



CLAVERDON

NEIGHBOURHOOD PLAN

2011 - 2031



Referendum Version
July 2019

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1.0 Introduction

The Rationale

- 1.1 Neighbourhood Planning is an important part of passing greater influence on decision making from national and local government to communities. As such our Neighbourhood Development Plan (the 'Plan') is a community led framework for guiding future development, regeneration and conservation in our local area.
- 1.2 When this Plan is approved it will form part of the statutory development plan for Stratford-upon-Avon District which gives it greater weight in planning decisions than the Claverdon Parish Plan prepared in 2012, which was only a material planning consideration. It cannot prevent development but must plan positively to support local development and is a powerful tool in shaping that development in line with local wishes.

The Neighbourhood Area

- 1.3 The Claverdon Neighbourhood Plan Area was designated by the Stratford-upon-Avon District Council (the 'Council') on 16 June 2014 for the purposes of implementation of policies contained within this Plan.
- 1.4 The Neighbourhood Area follows the parish boundary.

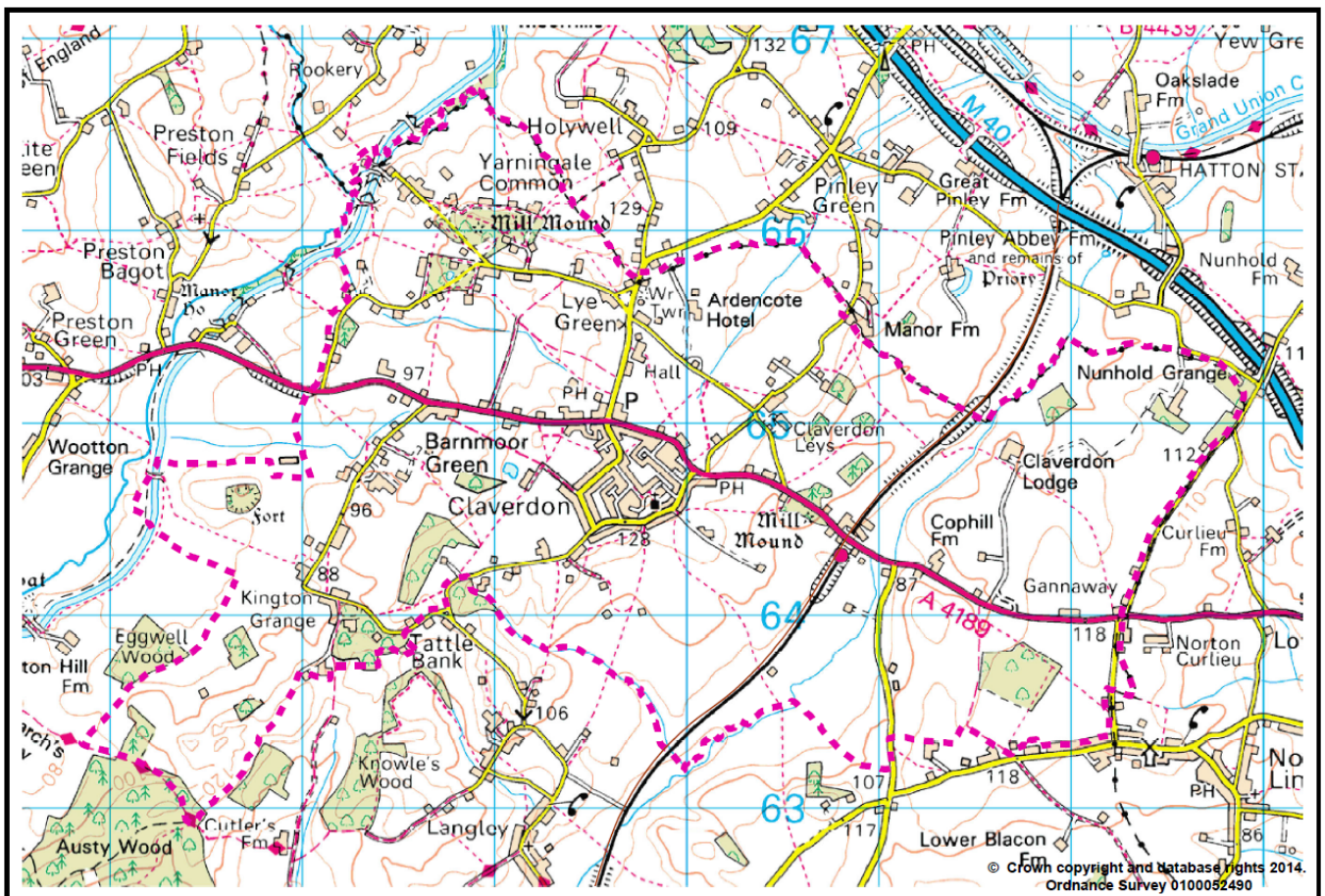


Figure 1 - Claverdon Neighbourhood Area

2.0 A History of Claverdon

- 2.1 Claverdon is a village and Civil Parish in the District of Stratford on Avon within Warwickshire, England, about 5 miles (8.0 km) west of the county town of Warwick. The village is located in the north west of the District and washed over by the West Midlands Green Belt. It has good road links to the local towns of Stratford upon Avon to the south, Leamington Spa/ Warwick to the east, Henley in Arden to the west and Solihull to the north and only 6 miles from junction 15 on the M40. The village straddles the A4189 road from Warwick to Henley in Arden. Claverdon's location near the centre of England makes it a highly desirable place to live.
- 2.2 The name Claverdon comes from the Old English for "clover hill". The hill is near the centre of the scattered parish which includes the former manors of Claverdon, Kington (to the south-west), and Songar (in the south-east). The church is the centre of The Village with the hamlets of Yarningale, Kington, Lye Green, and Gannaway close by. Claverdon has some modern developments along with historic buildings such as the forge, the Stone Building; St Michael's Church; and 16th and 17th Century half-timbered cottages. The Manor of Claverdon is recorded in the Domesday Book as part of the lands of the Count of Meulan.

Transport

- 2.3 The village is served by Claverdon railway station with trains operated by Chiltern Railways and London Midland giving access to Stratford upon Avon, Leamington Spa, Birmingham and London. The M40 motorway is located nearby giving access to Birmingham, Warwick and London. Birmingham International Airport is situated 16 miles (26 km) to the North, with flights to Europe, Asia and America.

Local Economy and Community Facilities

- 2.4 Whilst there are no large employers in the neighbourhood area, with most residents commuting to larger towns nearby, there are a number of small businesses locally. Examples include Claverdon Cartridges, supplying shooting equipment and clothing and the 4 star Ardencote Manor Hotel Country Club & Spa.
- 2.5 The village shop was closed in 2007 and whilst the butcher's shop, which also housed the Post Office, broadened its range of goods for sale it could not be sustained and closed in 2014. Eventually, a community shop was created to replace the village shop but not housed in the former premises. It began in a steel hut next to the Dorothea Mitchell Hall, but is now housed in a permanent structure constructed in the same location. The village has a general medical practice surgery located on Station Road.

Education

- 2.6 Claverdon Primary School is located in Breach Lane within The Village. It is a Community School within the Warwickshire Local Education Authority (LEA) area and has 198 students in seven discrete year groups. The School's house system is named after the surrounding areas (Kington, Gannaway and Yarningale).

3.0 A Future Vision for Claverdon

3.1 Claverdon aspires to: -

- Thrive as a vibrant and distinctive neighbourhood
- Continue to respect and reflect the views of its community
- Evolve and expand whilst retaining its unique and distinctive character, and
- Provide an outstanding quality of life for current and future generations of residents.

3.2 This Plan has been developed from the results of the Claverdon Neighbourhood Questionnaire. All 539 properties in Claverdon Parish were delivered a questionnaire on 13 January 2016, with a response deadline of 19 February 2016, which was later extended to 29 February.

3.3 A Freepost envelope was included for returning to Stratford-on-Avon District Council who undertook the survey on behalf of the Qualifying Body. Utilising the District Council for this task ensured independence and guaranteed all responses would remain confidential.

3.4 One copy per household was mailed out, but further copies were available from the village shop directly from the Neighbourhood Plan Steering Group members or could be printed off the village website. 259 questionnaires were completed. Percentages quoted are those of the respondents to the questionnaire. The key actions that come out of the survey are listed below:

3.5 The Community aspiration which supports this vision by:

- Encouraging a thriving and prosperous community that delivers a high quality of life for all its residents
- Recognising and protecting the character and history of the neighbourhood area
- Supporting measured, proportionate, timely and sustainable development to meet local requirements
- Promoting a flourishing local economy
- Endorsing policies that have a positive effect on the environment, including those that remove or minimise flood risk, mitigate climate change, reduce our carbon footprint and minimise the impact of increased traffic
- Maintaining a high-quality natural environment that preserves and enhances biodiversity
- Supporting the need for sustainable development in keeping with the character of the village.
- Supporting a limited increase in housing provision to cater for new families coming into the village, an ageing population and greater affordability.
- Promoting a serious effort to improve road safety and transport links including safer cycling.
- Encouraging an entrepreneurial approach to business development and tourism
- Promoting improved recreation and leisure facilities for all ages
- Supporting the retention of existing services and enhanced provision of mobile phone coverage and broadband.
- Supporting the introduction of mains gas
- Supporting protection, management and planning for the preservation of valued landscapes, such as trees, hedgerows & woodland (Source – Woodland Trust response)
- Seeking to protect & enhance the local environment, green and open spaces, ancient woodland, veteran trees, hedgerows & trees

Strategic Objectives

Housing	To promote new high-quality homes in appropriate sustainable locations that meet the needs of the Neighbourhood Area, current & future residents, without compromising the distinctive and attractive setting of the village or the natural environment
Economy and Infrastructure	To protect and promote jobs for local people in order to advance economic development in the Neighbourhood Area. To seek on-going improvements to transport and parking, to flood defenses, to utility infrastructure and to digital connectivity especially mobile phone reception and broadband. Encourage renewable energy solutions
Natural Environment	To safeguard our natural environment and enhance biodiversity through sensitive development which protects and enriches the landscape. To protect green spaces and walks/footpaths
Built Environment	To promote high quality design whilst ensuring the historic environment is preserved and enhanced
Community, Sports and Leisure	To ensure that residents have access to excellent local facilities, open spaces and recreation to maintain a strong, active, healthy and vibrant community to help alleviate social isolation.

4.0 Housing

Strategic Objective

“To promote new high-quality homes in appropriate sustainable locations that meet the needs of the Neighbourhood Area, current & future residents without compromising the distinctive and attractive setting of the village or the natural environment”

- 4.1 Claverdon is identified as a Category 3 Local Service Village in the Core Strategy¹. Policy CS.16 of the Core Strategy states that approximately 450 homes in total will be built in the Category 3 villages of which no more than around 13% (59 homes) should be provided in any individual settlement.
- 4.2 At the time of writing there are commitments for 25 new homes since 2011 some of which have been completed (see table below).

