage Systems (SUDs) in all new developments**

5.35 The South Worcestershire Development Plan recognises the importance of design quality which helps to protect and enhance local environments. Detailed criteria are set out in Policy SWDP21. Design quality was also raised as a major issue for Cleeve Prior during community consultation. Much of the village's character stems from its historic buildings and the extensive use of local materials in construction, particularly the characteristic blue lias stone. An example of sympathetic design in new building

is the incorporation of a blue lias plinth in the modern development at Bay Tree Farm Cottages, off Mill Lane. This type of initiative is to be encouraged.

- 5.36 As explained in the Conservation Area Appraisal, much of the village character stems from the low density of development, compared to the average density in Wychavon as a whole. Village gardens and the spaces between buildings are key elements of the built environment and need to be protected. Policy CP9 seeks to protect and enhance the special features of the village and its vernacular, as well as the historic and archaeological assets of the parish as a whole.
- 5.37 The South Worcestershire Development Plan includes policies on sustainable design, which can help to achieve energy efficiency and to mitigate the effects of climate change (see Policy SWDP21 and SWDP27). Government policy, derived from the Climate Change Act 2008, seeks to achieve higher standards of construction through the application of amendments to the Building Regulations. These national intentions are amplified in Policy SWDP27, which is concerned with renewable and low carbon energy provision. It is intended that these standards should be applied to Cleeve Prior. Installation of renewable energy equipment must respect the character of the built environment and must not disrupt the important views into and out of the village, as shown on the Proposals Map. The Flood and Water Management Act 2010 requires the adoption and maintenance of Sustainable Drainage Systems (SUDS) for developments of more than one property. Worcestershire County Council, as the Lead Local Flood Authority (LLFA) will be responsible for the approval of all drainage plans and the adoption on these new standards. Although the Government has exempted Neighbourhood Plans, it is considered that this plan should support the approach, as set out in Policy CP9.

Employment Policies

Policy CP10

New businesses and employment will be permitted, provided that new or expanded businesses are of a scale and type appropriate to the rural setting of Cleeve Prior and its Conservation Area. The following criteria will be applied:

- **the proposal would not have a significant adverse impact on the amenity of the occupiers of neighbouring properties, and;**
- **the site is capable of accommodating the proposed development along with the necessary parking and servicing arrangements.**

- 5.38 The National Planning Policy Framework (NPPF) states that local and neighbourhood plans should promote a strong rural economy. In addition, a leading objective of the South Worcestershire Development Plan is “Economic Success for All”. The

Economic Vision and Economic Strategy for the area include support for the rural economy, including agricultural and horticultural businesses. This is underpinned by Policy SWDP12, which seeks to promote new employment opportunities, subject to criteria on scale and form.

- 5.39 Traditionally, the economy of Cleeve Prior has been based on farming and horticulture. Although employment in these activities has declined substantially, their overall importance has not diminished. The continuance of farming in the area has also been a key element in the conservation of the local landscape and the countryside setting of the village. Equestrian activities are also a feature of the rural economy, and should be encouraged, provided that developments are sympathetic to the character of the area. Where ménages are required, they should not be floodlit, and should be of a scale appropriate to their setting.
- 5.40 The South Worcestershire Development Plan, Policy SWDP19, also supports dwellings for rural workers. There is concern that some other villages in the county have suffered from the influx of inappropriate development, which is out of scale and character. It is recognised that there should be a presumption in favour of rural economic development, but it is considered that this should be appropriate to the character of the village, in accordance with SWDP12. It is recognised that Cleeve Prior has an ageing population; consideration should be given to local employment associated with the care of the elderly.
- 5.41 Farming and horticulture will continue to be the cornerstones of the local economy, as recognised in the South Worcestershire Development Plan. It is recognised, however, that there needs to be continuing support for these elements, including farm diversification. As stated above (paragraph 5.38), the NPPF is explicit in its support for economic growth in rural areas and seeks to promote the development and diversification of agricultural and other land-based rural businesses. This is also set out in Policy SWDP12.

Communications

- 5.42 The village community and local businesses have benefited considerably from the advent of the internet and the development of information technology. There is evidence of a marked increase in home-based working, which is also encouraged by Policy SWDP12. Clearly, more home-based working reduces the overall need to travel, in accordance with the principles of sustainable development.
- 5.43 The National Planning Policy Framework (NPPF) gives positive support for the development of high quality communications infrastructure. This is reflected in the South Worcestershire Development Plan, which also promotes the continued development of telecommunications and broadband connections (SWDP Policy 26).

In Cleeve Prior, compared to certain other areas in the county, there have been some problems with the installation of high-speed broad band connections. At the time of writing, it is anticipated that the provision of high speed fibre optic cable networks may be achieved by Worcestershire County Council's high-speed broad band initiative. This plan supports improvements to telecommunications and information technology for the village, which will assist local businesses and home-based working.

