

**Clifton upon Teme Submission Neighbourhood Development Plan**  
**Paragraph 8 of Schedule 4b**  
**'Basic Conditions' Statement**

**Clifton upon Teme Parish Council**

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**Kirkwells**  
The Planning People

## **1.0 LEGAL REQUIREMENTS**

### **The Submission Plan is being submitted by a qualifying body**

This Submission Plan is being submitted by a qualifying body, namely Clifton upon Teme Parish Council.

### **What is being proposed is a neighbourhood development plan**

The plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

### **The proposed Neighbourhood Development Plan states the period for which it is to have effect**

The proposed Neighbourhood Development Plan states the period for which it is to have effect. That period is from the Plan being made up to 2030 (the same period as the South Worcestershire Development Plan).

### **The policies do not relate to excluded development**

The Neighbourhood Development Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

### **The proposed Neighbourhood Development Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.**

The Neighbourhood Development Plan proposal relates to the Clifton upon Teme Neighbourhood Area and to no other area. There are no other Neighbourhood Development Plans relating to that neighbourhood area.

## 2.0 BASIC CONDITIONS

### **Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Plan**

The Clifton upon Teme Neighbourhood Development Plan has been produced with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF). Paragraphs 183-185 of the NPPF outline specific guidance in relation to the production of Neighbourhood Development Plans. Paragraph 184 states that “The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the local area. Neighbourhood Development Plans must be in general conformity with the strategic policies of the local plan.” The Neighbourhood Development Plan has been drafted with regard to the relevant strategic planning policies for Malvern Hills District, and the comprehensive evidence base that supports these policies.

Paragraph 184 also states that Neighbourhood Development Plans should “not promote less development than set out in the Local Plan or undermine its strategic policies”. The Clifton upon Teme Neighbourhood Development Plan does not undermine the strategic policies of South Worcestershire and Malvern Hills. The Plan aims to support these policies by protecting and enhancing community facilities and local employment opportunities, supporting new housing in Clifton upon Teme in line with its role as a Category 1 Village under Policy SWDP2 of the adopted South Worcestershire Development Plan, meeting local housing needs, supporting improvements in traffic management, protecting landscape character, historic assets and locally important views and designating local green spaces.

The Plan has regard to the twelve core planning principles set out within paragraph 17 of the Framework, as set out in Table 1 below:

**Table 1 NPPF Core Planning Principles and the Clifton upon Teme Submission Neighbourhood Development Plan**

<p><b>NPPF Core Planning Principle</b></p>	<p><b>Regard that the Clifton upon Teme Neighbourhood Development Plan has to guidance</b></p>
<p>Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and Neighbourhood Development Plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p>	<p>The Parish Council has produced the Submission Plan in line with this guidance. It will provide a framework to ensure that development is genuinely plan-led, and through involvement of the local community in shaping its policies and proposals through consultation, the Plan will empower local people to shape their surroundings. The vision, objectives, policies and proposals in the Plan have been developed with a thorough approach to community engagement. The Plan sets out a positive vision for the area up to 2030. The Neighbourhood Development Plan sets out a concise and practical suite of policies (20 in total) to guide development management decisions.</p>
<p>Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</p>	<p>The Submission Neighbourhood Development Plan offers the local community the opportunity to shape the future development of Clifton upon Teme in a creative way, ensuring that its quality and distinctiveness is enhanced by protecting important local green spaces, supporting existing employment opportunities, protecting community facilities, whilst at the same time supporting housing growth.</p>
<p>Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other</p>	<p>This Submission Neighbourhood Development Plan refines and amplifies strategic policies set out in the South Worcestershire Development Plan. The Submission Neighbourhood Development Plan protects existing sources of local employment and supports the expansion and improvement of existing business premises (Policy ET1). Policy ET2</p>

<b>NPPF Core Planning Principle</b>	<b>Regard that the Clifton upon Teme Neighbourhood Development Plan has to guidance</b>
<p>development needs of an area, and respond to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p>	<p>supports homeworking. Policies CH1 and CH2 support new housing within the development boundary of Clifton upon Teme and limited development in the open countryside, outside of this boundary.</p>
<p>Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p>	<p>The Submission Neighbourhood Development Plan protects the character, form and setting of Clifton upon Teme through the identification of a development boundary in Policy CH1 and the restriction of development in the open countryside (Policy CH2). Policies CB1 and CB2 require housing development proposals to be of high quality design and sympathetic to local character in terms of size, scale, materials and detailing.</p>
<p>Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.</p>	<p>The Clifton upon Teme Neighbourhood Development Plan seeks to protect the surrounding open countryside by identifying a development boundary and aims to protect and enhance services and facilities vital to supporting a thriving rural community.</p> <p>Policy CL1 protects and enhances local landscape character and requires development proposals to be sited and designed to respect significant views which are locally valued and which make an important contribution to the neighbourhood area’s landscape character.</p>

NPPF Core Planning Principle	Regard that the Clifton upon Teme Neighbourhood Development Plan has to guidance
	New housing within the defined development boundary of Clifton upon Teme is supported whilst housing development in the open countryside is restricted (Policy CH1)
Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).	<p>The Submission Neighbourhood Development Plan promotes an approach which reduces reliance on the private car and improves the pedestrian environment, for example, by supporting traffic management measures to introduce traffic calming and pedestrian crossings and other measures that will help to reduce speeds (Policy CI2).</p> <p>Policy CI3 supports renewable and low carbon energy schemes and technologies and Policy CI4 promotes greater energy efficiency as part of measures to tackle fuel poverty and to support sustainable development.</p>
Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework.	<p>The Submission Neighbourhood Development Plan is fully consistent with this principle.</p> <p>The Plan provides a policy framework for protecting and enhancing local green spaces (Policy CR3) and restricting development in the open countryside. This should have a beneficial impact on the natural environment.</p> <p>Policy CB2 seeks to ensure that new development proposals minimise noise, odour and light pollution. It indicates that light pollution should be minimised wherever possible and security lighting should be unobtrusive and energy efficient. Street lighting is not considered appropriate as the</p>

<b>NPPF Core Planning Principle</b>	<b>Regard that the Clifton upon Teme Neighbourhood Development Plan has to guidance</b>
	area's dark skies support local wildlife and encourage an understanding of the night sky.
Planning should encourage the effective use of land by reusing land that has been previously developed (Brownfield land), provided that it is not of high environmental value.	The Submission Plan seeks to safeguard locally important open spaces from new development and encourages new housing within the development boundary of Clifton upon Teme. Policy CH1 promotes housing development on previously developed land or through the re-use, conversion or extension of an existing building. There is a restrictive approach to new housing development in the open countryside (Policy CH2)
Planning should promote mixed-use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as wildlife, recreation, flood risk mitigation, carbon storage or food production).	The Submission Plan recognises that open spaces can perform multiple functions in Policy CR3 which designates several local green spaces.  Policy CL2, which promotes green infrastructure in new development proposals, recognises the multiple functions that open land can perform.
Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations	Policy CB4 seeks to protect the archaeology of the parish. Development is expected to protect historic field patterns, historic landscape features such as earthwork boundaries, ridge and furrow, abandoned prehistoric and medieval settlement remains and historic water features.

<b>NPPF Core Planning Principle</b>	<b>Regard that the Clifton upon Teme Neighbourhood Development Plan has to guidance</b>
	Policy CB3 protects historic farmsteads whilst Policy CB5 protects proposed local heritage assets in a manner appropriate to their significance.
Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable	The Submission Neighbourhood Development Plan seeks to focus development in sustainable locations by promoting new housing development within the development boundary of Clifton upon Teme. (Policy CH1) and by encouraging homeworking (Policy ET2).
Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs	The Neighbourhood Development Plan is fully in accord with this principle. Policies in the plan safeguard and seek to improve local green spaces (Policy CR3). The Plan protects local community facilities and services (Policy CR1). Health and wellbeing are promoted in Policy CR4.



### **Have Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest**

The Submission Neighbourhood Development Plan includes a complete list of the Listed Buildings in the Parish in Appendix 4. Policies CB1, CB2, CB3, CB4 and CB5 protect the historic environment.

*[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].*

### **Have Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area**

The Submission Neighbourhood Development Plan has special regard to the desirability of preserving and enhancing the character and appearance of the Conservation Area at Clifton upon Teme, through the provision of planning policies which aim to protect and enhance historic, natural and built heritage assets. Policy CB1 sets out design guidance for new buildings and settings in the conservation area and Policy CB2 refers to identified character zones and encourages developers to design sensitive, locally distinctive buildings which take account of their local context.

