

Table 2

Consultation Responses from Consultation Bodies, Other Groups and Residents

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
<p>2. Chris Bate, Asset Manager, Worcester shire Highways England The Cube 199 Wharfside Street Birmingham B1 1RN</p>	All			Comment	<p>Thank you for giving Highways England the opportunity to comment on the proposed Clifton upon Teme Draft Neighbourhood Development Plan.</p> <p>Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network. This network is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.</p> <p>We have reviewed the Plan and are content that the proposals will not have a detrimental impact on our asset, specifically the M5 motorway. Consequently, I confirm</p>	Noted.	No change.

					that we have no objections and are satisfied for the consultation to continue without further comment being necessary.		
<p>3. Zoe Hughes Zoe.Hughes@sportengland.org Planning Administration Team Planning.central@sportengland.org</p>	All			Comment	<p>Thank you for consulting Sport England on the above Neighbourhood Consultation.</p> <p>Planning Policy in the National Planning Policy Framework identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process and providing enough sports facilities of the right quality and type and in the right places is vital to achieving this aim. This means positive planning for sport, protection from unnecessary loss of sports facilities and an integrated approach to providing new housing and employment land and community facilities provision is important.</p> <p>It is important therefore that the Neighbourhood Plan reflects national policy for sport as set out in the above document with particular reference to Pars 73 and 74 to ensure proposals comply with National Planning Policy. It is also important to be aware of Sport England’s role in protecting playing fields and the presumption against the loss of playing fields (see link below), as set out in our national guide, ‘A Sporting Future for the Playing Fields of England –</p>	Noted.	No change.

				<p>Planning Policy Statement'</p> <p>http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/</p> <p>-</p> <p>Sport England provides guidance on developing policy for sport and further information can be found following the link below:</p> <p>http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</p> <p>-</p> <p>Sport England works with Local Authorities to ensure Local Plan policy is underpinned by robust and up to date assessments and strategies for indoor and outdoor sports delivery. If local authorities have prepared a Playing Pitch Strategy or other indoor/outdoor sports strategy it will be important that the Neighbourhood Plan reflects the recommendations set out in that document and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support the delivery of those recommendations.</p> <p>http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/</p> <p>If new sports facilities are being proposed Sport England recommend you ensure such facilities are fit for purpose and designed in accordance with our design guidance notes.</p>		
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					http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/ - If you need any further advice please do not hesitate to contact Sport England using the contact details below.		
4. Professor Ian Fairchild Hereford and Worcester Earth Heritage Trust. Herefordshire & Worcester shire Earth Heritage Trust Geological Records Centre University of Worcester Henwick Grove Worcester WR2 6AJ i.j.fairchild@bham.ac.uk 01905 855184	31	4.1.7		Comment	<p>The plan as a whole is impressively comprehensive and mindful of the diverse assets within the parish area. There are no designated Local Geological Sites or Sites of Special Scientific Interest within the parish, but exposure of the local geological substrates (sandstones and mudstones with local limestones of the Old Red Sandstone) can be found in the dingles that drain the upland on which Clifton is based. These streams lie within the Principal Wooded Hills landscape character areas, but the nature of the stream bed and local surrounding cliffs is not mentioned in the area description. The unusual charm of the dingles lies both in their wooded nature and in the presence of series of minor rapids and waterfalls over harder geological units. These dingles are crossed or paralleled by numerous public rights of way from the Clifton area.</p> <p>In addition, I would like to draw your attention to a singular place - Southstone Rock, a Local Geological Site just to the north of the parish. This is one of the best examples in the country of a perched springline tufa, a calcareous deposit around</p>	<p>Noted with thanks.</p> <p>There is some useful additional information provided here which could be added to the supporting text of the NDP.</p> <p>However, Southstone Rock lies outside the neighbourhood area/ parish and it would not be appropriate to note this in the NDP.</p> <p>Add additional information to text after para 4.1.7.</p>	<p>Amend Plan.</p> <p>Insert additional text after para 4.1.7 and renumber other paras:</p> <p>“Exposure of the local geological substrates (sandstones and mudstones with local limestones of the Old Red Sandstone) can be found in the dingles that drain the upland on which Clifton is based. These streams lie within the Principal Wooded Hills landscape character areas. The unusual charm of the dingles lies both in their wooded nature and in the presence of a series of minor rapids and waterfalls over harder geological units. These dingles are crossed or paralleled by numerous public rights of way from the Clifton area.”</p>