Housing Commitments Since 2011	Reference	Market Homes	Affordable Homes
Kington Grange Farm, Kington Lane	11/01255/FUL	1	0
Valley Farm, Buttermilk Lane	12/00578/FUL	1	0
Claverdon Hall, Lye Green	13/03228/FUL	3	0
Opus Studios, Station Road	14/02383/COUJPA	1	0
Depot Site Langley Road & Land south of Breach Lane	14/00007/FUL	4	3
The Old Butchers Shop, The Green	14/00894/FUL	1	0
Hercules Farm, Henley Road	14/01551/FUL	1	0
Claverdon Hall Farm, Lye Green	15/00805/COUQ	3	0
Land between Crown Inn and Bryn Arden, Henley Road	15/03834/FUL	1	0
Heart of England Farms, Henley Road	15/03309/FUL	2	0
Land Rear of 6-8 St Michaels Road	16/02148/VARY	2	0
Opus Studios, Station Road	16/00453/FUL	1	0
Lakeside, Breach Lane	16/00412/FUL	1	0
Sub total		22	3
Total number of dwellings			25

- 4.3 As a Green Belt village any development needs to comply with Policy CS.10 of the Core Strategy and section 13 of the NPPF. This broadly restricts development to:
- Small scale development, which meets a housing, employment or other need identified by the local community and does not harm the openness of the Green Belt;
 - Small scale extension/alteration or replacement of existing buildings;

¹ Stratford-on-Avon District Core Strategy, July 2016

- Limited development/in-filling of previously developed (brownfield) sites which do not have a materially adverse impact on the openness of the Green Belt; and
 - Limited In-fill development in LSV's.
- 4.4 There is no assumption that Green Belt villages like Claverdon are required to meet the same housing requirement if there is conflict with Policy CS.10 of the Core Strategy.
- 4.5 The results of the village questionnaire² are overwhelmingly in favour of no additional standard market housing development. There is also a desire that any development should be within the village boundary. (Neighbourhood Plan Questionnaire 2016 Topline Results Q1a- Do you believe Claverdon should remain broadly the same size- A Yes = 90%, No = 10%)
- 4.6 There is no current support either for specialist residential accommodation such as care homes and housing designed for the elderly/infirm³. Neighbourhood Plan Questionnaire 2016 - Q1g: Do you believe that there is sufficient specialist housing (meeting the needs of people with physical and mental health issues such as dementia, Sheltered and assisted housing) for the elderly or infirm in Claverdon? Yes = 69%, No = 31%.
- 4.7 In order to comply with national and District planning policies on Green Belt, housing development will only be permitted if it represents limited infilling within the village boundary or limited affordable housing for identified local community needs in accordance with paragraph 145 of the National Planning Policy Framework (NPPF). The conventional approach to assessing local community need for affordable housing is through a Housing Needs Survey. A Housing Needs Survey for Claverdon Parish was carried out in the summer of 2017. The results of the survey are summarised under Policy H2 below.

Policy H1 – Housing Development Strategy

Limited infill housing development will be supported within the Village Boundary defined on Figure 2 subject to Core Strategy Policy CS10 and Green Belt Policy. Proposals for new housing will not be supported outside the Village Boundary except development in accordance with Policy H2; or under the special circumstances set out in Paragraph 55 of the National Planning Policy Framework (2012), and subject to Green Belt policy.

Explanation

- 4.8 The Neighbourhood Area is constrained by the Green Belt, which washes over the village. Consequently, the Core Strategy does not expect Claverdon to play a significant role in contributing towards the supply of housing for the District (see Policy CS.10).
- 4.9 Any new development will therefore be restricted to limited infilling within the Village Boundary unless it is one of the exceptions in Policy H1. This will have the effect of focussing any new development towards the most sustainable locations within the Neighbourhood Area.
- 4.10 Small scale infill development on land within the Village Boundary will provide housing without significant damage to the character and setting of the village or conflict with Green Belt policy.

² Claverdon Neighbourhood Plan Survey results April 2016

³ Claverdon Neighbourhood Plan Survey results April 2016

This pattern of gradual and organic development will ensure new dwellings contribute to the attractive appearance and character of Claverdon and its sense of community

- 4.11 The Village Boundary has been carefully conceived to ensure that an appropriate and reasonable approach which accurately captures the built form of the village is defined. The boundary follows existing site boundaries but may exclude properties with large residential gardens in the interests of preserving the open and rural setting of the village and the Green Belt.

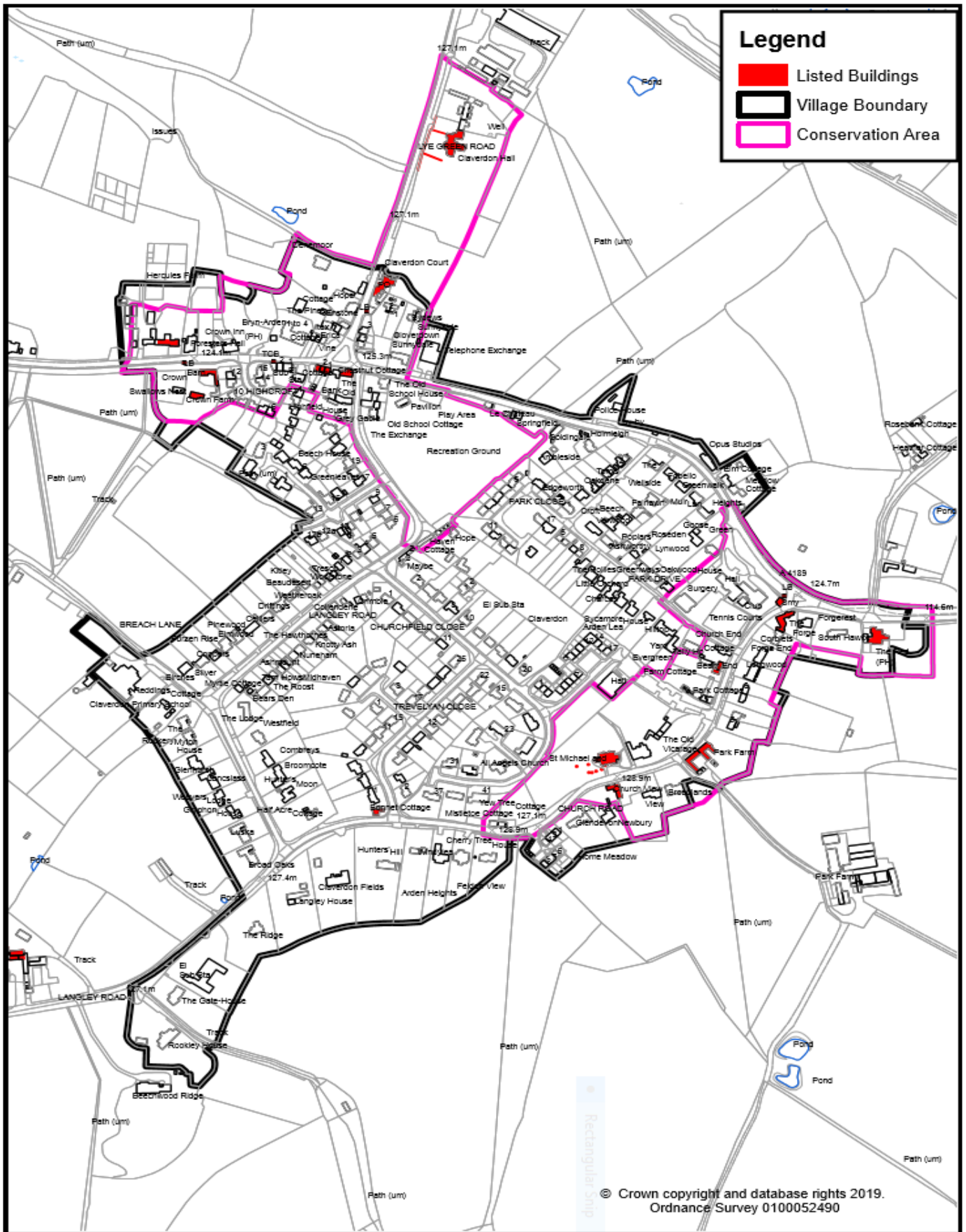


Figure 2 – Claverdon Village Boundary & Heritage Assets

Policy H2 - Meeting Local Housing Needs

Small-scale community-led housing schemes on sites beyond, but reasonably adjacent to, the defined Village Boundary of Claverdon or the part of the built-up area of Norton Lindsey within the Neighbourhood Area, will be supported where all the following criteria are satisfied:

- **there is a proven and as yet unmet housing need, having regard to an up-to-date Housing Needs Survey**
- **the content of the scheme, in terms of the type, size and tenure of homes proposed, and their accessibility, reasonably reflect the local identified need.**
- **appropriate arrangements will be put in place via a planning obligation to secure delivery of the scheme and regulate its future occupancy to ensure the continued availability of the housing to meet the needs of local people.**

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, proposers of schemes 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.

Explanation

- 4.12 The NPPF allows for the provision of affordable housing through rural exception sites. These are additional housing sites that are used to meet defined affordable housing needs in rural areas where up-to-date survey evidence shows that local need exists. This enables small sites to be used specifically for affordable housing in small rural communities that would not normally be considered because, for example, they fall outside local plan development boundaries.
- 4.13 One of the ways local needs can be demonstrated is through a housing needs survey or up-to-date evidence of local housing need. In addition, Core Strategy Policy CS.15 allows local needs schemes within and adjacent to settlements including small-scale community-led schemes to meet a need identified by that community. Dwellings provided through such schemes will contribute to the overall housing requirement for the District.
- 4.14 The 2017 Housing Needs Survey identified a need for 12 affordable homes in Claverdon parish for households with a local connection, as detailed below:

Housing association rent

4 x 1 bed maisonette

1 x 1 bed bungalow or ground floor maisonette

Housing association shared ownership

3 x 1 bed maisonette

1 x 2 bed house

1 x 4 bed house

Owner occupier

1 x 2 bed bungalow
1 x 3 bed house

- 4.15 For the purposes of local needs housing for Policy H2 this will be based on a local connection with the Parish. A local connection is defined as someone:
- Born in the Parish
 - Who has lived in the Parish for a minimum of 6 months
 - Who has previously lived in the Parish for 6 out of the last 12 months or 3 out of 5 years
 - Who has close family connection⁴ residing in the Parish for at least 3 years
 - Who has full or part-time work in the Parish and has been employed for at least 6 months
 - Who can otherwise demonstrate a connection to the Parish
- 4.16 To satisfy the local connection criteria an applicant only has to meet one of the above points, although many may have more than this.

Policy H3 - Use of Brownfield Land

The redevelopment of brownfield land to create new housing will be supported subject to the following criteria:

- a) The new use would be compatible with the surrounding uses;**
- b) Any contaminants are satisfactorily dealt with by remedial works previously agreed by the Local Planning Authority;**
- c) The proposal would lead to an enhancement in the character and appearance of the site;**
- d) The use would not conflict with any of the purposes of including land within the Green Belt or represent inappropriate development within the Green Belt; and**
- e) Would not result in the loss of any land of high environmental value.**

Explanation

- 4.17 The reuse and recycling of brownfield land, particularly where it is derelict or underused, helps to achieve sustainable development more efficiently than the release of greenfield land.
- 4.18 For the purposes of this NDP, brownfield land is previously developed land which is, or was, occupied by a permanent structure. It includes the authorised curtilage of the developed land but specifically excludes private residential gardens. There is no presumption that the whole of the site will be suitable for development. This would need to be proven through the planning application process.