*[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].*

**The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).**

### **Strategic Environmental Assessment (SEA)**

To meet the 'basic conditions' which are specified by law a Neighbourhood Development Plan must be compatible with EU obligations. Furthermore, as at 9th February 2015 Regulation 15 of the 2012 Neighbourhood Planning Regulations was amended to require that when a plan is submitted to the Local Planning Authority it should include either an environmental report prepared in accordance with the applicable

regulations or where it has been determined as unlikely to have significant environmental effects, a statement of reasons for the determination. A screening report was prepared by Malvern Hills District Council to determine whether or not the content of the draft Clifton upon Teme Neighbourhood Development Plan requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004; and/or a Habitats Regulations Assessment (HRA) in accordance with Article 6(3) of the EU habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended). The draft screening report was subsequently sent to the relevant statutory bodies; Natural England, Historic England and the Environment Agency to clarify whether they agreed with Malvern Hills District Council's findings as to whether the plan requires a full SEA and/or HRA.

### **Requirement for HRA / legislative Background**

Article 6 (3) of the EU Habitats Directive (Council Directive 92/43/EEC) and Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) requires that an appropriate assessment of plans and programmes is carried out with regard to the conservation objectives of European Sites (Natura 2000 sites) and that other plans and projects identify any significant effect that is likely for any European Site. In the context of neighbourhood planning, a Habitats Regulation Assessment (HRA) is required where a Neighbourhood Development Plan is deemed likely to result in significant negative effects occurring on protected European Sites (Natura 2000 sites) as a result of the plan's implementation. As set out in the Screening Report, there are no internationally designated wildlife sites within the neighbourhood development plan area. However, there is a site that falls within 15km, which is the Lyppard Grange Ponds SAC (approximately 14km to the south east). The impact on this site was considered in the screening assessment.

### **Screening Determination**

#### **Strategic Environmental Assessment (SEA)**

A screening assessment to determine the need for a SEA in line with regulations and guidance was undertaken and can be found in Section 5 of the Malvern Hills Screening Report. The assessment found that no significant environmental effects will occur as a result of the implementation of the Clifton upon Teme Neighbourhood Development Plan. Consequently, it is recommended that a full SEA does not need to be undertaken for the Clifton upon Teme Neighbourhood Development Plan. This was confirmed through the responses from Historic England, Natural England and the Environment Agency.

## **Habitats Regulations Assessment (HRA)**

A screening assessment to determine the need for HRA in line with regulations and guidance was undertaken and is set out in Section 4 of the screening report. It found that it was unlikely that the neighbourhood development plan will result in any significant negative impacts on internationally designated wildlife sites which have not already been examined and addressed as part of the Appropriate Assessment conducted for the South Worcestershire Development Plan. As such, it was recommended that a full Appropriate Assessment is not required. This was confirmed through the responses from Historic England, Natural England and the Environment Agency.

## **Contribute to the Achievement of Sustainable Development**

The Submission Neighbourhood Development Plan contributes strongly to the achievement of sustainable development.

Paragraphs 6-10 of the National Planning Policy Framework outline the Government's definition of sustainable development.

The UK Government's interpretation of the concept of sustainable development builds on that of the UN resolution 24/187, which is 'meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

The NPPF amplifies this simple definition, at paragraph 7, stating that sustainable development has three dimensions, economic, social and environmental. Planning needs to perform a number of roles in relation to these issues:

- ❑ “an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- ❑ a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

- an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

In Paragraph 6, the NPPF states that “the policies in paragraphs 18-219, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system”.

Table 1 above gives a clear and comprehensive narrative of how the framework complies with the Core Planning Principles of the NPPF, and by corollary, the achievement of sustainable development.

Table 2 below summarises how the policies and allocations in the Clifton upon Teme Submission Plan contribute to the economic, social and environmental aspects of sustainable development.

**Table 2 Submission Plan’s contribution to the economic, social and environmental aspects of sustainable development.**

<b>Sustainable Development Role</b>	<b>Neighbourhood Development Plan’s Contribution</b>
Economic	The Submission Neighbourhood Development Plan protects existing employment uses, supports appropriate tourism development, supports the expansion or improvement of existing business premises and encourages homeworking (Policies ET1 and ET2).
Social	The Neighbourhood Development Plan sets a strong framework that will help to support the achievement of sustainable social development. The plan protects local community facilities and promotes health and well-being by supporting proposals for new and expanded community facilities and services and green spaces and by encouraging investment in new facilities, such as the primary school (Policies CR1, CR2, CR3 and CR4)
Environmental	The Submission Neighbourhood Development Plan includes a number of policies (Policies CL1, CL2, CL3, CB1, CB2, CB3, CB4 and CB5) that seek to protect and enhance the character, form and setting of Clifton upon Teme and distinctive landscape features. Local green spaces are identified for protection from development.

### **Be in General Conformity with Strategic Local Planning Policy**

The Submission Neighbourhood Development Plan is in general conformity with strategic Local Plan policies contained in the South Worcestershire Development Plan 2016.

Planning Practice Guidance 2014 para 009 advises that *“Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its [Local Plan](#).*

*A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the [basic condition](#). A draft Neighbourhood Plan or Order is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.”*

Table 3 below sets out the way that the Neighbourhood Plan conforms to the relevant strategic policies from the Adopted South Worcestershire Development Plan.

**Table 3 Conformity with Local Strategic Planning Policy**

<i>Clifton upon Teme Neighbourhood Development Plan</i>	<i>South Worcestershire Development Plan 2016</i>
<p><b>All Policies</b></p>	<p><b>SWDP 1: Overarching Sustainable Development Principles</b></p> <p>A. When considering development proposals, the Local Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work jointly and proactively with applicants to find solutions that mean proposals can be approved wherever possible and to secure development that improves economic, social and environmental conditions in south Worcestershire.</p> <p>B. Planning applications that accord with the policies in the SWDP (and where relevant, with polices in Neighbourhood Plans) will be approved unless material considerations indicate otherwise.</p> <p>C. Where applications do not accord with policies in the SWDP, the Local Authority will seek to work with applicants with a view to mitigating adverse impacts and identifying sustainable solutions where possible.</p> <p>D. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Local Authority will grant permission unless material considerations indicate otherwise – taking into account whether:</p> <ul style="list-style-type: none"> <li>i. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or</li> <li>ii. specific policies in the Framework indicate that development should be restricted.</li> </ul>

<b><i>Clifton upon Teme Neighbourhood Development Plan</i></b>	<b><i>South Worcestershire Development Plan 2016</i></b>
<p><b>Policy CL1 Protecting and Enhancing Local Landscape Character</b></p> <p>Development proposals should respect the identified Significant Views on Map 3 which are locally valued and which make an important contribution to the neighbourhood area’s landscape character.</p> <p>Where a development proposal impacts on an identified Significant View, a Landscape and Visual Impact Assessment or similar study should be carried out to ensure that the landscape is not compromised.</p> <p>Where appropriate, landscaping proposals in new development should take into account the latest Worcestershire Landscape Character Assessment and its guidelines in accordance with SWDP 25.</p> <p>The following landscape design guidelines should be incorporated into schemes where appropriate:</p> <p>In developments within Landscape Character Area Timbered Plateau Farmlands, landscaping schemes must demonstrate that they:</p> <ul style="list-style-type: none"> <li>• Conserve any ancient woodland on the site, and restock with locally occurring native stock where appropriate.</li> <li>• Support the coalescence of fragmented remnants of ancient woodland through new woodland planting,</li> </ul>	<p><b>Policy SWDP 25: Landscape Character</b></p> <p>A. Development proposals and their associated landscaping schemes must demonstrate the following:</p> <ol style="list-style-type: none"> <li>i. That they take into account the latest Landscape Character Assessment and its guidelines; and</li> <li>ii. That they are appropriate to, and integrate with, the character of the landscape setting; and</li> <li>iii. That they conserve, and where appropriate, enhance the primary characteristics defined in character assessments and important features of the Land Cover Parcel, and have taken any available opportunity to enhance the landscape.</li> </ol> <p>B. A Landscape and Visual Impact Assessment (LVIA) will be required for all major development proposals and for other proposals where they are likely to have a detrimental impact upon:</p> <ol style="list-style-type: none"> <li>i. A significant landscape attribute;</li> <li>ii. An irreplaceable landscape feature; or</li> <li>iii. The landscape as a resource.</li> </ol> <p>The Landscape and Visual Impact Assessment should include proposals to protect and conserve key landscape features and attributes and, where appropriate, enhance landscape quality.</p> <p>(See also <b>Waste Core Strategy for Worcestershire 2012 Policy WCS 5: Landfill and disposal</b> – this seeks to ensure that waste is managed as a resource in accordance with the waste hierarchy. Landfill and disposal of waste should be a last resort).</p>