Education

- 5.44 During the public consultations on the plan, considerable concern was expressed about the future of the First School. It is acknowledged that this will depend to a large extent on the future demography of the village and the adjacent parish of Bickmarsh, which lies within the school catchment area. Nevertheless, both the Church of England and Worcestershire County Council have pledged their support for the school.
- 5.45 The Parish Council is also supportive of the school, which is a key village asset. Consideration of the school and associated facilities, including pre-school and nursery education, is set out in Annex 1 to this document. It is considered that the implementation of policy CP11 would be of future benefit to the viability of the school.

Infrastructure

- 5.46 A number of concerns were also raised in consultations about village infrastructure, particularly highways and public transport. For its size, Cleeve Prior has an impressive range of facilities and services. Residents were clearly concerned to maintain and improve public transport, and the range of services and facilities. Having considered these views, the Parish Council has concluded that the aspirations of the community, which it shares, are outside the scope of the land use policies in this plan. Infrastructure is therefore dealt with in detail in Annex 1 to this plan, together with a consideration of Community Infrastructure Levy and other possible funding mechanisms.

“County Matters”

- 5.47 Planning policies for minerals and waste are the responsibility of Worcestershire County Council. The Worcestershire Waste Core Strategy Local Plan forms part of the statutory development plan and therefore the Cleeve Prior Neighbourhood Plan must conform to its provisions. In the Local Plan there is a hierarchy of settlements which indicates the role in which each settlement should play in the strategy for

waste management. Cleeve Prior is in Level 5, which is the lowest level, which means that any proposals for waste management development in the parish would have to be strongly justified. In accordance with Policy WCS 17 of the Waste Core Strategy, there should be provision for the management and disposal of waste in all new developments.

5.48 The County Council is currently developing a new Minerals Local Plan for Worcestershire, which will replace the Hereford and Worcester Minerals Local Plan 1997. Consultation took place in the winter of 2013/2014 on the emerging draft plan, including areas of search for minerals deposits. The Analysis of Minerals Resources in Worcestershire (2013) mapped one sand and gravel deposit in Cleeve Prior Parish (Resource Area 5/21). This area is to the north of the River Avon, at the Worcester Meadows. Although there is no current proposal for the extraction of minerals, the Neighbourhood Plan, in accordance with the NPPF (paragraph 144) recognises the need to protect this resource.

Gypsy and Traveller Site

Policy CP11

It is proposed that the Gypsy and Traveller site, to the west of the Evesham Road (as shown on the Proposals Map), be redeveloped for residential purposes. The maximum number of dwellings permitted will be in the range of 40 – 80 units, at low density.. The following criteria will be applied to any proposal for development:

- **design will be of a high quality, with appropriate landscaping that recognises the character and attractiveness of the surrounding countryside;**
- **the size, scale and density of the development will be in keeping with the village of Cleeve Prior and will not overly dominate the main settlement;**
- **there will be a mix of building styles and sizes, to include housing for older people and locally-assessed housing needs;**
- **there will be a comprehensive strategy for the restoration of the landscape and an increase in biodiversity in and around the site;**
- **safe and suitable access will be provided from the Evesham Road by means of a roundabout, with adequate vehicle parking within the site;**
- **bus lay-bys will be provided on the Evesham Road to ensure safe access to public transport.**

Development of the site will be conditional upon alternative accommodation for existing residents being found by any prospective developer working with Wychavon

District Council. This would fulfil the Council's obligations under the European Convention on Human Rights.

Any development proposals will only be considered in terms of a single detailed planning application for the whole of the site. Prior to the submission of a planning application, the prospective developer will be required to produce a Planning Brief for the development of the site, in accordance with the criteria set out above. The developer will also be required to provide funding for local sports, leisure and community facilities in the village.

5.49 During the early consultation on the issues and options for the plan, there was considerable debate about the future of the gypsy and traveller site to the west of the Evesham Road. The total gross area of the site is 4.8 hectares, of which there are two components. The smaller component contains eight pitches on land under lease from Worcestershire County Council. It is understood that the lease was due to expire at the end of 2016. The larger part of the site, on surrounding land, has 19 private pitches. To the north of the site, there is a further area of 1.7 hectare, known as the CPO land, which is owned by Cleeve Prior Parish Council.

5.50 Recent surveys show that the site has been under-occupied. According to Wychavon District Council returns, in January 2015, eleven of the private pitches were occupied, with 31 caravans. There is no doubt that the condition of the site as a whole has deteriorated in recent years and it is currently in a very poor state. At the very least, the area is in need of restoration and sound management.

5.51 Government policy is contained in the report *Planning Policy for Traveller Sites* (March 2012). The document requires local planning authorities to set pitch targets for travellers and plot targets for travelling show people that address the permanent and transit site accommodation needs of travellers in their area. Local planning authorities should also set out criteria to provide a basis for the allocation of sites and identify sufficient deliverable sites to provide a five-year supply when measured against locally-set targets.