⁴ A close family connection is defined as mother, father, sister, brother or adult children.

Policy H4 - Use of Garden Land

Development on garden land within the defined Village Boundary, as defined on Figure 1, will only be supported if it can be demonstrated that proposals:

- a) Preserve or enhance the character of its surroundings;
- b) Will not introduce a form of development which is at odds with the existing settlement character or pattern;
- c) Preserve the amenities of neighbouring properties; and
- d) Provide safe arrangements for access and will not result in additional on-road parking.

Explanation

- 4.19 Development within the garden of existing houses can sometimes lead to unsympathetic development with regard to the adverse impact on neighbouring properties, the character of the area and can lead to poor means of access. Unsympathetic developments of this nature will be resisted unless an adequate land area is available and it is demonstrated to be accessible and sustainable, without causing detrimental harm to the amenity of neighbouring dwellings or to the character of the area.

5.0 Economy and Infrastructure

Strategic objective

“To protect and promote jobs for local people to advance economic development in the Neighbourhood Area. To seek on-going improvements to transport and parking, to flood defences, to utility infrastructure and to digital connectivity especially mobile phone reception and broadband. Encourage renewable energy solutions”

- 5.1 The Parish of Claverdon is washed over by the West Midlands Green Belt. The Core Strategy examined the need for employment land across the District but did not identify any land within Claverdon parish for such development or any exceptional circumstances to amend the boundary of the Green Belt land for employment opportunities.
- 5.2 As a consequence of this, only applications for commercial use will be considered for the Neighbourhood Area, providing it meets Green Belt policy.
- 5.3 There is also a need to improve transport links to and from the village and traffic calming measures on the A4189.
- 5.4 The objective of this Plan is therefore to protect and enhance existing employment opportunities and promote new opportunities commensurate with the Green Belt status of the parish.

Policy E1 - Protecting and Enhancing Existing Employment Sites

Proposals for the change of use or redevelopment of land or premises identified for or currently in employment use will only be supported where:

- a) **There is a sufficient supply of sites for a range of employment uses to meet both immediate and longer-term requirements over the Plan period; or**
- b) **The applicant can demonstrate that the site/premises is no longer capable of meeting employment needs; or**
- c) **Development of the site for other appropriate uses will facilitate the relocation of an existing business to a more suitable site; or**
- d) **Unacceptable environmental problems are associated with the current use of the site and the proposal will remove them.**

Limited extensions to existing commercial buildings in the Neighbourhood Area will be supported providing there is no conflict with other policies in this Plan.

Planning applications for alternative uses will be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

Explanation

- 5.5 The Neighbourhood Area is fortunate to have a number of important employment sites within it, covering industrial, leisure, retail and commercial activities. The protection of these sites for the purposes of local jobs and custom assists in achieving sustainable living. It is important that the infrastructure necessary to sustain these business ventures is maintained and enhanced.

Local Businesses and Employers	Location	Sector/Type of Business
Msc Group	Station Road, Claverdon CV35 8PE	Warehouse and Offices
Red Lion Inn	Station Road, Claverdon, CV35 8PE	Public House
Claverdon Community Shop	Claverdon CV35 8PH	Retail
Holly Cottage Kennels & Cattery	Yarningale Lane, CV35 8HW	Cattery and Kennels
Crown Inn	Henley Road, Claverdon CV35 8LJ	Public House
The Forge	The Forge, Church Road, Claverdon CV35 8PD	Fuel and Stove Retailer
Oak Tree Lodge Stables	Oak Tree Lodge, Manor Lane, Claverdon CV35 8NH	Livery Stables
T Mousley & Sons Tree Care	Station Road, Claverdon CV35 8PE	Arborist & Tree Works
Heart of England Farms	Henley Road, Claverdon CV35 8PS	Game Farm
Claverdon and District Village Nursery	Station Road, Claverdon, CV35 8PH	Nursery (Children)
Claverdon Primary School	Breach Lane, Claverdon CV35 8QA	Education
Ardencote Hotel and Country Club	The Cumsey, Lye Green Road CV35 8LT	Leisure
Claverdon Rugby Club	Ossetts Hole Lane CV35 8HN	Sports Club
The Office, Claverdon Benefice Housing	14 St. Michael's Close Claverdon CV35 8NU	Specialist Housing
Dorothea Mitchell Hall	Station Road, Claverdon CV35 8HF	Community Hall
The Surgery	Station Road, Claverdon CV35 8PH	Medical
Community Land Trust	Austons Down, Saddlebow Lane, Claverdon CV35 8PQ	Affordable Housing Charity
Green Fingers	Kington Lane, CV35 8PP	Nursery (Plants)
Claverdon Church Centre	Claverdon Church Centre, Church Road, Claverdon CV35 8PD	Church Hall
Claverdon Parish Council	Sunview Cottage High Cross Lane CV35 7BE	Public Authority
Stepping Stones Preschool	Claverdon Church Centre, Church Road, Claverdon CV35 8PDB	Nursery (Children)

Farmsteads within the Neighbourhood Area

- 5.6 Throughout the neighbourhood there are many farms which reflect the agricultural heritage of the parish. These include amongst others:

Valley Farm at Yarningale Common; Park Farm off Church Road; Gannaway Farm at Norton Lindsey; Claverdon Hall Farm at Lye Green; Austons Down off Saddlebow Lane; Hercules Farm and Heart of England farm off the Henley Road.

Policy E2 - Promoting New Employment Opportunities

The development of new local employment opportunities will be supported providing they:

- a) Do not have a detrimental impact on residential amenity;**
- b) Do not lead to the loss of green infrastructure;**
- c) Do not result in severe traffic impacts; and**
- d) Are consistent with national Green Belt policy and do not conflict with the purposes of including land within the Green Belt.**

Explanation

- 5.7 This Plan seeks to improve local employment provision, supporting more local job opportunities in the community. The 2011 Census shows that Claverdon is very much a commuter village with much of the working population commuting out. Diversification of the local economy would be encouraged to help address this issue.
- 5.8 This Plan sets out to maintain and encourage the growth of the local economy, sustaining the community, and enhancing local facilities whilst protecting the character and Green Belt status of the area.

Policy E3 - Encouraging Home-Based Working

Homeworking

Proposals for new dwellings that provide space to support home-working, with flexible space adaptable to a home office will be supported

Live-Work Units

Proposals for small scale live-work development (new build or conversion) within the Village Boundary defined in Figure 2, comprising of commercial space and living space will be supported subject to the following criteria:

- a) Have independent access to both uses;**
- b) No on-road parking requirement will be generated;**
- c) Work carried out in live-work units will not impact adversely on residential amenity;**
- d) In the case of conversions, the building should be of a permanent and substantial construction, structurally sound and capable of conversion without major rebuilding or extension; and**
- e) Have an adequate residential curtilage without having a detrimental impact on the building and its rural setting.**

Explanation

- 5.9 Many residents currently run a business from home or are employed through a home-based business⁵. This Plan aims to encourage this. Self-employment helps the viability of the local economy and home working reduces outward commuting and unnecessary private car journeys. Mixed use schemes where an occupier can work and live within the same planning unit has the benefit of removing the necessity to travel to work and therefore such schemes are a relatively sustainable form of development that would otherwise not be supported in rural locations.

Policy E4 - High Speed Broadband

All new residential and commercial development must, subject to viability considerations include the necessary infrastructure to allow future connectivity to high speed broadband.

Explanation

- 5.10 In an age where home-based businesses and home working is encouraged in order to advance sustainable patterns of living and working, it is important that appropriate infrastructure such as high-speed broadband is provided.
- 5.11 This Plan seeks to promote the future proofing of new residential and commercial development by requiring the infrastructure associated with the installation of high-speed broadband to be provided at the build stage.

Policy E5 - Telecommunications

New or enhanced telecommunications development will be supported subject to the following factors:

- a) **The operational requirements of the telecommunication networks and the technical limitations of the technology, including any technical constraints on the location of telecommunications apparatus;**
- b) **The need to comply with the most up-to-date guidelines in place at the time of the application for safe emissions to be met;**
- c) **The need to avoid interference with existing electrical equipment and air traffic services;**
- d) **Consideration of the potential for sharing existing masts, buildings and other structures. Such evidence and justification for any new site should accompany any application; and**
- e) **The impact of the development on its surroundings with particular regard to the siting and appearance of the proposed apparatus and associated structures and the need to minimise the impact on the visual amenity, character or appearance of the surrounding area. If on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the building.**

⁵ The 2011 parish questionnaire recorded 29 respondents running a business from home and 87 employed through home based businesses.

Explanation

- 5.12 The Parish of Claverdon is rural in nature and undulating in topography. Existing telecommunications infrastructure is limited which results in poor coverage. This Plan seeks to actively encourage improvements to mobile phone coverage within the Parish. In particular, the upgrade of existing apparatus which are not deemed permitted development will be supported.

6.0 The Natural Environment

Strategic Objective

“To safeguard our natural environment and enhance biodiversity through sensitive development which protects and enriches the landscape. To protect green spaces and walks/footpaths”

- 6.1 One of the three objectives of sustainable development as outlined in the NPPF is the environmental objective. The environmental objective is to “contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”⁶.
- 6.2 All development proposals must also demonstrate how the Claverdon Village Design Statement (VDS) at Appendix 1 has been taken into account during the conception and evolution of a design.

Policy NE1 - Valued Landscapes

To be supported, development proposals must demonstrate regard to landscape character. Proposals that will have a significant adverse impact on the valued landscapes and views identified on Figure 3, where seen from locations to which the general public have free and unrestricted access, will not be supported.

Explanation

- 6.3 We aim to protect the open and rural nature of the land surrounding built up areas of the parish to ensure the separate identities of our different settlements and retain its distinctive valued landscapes and important views.
- 6.4 Land management and development must pay due regard to the guidance given in the Landscape Guidelines (see Appendix 1) and seek to preserve or enhance the Valued Landscapes wherever possible.