<b><i>Clifton upon Teme Neighbourhood Development Plan</i></b>	<b><i>South Worcestershire Development Plan 2016</i></b>
<p>favouring native broadleaves with oak as the major species.</p> <ul style="list-style-type: none"> <li>• Infill any gaps in tree cover along watercourses and dingles.</li> <li>• Conserve hedgerow oaks and restore the pattern of hedgerows.</li> </ul> <p>In developments within Landscape Character Area Principal Wooded Hills, landscaping schemes must demonstrate that they:</p> <ul style="list-style-type: none"> <li>• Conserve and, if necessary restore the ancient broadleaved character of any woodlands on the site.</li> <li>• Strengthen the wooded character of hedge lines and streamlines on the site through replanting or natural regeneration, taking account of the identified Significant Views.</li> </ul> <p>In developments within Landscape Character Area Riverside Meadows, landscaping schemes must demonstrate that they:</p> <ul style="list-style-type: none"> <li>• Conserve existing areas of permanent pasture on the site.</li> <li>• Conserve and enhance continuous tree cover along hedge lines, ditches and watercourses on the site.</li> <li>• Conserve existing wetland habitats, where possible provide further wetland habitat, and explore opportunities to return to patterns and processes of natural flooding cycles.</li> </ul>	

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<p>In developments within Landscape Character Area Principal Timbered Farmlands, landscaping schemes must demonstrate that they:</p> <ul style="list-style-type: none"> <li>• Maintain and enhance hedgerows where appropriate.</li> <li>• Conserve ancient woodland sites and plant new woodland with locally occurring native species.</li> <li>• Conserve and restore tree cover along water courses and streamlines.</li> </ul> <p>Consideration should be given to the re-use of waste such as subsoils arising from the development process on site, for such purposes as landscaping, levelling of sites, the construction of bunds, embankments or features for noise attenuation. Such proposals will be considered against relevant Environment Agency advice and policies in the Waste Core Strategy.</p>	
<p><b>Policy CL2 Protecting and Enhancing Biodiversity</b></p> <p>Development proposals that impact on local wildlife and habitats identified on Maps 5a, 5b and 5c and 6a and 6b should demonstrate how biodiversity will be protected and enhanced.</p>	<p><b>Policy SWDP 22: Biodiversity and Geodiversity</b></p> <p>A. Development which would compromise the favourable condition of a Special Area of Conservation (SAC)(47) or other international designations or the favourable conservation status of European or nationally protected(48) species or habitats will not be permitted.</p> <p>B. Development likely to have an adverse effect on a Site of Special Scientific Interest (SSSI)(49) will not be permitted, except where the benefits of the development at that site clearly outweigh both its likely</p>

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	<p>impact on the features of the site that make it of special scientific interest and any broader impacts on the national network of SSSIs.</p> <p>C. Development which would result in the loss or deterioration of an Ancient Woodland (AW), a Veteran Tree (VT), or a nationally protected species will not be permitted unless the need for and the benefits of the proposed development in that location clearly outweigh the loss or deterioration.</p> <p>D. Development which would compromise the favourable condition or the favourable conservation status of a Grassland Inventory Site (GIS), a Local Wildlife Site (LWS), a Local Geological Site (LGS), an important individual tree or woodland and species or habitats of principal importance recognised in the Biodiversity Action Plan, or listed under Section 41 of the Natural Environment and Rural Communities Act 2006, will only be permitted if the need for and the benefits of the proposed development outweigh the loss.</p> <p>E. Where the policy requirements of B, C or D have been met, full compensatory provision, to include establishment (secured through a legal agreement where appropriate), commensurate with the ecological / geological value of the site will be required. In the first instance this should be through on-site mitigation, the details of which should be agreed with the Local Planning Authority. Off-site mitigation will only be acceptable where on-site mitigation is shown not to be possible.</p> <p>F. Development should, wherever practicable, be designed to enhance biodiversity and geodiversity (including soils) conservation interests as well as conserve on-site biodiversity corridors / networks. Developments should also take opportunities, where practicable, to enhance biodiversity corridors / networks beyond the site boundary.</p>

<b>Clifton upon Teme Neighbourhood Development Plan</b>	<b>South Worcestershire Development Plan 2016</b>
<p><b>Policy CL3 Green Infrastructure</b></p> <p>Where appropriate, new development should ensure the protection and enhancement of the existing green infrastructure assets and the creation of multifunctional green infrastructure networks as part of master planning, landscaping and building design. These networks should contribute to ecological enhancements, flood risk and water quality management, landscape and historic character of Clifton upon Teme. The proposal should demonstrate how these networks will be achieved and maintained in perpetuity.</p> <p>Proposals should include, for example, enhancements such as sustainable drainage systems (SuDS), re-naturalising watercourses and incorporating ponds, woodland planting, roosting opportunities for bats, the installation of bird nest boxes and the use of native species in the landscape planting.</p> <p>Priority habitats such as ancient woodlands, acid grasslands and wetlands and other environmental assets in the area should be protected to preserve the existing eco-system network.</p> <p>Where possible, SuDS should be provided as part of all new development schemes, regardless of size. At surface level SuDS provide the most opportunity for multiple benefits and should be considered before below ground SuDS. Schemes should ensure appropriate maintenance of SuDS for the lifetime of the development.</p>	<p><b>Policy SWDP 5: Green Infrastructure</b></p> <p>A. Housing development proposals (including mixed use schemes) are required to contribute towards the provision, maintenance, improvement and connectivity of Green Infrastructure (GI) as follows (subject to financial viability):</p> <ul style="list-style-type: none"> <li>i. For greenfield sites exceeding 1ha gross - 40% Green Infrastructure.</li> <li>ii. For greenfield sites of less than 1ha but more than 0.2ha (gross)– 20% Green Infrastructure.</li> <li>iii. For brownfield sites – no specific Green Infrastructure figure.</li> </ul> <p>B. The precise form and function(s) of Green Infrastructure (GI) will depend on local circumstances and the Worcestershire Green Infrastructure Strategy’s (WGIS) priorities. Developers should seek to agree these matters with the local planning authority in advance of a planning application. Effective management arrangements should also be clearly set out and secured. Once a planning permission has been implemented, the associated Green Infrastructure will be protected as Green Space (SWDP 38 refers).</p> <p>C. Other than specific site allocations in the development plan, development proposals that would have a detrimental impact on the important GI attributes within the areas identified as “protect and enhance” or “protect and restore”, as identified on the Environmental Character Areas Map, will not be permitted unless:</p> <ul style="list-style-type: none"> <li>i. A robust, independent assessment of community and technical need shows the specific GI typology to be surplus to requirements in that location; and</li> <li>ii. Replacement of, or investment in, GI of at least equal community and technical benefit is secured</li> </ul>

<i>Clifton upon Teme Neighbourhood Development Plan</i>	<i>South Worcestershire Development Plan 2016</i>
	<p><b>Policy SWDP 29: Sustainable Drainage Systems</b></p> <p>A. To minimise flood risk, improve water quality and groundwater recharge and enhance biodiversity and amenity interest, all development proposals (as appropriate to their nature and scale) will be required to:</p> <ul style="list-style-type: none"> <li>i. Demonstrate through a Water Management Statement that site drainage and runoff will be managed in a sustainable and co-ordinated way that mimics the natural drainage network.</li> <li>ii. Manage surface water through Sustainable Drainage Systems (SuDS). SuDS scheme must protect water quality and, wherever practicable, reduce the risk of diffuse pollution by means of treating at source and following the management train approach.</li> <li>iii. Secure the long-term maintenance of SuDs</li> <li>iv. As a minimum, demonstrate that for a Greenfield site, the post-development surface water run-off rate will not increase. Proposals on brownfield land must show a 20% reduction in surface water run-off rates compared with the pre-development situation. A greater reduction in surface water run-off rates may be sought in areas identified e.g. in a Worcestershire Surface Water Management Plan. In all cases, development proposals must not increase surface water flood risk beyond the site.</li> <li>v. Prior to the submission of a planning application, consult with Severn Trent Water to ensure appropriate water infrastructure is secured (surface water sewer capacity).</li> <li>vi. Avoid culverting of any watercourses and secure adequate maintenance access. Open up any culverted watercourses unless this will clearly compromise public safety.</li> </ul>