5.52 In accordance with the above requirements, the Worcestershire Gypsy and Traveller Accommodation Assessment (GTAA) report was published in November 2014. For South Worcestershire, the document provides the main evidence base for a Traveller and Travelling Show People Site Allocations Development Plan Document (DPD) that will sit alongside the adopted SWDP. The report indicated a need in Wychavon for nine permanent traveller pitches for the period 2014/15 to 2018/19. The earlier GTAA also provide the basis for policy SWDP17 of the South Worcestershire Development Plan. In accordance with this policy Wychavon District Council will identify and update annually the five-year supply, set against local target. Both policy SWDP17 and the Site Allocations DPD indicate that the Council will assess the suitability of proposals and

planning applications (including the intensification or reasonable expansion of existing traveller sites) against set criteria. Applications that perform well against the criteria will be assessed favourably.

5.53 With regards to the Evesham Road site, its future needs to be considered against the level of requirement for Wychavon as a whole. In early 2016, when the SWDP was adopted, there remained a great deal of uncertainty about the site. When the first pre-submission draft of this plan was published in 2015, it was unclear whether Wychavon District Council would wish to retain any gypsy and traveller pitches on the site. It was noted, however, that the GTAA indicated that, if a site were closed down, pitches would have to be found elsewhere in Wychavon. Since then, the draft Travellers and Travelling Showpeople Site Allocations DPD has been published, in which no proposals for additional pitches are shown for the Evesham Road site. At the time of writing, the Parish Council understands that the lease of the eight “county” pitches concludes in May 2018 and will not be renewed. Of the remaining 28 pitches, only 14 were included in the GTAA report, due to the difficulty in attracting residents.

5.54 Throughout the preparation of this plan, the Parish Council has given very careful consideration to the issues described above and has examined a range of alternative uses for the Evesham Road site. In 2015, the householder response to the pre-submission draft showed that a majority of Cleeve Prior residents requested that the site be cleared up, because of its unsightly appearance and concerns about crime and anti-social behaviour. These concerns have been borne out by crime statistics and information provided by West Mercia Police. The consultation response also showed that the majority of householders were in favour of building on the site, with a preference for a viable development, including dwellings suitable for older people.

5.56 Other respondents included residents of the site, many of whom had signed a sale agreement with a developer. The agents for the developer submitted to Wychavon District Council informal proposals for the development of the site, including housing and a nursing home. These suggestions were rejected as being too large, however, in terms of the size, scale, and the numbers of dwellings.

5.57 Accordingly, the Parish Council commissioned an independent Development Appraisal from G H Banks, a local company of chartered surveyors. The company were asked to estimate the level of residential development which would be appropriate, given certain levels of density on the site. A report was produced for the Parish Council in September 2015, indicating that a maximum build level for a viable residential development would be 7,125 square metres.

5.58 The public response to the first pre-submission draft, together with the developer’s proposals and the G H Banks report, provided a good deal of support for the then draft policy CP11 and the redevelopment of the site. To strengthen the evidence base, the

Parish Council conducted a further survey of residents and local stakeholders in May/June 2016. The result confirmed the clear measure of support for the re-use of the site, with a preference for a development of 40 – 80 dwellings.

- 5.59 Following the consultation, policy CP11 was re-written to reflect the level of support for redevelopment of the site and the likely shape and form of a housing scheme. The Parish Council, however, was mindful of advice from Wychavon District Council officers that the site was technically in the open countryside. Thus, the Neighbourhood Plan may not be in conformity with policy SWDP2, which states that, in the open countryside, development will be strictly controlled. In addition, any development of the site would depend on the replacement of pitches elsewhere in Wychavon.
- 5.60 To address these latter of these issues, the Parish Council sought legal advice from Number Five Chambers, who specialise in planning law for gypsies and travellers. The view was given that the decision to re-locate existing residents of the site would not be incompatible with the European Convention on Human Rights.
- 5.61 On the wider planning policy concerns, the Parish Council received advice from Locality, who commissioned a Technical Facilitation Report to investigate the options for the development of the Evesham road Site. The report, prepared by AECOM planning consultants, was presented to the Parish Council in January 2017.
- 5.62 Having considered these reports, the Parish Council is confident that policy CP11 is in general conformity with the policies of the South Worcestershire Development Plan and fulfils the basic conditions set out in the Neighbourhood Plans Regulations. The justification for the policy is set out in the ensuing paragraphs.
- 5.63 In terms of conformity with the SWDP, the Parish Council is of the view that there are special circumstances for the redevelopment of the Evesham Road site for housing, as set out in policy CP11. It is accepted that the site is located beyond the defined settlement boundary of Cleeve Prior, and is therefore technically in the open countryside. Nevertheless, the site is comprised of previously-developed land (“brown field” land) and is bounded by existing housing development to the south. Although it is bounded by hedges, the site does not belong visually to the open countryside.
- 5.64 The AECOM report does point out that there are circumstances under which the site might be developed. From the 2015 and 2016 consultation responses, and the reports commissioned by the Parish Council, it is assumed that the use acceptable to and/or viable to a developer would be housing. Thus CP11 proposes redevelopment for housing. A scheme would need to be viable, however, hence the range of 40 – 80 units.
- 5.65 The need in policy CP11 for a development to be viable is supported by policy SWDP 13(B) of the SWDP and paragraph 173 of the NPPF. In addition, the need for a mix of housing units is set out in the SWDP in policy SWDP14 (A) and policy CP7 of this plan.