					<p>a spring. A public footpath from Clifton runs past this site and it represents a significant locality amenity for its general character and “atmosphere” as well as scientific interest which is summarized in a published guide: http://www.geo-village.eu/wp-content/uploads/2013/02/SouthstoneRockTrailGuide.pdf</p> <p>As part of a review of national tufa sites by English Nature, this site has been recommended by me to be included in the Geological Conservation Review and so it is a candidate to become a Site of Special Scientific Interest.</p>		
5. Clifton Village Hall Resident	73/74			Comment	<p>Dear Councillors,</p> <p>Thank you for your letter and for having the foresight to include the small field adjoining the village hall.</p> <p>Yes, you are right; the field belongs to the village and is held in trust by the Charities’ Commission. The committee of trustees agrees that this portion of land should be designated a protected greenspace and feels it right that, as the village around it might grow, a little bit of community-owned green will remain.</p> <p>NDP Steering Group: keep up the good work! Kind regards, and on behalf of the trustees, Jack</p>	<p>Noted.</p> <p>This information would be useful in terms of supporting evidence for the proposed Local Green Space.</p> <p>Add additional text to Table 2.</p>	<p>Amend Plan.</p> <p>Add further text to Table 2, 3rd column, Open Space 9:</p> <p>“The field belongs to the village and is held in trust by the Charities’ Commission. The Committee of Trustees submitted a representation at Regulation 14 consultation stage agreeing that this portion of land should be designated a protected local green space. The response noted that as the village around the green space might grow, it was right that a little bit of community-owned green should remain.”</p>

<p>6. Fortis Living On Fri, Jun 3, 2016 at 11:22 AM, Richard Grounds <RGrounds@fortisliving.com></p>	<p>73-74 LGS 4</p>			<p>Object</p>	<p>Dear Jeanette</p> <p>Local Green Space</p> <p>Thank you for your letter of 27 May concerning designating land in Clifton upon Teme as Local Green Space. It is interesting to hear that the parish council is preparing a Draft Neighbourhood Development Plan.</p> <p>The small piece of land, at the junction of Manor Road and the B4204, that you mention in your letter is owned by Fortis Living. I am sure that the land will remain as local amenity land into the future and Fortis Living will have no plans to consider any future development on the site. However, our preference would be that this situation remains informal and that the formal designation of a Local Green Space is not applied. As you can imagine, with many small areas of land in our ownership, administration and management is a complicated business, and we would wish to avoid special designations being applied to individual parcels of land.</p> <p>I wish the parish council every success with the work on the Neighbourhood Development Plan. If and when you come to consider housing issues and the need for affordable housing in the village, and you think Fortis Living could make a contribution, please let me know and we would happily be involved.</p>	<p>Not accepted.</p> <p>The Parish Council notes the concerns of the landowner Fortis Living and their preference that the formal designation of a Local Green Space is not applied.</p> <p>However, the landowner also notes that the land is likely to remain as local amenity land, and there are no reasons provided setting out why the area does not meet the criteria for Local Green Space in the NPPF.</p> <p>Therefore the area should remain as Local Green Space in the NDP.</p>	<p>No change.</p>
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					Best wishes Richard		
7. Andy Baker Transport Planning Manager County Hall Spetchley Road Worcester WR5 2NP	73 – 74 LGS 5 & 10			Comment	6. 5 July 2016 Dear Ms Hill <u>KENELM ROAD & KENELM CLOSE– LOCAL GREEN SPACE</u> Thank you for your letter to the Chief Executive dated 27 May 2016 to which I have been asked to respond. According to the plan supplied by yourselves the areas in question to be designated as Local Green Space are 5 and 10.		
	LGS 5			Comment	Area 5 is not considered to be publicly maintainable highway, nor do Worcestershire County Council have any ownership of the land. Land registry shows area 5 as unregistered. Compulsory land registration was in the 1980s so that's not a surprise but, I would think that D B Evans (Bilston) Limited no longer exist so, if needs be the parish council might want to register it in their name.	Noted. Refer land ownership issue to Parish Council for consideration. Land ownership issues are not a planning matter for the NDP.	No change.
	LGS 10			Comment	I can confirm that area 10 is considered to be publicly maintainable highway. It was dedicated as such in an Agreement dated 27 October 1964 between D B Evans (Bilston)	Noted.	No change to the plan.