⁶ NPPF, Paragraph 8

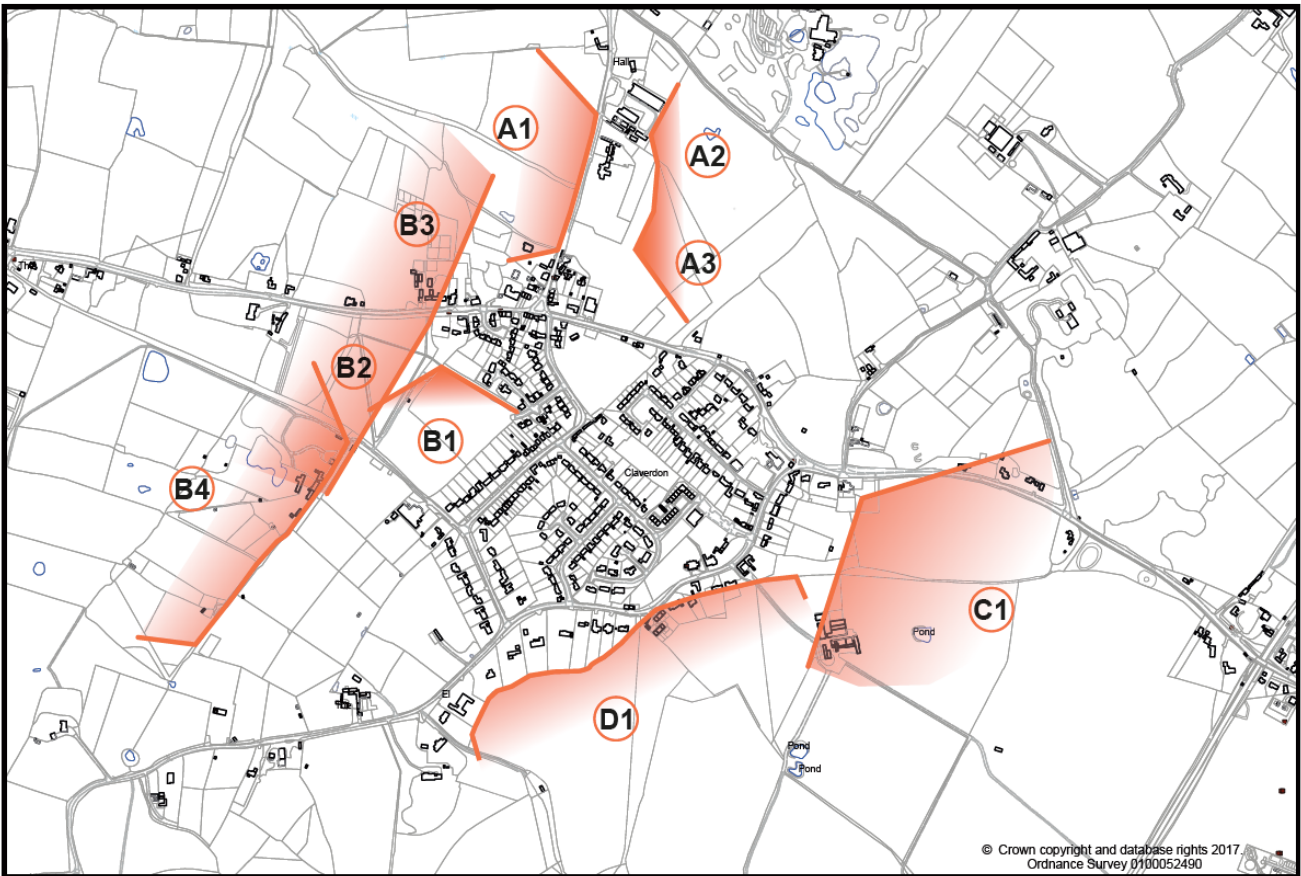


Figure 3 – Valued Landscapes

Valued Landscape A - Views from Claverdon Hall and Claverdon Hall Farm



Valued Landscape A1

- 6.5 The views opposite Claverdon Hall (Listed building built in 1451) and Claverdon Hall Farm are located at the north edge of the settlement and contain a limited number of rural dwellings around Lye Green. The land is mostly flat, lying above the hillside falling towards the valley of the River Alne. The land is mainly pasture medium sized fields, and one larger field in arable production. There are mature hedgerows with many mature oaks in the often-outgrown hedgerows. The area has one footpath crossing the area from east to west. It is generally highly tranquil, which is enjoyed by ramblers and local walkers year round. It also lies within Green Belt which is a constraint on development.



Valued Landscape A2



Valued Landscape A3

- 6.6 The views to the rear of Claverdon Hall and Claverdon Hall Farm are of ancient parkland and contain many mature trees and small copses, with remnants of avenues of pine oak and lime trees. Walkers using the footpath along this route not only enjoy the views of the parkland, but also of Claverdon Hall too. The land is very gently sloping and comprises pasture in medium sized fields. There are many mature trees around the perimeter and some small copses or individual mature trees. Claverdon Hall and farm buildings and one rural dwelling lie to the west of the area. The Claverdon Conservation Area extends northwards to include Claverdon Hall. One footpath crosses the area and one runs along the southeast boundary of the area. The area forms a rural context to the north of the settlement, and due to its historic parkland associations and integration with the Conservation Area is not considered suitable for housing development.

Valued Landscape B - Views from fields facing west, located off Henley Road

- 6.7 This valued landscape includes the western edge of the settlement and whilst generally quite flat lies on high ground, with the land falling from the western edge of the area quite steeply into the valley of the River Alne, allowing long views westwards from Breach Farm for example. The land is pasture and used for horse paddocks in many locations. There are mature hedgerows with many mature oaks around the edges of the area, although many hedgerows appear to have been removed between fields and replaced with post and rail fence. Along its eastern edge it is overlooked by a school and backs of dwellings, to the southern end are several rural dwellings and listed buildings. Several footpaths cross the northern part of the area. The views from these fields are open and far-reaching towards Henley-in-Arden and further afield towards Preston Bagot, Tamworth-in-Arden, Redditch and Bromsgrove and takes in some of the original site of the ancient Forest of Arden. The landscape is dotted with mature hedgerows and trees, as well as grazing cattle and sheep and local farms. The sunsets across this landscape are fabulous.



Valued Landscape B1



Valued Landscape B2



Valued Landscape B3



Valued Landscape B4

Valued Landscape C - Views from The Red Lion public house

- 6.8 This land is a single farm unit, grouped around Park Farm, on the south eastern edge of Claverdon, and consisting of a group of fields of variable size, mainly in arable cultivation. Field boundaries tend to be low and trimmed, with occasional hedgerow trees and groups of trees along ditch lines and around small ponds. The land slopes, steeply near the settlement and flattening out to the south east and is widely visible in the wider farmed landscape. The land abuts the southern boundary of the Conservation Area and is clearly part of the wider open farmed landscape and of high and widespread visibility. The view here is one of a wide and open native English landscape, where trees and fields stretch as far as the eye can see, southeast towards the village of Norton Lindsey.



Valued Landscape C1



Valued Landscape C2

Valued Landscape D - View looking southeast and downhill from Church Road

- 6.9 Not only do the houses along Church Road enjoy this fabulous view southwards along the ridge towards Langley from their rear gardens, but so too do other villagers and walkers alike as there is a public footpath on Church Road that takes in this view in its entirety. This is one of the highest points of Claverdon and explains the toponym of Claverdon, which is 'Clover Hill'. The view is of rolling fields, dotted with native trees and hedgerows. A public right of way circumnavigates this whole landscape and the farmer is sympathetic to the many dog walkers and ramblers who use the path as he maintains the path, stiles and gates to a high standard. The church of St Michael's and All Angels is located on Church Road directly opposite this fine view has been on the same site since the 11th Century. This view is probably unchanged over the centuries.



Valued Landscape D1

Policy NE2 - Flooding and Drainage

Development proposals will be supported where they utilise sustainable drainage systems, including those that achieve landscape or biodiversity enhancement, and demonstrate they will not result in on-site or off-site flooding. Proposals to upgrade the local drainage network will be supported.

Explanation

- 6.10 The Environment Agency considers that water resources are under ‘moderate stress’ in the locality with some areas under ‘serious stress’. Therefore, new developments should include means of re-using and recycling water where possible.
- 6.11 A further update to the Water Cycle Study⁷ has been carried out and set out the evidence and recommendations for water efficiency measures in domestic and non-domestic buildings. This is based on evidence from Severn Trent Water ‘Water Resources Management Plan’ (WRMP). Stratford District and West Midlands generally is located within an area of moderate stress. The WRMP has concluded that any growth and increase in population will further exacerbate the issue.

Policy NE3 - Renewable Energy

Development proposals relating to the production of renewable energy will be supported where there are no significant adverse landscape or other visual impacts.

Explanation

- 6.12 In consideration of future generations it is commensurate on us all to create a sustainable future and recognise the imperative of mitigating the worst effects of climate change. National and international objectives include:
- UK Climate Change Act 2008 - 80% reduction in greenhouse gas emissions by 2050
 - International agreement - To hold the increase in global average temperature below 2°C above pre-industrial levels
- 6.13 To support these objectives we will promote the use of renewable technologies within the parish with a desire to become a carbon neutral parish for electricity, providing our community with environmental, economic and social resilience. We recognise that the opportunity to generate power through wind or hydro within the parish is limited, making solar the most likely means of energy generation.

⁷ URS Water Cycle Study Update Final Report, September 2014

Policy NE4 - Designated Local Green Space

This Plan designates the following areas of Local Green Space as defined on Figure 4 where development will be ruled out other than in very special circumstances:

- CLAV 1 - Lye Green**
- CLAV 2 - Village Green**
- CLAV 3 - Recreation Field**
- CLAV 4 - Church Land and Glebe Field**
- CLAV 5 - Hanging Wood**
- CLAV 6 - Ambition Field**

Where appropriate, Community Infrastructure Levy (CIL) funds will be used to enhance these designations to ensure a suitable quantum and quality of recreational and amenity space is available for the Neighbourhood Area.

Explanation

- 6.14 In accordance with paragraphs 99-101 of the NPPF, local communities are encouraged to include new and robustly justified Local Green Spaces within their neighbourhood plans, where this designation does not prevent identified development needs being met.
- 6.15 Local Green Space which is of particular importance to local communities, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife will be designated for special protection. Assessments for the proposed Local Green Spaces are found at Appendix 3.
- 6.16 Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