<b>Clifton upon Teme Neighbourhood Development Plan</b>	<b>South Worcestershire Development Plan 2016</b>
	<ul style="list-style-type: none"> <li>vii. Demonstrate that the submitted landscaping scheme will preserve and wherever possible improve the ecological status of on-site watercourses and water bodies, including integration into the wider blue and green infrastructure.</li> <li>viii. Demonstrate compliance with the Water Framework Directive, exploring opportunities to help meet its targets.</li> <li>ix. Lack of space, prohibitive costs, inadequate infiltration and land contamination will not be accepted as reasons for not including SuDS. Given the wide range of SuDS techniques available, there is a sustainable drainage solution to suit all sites.</li> </ul>
<p><b>Policy CB1 Design Guidance for New Buildings and Extensions in the Clifton upon Teme Conservation Area</b></p> <p>Development proposals for new buildings and extensions in the Conservation Area are required to respond positively to the following building design guidelines:</p> <ol style="list-style-type: none"> <li>1. Plot and Density - It is important that existing proportions of space, plot division and density are respected.</li> <li>2. Heights - The height of any new development should respect the height of the surrounding buildings and should not exceed two storeys.</li> <li>3. Scale - Most of the buildings in Clifton are of a small, domestic scale. Any changes which will not maintain or which disrupt this existing scale will be resisted.</li> </ol>	<p><b>Policy SWDP 6: Historic Environment</b></p> <p>A. Development proposals should conserve and enhance heritage assets, including assets of potential archaeological interest, subject to the provisions of SWDP 24. Their contribution to the character of the landscape or townscape should be protected in order to sustain the historic quality, sense of place, environmental quality and economic vibrancy of south Worcestershire.</p> <p>B. Development proposals will be supported where they conserve and enhance the significance of heritage assets, including their setting. In particular this applies to:</p> <ol style="list-style-type: none"> <li>i. Designated heritage assets; i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens and registered battlefields, as well as undesignated heritage assets</li> <li>ii. The historic landscape, including locally distinctive settlement patterns, field systems, woodlands and commons and historic farmsteads and smallholdings.</li> </ol>

<b>Clifton upon Teme Neighbourhood Development Plan</b>	<b>South Worcestershire Development Plan 2016</b>
<p>4. Materials - The use of traditional materials is encouraged within new development and colour and texture and uniformity of new brickwork should be complimentary and sympathetic to the surrounding area. Roofs are generally plain clay tile and this material should be used where possible. Alterations to existing buildings should seek to use the same materials as the original building as far as possible.</p> <p>5. Local building details - Traditional detailing, such as mortared verges, steeply pitched roofs, dormer windows and door and window patterns should be retained and, where appropriate, be reflected in new extensions or new development.</p> <p>6. Development proposals are required to provide integrated bin stores and recycling facilities to minimise visual impact.</p>	<p>iii. Designed landscapes, including parkland, gardens, cemeteries, churchyards, public parks, urban open spaces and industrial, military or institutional landscapes.</p> <p>iv. Archaeological remains of all periods.</p> <p>v. Historic transportation networks and infrastructure including roads and trackways, canals, river navigations, railways and their associated industries.</p> <p>vi. The historic core of the cathedral city of Worcester, with its complex heritage of street and plot patterns, buildings, open spaces and archaeological remains, along with their settings and views of the city.</p> <p>vii. The civic, religious and market cores of south Worcestershire's city, town and village fabric with their wide variety of building styles, materials and street and plot patterns.</p> <p><b>Policy SWDP 21: Design (Extract)</b></p> <p>A. All development will be expected to be of a high design quality. It will need to integrate effectively with its surroundings, in terms of form and function, reinforce local distinctiveness and conserve - and where appropriate enhance - cultural and heritage assets and their settings. New and innovative designs will be encouraged and supported where they enhance the overall quality of the built environment.</p> <p>B. Applications should demonstrate, through a Design and Access Statement or other supporting evidence, how the objectives outlined in criterion A have been addressed. They will also need to address the following matters:</p> <p>i. <u>Siting and Layout</u></p>

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	<p>The siting and layout of a development should reflect the given characteristics of the site in terms of its appearance and function. Orientation should take advantage of passive heating and cooling systems, offer shade as appropriate and provide for the use of renewable energy.</p> <p>ii. <u>Relationship to Surroundings and to Other Development</u> Development proposals must complement the character of the area. In particular, development should respond to surrounding buildings and the distinctive features or qualities that contribute to the visual and heritage interest of the townscape, frontages, streets and landscape quality of the local area.</p> <p>iv. <u>Neighbouring Amenity</u> Development should provide an adequate level of internal and external space, privacy, outlook, sunlight and daylight, and should not be unduly overlooking or overbearing.</p> <p>v. <u>Settlement Character</u> The distinct identity and character of settlements should be safeguarded.</p> <p>vi. <u>Mix of Uses</u> To create vitality and interest, proposals should incorporate a mix of uses where appropriate to the location.</p> <p>vii. <u>Flexible Design</u> Buildings should incorporate flexible designs, addressing access to public open spaces and enabling adaption for future needs and uses in terms of internal spaces and extensions.</p> <p>viii. <u>Scale, Height and Massing</u> The scale, height and massing and height of development must be appropriate to the setting of the site and the surrounding</p>



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	<p>landscape character and townscape, including existing urban grain and density.</p> <p>ix. <u>Links, Connectivity and Access</u> Design and layouts should maximise opportunities for pedestrian and cycle linkages to the surrounding area and local services and should be generally accessible for all users, including those with disabilities. Vehicular traffic from the development should be able to access the highway safely; and the road network should have the capacity to accommodate the type and volume of traffic from the development.</p> <p>x. <u>Detailed Design and Materials</u> The detailing and materials of development should be of high quality and appropriate to its context. Design should have regard to sustainable construction approaches and ensure adaptability to changes in the climate.</p> <p>xi. <u>Appropriate Facilities</u> Development should incorporate the required parking facilities and provision for the storage of bicycles. Satisfactory access and provision for the parking, servicing and manoeuvring of vehicles should be provided in accordance with the recognised standards.</p> <p>xii. <u>Landscaping</u> Development should provide high quality hard and soft landscaping. The importance of soft landscaping, using appropriate species and incorporating arrangements for long term management is emphasised.</p> <p>xiii. <u>Public Realm</u> Public realm and open spaces should be designed, appropriately detailed and maintained via management</p>

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	<p>agreements. They should also incorporate active frontages where appropriate. Proposals should include hard and soft surfaces, public art, street furniture, shade, lighting and signage as appropriate to the development.</p> <p>xiv. <u>Creating a Safe and Secure Environment</u>  Opportunities for creating a safe and secure environment and providing surveillance should be included, principally through the layout and positioning of buildings, spaces and uses. Where appropriate, measures for crime reduction should be applied to standards set out in the 'Design out Crime' guidance. Buildings and their surrounding spaces should be designed to allow rapid access by the emergency services.</p> <p><b>Policy SWDP 24: Management of the Historic Environment</b>  A. Development proposals affecting heritage assets will be considered in accordance with the Framework, relevant legislation and published national and local guidance.  B. Proposals likely to affect the significance of a heritage asset, including the contribution made by its setting, should be accompanied by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed. Where there is potential for heritage assets with archaeological interest to be affected, this description should be informed by available evidence, desk-based assessment and, where appropriate, field evaluation to establish the significance of known or potential heritage assets.  C. The sympathetic and creative reuse and adaptation of historic buildings will be encouraged, as well as other proposals for enabling development that provide a sustainable future for heritage assets identified as at risk.</p>