				<p>Limited and Worcestershire County Council. We do not actually own the subsoil at this location but there are highway rights over the surface.</p> <p>In order for it to be designated as a Green Space the Parish would need to apply for a Stopping up Order to remove the highway rights. The Land would then revert to the original land owner as we are not the owners of the subsoil, so I assume the Parish would need to make contact with the land owner if they can be identified.</p> <p>The Parish would need to apply to the County Council for the land to be stopped up and there is a cost involved in this process of approximately £2,000. We would then undertake internal consultation to see if there are any objections to the land being stopped up. Unfortunately there is not sufficient time to undertake this internal consultation prior to responding to this letter but following an initial review of the land in question there may be an issue with stopping up the whole area of land as it is required for a visibility splay for the junction.</p> <p>If you require any further assistance with this matter please do not hesitate to contact me. Yours sincerely</p>	<p>Area 10 is an existing green space surrounded on all sides by housing.</p> <p>The Neighbourhood Plan seeks to keep the land open. This does not affect any existing highway rights, nor are the Parish Council seeking to create any new or additional public access to the land. There is no need for a Stopping up Order. The land is to be kept open for its amenity value</p>	
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<p>8. Martley Parish Council Janet Dale</p> <p>Clerk</p> <p>Martley Parish Council</p> <p>01886 888472</p> <p>martleypc@btinternet.com</p>	All			Comment	<p>This is a thorough document which is clearly written, and which presents a clear future for the parish. Our only suggestion is that consideration be given to the proposal to extend the Malvern Hills AONB Northwards along the Teme Valley to provide additional protection and resources for this area.</p>	<p>Noted with thanks.</p> <p>AONB designation is a strategic matter and is not something a NDP can address.</p> <p>However the Parish Council may consider supporting this proposal if it is brought forward in any future public consultations undertaken by the local planning authority and / or Natural England.</p>	No change.
<p>9. National Grid Robert Deanwood Consultant Town Planner</p> <p>Tel: 01926 439078</p> <p>n.grid@amecfw.com</p>	All			Comment	<p>Dear Sir / Madam</p> <p>Clifton-upon-Teme Neighbourhood Plan Consultation SUBMISSION ON BEHALF OF NATIONAL GRID</p> <p>National Grid has appointed Amec Foster Wheeler to review and respond on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.</p> <p>About National Grid</p> <p>National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas</p>	<p>Noted.</p> <p>National Grid is a statutory consultee and will be consulted on planning applications as and when they come forward through the development management process.</p>	No change.

				<p>transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.</p> <p>To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.</p> <p>Specific Comments</p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus.</p> <p>National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p> <p><i>Gas Distribution – Low / Medium Pressure</i></p>		
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				<p>Whilst there is no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network please contact plantprotection@nationalgrid.com</p> <p>Key resources / contacts</p> <p>National Grid has provided information in relation to electricity and transmission assets via the following internet link: http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/</p> <p>The electricity distribution operator in Malvern Hills District Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk</p> <p>Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:</p> <p>Robert Deanwood Consultant Town Planner</p>		
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				<p>Tel: 01926 439078</p> <p>n.grid@amecfw.com</p> <p>Gables House Kenilworth Road Leamington Spa Warwickshire CV32 6JX United Kingdom</p> <p>Tel +44 (0) 1926 439 000 amecfw.com</p> <p>Spencer Jefferies Development Liaison Officer, National Grid</p> <p>box.landandacquisitions@nationalgrid.com</p> <p>National Grid House Warwick Technology Park Gallows Hill Warwick CV34 6DA</p> <p>I hope the above information is useful. If you require any further information please do not hesitate to contact me.</p> <p>Yours faithfully</p> <p>[via email]</p> <p>Robert Deanwood Consultant Town Planner</p> <p>Amec Foster Wheeler Environment & Infrastructure UK Limited Registered office: Booths Park, Chelford Road, Knutsford, Cheshire WA16 8QZ</p> <p>Registered in England. No. 2190074</p>		
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<p>10. Whitbourne Parish Council Mrs Maureen Williams, Clerk</p>	All			Support Comment	<p>The Whitbourne Parish Council find no part of your NDP has an adverse effect on our parish and our NDP. We commend your hard work and wish you every success in progressing to Regulation 16 and onwards to the Examiner</p>	Noted with thanks	No change.
<p>11. Coal Authority planningconsultation@coal.gov.uk</p> <p>Rachael A. Bust <i>B.Sc.(Hons), MA, M.Sc., LL.M., AMIEnvSci., MInstLM, MRTPI Chief Planner / Principal Manager Planning and Local Authority Liaison</i></p>	All			Comment	<p>Dear Ms J Hill</p> <p>Clifton upon Teme Neighbourhood Development Plan</p> <p>Thank you for consulting The Coal Authority on the above.</p> <p>Having reviewed your document, I confirm that we have no specific comments to make on it.</p> <p>Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.</p>	Noted.	No change.