The importance of high quality design, as set out in policy CP11, is also supported by the SWDP in policy SWDP21 and the NPPF (see paragraphs 9, 17, 56, and 57).

5.66 In terms of the general conformity of the policies of this plan with the SWDP, the Parish Council considers that the proposal to redevelop the site fully complies with the overarching principles as set out in policy SWDP1. It is clearly development that “improves economic, social, and environmental conditions on South Worcestershire.”

5.67 In terms of the social sustainability of the proposal, policy CP11 is supported by the NPPF. In particular, paragraph 7 of the NPPF supports “strong, vibrant, and healthy communities, a high quality built environment”, also “health, social and cultural well-being.” This is reinforced by paragraph 9, which refers to the role of planning in affecting people’s quality of life, including (but not limited to) improving the conditions in which people live and take leisure. Furthermore, paragraph 69 refers to safe and accessible environments, where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

5.68 In its current state, there is no doubt that the site and the activities associated with it, has a detrimental effect on the local community and its environment. The Parish Council has substantial evidence of incidents which have inconvenienced or disturbed residents, which have negatively impacted on social sustainability and community cohesion.

5.69 The conflicts between the site and the village community are clear and contrary to Government policy, as set out in Planning Policy for Traveller Sites (PPPTS). The document states a number of aims, in particular:

- to reduce tensions between settled and traveller communities in plan-making and planning, and:
- for local planning authorities to have regard to the protection of local amenity and local environment.

5.70 Paragraph 13 of the PPPTS states that traveller sites should be sustainable economically, socially and environmentally. This is supported by policies in the SWDP which promote peaceful and integrated co-existence between a site and the local community. The Evesham Road site is clearly contrary to these policy aims.

5.71 As borne out by the evidence there are many incidents of crime and anti-social behaviour which are directly related to the site. The Government’s on-line Planning Practice Guidance (PPG) advises that crime and fear of crime are a material consideration in the planning process and are relevant here. The precedent was established in the courts in 1997 (*West Midlands Probation service v SSE and Walsall MBC*). A subsequent Home Office publication stated that designing out crime and

designing in community safety should be central to the planning and delivery of new development. Section 17 of the Crime and Disorder Act 1998 requires all local authorities to exercise their functions with due regard to their likely effect on crime and disorder and to do all they can to prevent it.

- 5.72 Prevention of crime and the enhancement of community safety are therefore matters which a local authority should consider when exercising its planning functions. Any planning measures, however, should be based on evidence of the local circumstances. In the case of Evesham Road site, there is clear evidence of crime and disorder, which underpin the reasoning for redevelopment.
- 5.73 The powers and responsibilities of local planning authorities are also strengthened by the Local Government Act 2000. Section 2(1) of the Act grants to authorities the “power to promote or improve the economic, social or environmental well-being of their area. In supporting the redevelopment of the Evesham road site for redevelopment, and by re-housing its current occupants to suitable locations, Wychavon District Council would be promoting the social well-being of Cleeve Prior.
- 5.74 There are precedents for this type of approach to well-being. In the case of the St. Ives Neighbourhood Plan, a policy limiting second home ownership was endorsed by the courts on the grounds of promoting social sustainability. The judge considered that the policy was compatible with article 8 of the European Convention on Human Rights and the requirements for Strategic Environmental Assessment (SEA). Thus, a neighbourhood plan proposing a housing policy not specifically set out in the NPPF or a Local Plan can be considered to be in general conformity, if based on robust evidence.
- 5.75 In summary, the Parish Council submits that the Neighbourhood Plan is in general conformity with the provisions of the SWDP and the NPPF. In terms of policy CP11, there are special circumstances which justify the proposal to redevelop the Evesham Road Gypsy and Traveller site for housing. It is accepted that the successful delivery of this policy is dependent on the ability of Wychavon District Council to re-house the current residents of the site to a suitable location. At the time of writing, the Parish Council has been advised that a prospective developer is working with Wychavon District Council to find alternative accommodation.

6. Implementation

- 6.1 To be effective, the Neighbourhood Plan must be deliverable. The policies and proposals in this plan have been assessed as to whether they are realistic and can be implemented during the plan period to the year 2030 and beyond. It is recognised that the Parish Council has limited resources and that many of the policies will be delivered by other agencies.

- 6.2 To assist in the delivery of the plan, consideration will be given to a Community Land Trust (CLT) for Cleeve Prior. Membership would be open to all those who live and work in the parish. Its purpose would be to sustain and enhance the village community. The CLT could undertake small-scale developments of affordable housing spread throughout the plan period. As indicated above (see paragraph 5.50), the CLT could also be partner to a developer in a scheme to regenerate the gypsy and traveller site to the west of the Evesham Road.

