



CLIFFORD

JULY 2017

Welcome to the launch of our Neighbourhood Plan

What is a Neighbourhood Plan?

- Neighbourhood planning is a community right introduced through the Localism Act 2011.
- Communities can shape development in their areas through the production of Neighbourhood Plans.
- Our Neighbourhood Plan, when successfully completed, will run alongside the Herefordshire Core Strategy, and be in place until the year 2031.
- The policies contained within it will then be used in the determination of local planning applications.
- Our Neighbourhood policies cannot be used to block development that is already part of the Herefordshire Core Strategy. What they can do is shape where that development will go and what it will look like.
- The Plan will not be confined to housing policies – the range of issues includes:
 - Environment
 - Housing
 - Economic development & employment
 - Community facilities
 - Infrastructure
- Clifford Parish Council are responsible for the development of the Plan and have formed a working group. If you would like to get involved please talk to one of the organisers of this event.
- The Local Planning Authority will provide support at key stages of the process, such as providing information and advice, and organising the independent examination of the Plan and the community referendum held at the end of the process.
- The community will have many opportunities to have their say as the Plan develops, culminating in a referendum of all registered voters in the Parish.
- The Plan will take approximately 18 months to two years to produce.
- *Thanks to Billie Charity, Jenny Bullough, Margaret Davies, Mary Morgan and Egbert Smit for the photos in this document.*

WHAT WE WOULD LIKE YOU TO DO:

- At this early stage in the development of the Plan, we are seeking ideas from our community about what is important in the Parish, what concerns and ideas there are and what improvements they would like to see over the Plan period (to 2031)
- Please read the display material in this booklet (organised into themes).
- Feel free to discuss any issues with members of the Working Group.
- We will take notes of your suggestions, questions and feedback, and...

WE WILL USE YOUR IDEAS TO DEVELOP A QUESTIONNAIRE FOR ALL CLIFFORD RESIDENTS



St Mary's Church, Clifford



Community event at Clifford Castle



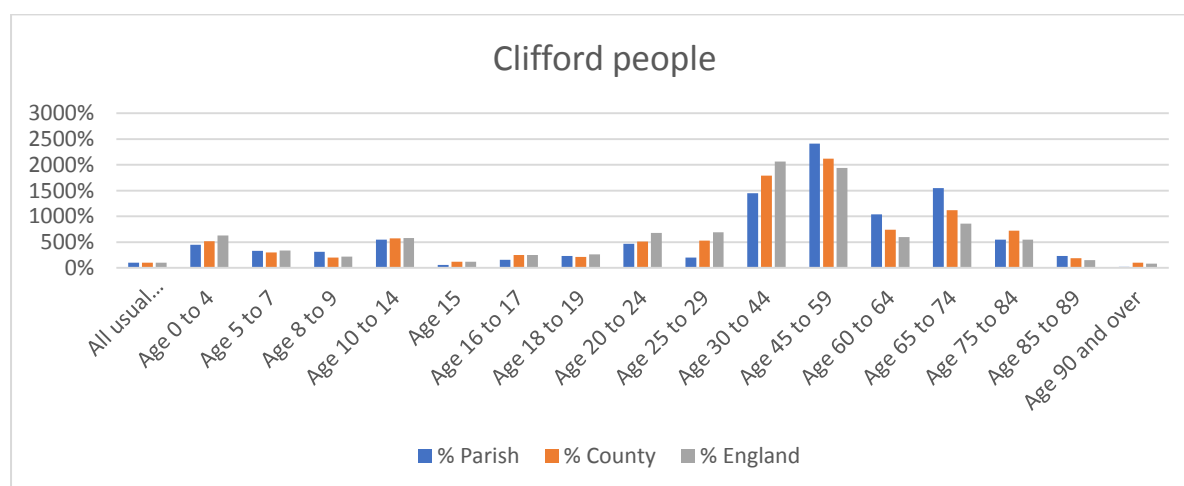
Passenger waiting at Westbrook station

ABOUT CLIFFORD

Clifford lies in a bend of the River Wye between Hay-on-Wye and Bredwardine. The Parish is part of the Golden Valley Ward and is one of 238 parishes administered by Herefordshire Council. The Parish boundary extends for 27 km and encompasses a diamond-shaped area of 253 km² (for comparison, the city of Hereford covers 20 km²). There are 38 km of public roads and 52 km of bridleways and public footpaths; two disused railway lines cross the Parish.

The River Wye, fed by numerous streams, forms much of the northern and western boundary. Part of the river – from the Dulas Brook just below Hay, to the Rhydspence Inn, which is to the west of Whitney Toll Bridge (the only remaining river crossing point in Clifford) – forms the national boundary with Wales.

Approximately half of the 221 households in the Parish are concentrated in Clifford village; the remainder are widely dispersed. The Parish population is 511, of whom some 330 are of working age; the balance is fairly evenly split between those aged under 15 and those over 65.



Between 2001 and 2011, there has been an overall decrease in population from 530 to 511 people, although statistics show that there has been an increase in the ageing population from 287 people aged over 45 in 2001 to 296 people aged over 45 in 2011.