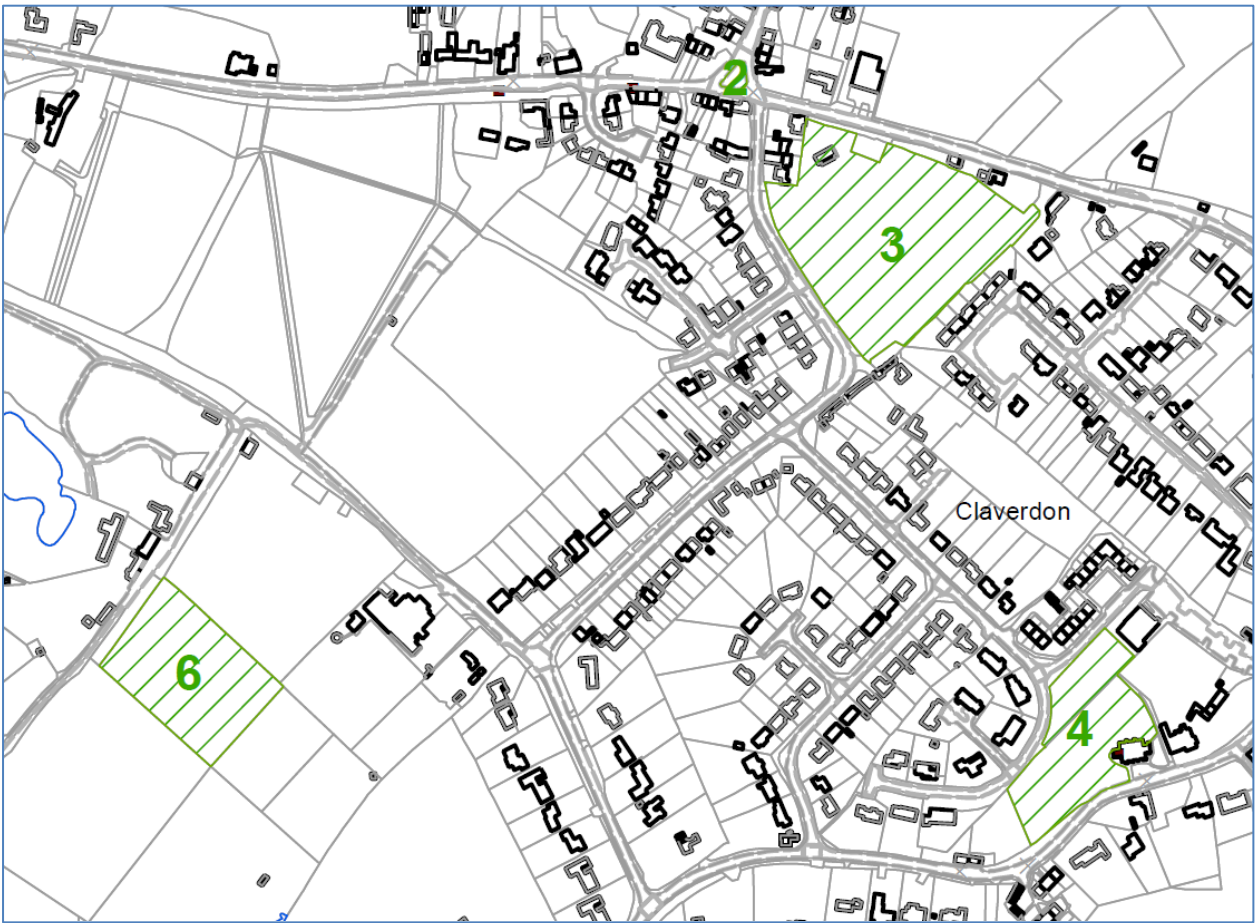


Figure 4 - Designated Local Green Spaces (Village Centre enlarged)

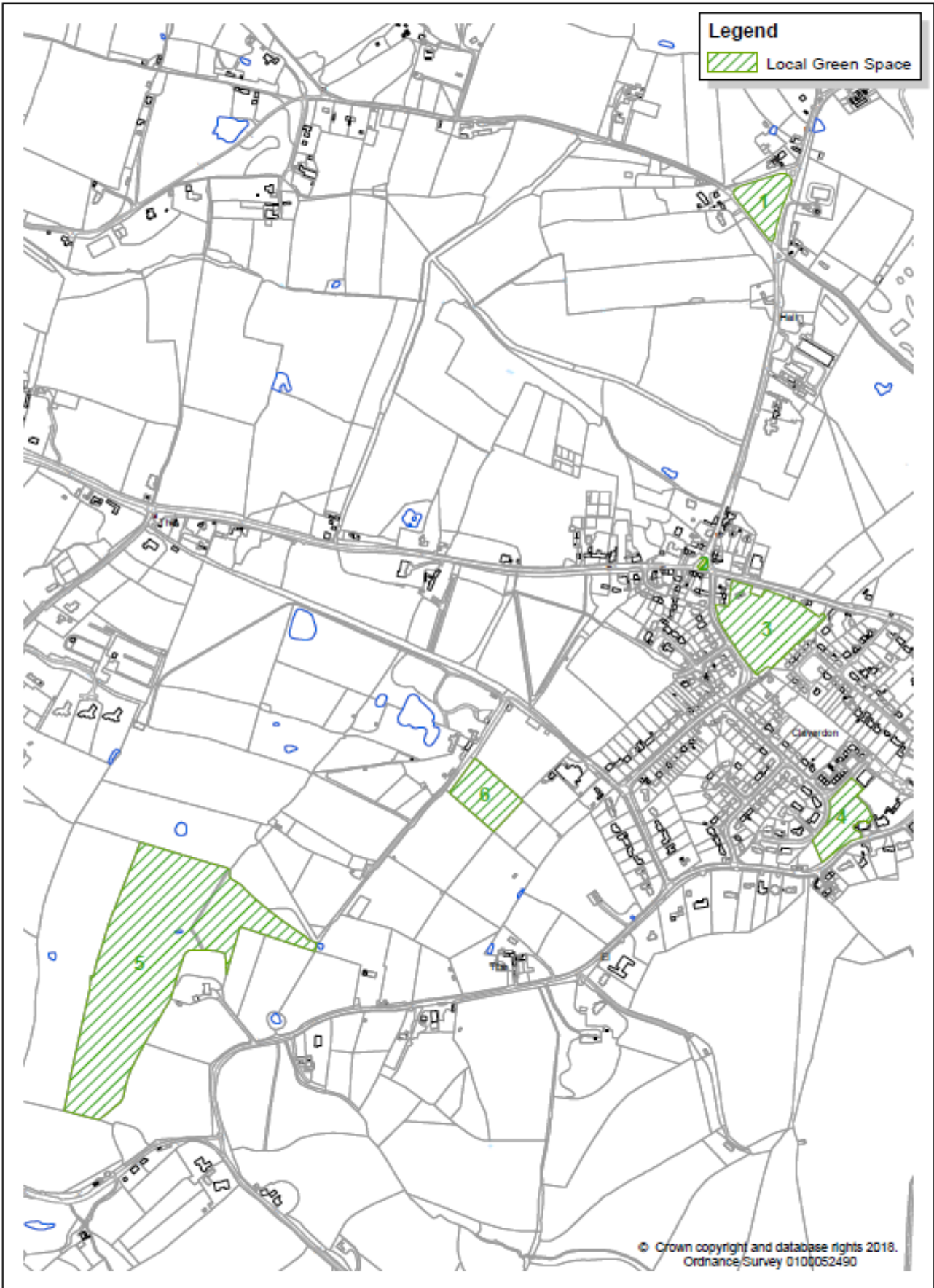


Figure 4 - Designated Local Green Spaces

Policy NE5 - Conserving the Natural Environment

To be supported, development proposals must not harm biodiversity and must provide net gains for biodiversity unless it can be demonstrated this is not possible or is not viable. Measures to retain ecological networks; to create new ecological habitats and networks; to improve landscape quality, scenic beauty and tranquility; and to reduce light pollution, will be supported. All development proposals must include new native hedge and tree planting as part of an integrated landscaping scheme unless it is demonstrated this is not practicable or viable.

Explanation

- 6.17 We should protect and enhance green spaces and the landscape features and habitats such as woodland, hedges, orchards, rivers, streams and ponds that support a wide biodiversity.
- 6.18 Plans for new developments should have regard to existing trees, hedges and shrubs, which should be integrated into the overall purpose and structure of the development. Where an area for development includes existing mature trees, plans should be based on the assumption that these trees will be preserved. In all cases the future growth of new and existing trees should be taken into account during site planning.

7.0 The Built Environment

Strategic Objective

“To promote high quality design whilst ensuring the historic environment is preserved and enhanced”

- 7.1 This Plan adopts The Village Design Statement (VDS) to promote high quality sustainable design whilst ensuring the historic environment is preserved and enhanced.
- 7.2 Paragraph 125 of the NPPF states that Neighbourhood Development Plans “...can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development”.
- 7.3 This Plan aims to conserve, protect and enhance the character, appearance and historic integrity of the built environment in the Neighbourhood Area and to improve the appearance and functioning of the built environment generally in order to maintain an attractive village to live in.

Policy BE1 - Principles of Good Design

All development proposals must demonstrate how the Village Design Statement (VDS), presented in Appendix 1, has been taken into account in the design.

All development proposals must demonstrate how the design will reduce crime and the fear of crime.

The following important design principles should be addressed by all development proposals:

- a) Retention and provision of space between buildings or groups of buildings to preserve views;**
- b) Arrangement of buildings to follow established building lines and road hierarchy;**
- c) Reflecting traditional building form with roof pitches of generally 40° or more with varied ridge and eaves lines and heights; and**
- d) Sensitive siting of PV and solar panels particularly when in close proximity to listed buildings or views into and out of the conservation area.**

The above criteria should not necessarily discourage the very highest quality modern design.

Explanation

- 7.4 The overall design, layout and architectural features of any new buildings erected within the village should reflect local character. Similarly, any alteration to existing properties, particularly those within the designated conservation area, should employ building materials and design characteristics which are in harmony with the original and adjacent properties.

Policy BE2 - Heritage Assets

Proposals which may affect a heritage asset will be required to include an assessment which describes the harm to the significance of the asset and their setting.

Development within and adjacent to all heritage assets will be strictly controlled. Development which fails to conserve or enhance the character or appearance of the Conservation Areas will not be supported.

Proposals which lead to substantial harm or total loss of a designated heritage asset will only be permitted if it can be demonstrated that:

- a) the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or**
- b) the nature of the heritage asset prevents all reasonable uses of the site and no viable use can be found, and grant or other funding or ownership is not possible, and the harm or loss is outweighed by bringing the site back into use.**

Proposals which lead to less than substantial harm to the significance of a designated heritage asset will be considered against the public benefits of the proposal including securing the optimum viable use of the heritage asset.

Proposals, including changes of use, which enable the appropriate and sensitive restoration of listed buildings, will be supported.

Explanation

- 7.5 Claverdon contains a number of listed buildings & two Conservation Areas. We need to ensure that these heritage assets are protected and enhanced and that they are not compromised by new developments.
- 7.6 Designated heritage assets are shown on Figure 2 on page 10.

8.0 Community, Sports and Leisure

Strategic Objective

“To ensure that residents have access to excellent local facilities, open spaces and recreation to maintain a strong, active, healthy and vibrant community to help alleviate social isolation”

- 8.1 There are many sports and leisure clubs and facilities in the village which are well supported by parishioners. They also attract a much wider population which sustain the clubs through membership but also, as a consequence, maintain the venues aesthetically for all.
- 8.2 Maintaining an active and healthy community has obvious benefits. The existing sports and leisure facilities within the parish are important to achieving these benefits.

Policy CSL1 - Community Facilities

The loss or partial loss of existing community facilities will be not be supported unless it can be demonstrated that the facility is no longer in active use and has no prospect of being brought back into use or is to be replaced by a new facility of at least an equivalent standard in no less convenient location for users.

Proposals which enhance and improve existing community facilities will be supported where they are compatible with neighbouring uses.

Explanation

- 8.3 Claverdon has a broad demographic profile and has facilities which are extremely well utilised, supported and maintained. These facilities are also used by the population of neighbouring villages as a meeting place for sport and recreation. These include;
- The Recreation Ground & Sports Pavilion on Langley Road
 - Claverdon School on Breach Lane
 - Ambition Field on Breach Lane
 - Dorothea Mitchell Hall and tennis courts on Station Road
 - The Church Centre on Church Road
 - Ardencote Manor on Lye Green Road
 - Yarningale Common
 - Crown Inn & Red Lion Inn, both on A4189
- 8.4 The Church Centre, Dorothea Mitchell Hall, the Recreation Ground and Claverdon School are all used for activities during the working day, in the evenings and at weekends. These venues are well supported and any opportunities to improve the facilities should be taken. They are in the centre of the village and easily accessible. At peak times all four venues suffer from car parking issues and any actions to alleviate the problems would be welcomed.
- 8.5 There are many ‘clubs’ in the village, open to all, and advertised through the parish magazine welcoming new members.