ANNEX 1: Non-Land Use Issues

- A1. As explained in Section 1 of this document, a Neighbourhood Plan must address the use and development of land. The National Planning Policy Framework (NPPF) advises that *wider community aspirations than those relating to development and use of land can be included in a neighbourhood plan, but actions dealing with non-land use matters should be clearly identifiable.*” This is the purpose of this annex, which picks up on the wider concerns and aspirations of villagers expressed in the consultation processes. It is arranged mainly in terms of the principal topics raised by the community – firstly with education, then with infrastructure.

Education

- A2. In the consultations with the local community, the importance of the Cleeve Prior Church of England Endowed First School as a key community asset was stressed. According to Worcestershire County Council, the school has space for 90 children, but in October 2014, only 49 pupils were on the school roll. With these figures in mind, there has been some concern locally about the future viability of the establishment. To a large extent, this will depend on having a healthy number of children in Cleeve Prior and in the adjacent parish of Bickmarsh. Worcestershire County Council has advised that the likely pupil yield from the existing numbers of households is below average. Thus, there is a critical relationship between the future numbers and types of new properties likely to appeal to families with young children.
- A3. In terms of the existing school facilities, there has been a continuing need to use temporary buildings at the site, and new permanent facilities will need to be provided for the future. The Church of England has pledged its continuing support for the First School, but its long term future will depend very much on the emerging development policy for the village. The Parish Council will also continue to support the school and its future viability as a key village asset. It is hoped that the temporary building currently used as part of the school premises will be replaced by a permanent structure, but this will depend on the availability of funds.

- A4. A number of respondents to the consultations about the plan have emphasised a need for pre-school and nursery education facilities in the village. The County Council have also stressed the need for a school to have good links with pre-school provision. At present the setting for pre-school education is provided in the War Memorial Village Hall, which is not satisfactory. It is considered that a new permanent building should be provided for pre-school and nursery education. This would act as a feeder to the First School and help to support it in the future. It could also be used for adult education and other peripatetic activities. Again, its delivery is dependent on the availability of finance and a suitable site.

Infrastructure

- A5. Considerable concern was raised in consultations about village infrastructure and the need for future improvements. Transport emerged as a key issue. The main village thoroughfare, Main Street, sits astride the B4085, which runs from Bidford on Avon to Evesham. Although this is not a primary route, there is a high volume of traffic, especially at peak hours. There have been a number of related issues, not only with the amount of traffic, but also with its speed, especially on Main Street. Some additional speed warnings and control measures have been introduced on the Evesham Road, but with little overall effect. It is considered that additional measures are required, especially on the principal length of Main Street, in the heart of the Conservation Area. It has been suggested in consultation that an overall scheme of traffic management is required, but this would be difficult to deliver in the current economic climate,
- A6. In the short term therefore, the Parish Council consider that the most effective measure would be to extend and widen the footway on the north side of Main Street alongside the War Memorial Hall. This would have two benefits. First, it would improve mobility and access for wheelchair users and children's pushchairs. Second, it would have the effect of slowing down traffic by the creation of a one-way "gateway" in the centre of the village. The Parish Council is keen to develop this proposal and will be holding talks with Worcestershire County Council Highways Department.
- A7. Car usage in the parish is high, mainly because of the comparative remoteness of the village from the nearest urban centres. Conversely, public transport usage is very low. On weekdays, there is an hourly bus service each way between Stratford upon Avon and Evesham, but this is poorly used. It is a vital facility, however, for students at secondary schools and colleges and for non-car users, especially the elderly. The nearest railway stations are at Honeybourne and Evesham.
- A8. The National Planning Policy Framework seeks to promote sustainable forms of transport, so as to reduce greenhouse gas emissions and to give people a choice

about how they travel. This is echoed by the South Worcestershire Development Plan (Policy SWDP19), which seeks to promote more transport choice in rural areas. It is considered that there should be a flexible approach to transport provision in Cleeve Prior, so as to reduce the use of the private car and improve overall accessibility. The Parish Council endorses this approach and will support the provision of public and community transport facilities.

- A9. The village and the surrounding parish are well-endowed with a network of footpaths and bridleways. These are in varying states of repair and maintenance, and there is a need both to improve standards and to make better connections. Although there are quite high numbers of journeys on foot, these could be increased by comparatively small levels of investment. In particular, the footpath connection in the area of the Millennium Green, between the Evesham Road and the First School, could be enhanced, thus encouraging parents and children to walk and cycle to and from the school.
- A10. The Parish Council will work with the County Council for the continued improvement and usage of the network of footpaths and bridleways in and around Cleeve Prior. The provision of better facilities for cycling will also be encouraged. In the short term, the Parish Council may consider the possibility of providing an all-weather footpath and cycleway at the Millennium Green. This would be particularly beneficial for pedestrians, as it would provide a safe route from the Evesham Road to the vicinity of the First School.
- A11. Both the NPPF and the SWDP (Policy SWDP28) contain policies for development management and flood risk. According to the published Environment Agency flood mapping, the majority of the Neighbourhood Area lies within Flood Zone 1. A large portion of Cleeve Prior, however, is located in Flood Zones 2 and 3, especially to the north and east of the village. Cleeve Prior has not been affected by the major flooding incidents in Worcestershire in recent years. Nevertheless, there have been localised problems arising, because of the limited capacity of surface water drains to cope with increased volumes of rainfall. Problems have been concentrated particularly at the north end of the village, between The Manor and the B4085 road. A number of concerns were raised about these issues during consultations. The Parish Council will work with the South Worcestershire Land Drainage Partnership to discuss improvements to the network of surface drains in Cleeve Prior. The aim is to introduce measures which will reduce the amount of surface water run-off during periods of heavy rainfall. Under the Flood and Water Management Act 2010, Worcestershire County Council was designated as one of the Lead Local Flood Authorities (LLFA), with responsibility for Local Flood Risk Management. The County Council is developing a statutory Local Flood Risk Management Strategy: the Parish