<b>Clifton upon Teme Neighbourhood Development Plan</b>	<b>South Worcestershire Development Plan 2016</b>
	<p>D. Where a material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset’s archaeological, architectural, artistic or historic significance. The scope of the recording should be proportionate to the asset’s significance and the impact of the development on the asset. The information and understanding gained should be made publicly available, as a minimum through the relevant Historic Environment Record and where appropriate at the asset itself through on-site interpretation.</p>
<p><b>Policy CB2 General Building Design Principles for Development within the Development Boundary</b></p> <p>Development proposals for new buildings and extensions in the village within the development boundary are required to respond positively to the following building design principles:</p> <ol style="list-style-type: none"> <li>1. New development should enhance and reinforce the local distinctiveness of Clifton upon Teme. New development should be of a scale, mass and built form which responds to the characteristics of the site and its surroundings, within the identified Character Zone (see Map 10 above and Appendix 6). Proposals should not feature designs specific to a generic “scheme” and should display how they take account of the locally distinctive character of the area in which they are to be sited.</li> <li>2. New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the</li> </ol>	<p><b>Policy SWDP 21: Design</b></p> <p>As above.</p>

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<p>design of a development and add to the quality or character of the surrounding environment. New development proposals need not imitate earlier architectural periods or styles and could be the stimulus for the use of imaginative modern design using high quality traditional materials such as local stone in innovative ways.</p> <p>3. The use of natural materials from environmentally responsible sources is encouraged. Schemes should incorporate the use of energy saving materials, and materials of high quality, which have been reclaimed, salvaged or recycled from appropriate sources to support resource efficiency. Where possible locally appropriate materials should be used such as red brick and plain clay tiles.</p> <p>4. Proposals should minimise the adverse impact on local residential amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible. Street lighting is not appropriate; the area's dark skies support local wildlife and encourage star gazing and appreciation and understanding of the night sky.</p> <p>5. Development proposals are required to provide integrated bin stores and recycling facilities to minimise visual impact.</p>	

<b><i>Clifton upon Teme Neighbourhood Development Plan</i></b>	<b><i>South Worcestershire Development Plan 2016</i></b>
<p><b>Policy CB3 Protecting Historic Farmsteads</b></p> <p>Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Neighbourhood Area should be sensitive to their distinctive character, materials and form.</p> <p>Due reference and consideration should be made to the Worcestershire Farmstead Assessment Framework.</p>	<p><b>Policy SWDP 24: Management of the Historic Environment</b></p> <p>As above.</p> <p><b>Policy SWDP 25: Landscape Character</b></p> <p>As above.</p>
<p><b>Policy CB4 Archaeology</b></p> <p>Development proposals in areas shown on maps in the Historic Environment Record (HER) for Clifton upon Teme Parish must take account of known surface and subsurface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development.</p> <p>In all instances the Worcestershire Historic Environment Record should be consulted at an early stage in the formulation of proposals.</p>	<p><b>Policy SWDP 6: Historic Environment</b></p> <p>As above.</p> <p><b>Policy SWDP 24: Management of the Historic Environment</b></p> <p>As above.</p> <p><b>Policy SWDP 25: Landscape Character</b></p> <p>As above.</p>
<p><b>Policy CB5 Protecting Local Heritage Assets</b></p> <p>Proposals requiring consent which affect a building or structure on the Local Heritage List (following adoption by Malvern Hills District Council) must demonstrate how they protect or enhance the heritage asset.</p>	<p><b>Policy SWDP 6: Historic Environment</b></p> <p>As above.</p> <p><b>Policy SWDP 24: Management of the Historic Environment</b></p> <p>As above.</p>

<b><i>Clifton upon Teme Neighbourhood Development Plan</i></b>	<b><i>South Worcestershire Development Plan 2016</i></b>
<p>The renovation or alteration of buildings or structures identified on the Local Heritage List should be designed sensitively, and with careful regard to the heritage asset’s historical and architectural interest and setting.</p>	
<p><b>Policy CH1 New Housing Development in Clifton upon Teme village</b></p> <p>New housing development within the Clifton upon Teme village development boundary (Map 11) will be considered favourably if:</p> <ol style="list-style-type: none"> <li>1. It is infill development on previously developed land, or is the conversion, re-use or extension of an existing building; and</li> <li>2. It does not lead to the loss of community or recreation facilities or local employment opportunities; and</li> <li>3. It accords with other relevant policies of the Clifton upon Teme Neighbourhood Development Plan and South Worcestershire Development Plan.</li> </ol> <p>Car Parking Standards</p> <p>Car parking provision should be provided at a rate of 1 space per bedroom on all new housing schemes.</p>	<p><b>Policy SWDP 2: Development Strategy and Settlement Hierarchy (extract)</b></p> <p>A. The Development Strategy comprises the following principles:</p> <ol style="list-style-type: none"> <li>i. Provide accessible, attractive employment sites and positive policies to deliver job creation opportunities.</li> <li>ii. Provide for and facilitate the delivery of sufficient housing to meet objectively assessed needs to 2030.</li> <li>iii. Safeguard and (wherever possible) enhance the open countryside.</li> <li>iv. Encourage the effective use and reuse of accessible, available and environmentally acceptable brownfield land.</li> <li>v. Maintain the openness of the Green Belt (as shown on the Policies Map).</li> <li>vi. Focus most development on the urban areas, where both housing needs and accessibility to lower-cost public services are greatest.</li> </ol> <p>B. Windfall development proposals will be assessed in accordance with the settlement hierarchy below:</p>

<b>Clifton upon Teme Neighbourhood Development Plan</b>	<b>South Worcestershire Development Plan 2016</b>				
	<b>Table 2 - South Worcestershire Settlement Hierarchy (also see Annex D)</b>				
	Category	Retail Hierarchy Position / Role	Settlements Included	Role	Implications for the SWDP
	Urban areas - City	First (city centre)	Wider Worcester Area (excluding Worcester Technology Park)	Worcester is the administrative centre of the county and provides the greatest range of services. It is the main employment destination for people from Malvern Hills and Wychavon. The city is a sub-regional focus for strategic employment, housing and retail development.	To continue to fulfil its role, the city needs to accommodate the largest amount of employment, housing and retail development. To support implementation in an effective and sustainable manner, significant investment is required in infrastructure. Allocation policies SWDP 43, 44 and 45 are of particular relevance. In principle support for infill development within the administrative area subject to the more detailed Plan policies
Urban areas -	Second	Droitwich Spa,	These towns provide a	Housing development and	

<b>Clifton upon Teme Neighbourhood Development Plan</b>	<b>South Worcestershire Development Plan 2016</b>				
	Main Towns		Evesham, Malvern	comprehensive range of local services and employment opportunities for their residents and the rural hinterland. The towns will continue to be the focus of balanced growth in Malvern Hills and Wychavon.	the necessary associated infrastructure delivered through urban extensions, other allocations and infill development within defined development boundaries. Also significant focus upon supporting employment. Relevant allocation policies include: SWDP 48-53 and 56.
	Urban Areas - Other Towns	Third	Persnore, Tenbury Wells, Upton-upon-Severn	These are less than a third of the size of the main towns, with fewer high-level services. Nonetheless Persnore, Tenbury Wells and Upton-upon-Severn provide a range of services and employment opportunities	New development is limited in Tenbury Wells and Upton-upon-Severn due to the extent of the floodplains surrounding these towns. Persnore is a larger settlement with more available suitable land, part of which is allocated for an urban extension. Provision will need to be made to meet the necessary local



<b>Clifton upon Teme Neighbourhood Development Plan</b>	<b>South Worcestershire Development Plan 2016</b>				
				and act as local service centres.	infrastructure requirements Relevant allocation policies are SWDP 46, 47, 57 and 58. Infill development within the defined development boundaries is acceptable in principle subject to the more detailed Plan policies.
	Rural Areas (1)	Fourth	Category 1, 2 and 3 villages	These villages provide varying ranges of local services and facilities. However, the larger settlements generally tend to provide the greatest range. Their role is predominantly aimed at meeting locally identified housing and employment needs. They are suited to accommodate	A number of housing sites of an appropriate scale are allocated in Category 1, 2 and 3 villages to address the need for housing and support local services. Rural employment opportunities of an appropriate scale are also encouraged. Directly relevant policies include: SWDP 12 and 16 together with allocation policy SWDP59. Infill development within