- 8.6 The Ardencote Manor provides excellent sporting and leisure facilities with many parishioners enjoying membership.
- 8.7 The two Public Houses, Crown Inn and Red Lion Inn, are both seen as community facilities for leisure, meetings and entertaining and are both seen as true 'locals'.
- 8.8 The school is in good condition and has the opportunity within its site parameters to expand if necessary, to provide further facilities. Currently there is no funding available for development, but this would provide an income stream for the school through usage of the facility out of school hours and of course allowing a growth in pupil numbers.
- 8.9 There are two children's play areas on the Recreation Field which require ongoing maintenance. These areas are very well used especially over the Spring, Summer and Autumn.

Policy CSL2 - Sports and Leisure Facilities

Proposals for new leisure and sports facilities and the enhancement or expansion of existing formal and informal sport and recreational facilities will be supported where they are compatible with neighbouring uses.

Proposals resulting in loss of open space, sports and recreational buildings and land including playing fields will only be supported if it is demonstrated they are surplus to requirements or they will be replaced by equivalent or better provision in no less convenient location to users.

Explanation

- 8.10 The Rugby Club run two teams on a Saturday and has a thriving mini/junior section on a Sunday which is very successful. The village supports the club through players, many of whom attend Claverdon School, and through use of the clubhouse for social events.
- 8.11 The Football Club run adult and junior teams over Saturday & Sunday. The Recreation Field and pavilion are vital to the club with ongoing maintenance and upkeep being crucial.
- 8.12 The Recreation Field is shared in the summer by the cricket team who maintain the wicket and outfield through limited club funds. The Cricket Club is important to the village as its actions through Spring and Summer ensure that the Recreation Field is well maintained for all parishioners to enjoy. The upkeep is expensive, time consuming and actioned through volunteers and the Parish Council.
- 8.13 The Tennis Club membership is strong and has increased in recent years. The club has a good future and it offers a great facility for the residents of Claverdon including 2 Astro turf tennis courts and fully equipped clubhouse. The club has entered into a new 25-year lease and at the present time the future looks positive.
- 8.14 Other sports clubs and fitness classes use the Church Centre and Dorothea Mitchell Hall. The income gained contributes to the maintenance and success of these venues.
- 8.15 The Crown Public House supports all sports clubs which in return provide an important additional revenue stream. The success of sports and leisure clubs in the village has a significant positive affect on The Crown.

- 8.16 The plans for the single storey extension to the sports pavilion and the creation of a patio area were approved by Stratford Upon Avon District Council on 19th April 2018 under application reference 17/03245/FUL. Work will commence once all the funds are in place and the Parish Council have approved a suitable contractor following the tender process.
- 8.17 The majority of the facilities mentioned are within the village boundary. They may be reached safely on foot by the majority of its customers and their maintenance and development is crucial not only to the look and feel of the village but also to the Health and Well Being of villagers.
- 8.18 Yarningale Common is a historical common that can trace its origins back as far as 1482. Yarningale Common is designated as a Local Wildlife Site (LWS) (Site Reference SP16X1/ Ecosite No:33/16). The site is situated approximately 1 km to the north-west of the village of Claverdon, close to the Stratford-upon-Avon Canal at Ordnance Survey grid reference SP 188 660. The site is within walking distance of the local community.



- 8.19 There is open public access across the site and in addition it is crossed by several public footpaths and two minor roads, namely Ossett's Hole and Yarningale Lanes. The site has no specific recreational facilities, although there are designated areas for parking and a network of paths for nature and dog walks.
- 8.20 Yarningale Common forms part of the wider network of Warwickshire Sites of Importance for Nature Conservation and is part of Warwickshire's Biodiversity Strategy. The site covers approximately 21 hectares and supports a range of habitat types; it is considered important as it is one of the very few unenclosed traditional commons left in the county. The site has always been a mosaic of habitats (heathland & acid grassland, and this was noted as one of the most important features of the site by the ecological review carried out in 1971 by the Warwickshire Nature Conservation Trust.) Lowland heathland and acid grassland have been declining nationally.
- 8.21 The site retains some elements of acid grassland, but the heathland has been entirely lost. A Management Plan is being formulated with Ecologists at Warwick County Council to see how some of the habitats might be restored and preserved over the coming years. If the heathland and acid grassland could be restored the site would be of local and national significance for these habitats.

- 8.22 The special qualities of Yarningale Common include its openness and accessibility for the local community, as well as visitors who travel from further afield to enjoy the many walks and views of the site. It is also the site of a memorial bench for a local Claverdon man who was a soldier in Afghanistan
- 8.23 Yarningale Common makes a positive contribution to the wellbeing of the local residents.

Appendix 1 - Village Design Statement

What is the Village Design Statement?

This Village Design Statement (VDS) will endeavour to describe Claverdon and its environs as they are today, highlighting the individual and collective characteristics that make the village distinctive. The VDS has been compiled by local residents in conjunction with help and advice from Officers of the Stratford Upon Avon District Council. It has been approved by the people of Claverdon through a process of public consultation. It is intended that our VDS will form a reference to those who bring change to the village, or a building within it. It will enable controlled and appropriately designed development to take place to retain the character of The Village.

In future the VDS should be consulted by any person considering development, both large and small, within the village, not just bricks & mortar, but also gardens, hedges and trees, which help to maintain local character. The VDS is addressed to:

- Developers, their architects and designers in order to explain what the village would like to see in new and altered buildings
- Residents and businesses, providing guidance for keeping alterations and extensions in sympathy with the character of the village
- the local planning authority in guiding and making decisions about changes which relate to the character and design of the village

How does the VDS work?

The VDS has been adopted by Stratford upon Avon District Council as Supplementary Planning Guidance, and its recommendations will be taken into account when planning applications are assessed. In this way it will support the Local Plan, the Arden Landscape Policy, the Green Belt and the Conservation Areas as they affect Claverdon and assist the work of the Parish Council.

The passage of time will necessarily bring change to the village. The VDS will help to provide guidance for change as seen through the eyes of the residents of Claverdon. The statement will require regular reviews to ensure that it maintains current opinions.

Guidelines are not intended to be exhaustive but are included to assist any person considering design change to integrate into the village.

Claverdon's History

Claverdon is set on a ridge 439 feet above sea level. The old village centre was clustered around the Church, with a second focal point developed around the village green, formerly the village pound, where the main road from Warwick to Henley in Arden is crossed by the minor road from Langley to Shrewley.

At the time of the Domesday Survey in 1086 it was recorded as Clavendone, a name of Saxon origin. However, a much earlier settlement existed within the parish at Barnmoor off Kington lane, where the remains of the defensive earth works of a small Iron Age hill fort survive. The manor of Claverdon belonged to the Earls of Warwick, with occasional reversions to the Crown, from 1090 to 1568. Land in the south of the parish was turned into a park and used as hunting grounds. It was disparked in 1560 but the name survives in Park Farm.

The Galton family, the last resident lords of the manor, first purchased land in the village in 1824 and built up a substantial estate. The last Squire was Edward Wheler-Galton who died in 1935. His heir sold most of the farmland and estate houses in 1949, heralding a great change in the character of the village.

Settlement Pattern

Claverdon is a hill top settlement, predominantly residential in nature. It is surrounded by undulating countryside containing many mature trees. The parish is fortunate in having Yarningale Common, one of the last remaining examples of its type in The County within its boundaries. Claverdon is distinguished by its diversity, culminating in the “regular” development of the 1960’s and 1970’s.

Besides the central housing concentration, the fringes of Claverdon Parish consist of scattered housing such as Kington Lane, Gannaway, around Lye Green, etc. When approaching Claverdon the gradual integration of housing to its concentration to its centre is a valued characteristic. Increasing the density of housing on the approaches to The Village centre would substantially detract from its character.

Settlement Guidelines

- **New development should maintain and reinforce the village’s existing hilltop character**
- **The evaluation of the settlement pattern and the spaces between the buildings should be taken into account and reflected in the design of the new development**
- **Open spaces, landmarks and focal points form part of the settlement’s overall character and should be considered in the context of new development, thereby preserving views**
- **The gradual integration of buildings on the edge of the village to the centre is desirable, and higher density development on the edges of the village should be avoided**
- **The predominance of singular character dwellings should be maintained**

Landscape Setting of The Village

Landscape Character

Claverdon is in the old Forest of Arden and the village itself is situated on a low ridge running NE-SW, 100m-125m above sea level. The topography is undulating with numerous small brooks and streams that flow into the River Alne. There are occasional escarpments of Arden Sandstone, but most of the area is underlain by Mercia Mudstone.

The natural vegetation would have been Oak dominated woodland. This was gradually cleared and then dominated by pastoral agriculture. However, there is limited evidence of early arable farming. E.g. the ridge and furrow system to the south of Yarningale Common, and in the meadow opposite Dorothea Mitchell Hall.

Today, the landscape consists of small fields, brooks and well-hedged farms, which although still dominated by grassland, demonstrate an increasing incidence of arable farming in later centuries.

The provision of the Warwickshire Landscape Guidelines and the Countryside Design Summary being prepared by the District Council should be considered alongside this document.

Local Wildlife and Ecological Distinctiveness

Within the parish there are a number of wildlife sites. The features of ecological importance are:

- Ancient woodland- as well as being important for the trees and shrubs, the ground fauna and flora tend to be more developed than in newer woods
- Hedgerows – species rich hedges that tend to be wide and high are a prominent feature. They are often the remains of ancient woodland and as a result carry relict population of flora and fauna
- Heathland – there are some areas of heathland on Yarningale Common that could be relicts of larger areas
- Grassland – permanent pasture is still the dominant land use in the parish. Where they have been “improved” agriculturally, their wildlife value is vastly reduced. Pockets of unimproved and ecologically rich grassland do still occur, especially to the north of Yarningale Common.

Yarningale Common and Other Parish Land

The parish is in the enviable position of owning relatively large tracts of land. One of the most notable is Yarningale Common, but other areas include Lye Green, Village Green, Tattle Bank Wood and the recreation field. Although not owned by the parish, the Parish Council holds an important “watching brief” over Barnmoor. The Glebe field adjacent to the church is also worth noting although it is owned by the Diocese of Coventry.

Visual Characteristics

The parish is characterised by a rolling topography of small fields, typically irregular, bounded by thick hedgerows, and dispersed settlements are linked by narrow, winding, often sunken lanes. It is important to maintain the patchwork of small fields and woods, with hedged boundaries and sunken lanes. Hedgerow trees are an important landscape feature.

Claverdon is most fortunate in boasting many open spaces, some of which are enjoyed not only by residents but by visitors from outside of the village. The open aspect of the parish of Claverdon as a whole is to be encouraged, avoiding any suggestions of development encroaching upon the traditional open spaces.