Council will work positively with the County Council in the development stages of this document, and the Worcestershire Surface Water Management Plan.

- A12. For a small settlement, Cleve Prior has a good range of village services and facilities, which are clearly valued by local residents. Facilities include the First School (see above), the War Memorial Village Hall, the Kings Arms public house, the Farm Shop, and the Field Barn Conservation Centre. Rural facilities generally are supported by the South Worcestershire Development Plan, including village shops (Policy SWDP37). There is a lively and active community in Cleve Prior, but its continued strength and viability depends very much on financial and voluntary support for the maintenance and management of facilities and the services to which they are linked. The Parish Council will support proposals for the improvement of existing services and facilities, together with the introduction of new measures, provided they do not cause significant harm to the amenity of local residents. The loss of essential village services and facilities will be resisted and the provision of additional facilities will be encouraged, particularly for younger members of the community.
- A13. Although Cleve Prior is an attractive village, it is not noted as a destination for tourists or day visitors, compared to many villages in the county and in adjacent areas of Warwickshire. The Parish Council consider that there is some potential for developing facilities for visitors, provided that it is appropriate to the scale and character of the village. This would have some benefits for the local economy, and would help to support the maintenance of local heritage assets and infrastructure, in accordance with SWDP Policy 34.
- A14. In particular, there would appear to be some potential for the upgrading of the Village Wharf area, so as to enhance recreational opportunities both for local people and visitors. Possible improvements could include the restoration of mooring facilities, a launching area for canoes and small boats, and a picnic area, with better access to the River Avon. The Parish Council will discuss these ideas with Visit Heart of England, the District Council, the Avon Navigation Trust, the Environment Agency and other stakeholders.
- A15. Planning agreements have been an important component of the planning system for many years, whereby developers, on receiving planning permission, undertake to provide certain facilities so as to off-set the potentially harmful effects of a proposed development. Currently, such obligations are covered by Section 106 of the Town and Country Planning Act 1990. Section 106 contributions will still be sought in certain circumstances, particularly in order to make specific applications acceptable in planning terms, and to deliver affordable housing. Most of these agreements, however, will be replaced by the Community Infrastructure Levy (CIL), which will come into effect on the adoption of the SWDP in 2016. In accordance with Policy SWDP7, the joint authorities intend to adopt a common Community Infrastructure

Levy. Therefore, in Wychavon District, CIL will be introduced in 2016 following the adoption of the South Worcestershire Development Plan.

A16. Under the provisions of the Localism Act 2011 and the CIL Regulations, 15% or 25% of CIL receipts generated from a development in a town or parish covered by a Neighbourhood Plan may be used by a town or parish council for the benefit of the local community. The most recent CIL Guidance indicates that funds must be spent on the provision, improvement, replacement, operation, or maintenance of infrastructure, or anything else that is concerned with addressing the demands which development places on an area. There could be some benefits for parish councils in rural areas, including Cleeve Prior. The Parish Council will keep these possibilities under review, together with other potential sources of income to deliver both the land use policies of this plan, together with the aspirational proposals set out in this annex.

Annex 2: Sources

The following documents and references were used in the preparation of this plan.

Cleeve Prior Parish Plan Cleeve Prior Parish Council (2006)

Cleeve Prior Housing Needs Survey Report Cleeve Prior Parish Council (2014)

Flood Risk Maps Environment Agency (Updated 2015)

Wychavon District Local Plan Wychavon District Council (2006)

South Worcestershire Development Plan (Submission Version, 2013) South Worcestershire Councils

South Worcestershire Development Plan (Adopted February 2016)

South Worcestershire Infrastructure Delivery Plan South Worcestershire Councils (2014)

Strategic Housing Land Availability Assessment South Worcestershire Councils (2015)

Technical Note on Potential Housing Sites South Worcestershire Councils (2015)

National Planning Policy Framework Department for Communities and Local Government (March 2012)

Planning Practice Guidance Department for Communities and Local Government (On-line only)

Planning Policy for Gypsy and Traveller Sites Department for Communities and Local Government (2012)

Securing the Future – The UK Sustainable Development Strategy HM Government (2005)

Cleeve Prior Conservation Area Appraisal Wychavon District Council (2008)

Landscape Character Assessment Worcestershire County Council (2009)