<b>Clifton upon Teme Neighbourhood Development Plan</b>		<b>South Worcestershire Development Plan 2016</b>		
			market and affordable housing needs alongside limited employment for local needs.	the defined development boundaries is acceptable in principle subject to the more detailed Plan policies
Rural Areas (2)	Fifth	Lower category villages	These villages tend to be very small and at best offer one or two local services. Their role in providing additional future development is limited.	Infill development within the defined development boundaries is acceptable in principle subject to the more detailed Plan policies. Small scale employment development and rural exception sites are acceptable in principle, as set out in Policies SWDP 12 and 16.
<p><b>Clifton-upon-Teme is identified as a Category 1 Village in Annex D.</b></p> <p>C. The open countryside is defined as land beyond any development boundary. In the open countryside, development will be strictly controlled, and will be limited to dwellings for rural workers (see policy SWDP 19), rural employment development (see SWDP 12), rural exception sites (see SWDP 16), buildings for agriculture and forestry,</p>				

<b><i>Clifton upon Teme Neighbourhood Development Plan</i></b>	<b><i>South Worcestershire Development Plan 2016</i></b>
	<p>replacement dwellings (see SWDP 18), house extensions, replacement buildings and renewable energy projects (see policy SWDP 27)</p> <p>D. Development proposals should ensure the retention of the open character of the Significant Gaps.</p> <p>E. The West Midlands Green Belt will be maintained and development proposed in the Green Belt will be considered in accordance with national policy as set out in the Framework.</p> <p>F. Development proposals should be of an appropriate scale and type with regard to the size of the settlement, local landscape character (see SWDP 25), location and the availability of infrastructure.</p> <p>G. Encouragement is given to the redevelopment of brownfield sites. The biodiversity interest of brownfield sites will also be considered.</p> <p>H. The SWDP is supportive of development proposals that are promoted through neighbourhood planning mechanisms, where these proposals do not compromise the delivery of the plan's strategic policies and proposals.</p> <p>I. As required by the Duty to Co-operate, due consideration will be given, including through a review of the SWDP where appropriate, to the housing needs of other local planning authorities in circumstances when it has been clearly established through the local plan process that those needs must be met through provision in the SWDP area</p>

<b>Clifton upon Teme Neighbourhood Development Plan</b>	<b>South Worcestershire Development Plan 2016</b>																				
	<p>J. The following three Sub Areas are identified to support the implementation of SWDP 2, including policy set out in SWDP 3:</p> <ul style="list-style-type: none"> <li>• Wider Worcester Area</li> <li>• Malvern Hills (Excluding Wider Worcester Area) Sub Area</li> <li>• Wychavon (excluding Wider Worcester Area) Sub Area</li> </ul> <p><b>Policy SWDP 59: New Housing for Villages</b></p> <p>A. The sites listed below in Tables 25, 26 and 27, as identified on the Policies Map, are allocated for development in Category 1, 2 and 3 villages.</p> <p>B. In addition to A, housing proposals in all villages will be permitted where they comply with SWDP 2 B and fall into one or more of the following categories:</p> <ol style="list-style-type: none"> <li>i. Located on land within defined development boundaries, as identified on the Policies Map, where they comply with relevant other Plan policies.</li> <li>ii. Local initiatives including Neighbourhood Plans, Community Right to Build Orders and Neighbourhood Development Orders.</li> <li>iii. Rural Exception Sites (see SWDP 16).</li> </ol> <p><b>Table 25: Category 1 Village Allocations _Malvern Hills (extract)</b></p> <table border="1" data-bbox="1108 1077 2033 1345"> <thead> <tr> <th>Policy Ref</th> <th>Category 1 Village</th> <th>Location</th> <th>Indicative no. of dwellings</th> <th>Site Area (ha)</th> </tr> </thead> <tbody> <tr> <td>SWDP59/3</td> <td>Clifton-upon-Teme</td> <td>Land at Hope Lane</td> <td>30</td> <td>1.32</td> </tr> <tr> <td>SWDP59b</td> <td>Clifton-upon-Teme</td> <td>Land at Church House Farm</td> <td>15</td> <td>2.35</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Policy Ref	Category 1 Village	Location	Indicative no. of dwellings	Site Area (ha)	SWDP59/3	Clifton-upon-Teme	Land at Hope Lane	30	1.32	SWDP59b	Clifton-upon-Teme	Land at Church House Farm	15	2.35					
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<p><b>Policy CH2 New Housing Development in the Parish's Countryside Area</b></p> <p>New housing development in the open countryside, outside the Clifton upon Teme village development boundary (Map 13) will be considered favourably if it is:</p> <ol style="list-style-type: none"> <li>1. A dwelling clearly necessary for use by rural workers including persons employed in agriculture, horticulture, forestry or a rural enterprise; or</li> <li>2. Affordable housing on an exception site to meet identified local need; or</li> <li>3. A replacement of an existing dwelling with established use rights and where the replacement dwelling does not exceed the original footprint by 30%; and</li> <li>4. It accords with other relevant policies in the Clifton upon Teme Neighbourhood Development Plan and South Worcestershire Development Plan.</li> </ol> <p>Extensions to existing dwellings will be supported providing that they are subordinate to, and do not dominate the character and appearance of the original dwelling.</p> <p>Conversions or the re-use of existing buildings will be supported providing there is no need for substantial reconstruction or need for large extensions.</p>	<p><b>Policy SWDP 2: Development Strategy and Settlement Hierarchy (extract)</b></p> <p>As above.</p> <p><b>Policy SWDP 16: Rural Exception Sites</b></p> <p>A. Affordable housing development will be permitted on small sites beyond, but reasonably adjacent to, the development boundaries of villages where the following is demonstrated:</p> <ol style="list-style-type: none"> <li>i. There is a proven and as yet unmet local need, having regard to the latest Worcestershire Strategic Housing Market Assessment, the Sub-regional Choice-based Letting Scheme and other local data e.g. Neighbourhood Plan, Parish Survey or Parish Plan;</li> <li>ii. No other suitable and available sites exist within the development boundary of the settlement; and</li> <li>iii. Secure arrangements exist to ensure the housing will remain affordable and available to meet the continuing needs of local people.</li> </ol> <p>B. Where viability for 100% affordable housing provision cannot be achieved, an element of market housing may be included within a rural exception scheme, to provide sufficient cross-subsidy to facilitate the delivery of affordable homes. In such cases, land owners will be required to provide additional supporting evidence in the form of an open book development appraisal for the proposal containing inputs assessed and verified by a chartered surveyor.</p> <p>C. Further details on the manner in which the policy will be implemented will be set out in an Affordable Housing Supplementary Planning Document.</p>

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<p>Car Parking Standards</p> <p>Car parking provision should be provided at a rate of 1 space per bedroom on all new housing schemes.</p>	<p><b>Policy SWDP 59: New Housing for Villages</b> Sites (see SWDP 16).</p> <p>As above.</p>
<p><b>Policy ET1 Supporting Economic Growth and Protecting Existing Employment Generating Uses</b></p> <p>Existing business (B1), general industrial (B2) and warehousing (B8), tourism, leisure and/or recreation-related sites will be safeguarded for employment generating uses in line with SWDP Policy 12. Development of existing employment generating will be supported when:</p> <ol style="list-style-type: none"> <li>1. It is to support expansion of an existing use on an existing employment generating site and would not lead to encroachment into the open countryside;</li> <li>2. They do not have an adverse impact on residential amenity and the local road network; and</li> <li>3. They are of good design and do not have a negative impact on the local landscape.</li> </ol>	<p><b>Policy SWDP 12: Employment in Rural Areas</b></p> <p>A. Where rural areas are referred to in this policy, this means Category 1, 2 and 3 villages, lower category villages and the open countryside, all as defined in SWDP 2.</p> <p><u>Protection of Existing Employment Sites</u></p> <p>B. To help promote rural regeneration across south Worcestershire, existing employment sites in rural areas that are currently or were last used for B1, B2, B8 uses, tourism, leisure and/or recreation-related purposes will be safeguarded for employment-generating uses during the plan period. Proposals to change the use of such sites to any non-employment generating purpose will need to demonstrate that the site has been actively marketed for employment, tourism, leisure or recreation purposes (for a period of at least twelve months) and that it is no longer viable for an employment-generating use. Details of what would be expected of a marketing exercise are contained in Annex F.</p> <p><u>Expansion of Existing Employment Sites in Rural Areas</u></p> <p>C. The expansion of existing employment sites in rural areas will be supported where it has been demonstrated that intensification of the existing site is not viable or practical.</p>