Landscape Guidelines

- **Distant views from Claverdon’s hilltop should be preserved as should the present open spaces**
- **Open areas that encourage a variety of wildlife, both animal and vegetable, are seen as a benefit to the village and should not be disturbed**
- **The village contains a network of ancient footpaths and bridleways, which are well used and should be retained and kept accessible**
- **The Glebe Field and the churchyard provide a welcome open space preserving the view of the Church from the West and the North, and as such should be retained**

- **Lye Green having originated as a marl pit and then filled in, now represents a valuable open space, forming an approach to the village with well-spaced out cottage-style housing**
- **Yarningale Common – any changes that would create a domination of domestic property over the natural effects of the common should be avoided, and the natural aspects of the common should be retained**
- **Tattle Bank Wood - recently acquired by the Parish Council should continue to preserve the flora, fauna and wildlife predominant within it**
- **Landscape and environmental issues should be considered in so far as the relate to the change of land use**
- **Features of landscape and ecological importance should be physically protected during construction works**
- **The recreation field should be preserved as an open space for the enjoyment of the community as should the Village Green as a village centre feature**

Building Form and Layout

Claverdon's evolution is predominantly due to hilltop development around an important crossroads. Many houses fronted onto the road with relatively small front garden areas. Over time as the roads have been widened to accept the increase in traffic, the areas have diminished so that many of the properties now abut the pavement.

The village has developed over centuries and as such there are many differing styles of architecture. These vary from the brick and timber framed buildings, to traditional thatched cottages, Victorian red brick houses, through to post war bungalows and modern detached houses. The mixture and diversity of housing styles and designs in the village is considered to be an attractive feature and some of the properties (for example the Stone Tower) are constructed from stone quarried locally. At the turn of the last century there was still a brick works in the village and many of the houses built at that period were constructed with these bricks particularly in the Conservation Areas. Once this works closed, bricks were sourced from other local brickworks such as Leamington and the Cherry Orchard in Kenilworth. These bricks had a distinctive appearance of red or orange colour and provided a continuity with older properties in the village. There are very few flat roofed buildings in the village. Many have a steep pitch to the roofs generally, at 45 to 50 degrees, and this should be reflected in a new development where appropriate.

There are a number of construction details that have been used in the development of the houses and are characteristic in Claverdon. These include the use of stepped corbelled brickwork under the roof line on the gable ends of the buildings. The lack of a uniform roof line adds to the diverse character and provides a distinctive skyline.

More than half of the houses in Claverdon are post war, although most of these are within the original "boundary" of the village. Many of these properties were developed as infill development.

Building Guidelines

- **Encourage use of clay (red or blue are predominant) roof tiles as opposed to concrete**
- **Matching brickwork for extensions should be encouraged wherever possible, and if not, at least consideration should be given to painting the brickwork white**
- **Use traditional materials whenever possible i.e. red facing brickwork or white painted or rendered with plain clay, red or dark brown roof tiles avoiding the use of upvc cladding bargeboards, windows and doors**
- **Use stained timber windows on conversions of barns or other farm buildings but on new houses install white painted timber windows**
- **On small developments retain the scale of surrounding buildings**
- **Details of eaves, verges, dormers, external doors, porches, chimneys and windows to be agreed at the planning stage, taking into consideration the surrounding buildings**
- **Ask for external landscape details for boundary walls, fencing, planting etc.**
- **Carefully consider each building design, on its merits, in its setting and in its relation to surrounding buildings**
- **Retain steep pitched roofs, avoiding flat roofs and low pitches, with the scale and height of rooflines being in proportion to existing avoiding gable ends facing the road**

Highways and Streetscapes

Claverdon lies alongside, rather more than astride, the main east-west Warwick to Henley in Arden and Redditch through traffic route – formerly the B4095, uprated (but hardly upgraded) to the A4189. It is crossed near the village centre by minor country roads to Shrewley in the north, Langley to the south. The denser part of the village settlement is to the south side of the A4189, and indeed until arrival at The Green there are hardly any modern dwellings on the north-east side of the main road.

The attractiveness of Claverdon rests largely in the contrasts and the variety of its street scenes. It goes from leafy narrow lanes on the edge of the village, to broad and interesting roadways, to plainer suburban type residential roads. Many routes are lined by a fine variety of mature trees and ancient hedgerows. Some parts are enhanced by wide grass verges which are a notable feature.

A mixture of boundary walls, timber fences and post and wire or chain boundary markers vies with open frontages. The opportunities for looking out over the surrounding countryside, even restricted views between buildings affording glimpses of what lies beyond, are welcoming and inspiring and should be retained. Less welcome are dense and tall conifer hedges.

Driveways and pathways add to the attractiveness and character of the street scene. A variety of surfacing materials – plain tarmac, concrete, brick and block pavements and (of more rural character) various gravels - helps to preserve interest and character.

Highways and Streetscape Guidelines

- **Encouragement should be given to preserve and continue the features which help to maintain this character of variety and interest**
- **Developers should consult this statement and the planning authority at an early stage regarding the treatment of roadways and footways, frontages and accesses**

- **Surface treatments should be predominantly rural (e.g. gravel or stone) and hard paving used sparingly**
- **Low walls, fences and hedges are preferred and more characteristic than open frontages**
- **Tree planting using indigenous species should be encouraged but open enough to permit views through. Leylandii and other vigorous growing conifers should be discouraged, and hedges and fences kept to an appropriate height**
- **Discourage street lighting**
- **Road signs and other street side information should be given special consideration and be of the conservation type**
- **Ensure services such as electricity and telephone lines are put underground**
- **TV aerials and satellite dishes should be unobtrusively sited**
- **Avoid security lighting on private property affecting road users and neighbours**

Design and the Rural Economy

In the past Claverdon's prosperity was based predominantly on agriculture. Since the last war there has been a shift away from land-based work and farming and the rural character of the village has changed over time as agricultural land has been replaced by housing and non-working farms. Over one hundred years ago there were 17 working farms within the parish, only a few remain today. The change of emphasis has brought about the economic and social differences, resulting in the largely "dormitory" existence of today. Most working people now travel to the neighbouring towns and cities during the day, returning in the evening.

In line with many other villages, local trade and industry has gradually declined over the past fifty years. In the recent past the Tube workers Factory has closed and the land turned to residential use. Such closures, and others like Bryn Arden Retirement Home, have reduced the local prospects, but there are still opportunities for village-based employment.

Whilst it is recognised that the majority of the working population is now employed outside the village, there is no evidence to suggest that the prosperity of the village is suffering because of this situation. It is clear that some new light industrial or commercial development could be beneficial. This would stabilise the situation by maintaining the current level of possibilities for local employment. Any such developments would have to be environmentally benign, and not to adversely affect the character of the village, or its inhabitants.

Claverdon is not considered to be suitable for any large-scale industrial development as it would detract from its overall rural character.

The trend in the future could be that more people will actually work from home and this may lead to the requirement for an expansion of local service industries.

With the present environmental considerations, working from home, either full or part-time, is likely to be promoted. This is to be encouraged within the village, without creating more commercial or office sites, as it should bring greater prosperity to the village itself.

Economy Guidelines

- **Limited small-scale light industrial enterprises to maintain the current level of local employment possibilities could be appropriate**
- **Rather than using greenfield sites for any development any new enterprise should be located on existing commercial sites**
- **Any conversions of existing building for commercial use should be done sympathetically and, in a way, which reflects the local character of the village and must provide car parking within its curtilage**
- **Any commercial developments should not adversely affect predominantly residential character of the village**
- **Any development should take account of the restricted infrastructure. e.g. road access and parking limitations**
- **Recognising that in the future more people could be working from home the extensions of any properties to facilitate this should also be sympathetic to the style of the surrounding buildings**

Managing Change and Maintaining Local Character

Anyone proposing to bring change to the village should consult the VDS, which reflects the views of the community. It is important that village community facilities should be retained and encouraged to promote vitality and integration within the village

New development should take account of the guidelines contained in the VDS. Any new ideas should not obscure any centre of character of The Village. The existing hilltop character of the village should be retained, with new design blending in with the present buildings. Should development of substance come to the village, it should:

- be contained within the current village boundaries
- positively contribute to the village identity and distinctiveness
- not detract from the village's essential characteristics
- allow limited extension or alteration to existing buildings
- promote awareness of the ecology and the village environment

Claverdon Village Design Group

Claverdon Village Design Group was formed by local residents under the guidelines of the Countryside Commission.

The Village Design Statement has been endorsed by the people of Claverdon through a process of public workshops and consultations. The final draft of this document was presented to all residents and businesses in the village for their approval in May 1998. The Village Design Statement is intended to influence decisions affecting design and development in the village.

Appendix 2 - Community Aspirations

The village recreation field has various issues which need addressing and it is felt that they should be given separate priorities of review/improvement rather than treating it as a whole project.

The children's play area is out of date and needs updating/replacing. Research has indicated that replacing the old equipment from a recognised provider would cost in excess of £30,000. Fundraising is currently taking place for this, and the Crown Pub has also pledged some of their recent charity day funds towards this project.

The sports pavilion is out-dated, and the facilities are limited and ageing. The approved plans will provide essential facilities including separate Male/Female/children's changing rooms. Funding for this will need to be obtained along with suitable and approved contractors following the tender process. It is important that the recreation field remains available for continued use for children's training, as grant funding is more accessible.

The Ambition Field (Formerly - Old Boys Club Field) is located to the rear of the school is now owned by Ambition (an umbrella charity incorporating the National Association of Boys Clubs). It is sometimes used as an overflow for the main recreation field, but due to its lack of facilities/car parking it cannot be considered as a suitable replacement. The Conveyance of the field dated 20th January 1984 determines that the field is to be used as a sports field or recreation field with a right of way granted over neighbouring land to the owner, their successors in title including the occupiers for the time being and all other persons authorised of access. Continued public access is at the discretion of Ambition and the neighbouring freehold owner. Ambition are responsible for any Public Liability Insurance.

The football club is well supported by members and local businesses, who sponsor it. It also provides business for the Crown public house.

The tennis club membership is strong and will continue to flourish and provide an important feature for the residents of the village.

Claverdon Community School is located in the heart of Claverdon village serving a wide catchment area of pupils. There are approximately 200 children on a roll in 7 single-year classes from 4 to 11 years. In addition, there is an on-site wrap-around care provided by Clover Club from 8.00am to 6.00pm.

The school values each individual and their unique contribution to the life of our community. Tolerance and respect for others underpin every element of the work of the school.

The School Hall is desperately in need of replacement or repair but there is no funding from WCC for this. Looking forward, the Head Teacher advises that the school would like to look at the possibility of having a pre-school nursery next to it, to accommodate 3-4 year olds before they start school, which could be run as a partnership between the School and a current private provider. They have the use of the Ambition field, which they use for cross-country and sports. The school insures it for public liability, and it is registered with the Charities Commission. It is considered a useful asset, but it is felt that it would be difficult to move forward with any large plans/changes for its use, due to legal ownership implications, and legal costs and funding to provide better facilities such as an all-weather surface. There is currently insufficient space to accommodate staff parking.