Worcestershire Green Infrastructure Strategy Worcestershire County Council (2013)

Worcestershire Biodiversity Action Plan Worcestershire County Council (2009)

Worcestershire Economic Vision and Economic Strategy Worcestershire County Council (2009)

Worcestershire Gypsy and Traveller Accommodation Assessment Worcestershire County Council (2014)

Worcestershire Local Transport Plan 3 Worcestershire County Council (2014)

UK Biodiversity Action Plan Department for Food, Agriculture and Rural Affairs (2005)

Worcestershire Core Strategy Local Plan 2012 – 2027 Worcestershire County Council (2012)

Hereford and Worcester Minerals Local Plan Hereford and Worcester Council (1997)

Emerging Minerals Local Plan Worcestershire County Council (2014)

Annex 3 References

The paragraph references below links the Cleeve Prior Neighbourhood Development Plan to evidence and supporting documents used in it's preparation.

1.1 Proposals map. A1 size showing full area is electronically attached and on Cleevepriorparishcouncil.co.uk web site/Maps.

An A4 size map of the core of the village is also available to assist reading the detail in that area.

1.5 Evidence of proactive involvement of the community e.g. the questionnaire response from 2011 initial survey, the April 2013 survey and the drop in events February and March 2014, are at Cleevepriorparishcouncil.co.uk web site/Plan appendix 3.

1.8 See the 6 week consultation document summary of results. Draft NDP documents, in full and shortened version as circulated are at Cleevepriorparishcouncil.co.uk web site/Plan appendix 3.

2.1 Demographic & housing data is at Cleevepriorparishcouncil.co.uk web site/Plan appendix 3.

2.1 Employment data is at Cleevepriorparishcouncil.co.uk web site/Plan appendix 3.

2.1 Census data can be found at:

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadAreaSearch.do?a=7&r=1&i=1001&m=0&s=1486469083445&enc=1&areaSearchText=WR11+8lb>

Also history at <http://www.visitoruk.com/stratford-upon-avon/cleeve-prior-C592-V26746.html>

And at <http://www.british-history.ac.uk/vch/worcs/vol3/pp308-312>

2.2 Picture of local landscape – ‘spectacular views’ is at cleevepriorparishcouncil.co.uk web site/Plan appendix 3/ 2.2 20170305-002.jpg

2.3 Pictures of church, memorial hall, pub and school are at cleevepriorparishcouncil.co.uk web site/Plan appendix 3/ 2.3 Church WP 20170305-008.jpg, 2.3 Hall WP 20170305-007.jpg, 2.3 Pub WP 20170305-006.jpg, 2.3 School WP 20170304-001.jpg.

2.5 (&5.6) For a map of the village identifying houses of historical interest as well as listed buildings, see the Conservation Area Map at. http://www.wychavon.gov.uk/documents/10586/157693/wdc-planning-her-cleeve_prioradopted.pdf

3.1 The first working group open meeting minutes of meeting 11/12/12 are at cleevepriorparishcouncil.co.uk web site/Plan appendix 3.

3.4 Policy discussion document of April 2014 is at cleevepriorparishcouncil.co.uk/Plan appendix 3.

3.4 The parish plan 2006 (plan is noted in A2) is at cleevepriorparishcouncil.co.uk/Plan appendix 3.

3.4 Village Design Statement 2011

4.1 Picture of open forum in memorial hall is at cleevepriorparishcouncil.co.uk/Plan appendix 3.

4.1 April 2014 questionnaire results is at cleevepriorparishcouncil.co.uk/Plan appendix 3.

4.3 Map of footpaths is at <http://gis.worcestershire.gov.uk/website/Countryside> - select the parish of Cleeve Prior in the header bar.

4.3 The Environment Agency web site provides a map of the village flood zones (&A11), <http://maps.environment-agency.gov.uk/wiyby/wiybyController?value=WR11%208HZ&submit=Search%09&lang=e&ep=map&topic=floodmap&layerGroups=default&scale=9&textonly=off>

5.7 Link to SWDP6 heritage assets. Use browser to search. http://www.swdevelopmentplan.org/wp-content/uploads/2016/05/SWDP_6_AdoptedSWDP.pdf

5.8 Conservation Area is important to Cleeve Prior. Reference the planning inspectors rejection of Mr Farmers Froglands Lane WR11 8LB housing proposal. Appeal Ref: APP/H1840/A/14/2227987. The appeal is dismissed. Decision date: 22 April 2015. The application Ref.W/13/01794/OU, dated 20 August 2013, was refused by notice dated 26 June 2014.

CP5 Major wildlife sites are on the proposals map. Use browser to find Biodiversity and Geodiversity policy SWDP22 which this plan supports. http://www.swdevelopmentplan.org/wp-content/uploads/2016/05/SWDP_22_AdoptedSWDP.pdf

5.22 Worcestershire wildlife trust site is at <http://www.worcswildlifetrust.co.uk/planning-development>

5.27 Housing needs survey summary document and the full report by Data Orchard is at Cleevepriorparishcouncil.co.uk/Plan appendix 3.