Environment

Clifford has a stunning natural landscape with rivers, hills, and thriving ecology. In addition there are six designated areas of common land in the Parish, at Priory Wood, Merbach Hill, Little Mountain, Allt Common and Bullen's Bank; all can be accessed by Public Rights of Way. There is also an area of common land east of Clifford Castle and bordering the River Wye; it is a restricted-access Nature Reserve administered by the Herefordshire Nature Trust.

Some questions to consider:

- Are we doing enough to value the local ecology and biodiversity?
- Would you be interested in supporting small-scale community energy schemes in Clifford?
- Are you aware of the commons and would you be interested in helping with their management?
- What are the important issues relating to road verges?



Fly Agaric mushroom on Chapel Common, Priory Wood



© Billie Charity

Clifford has a stunning natural landscape



One of many Clifford footpaths

Housing

There are currently 253 dwellings in the Parish. The County Strategic Plan has proposed that there should be a proportional growth requirement of 30 new dwellings to be built between 2011 and 2031.

To date:

- 6 have been completed
- 9 commitments (either under construction or planning permission granted with work still to commence)
- 15 to be identified

These figures include new builds and barn conversions. Replacement dwellings and holiday homes are not included within the housing land figures and do not contribute towards the proportional growth requirements.

Some questions to consider:

- Should 30 be the maximum number of homes built by 2031?
- Would you be interested in allocating sites for development (e.g. within the established curtilage of the village, or dotted around)?
- Do you have views on specific areas that could be allocated for housing development?
- Should the Neighbourhood Plan redefine settlement boundaries?
- How would you feel about group planning applications?
- Should the Plan take a view of size, type and affordability of housing?



Some of Clifford's homes have huge historical value and character



Clifford has a target of 30 new homes by 2031

Economic development & employment

A fifth of those of working age are associated directly or indirectly with agricultural activities, notably livestock and arable farming. Others are involved in manufacturing, repair, construction, real estate or the public sector. There is thriving bed & breakfast trade.

Some questions to think about:

- What ideas do you have to support small businesses in the Parish?
- Are we making enough of our agricultural and tourism opportunities?
- What scale of industrial development is acceptable?
- Are we transferring local skills and knowledge effectively to younger people?



A fifth of people working in Clifford are associated with agriculture



There used to be a small shop and filling station in Hardwicke

Community facilities

Facilities in Clifford today

- Clifford Primary School
- Two churches: Hardwicke Church and Clifford Church
- Hardwicke Hall – events include firework night, fete, summer lunch, church suppers, funeral teas
- Clifford Community Centre – events held weekly/ monthly:
 - Monday Choir
 - Dance Class
 - Pilates
 - Drama Group
 - Messy Church
 - Mums and Toddler Group
 - Clifford Parish Council Meetings
 - School Lunches
- Annual events: Clifford Show, Forget Me Not Christmas Lunch
- Other bookings are for parties, wedding receptions, charity events, music nights, community events, school plays and events, funeral teas
- Hall can hold 250 people seated, kitchen and committee room
- Busy Bees Nursery
- Public house: The Castlefields

Some questions to think about...

- As a community, how can we best support Clifford Primary School?
- Do you value the two community halls in Clifford?
- Do you feel well informed about what's happening in Clifford?
- Would a mobile community facility (library, shop etc) be useful? Or a drop-in community centre like Dorstone Front Room?



Volunteers at community event



Clifford has two churches. What is their future?

Infrastructure

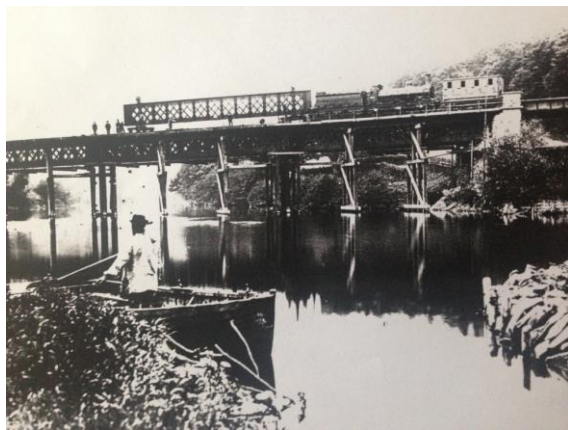
There are 38 km of public roads in Clifford. Some areas of the parish do not have mains supplies of gas or sewerage. Broadband and mobile phone coverage are improving but they are still patchy. There are plenty of footpaths in Clifford, which rely heavily on volunteers for maintenance. There are no cycle paths and most of the old railway line is in private ownership.

Some questions to think about:

- Do you have good mobile and broadband coverage?
- Are the current roads safe and fit for use?
- Do you feel safe cycling to Hay?
- Should there be more bus provision for Clifford?



Clifford has 52km of footpaths and bridleways



Clifford used to have three railway stations



The opening of Clifford's only bus stop

Anything else that you would like to share?

Carry on providing input: cliffordnplan@gmail.com

THANK YOU FOR TAKING PART IN THIS EVENT

YOUR VIEWS WILL HELP US TO DRAFT A QUESTIONNAIRE THAT WILL GO TO EVERY HOUSEHOLD

IF YOU WOULD LIKE TO GET INVOLVED IN THE DEVELOPMENT OF OUR PLAN PLEASE TALK TO ONE OF OUR WORKING GROUP MEMBERS