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	<p><u>Farm Diversification</u></p> <p>D. Proposals to diversify farm businesses for employment, tourism, leisure and recreation uses will be permitted providing:</p> <ol style="list-style-type: none"> <li>i. The proposed new use does not detract from or prejudice the existing agricultural undertaking or its future operation.</li> <li>ii. The scale of activities associated with the proposed development is appropriate to the rural character of the area.</li> <li>iii. Wherever possible existing buildings are used to reduce the need for additional built development.</li> </ol> <p>E. Where planning permission is required for the residential conversion of a building as part of a farm diversification project it will only be granted where a marketing exercise has shown that employment, tourism, leisure and recreation uses are unviable.</p> <p><b>Policy SWDP 34: Tourist Development</b></p> <p>A. Proposals for the expansion and development of the tourism potential of south Worcestershire (excluding visitor accommodation – see SWDP35) will be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> <li>i. The development is compatible with the physical character of the area.</li> <li>ii. The significance of heritage assets and their setting is conserved and, where appropriate, enhanced.</li> <li>iii. The public enjoyment and understanding of the historic and natural environment is promoted.</li> <li>iv. Where schemes are proposed on greenfield land, consideration has been given to the availability of alternative brownfield sites.</li> </ol>

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	<p>v. Appropriate provision is made for access and vehicular parking facilities (including coach parks, where appropriate).</p> <p>vi. The site is readily and safely accessible by means of transport other than the private car.</p> <p><b>Policy SWDP 35: Visitor Accommodation</b></p> <p>A. Planning permission for new visitor accommodation within development boundaries will be permitted where:</p> <p>i. it is of appropriate type and scale for the location or building; and</p> <p>ii. there is no adverse impact on neighbouring amenity.</p> <p>B. Planning permission for new visitor accommodation outside a development boundary will be permitted where:</p> <p>i. Ai and Aii of this policy are satisfied; and</p> <p>ii. it forms part of a farm diversification scheme; or</p> <p>iii. it would provide ancillary accommodation to an existing public house, restaurant or similar establishments; or</p> <p>iv. it forms an extension or alteration to an established hotel or venue; or</p> <p>v. it re-uses a redundant rural building of permanent and substantial construction; or</p> <p>vi. it adjoins a development boundary and is physically related to visitor accommodation within the boundary</p>
<p><b>Policy ET2 Supporting Homeworking</b></p> <p>Development for homeworking will be supported when it would involve alterations or extensions to an existing dwelling which are not significant, or it would re-use an existing building, and</p>	<p><b>Policy SWDP 8: Providing the Right Land and Buildings for Jobs (Extract)</b></p> <p>...</p> <p>G. Proposals for live / work accommodation will be permitted providing:</p>



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<p>where it would not have an adverse impact on residential amenity, heritage or town or landscape character.</p>	<ul style="list-style-type: none"> <li>i. The residential use is ancillary with floor space split at least 60% employment and no more than 40% residential.</li> <li>ii. The residential accommodation contains no more than three bedrooms.</li> <li>iii. The residential and work spaces are entirely separate with separate entrances and toilet facilities.</li> </ul>
<p><b>Policy CR1 Protection of Local Community, Retail, Commercial Facilities and Services</b></p> <p>Changes of use of the shop, public house, post office, school, village hall or nursery will be resisted unless it can be demonstrated that the existing use is no longer economically viable or equivalent or better provision of the facility to be lost is made in an equally or more accessible location.</p> <p>If the existing use is no longer economically viable, evidence should be provided to show that the site has been actively marketed, at the market rate current at the time, for at least 12 months and that no sale or let has been achieved during that period.</p>	<p><b>Policy SWDP 10: Protection and Promotion of Centres and Local Shops (Extract)</b></p> <ul style="list-style-type: none"> <li>I. The change of use of village, neighbourhood and corner shops to non-retailing uses will only be permitted if there is an alternative equivalent facility within safe walking distance or evidence is presented that the premises are no longer viable for any retail or community use.</li> <li>J. Planning permission for new village and neighbourhood shops will be granted provided they are of an appropriate scale and it can be demonstrated that they will not have a significant adverse impact on undermine the vitality or viability on any local centre.</li> <li>K. New or expanded farm shops, garden centres or petrol filling stations will be permitted provided: <ul style="list-style-type: none"> <li>i. They would not have a significant adverse impact on the viability or vitality of any defined centre or other local shopping facilities.</li> <li>ii. In the case of farm shops, the proposal would make use of redundant or under-used buildings and the range of goods is restricted to foodstuffs, plants and rural craft products produced locally.</li> <li>iii. In the case of garden centres, the site is accessible by walking, cycling and public transport.</li> </ul> </li> </ul>

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	<p>L. The creation of new, or extensions to existing, garden centres or farm shops in the open countryside and unrelated to a settlement will only be permitted if the proposed development is ancillary to, and on the site of, an existing horticultural business or existing farming operation.</p>
<p><b>Policy CR2 Provision of Buildings for Community Use</b></p> <p>Development proposals for new or expanded community and recreation facilities will be supported provided that:</p> <ol style="list-style-type: none"> <li>1. The siting, scale and design respects the character of the surrounding area, including any historic and natural assets; and</li> <li>2. It is accessible to the community it is to serve; and</li> <li>3. The impact on the residential amenity is acceptable; and</li> <li>4. There is no adverse impact on traffic generation, and adequate parking is provided on the site.</li> </ol>	<p><b>Policy SWDP 37: Built Community Facilities</b></p> <p>A. The provision of new community facilities or the enhancement of existing facilities will be permitted particularly where the proposals have resulted from neighbourhood planning, subject to satisfying the applicable sequential test in the Framework. Applicants will be required to consider whether the combining or rationalisation of existing facilities would be more appropriate than the provision of a new facility.</p> <p>B. Any proposal that would result in the loss of a site or building currently or last used as a community facility will only be permitted supported if the following criteria are have been met:</p> <ol style="list-style-type: none"> <li>i. An alternative community facility which meets local needs to at least the same extent is, or will be, provided in an equally or more accessible location; or</li> <li>ii. It has been demonstrated that there is an excess of similar provision in the appropriate catchment area for that particular facility and the site or building is not needed for any other community facility; or</li> <li>iii. In the case of commercial community facilities, it has been demonstrated that it would not be economically or operationally viable to retain the facility for community use; or</li> </ol>

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	<ul style="list-style-type: none"> <li>iv. In the case of non-commercial community facilities, the use is no longer operationally viable; or</li> <li>v. The community facility could not be provided or operated by either the current occupier or by an alternative occupier (e.g. by a local community body, public-private partnership, etc.) and it has been marketed in accordance with Annex F (Marketing Requirements)</li> <li>vi. Applicants are required to scope existing facilities in the area and consider whether it would be more appropriate to combine or rationalise existing facilities in the first instance</li> <li>vii. Applicants proposing to redevelop or convert a community facility should consult the appropriate community prior to the submission of a planning application.</li> </ul>
<p><b>Policy CR3 Local Green Spaces</b></p> <p>Green spaces as identified on Map 14 Local Green Spaces will be protected from development except in very special circumstances.</p> <p>These identified local green spaces are:</p> <ul style="list-style-type: none"> <li>1. Village green;</li> <li>2. Area around horse chestnut tree/telephone box;</li> <li>3. Playing Field;</li> <li>4. Two green areas at top of Manor Road;</li> <li>5. Green Verge on Kenelm Road;</li> <li>6. Two green areas in Forge Meadows;</li> </ul>	<p><b>Policy SWDP 38: Green Space</b></p> <p>A. Green space, as detailed on the Policies Map, includes a range of public and private open spaces and associated community facilities.</p> <p>B. Development of Green Space will not be permitted unless the following exceptional circumstances are demonstrated:</p> <ul style="list-style-type: none"> <li>i. The proposal is for a community / recreational use that does not compromise the essential quality and character of the Green Space; or</li> <li>ii. An assessment of community and technical need (using recognised national methodology where appropriate) clearly demonstrates that the Green Space is surplus to requirements; or</li> </ul>