<p>12. Natural England Victoria Kirkham Consultations Team</p> <p>consultations@naturalengland.org.uk</p>	All			Comment	<p>Thank you for your consultation on the above dated 19th June 2016.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p>For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.</p> <p>We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have</p>	Noted.	No change.
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					about our service.		
13. Resident	22	4.1. 2 4.1. 3	4.1	Object	<p>I wish to register my objection to the proposal that land described as Well Meadow within the Draft Neighbourhood Plan dated February 2016 should be designated as a Local Green Space. This area of land extends to approximately 12.45 acres/5.04 hectares and provides grazing for my livestock business. This is privately owned land which I lease on an exclusive basis. Other than for the limited number of Public Footpaths which cross this land there is no right of public access or use over the wider area of land. Wider use of this land by the village has and will remain entirely at the discretion of the occupier of Church House Farm and the freehold owner of the land. I do not believe that the land meets the requirements for designation as a Local Green Space in accordance with paragraph 77 of the NPPF.</p> <p>I am of the opinion that the use of the land will be appropriately regulated through the adopted SWDP. It is noted that the land will be located outside the proposed village</p>	<p>Not accepted.</p> <p>The Parish Council considers that the site meets the criteria for a Local Green Space as set out in the NPPF. In addition, the site includes an identified view point and significant view of the church and is of historical significance with a ridge and furrow field pattern. There is a pond on the site and therefore the site has wildlife significance. There is public access across the site through 2 public rights of way. The site has community value in that it is used for public events, bonfire night, parking etc with the permission of the landowner.</p>	<p>Amend Plan.</p> <p>Insert additional information to Table 2 column 3 – replace text with:</p> <p>“The site includes an identified view point and significant view of the church and is of historical significance with a ridge and furrow field pattern. There is a pond on the site and therefore the site has wildlife significance. There is public access across the site through 2 public rights of way. The site has community value in that it has been used for public events, bonfire night, parking etc with the permission of the landowner.”</p> <p>Insert additional text / note explaining that Local Green Space designation does not mean recreational use / public access:</p> <p>“Note – See definition of Local Green Space in Glossary of Terms, Appendix 9. It is important to note that Local Green Space designation does not assume or require recreational use or public access (other than on existing public rights of way) and sites can be in private ownership or</p>

					settlement boundary. This will mean there will be an implied presumption against future development which is adequate protection.		controlled and used by bodies other than the Parish Council or local authorities.”
14. Landowner	22	4.1. 2, 4.1. 3	4.1	Object	<p>We wish to register our objection to the proposal that land described as Well meadow within the Draft Neighbourhood Plan dated February 2016 should be designated as a Local Green Space.</p> <p>This area of land is presently agricultural land extending to approximately 12.45 acres/5.04 hectares and forms part of the wider Brockhill estate. The land is presently let by way of a protected tenancy to Mr R A Crump of Church House Farm, Clifton upon Teme.</p> <p>The terms of Mr Crump’s tenancy provide for his exclusive possession of this land and we are unable to unilaterally vary that right. Whilst we acknowledge that there are number of limited public footpaths that traverse the land there is and will be no wider right given or implied for public use of this this land.</p> <p>While the Estate Trustees have always been receptive and agreeable to the use of this land for certain village functions this has only been possible with the agreement of</p>	As above.	As above.

				<p>the Estate trustees and it's occupying tenant.</p> <p>Consequently any future access will remain entirely at the discretion of the Estate Trustees and it's occupying tenant. We do not believe that the land meets the requirements for designation as a Local Green Space in accordance with paragraph 77 of the NPPF.</p> <p>We are of the opinion that the future use of the land will be appropriately regulated through the adopted SWDP. It is noted that the land will be located outside the proposed village settlement boundary. This will mean there will be an implied presumption against future development which is adequate protection.</p>		
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