



worcestershire county council

To: Head of Planning, Malvern Hills District Council

Date: 18.01.2017

From: Mike Martin-White, Principal Planner

Subject: Consultation from Malvern Hills District Council in respect of the application for the designation of a Neighbourhood Area for Clifton upon Teme.

Recommendation: that these comments are taken into account in via modifications to the neighbourhood plan for Clifton upon Teme.

Summary of Worcestershire County Council response: In respect of the departments contributing to this advice (namely Strategic Planning and Environmental Policy, Waste and Minerals Planning), Worcestershire County Council officers have no objection to this proposal. The comments of contributing departments referred to below are intended to help improve the proposal. Any departments not included within this response may choose to comment and/or object separately.

Location: Clifton upon Teme

Proposal: Clifton Upon Teme Parish Council have submitted their neighbourhood plan under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, Clifton upon Teme Parish Council has submitted its draft Neighbourhood Plan to Malvern Hills District Council.

Introduction

Thank you for consulting Worcestershire County Council on the submission above. We don't object to the neighbourhood plan and have only provided some minor amendment's to the minerals and waste sections of the neighbourhood plan.

Strategic Issues – Minerals and Waste

Comments from Minerals and Waste Planning Policy

We were pleased to note that the majority of our comments on the draft Neighbourhood Plan had been taken into account. However, there remain some issues in the submitted plan which need to be addressed.

Policy CL1:

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Paragraph 4.1.11 includes a partial quote from our earlier comments, but misses the point which Worcestershire County Council sought to raise. This quote must be amended as follows:

“Excavation activities, a normal part of the construction process, can result in considerable arising of subsoils. In some cases, this type of waste can usefully be re-used for purposes such as landscaping, levelling of sites, the construction of bunds, embankments or features for noise attenuation. **However, to prevent inappropriate development, these kinds of proposals will be considered against Policy WCS 5: Landfill and disposal.**”

This misinterpretation follows in to Policy CL1.

As drafted, this encourages the re-use of waste on site, which is a misinterpretation of the requirements we outlined in our earlier response in relation to policy WCS 5 of the Waste Core Strategy. The point we were trying to raise was that such activities need to be carefully controlled to ensure that they are appropriate and justified for reasons such as noise attenuation or appropriate levelling of sites, rather than actively encouraging use of waste materials. As such, we suggest rephrasing the last point of policy CL1 to read:

"In developments which propose the re-use of waste such as subsoils arising from the development process on site, schemes will be expected to conform with policies in the Waste Core Strategy and Environment Agency Advice."

Policy CH1:

Point 3 of policy CH1 needs to be amended as follows:

It accords with other relevant policies of the Clifton upon Teme Neighbourhood Development Plan and South Worcestershire the wider Development Plan as a whole.

There are relevant policies in the Waste Core Strategy and the emerging Minerals Local Plan which need to be considered alongside the requirements of the South Worcestershire Development Plan for all types of development.

Yours sincerely

Mike Martin-White
Principal Planner