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<ul style="list-style-type: none"> <li>7. Well Ground;</li> <li>8. Children’s Play Area;</li> <li>9. Village Hall grass area;</li> <li>10. Kenelm Close green space.</li> </ul>	<ul style="list-style-type: none"> <li>iii. Alternative / replacement Green Space of at least equivalent value to the community has been secured in a suitable location.</li> </ul> <p>C. This policy should be read in conjunction with policies SWDP5, 22,29 and 39 as any new Green Infrastructure secured under these policies will be designated and protected as Green Space.</p>
<p><b>Policy CR4 Supporting Health and Wellbeing in Clifton upon Teme</b></p> <p>New development within the Neighbourhood Plan area should contribute to the health and wellbeing of local communities through:</p> <ul style="list-style-type: none"> <li>1. Encouraging healthy lifestyles through providing opportunities for active travel and fresh food growing;</li> <li>2. Enhancing opportunities for community cohesion through creation of environments that encourage residents to get outdoors and participate in social interaction;</li> <li>3. Considering routes and public transport provision which offer convenient, safe and attractive access to employment, homes, schools and public facilities;</li> <li>4. Catering for the need of all age groups, in particular the elderly, through the provision of seating areas, shading and simple and clear signage.</li> </ul>	<p><b>SWDP21: Design</b></p> <p>As above.</p>

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<p>A Health Impact Assessment<sup>1</sup> will be required for new development proposals.</p>	
<p><b>Policy CI1 Communication Technologies</b></p> <p>Improvement and development of new mobile telecommunication infrastructure will be supported provided that:</p> <ol style="list-style-type: none"> <li>1. Its design and placement seeks to minimise impact on the visual amenity, character or appearance of the surrounding area; and</li> <li>2. Its design and siting does not have an unacceptable effect on the village Conservation Area, historical features and buildings, visually sensitive landscape or views.</li> </ol> <p>Improvements to broadband infrastructure will be supported. Any new development within the Parish should be served by a superfast broadband (fibre optic) connection unless it can be demonstrated through consultation with the NGA Network providers that this would not be possible, practical or economically viable. In such circumstances, suitable ducting</p>	<p><b>SWDP 26: Telecommunications and Broadband</b></p> <p><b>Broadband</b></p> <p>A. New development should be provided with superfast broadband or alternative solutions where appropriate, e.g. mobile broadband and / or Wi-Fi. Wherever practicable, superfast broadband capacity should be incorporated to agreed industry standards. Developers and infrastructure providers should seek to facilitate this through early engagement.</p> <p><b>Telecommunications Development</b></p> <p>B. When considering telecommunications development proposals, the following factors will be taken into account:</p> <ol style="list-style-type: none"> <li>i. Operational requirements of the telecommunication networks and the technical limitations of the technology, including any technical constraints on the location of telecommunications apparatus.</li> <li>ii. The need for the ICNIRP Guidelines (and / or any other relevant guidance in place at the time of the application) for safe emissions to be met.</li> </ol>

<sup>1</sup> Information on the HIA process, data sources, and guidance on health and wellbeing considerations in relation to new development sites can be found in the HIA Toolkit for Planning available on the WCC webpages: [http://www.worcestershire.gov.uk/info/20122/joint\\_strategic\\_needs\\_assessment](http://www.worcestershire.gov.uk/info/20122/joint_strategic_needs_assessment).

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<p>should be provided within the site and to the property to facilitate future installation.</p>	<p>iii. The need to avoid interference with existing electrical equipment and air traffic services.</p> <p>iv. The potential for sharing existing masts, buildings and other structures. Such evidence and justification for any new site should accompany any application made to the local planning authority.</p> <p>v. The impact of the development on its surroundings with particular regard to the following criteria:</p> <ul style="list-style-type: none"> <li>• The siting and appearance of the proposed apparatus and associated structures should seek to minimise the impact on the visual amenity, character or appearance of the surrounding area.</li> <li>• If on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance.</li> </ul>
<p><b>Policy CI2 Supporting Improvements in Traffic Management, Signage and Street Furniture</b></p> <p>Clifton upon Teme Parish Council will support measures which achieve and maintain appropriate traffic speeds and civilised driver behaviours within the Neighbourhood Plan area, as well as enhancing the public realm to support walking and cycling as modes of choice, particularly for local trips.</p> <p>Where planning permission is required, any future replacement of existing or provision of new street furniture and signage should be of a design and quality that enhances the character of the Conservation Area and wider village.</p>	<p><b>Policy SWDP 4: Moving Around South Worcestershire (Extract)</b> <u>Managing Travel Demand</u></p> <p>A. Proposals must demonstrate that the layout of development will minimise demand for travel, they offer genuinely sustainable travel choices, they address road safety and they are consistent with the Worcestershire Transport Plan objectives.</p> <p>B. Travel Plans will be required for all major developments. These must set out measures to reduce the demand for travel by private cars and stimulate cycling, walking and public transport use through agreed targets and monitoring arrangements.</p> <p>C. New development should have regard to the design criteria and principles set out in Manual for Streets; Worcestershire</p>

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	<p>County Council's Local Transport Plan, and Worcestershire County Council's Highways Design Guide,</p> <p><u>Providing Alternative Modes of Travel</u></p> <p>D. Priority will be given to improving public and community transport provision, walking and cycling infrastructure during the plan period. In accordance with SWDP 7, developments will be expected to contribute to the provision of sustainable transport infrastructure necessary to support them either through direct investment in facilities or by financial contributions.</p> <p>E. In order to promote more transport choice in rural areas, community transport and innovative transport projects, including those that promote the use of new vehicle technology, will be encouraged in conjunction with new development proposals.</p> <p><u>Implementation</u></p> <p>M. Financial contributions from development towards transport infrastructure will be secured either through the Community Infrastructure Levy charging schedule and / or developer contributions as appropriate.</p>
<b>Policy CI3 Supporting Renewable and Low Carbon Energy Schemes and Technologies</b>	<p><b>Policy SWDP 27: Renewable and Low Carbon Energy</b></p> <p>Incorporating Renewable and Low Carbon Energy into New Development</p>

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<p>Community led initiatives for renewable and low carbon energy will be supported where schemes improve local access to low carbon energy for heat, power and transport schemes.</p> <p>Such schemes should minimise any adverse impacts on visual amenity, landscape and biodiversity and be sensitive to the character of the Conservation Area and other built heritage assets.</p>	<p>A. To reduce carbon emissions and secure sustainable energy solutions, all new developments over 100 square metres gross or one or more dwellings should incorporate the generation of energy from renewable or low carbon sources equivalent to at least 10% of predicted energy requirements, unless it has been demonstrated that this would make the development unviable.</p> <p>B. Large scale developments proposals should will be required to examine the potential for a decentralised energy and heating network. If practical and viable, a decentralised energy and heating network should be provided as part of the development.</p> <p>Stand Alone Off-Site Renewable and Low Carbon Energy Schemes</p> <p>C. With the exception of wind turbines (see D below) proposals for stand-alone renewable and other low carbon energy schemes are welcomed and will be considered favourably having regard to the provisions of, other relevant policies in the Plan.</p> <p>D. Proposals for stand-alone wind turbines will only be considered favourably if:</p> <ul style="list-style-type: none"> <li>i. The site is identified as suitable for wind energy development in a Neighbourhood Plan; and</li> <li>ii. Following consultation, it can be demonstrated that any significant planning impacts identified by the affected local community have been fully addressed and that the proposal has the local community’s backing.</li> </ul> <p>E. The South Worcestershire Councils (SWC) will set out associated advice and guidance on the implementation of this policy in a Renewable and Low Carbon Energy Supplementary Planning Document</p>



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<p><b>CI4 Energy Efficiency and Tackling Fuel Poverty</b></p> <p>New development is encouraged to incorporate energy efficiency measures and sustainable design wherever possible, to help address climate change. Good thermal performance of buildings is encouraged to help reduce fuel poverty rates, and ensure that local residents are able to live in warm, healthy homes which they can afford to heat.</p>	<p><b>Policy SWDP 27: Renewable and Low Carbon Energy</b></p> <p>As above.</p>

### **Be Compatible with EU Obligations**

The Submission Neighbourhood Development Plan is fully compatible with EU Obligations.

The Neighbourhood Development Plan has been subjected to an SEA Screening Assessment.

The Submission Neighbourhood Development Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights (“The Convention”). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission

Neighbourhood Development Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK's statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual's rights and obligations. The process for Neighbourhood Development Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that "The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status." The Parish Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.



Prepared on behalf of the Clifton upon Teme Parish Council and the Clifton upon Teme Neighbourhood Plan Steering Group by Kirkwells  
Town Planning Consultants [www.kirkwells.co.uk](http://www.kirkwells.co.uk)