Mains gas is absent in the village. The Parish Council will promote the provision of mains gas to the home, using a community initiative similar to the broadband provision by B4RN Ltd.

A community renewable energy initiative to develop renewable energy sources will be promoted to provide subsidies for retail offering in the village centre.

Community Infrastructure Levy (CIL) will be used to secure and promote the aspirations of the community. This in part will be used to fund the replacement of any damaged or dated play equipment in the children’s playground.

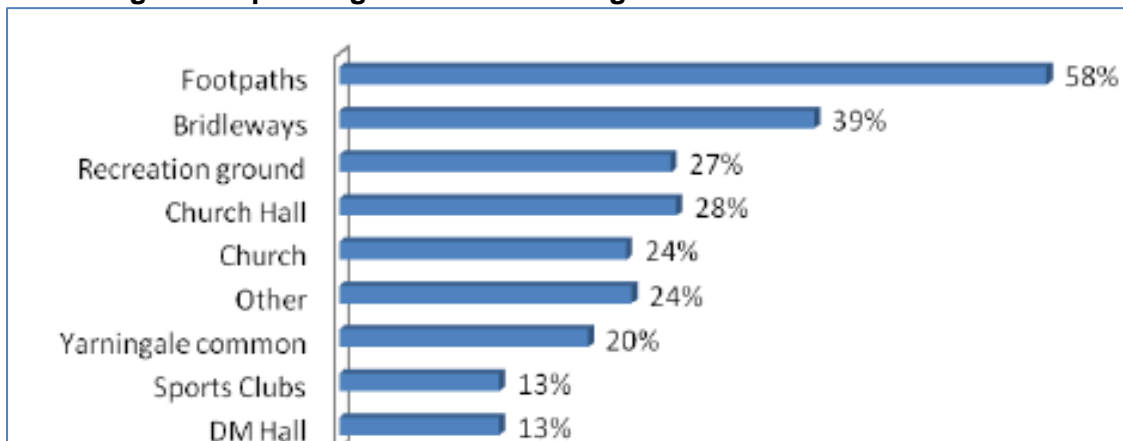
Public Transport Services to and from the village are currently very limited. There is a requirement to increase services both by train and bus as evidenced in the Housing Needs Survey for Claverdon Parish July 2017.

Road Safety Claverdon village is dissected by the very busy A4189 which is a major route for large HGV’s and cars from junction 15 of the M40 to Redditch and beyond. It is also increasingly used by cyclists. Concern about the well documented amount of speeding was highlighted as a major concern to the Parish Council. Following a series of major accidents along this road there is a need to extend the 30mph speed limit to commence at Saddlebow Lane and conclude at Kington Lane, and to install average speed cameras on the A4189 along with the introduction of traffic calming measures. Modifications are needed to the very dangerous junction at The Green to make it safer for large vehicles to undertake the turning and provide safety for pedestrians on Lye Green Road. These are major priorities requiring urgent action by Warwickshire County Council as the Highway Authority.

Road improvements are needed in the parish. The Parish Council will consult with Highways England over ways to improve safety on the main route through the village, A4189, from Redditch to M40 Junction 15. When Junction 16 of the M40 was constructed, allowance was made for access to be included in both directions, although only that for the northerly direction opened. Opening up that for the southerly direction would undoubtedly help Claverdon as there is a large flow through the Village to access the motorway at junction 15. The Parish Council will also solicit interest from other parish councils along the A4189 between Henley in Arden and Warwick to provide a subsidised bus service between Henley in Arden and Warwick Hospital.

Car parking is an issue in Claverdon. The Parish Council support additional car park facilities adjacent to Claverdon Station if assurances can be obtained from the rail franchise holders for additional services from Claverdon to Stratford upon Avon and Leamington Spa, and there is no adverse harm to the amenity of local residents.

Percentage of responding households using local facilities at least once a month



From Claverdon Parish Plan 2012 survey

Appendix 3 - Local Green Space Assessments

Site Reference: CLAV 1

Site Area: 0.2 ha

Site Address: Lye Green



Site Description and Current Land Use: Lye Green is a small green common bordered by existing houses, located just up the road from the main village centre. The green is used by ramblers, dog walkers and horse-riders for accessing Yarningale Common and to follow other local walks.

Planning History: None

Site Ownership: Claverdon Parish Council

Site Constraints: Green Belt

Public Access: It is accessed by Lye Green Road, Common Lane and Star Lane.

Proximity to the Local Community: Lye Green is within walking distance of Claverdon village centre and its outlying areas.

Ecological Significance: The site consists of a grass common, bordered by established trees and spring bulbs.

Special Qualities and Local Significance: Lye Green is a picturesque common, easily accessible by local villagers that provides access to Yarningale Common without using the main Lye Green Road, which has no pavement. It is surrounded by houses of local historical interest and is also used as a bridle path by local stables to access Yarningale Common.

Summary and Suitability for Designation as Local Green Space: The common is of historical value for the local community and is a local landmark

Site Reference: CLAV 2

Site Address: Village Green

Site Area: 0.02 ha



Site Description and Current Land Use: Village Green is a small green space within the centre of the village of Claverdon with historical significance. Currently it forms a crossroads within the village.

Planning History: None

Site Ownership: Claverdon Parish Council

Site Constraints: Green Belt

Public Access: It is accessed by Lye Green Road and Henley Road

Proximity to the Local Community: The green is in the centre of the village.

Ecological Significance: The site is mostly grass with a bench and a tree.

Special Qualities and Local Significance: It is the historical village green of Claverdon and features in many period photos. Much of the surrounding area has changed, but other than a replacement tree and a bench, the green itself is much unchanged.

Summary and Suitability for Designation as Local Green Space: The Green is of historical value for the local community and is a local landmark.

Site Reference: CLAV 3

Site Address: Recreation Field

Site Area: 1.5 ha



Site Description and Current Land Use: The recreation field is a large green space that provides cricket and football pitches as well as 2 small play parks, and ample space for dog walkers. It is also a safe and visible cut through for local schoolchildren to walk to Claverdon School.

Planning History: None

Site Ownership: Claverdon Parish Council

Site Constraints: Green Belt

Public Access: It is accessed by both Henley Road and Langley Road

Proximity to the Local Community: The recreation field is in the centre of the village

Ecological Significance: The site consists of a large expanse of grass, bordered by native hedges and established trees. Blackberries are plentiful here during the summer months and the established holly bushes are laden with berries during the winter.

Special Qualities and Local Significance: The recreation field was privately owned until 1919, when the opportunity arose for the Claverdon Parish Council to purchase it. It is a valued and well-used common space that benefits all age groups within the village and has contributed to the well-being and sporting interests of generations of local families.

Summary and Suitability for Designation as Local Green Space: This site is well-used by all and is within the existing village boundaries; it makes a positive contribution to the local community. The leisure and local amenities section of this Neighbourhood Plan Document exemplify the extent to which local sports clubs use the recreation field throughout the year.

Site Reference: CLAV 4

Site Address: Church Land and Glebe Field

Site Area: 0.5 ha



Site Description and Current Land Use: These areas abut one another and are used for the church and graveyard, as well as common land access between Church Road and Langley Road by local villagers.

Planning History: None

Site Ownership: Churches of Arden

Site Constraints: Green Belt

Public Access: It is accessed by Church Road and Langley Road

Proximity to the Local Community: The church land; Glebe Field and graveyard are in the centre of Claverdon.

Ecological Significance: The site is mostly grass with several benches and many trees and hedges.

Special Qualities and Local Significance: A church has been on this site since the early 15th century. (this statement is at odds with the part below agreed to be added in) The church and its adjoining land is at the heart of the village both figuratively and geographically. Local nurseries and the local primary school regularly visit the church throughout the year as part of their school curriculum and to celebrate Church calendar dates such as the Harvest Festival, Christmas and Easter. A priest is recorded at Claverdon in 1086 & the list of Vicars goes back to 1208. The oldest part of the present building is the chancel arch of c1350. The tower dates to circa1450.

Summary and Suitability for Designation as Local Green Space: The land is of historical value for the local community and is used by all.

Site Reference: CLAV 5

Site Address: Hanging Wood

Site Area: 6.5 ha



Site Description and Current Land Use: This is an area of privately owned, managed woodland, possibly dating from the medieval period.

Planning History: None

Site Ownership: Private

Site Constraints: Green Belt

Public Access: A public footpath runs through the wood and this footpath is accessed via both Breach Lane and Langley Road and it connects Claverdon with Kington Lane.

Proximity to the Local Community: The wood is located approximately 10 minutes walk from the village centre

Ecological Significance: The site overlies large and possibly Medieval ridge and furrow. A wood bank divides the wood into two equal proportions which have been united for at least a century. The wood has featured in local press described as “. The solitary wild service tree, a rare survivor of the once vast and primordial greenwood that clothed the land hereabouts so too the vast badger sett; the pendulous sedge quivering in the damper parts and newly hatched orange tip butterflies’ dancing through the glades pausing awhile to sup from the flowers of the blue haze.”

Special Qualities and Local Significance: Hanging Wood is a designated historic site in Claverdon. The presence of a large stool of small leaved lime *Tilia cordata* on the north eastern edge and two service trees, *Sorbus torminalis*, at points on the periphery are both species largely confined to ancient woods or woodland relict hedges. The wood is on clay, which partly explains its rich flora.

Summary and Suitability for Designation as Local Green Space: The history of the wood and the fact that a public footpath runs alongside the wood which is regularly used by visiting ramblers and locals alike, mean it is of huge importance for the local area and contributes to the local revenue as the visitors use the village amenities.

Site Reference: CLAV 6

Site Address: Ambition Field – (Formerly known as the Boys Club Field)

Site Area: 0.76 ha



Site Description and Current Land Use: The site consists of a large field adjacent to Claverdon Primary School. It is bordered by the school playground and farmland where horses and sheep graze. Currently the field is used by the school as an overspill sports field and also for science classes and for campfires; as well as an overspill training facility by Claverdon Football Club.

Planning History: None

Site Ownership: Local Charity

Site Constraints: Green Belt

Public Access: The field can be accessed via a right of way at the top of Breach Lane and via a padlocked gate from the school playground.

Proximity to the Local Community: The field is located within easy walking distance of the centre of Claverdon and is situated next to the public bridle path that runs towards Hanging Wood.

Ecological Significance: The field has an open aspect and is surrounded by mature hedgerows and trees that are abundant with holly, elderberries and blackberries throughout the seasons. The field is further surrounded by privately owned fields upon which horses and sheep graze. A stoat has been spotted in the field on several occasions.

Special Qualities and Local Significance: At the start of the football season, the Boys Club Field provides a useful overspill area for youth training sessions, when the main Recreation Field is taken up with matches. This has further enabled the club to expand its membership. The school has created a woodland camp with log stumps for seats, which is used by the children in nature lessons.

Summary and Suitability for Designation as a Local Green Space: In summary, the temporary access afforded to the school has been of tremendous benefit to the school and the wider community. Its suitability for designation as a Local Green Space is also because there are covenants on the field to restrict its use to that of a sports field or recreation field only