5.30 WDC housing lettings scheme provides data on affordable housing in the district. <http://www.wychavon.gov.uk/affordable-housing>

CP8 (&CP9) The picture of blue lias stone features, demonstrates high quality design of new build in the village. CP8 WP 20170305-013. Development of Farmsteads has guidance at <https://content.historicengland.org.uk/images-books/publications/national-farmstead-assessment-framework/farmsteads-assessment-framework-2015.pdf/>.

CP9 Link to Sustainable drainage systems. The following web site provides a map of the local drainage and potential flood areas. <http://maps.environment-agency.gov.uk/wiyby/wiybyController?value=wr11+8lb&submit.x=13&submit.y=7&submit=Search%09&lang=e&ep=map&topic=floodmap&layerGroups=default&scale=9&textonly=off#x=408430&y=249627&lg=1,2,10,&scale=7>

5.45 Letter of support for CP11 from school and Birmingham Anglers. Documents are on the Cleevepriorparishcouncil.co.uk/Plan appendix 3.

5.47 Link to Worcs WCS17 Waste Core Strategy, provision for waste. file:///C:/Documents%20and%20Settings/Owner/My%20Documents/Downloads/Waste_Core_Strategy_Adopted_plus_maps.pdf

5.48 Link to Mineral deposits policy affecting sand and gravel in the parish of Cleeve Prior. file:///C:/Documents%20and%20Settings/Owner/My%20Documents/Downloads/Sand_and_Gravel_July_2015.pdf

5.50 Traveller occupancy rates at Cleeve Prior, from WDC returns. Document is at the Cleevepriorparishcouncil.co.uk web site/Plan appendix 3.

5.51 Link to Gypsy Traveller accommodation assessment (GTAA) main report, November 2014 and final addendum October 2016.

[http://www.wychavon.gov.uk/documents/10586/2637819/WorcestershireGTAA-Main+Report+\(10+Nov\)%20FINAL.pdf/bad18f2d-dcb6-49c1-ac6a-6d605741b31f](http://www.wychavon.gov.uk/documents/10586/2637819/WorcestershireGTAA-Main+Report+(10+Nov)%20FINAL.pdf/bad18f2d-dcb6-49c1-ac6a-6d605741b31f)

<http://www.swdevelopmentplan.org/wp-content/uploads/2016/11/South-Worc-GTAA-Addendum-Oct-2016.pdf>

5.52 Link to Gypsy & travelling show people South Worcestershire development plan document (DPD), (Being examined until June 2017) http://www.swdevelopmentplan.org/?page_id=12161

5.54 List of alternative uses for the Gypsy Traveller site used in consultation. Documents are at the Cleevepriorparishcouncil.co.uk/Plan appendix 3.

5.54 Crime statistics, documents are at the Cleevepriorparishcouncil.co.uk/Plan appendix 3.

5.56 Potential developer, Tetlow King proposals for the Gypsy Traveller site, documents are at the Cleevepriorparishcouncil.co.uk/Plan appendix 3.

5.57 GH Banks report on the economics of developing the Gypsy Traveller site. Documents are at the [Cleevepriorparishcouncil.co.uk /Plan](http://Cleevepriorparishcouncil.co.uk/Plan) appendix 3.

5.58 Policy CP11 consultation document and results in summary and complete are at the Cleevepriorparishcouncil.co.uk/Plan appendix 3 .

5.60 No 5 Chambers Report on the legality of policy CP11. Documents are at the [Cleevepriorparishcouncil.co.uk /Plan](http://Cleevepriorparishcouncil.co.uk/Plan) appendix 3.

5.61 AECOM report on the general conformity of CP NDP . Documents are at the Cleevepriorparishcouncil.co.uk/Plan appendix 3.

5.74 Link to the St Ives court judgement placed on the Cornwall County Council web site.
<https://www.cornwall.gov.uk/council-and-democracy/council-news-room/media-releases/news-from-2016/news-from-november-2016/cornwall-council-welcomes-high-court-decision-on-st-ives-neighbourhood-development-plan-judicial-review/>

Annex 1

A2 Link to the WCC Planning Obligations for Education in Worcestershire.
file:///C:/Documents%20and%20Settings/Owner/My%20Documents/Downloads/Education_Planning_Obligations_Evidence_Base_Master_Document_March_2016.pdf

A3 Link to SWDP draft Community Infrastructure Levy (CIL) charges, April 2016, to finance making a classroom permanent.

<http://www.swdevelopmentplan.org/wp-content/uploads/2016/03/CIL-DCS-2016-Main-Report-Final.pdf>

A4 Use CIL to provide Pre-school building. See A3 above.

A5 Evidence to support transport as key issue. See consultation survey March 2014 Q.12A & 12B at the Cleevepriorparishcouncil.co.uk/Plan appendix 3.

A6 UseCIL for traffic calming at Memorial Hall pinch point. See consultation survey March 2014 Q.12B at the [Cleevepriorparishcouncil.co.uk /Plan](http://Cleevepriorparishcouncil.co.uk/Plan) appendix 3.