



# Parish Plan 2013

Parish of Clifton Campville,  
Haunton, Statfold and  
Thorpe Constantine

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# Introduction

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In 2003 the Parish Council, following a comprehensive process of consultation with parishioners that included public meetings and questionnaires to each household, produced a Parish Plan in response to the government's 2000 Rural White Paper "Our Countryside: the Future". This exercise was successful in that the District Council took full note of the Plan during its own deliberations, and the Plan served as a useful Action Programme for the Parish Council. Throughout parishioners have been able to judge the Parish Council's performance and make comment at Council meetings.

However, the world has changed in the last ten years, and quite possibly so have the views, values and needs of parishioners. Therefore the Parish Council, anxious to operate as a fully democratic body reflecting the views of its electorate, decided to repeat the exercise.

The purpose of the plan and the process of parishioner consultation were:

- 1 to encourage the community to take stock of itself
- 2 to cause parishioners to consider their values and how these might need to be protected for the future
- 3 to ensure that everyone within the Parish was given opportunity to comment on the future of their community
- 4 to identify any improvements or constraints that are felt to be needed

- 5 to identify actions that it is felt should be taken by the County and District Councils, by the Parish Council and by parishioners themselves in order to maintain a vibrant local community
- 6 to encourage and support parishioners in coming together to improve and develop community amenities.

To this end the Parish Council sent a draft plan to every household together with a questionnaire, the response to which enabled the Council to judge the degree of support for each element of the Plan and to take note of parishioners' comments.

The Plan has been submitted to Lichfield District Council as a statement of our parishioners' clearly expressed needs.

In addition the Parish Plan has been translated into a Parish Council Action Programme, progress of which will be reported at every Parish Council Meeting and published in the minutes.

The Parish Plan and Parish Council Action Programme are published on the village website and also will be made accessible via the Parish Clerk to anyone who does not have Internet access.



# Section one

# Background

Parish of Clifton Campville, Haunton, Statfold  
and Thorpe Constantine

## 1. Location

The Parish of Clifton Campville is situated at the south eastern tip of Staffordshire abutting the counties of Derbyshire, Leicestershire and Warwickshire.

The location of the Parish, whilst in a pleasant rural setting, nevertheless gives rise to two areas of complaint. First parishioners feel that its position in a corner of the County means that their needs are overlooked by the County authorities in distant Stafford, some of whom do not recognise the names of the villages when telephoned. Second, whilst the Parish is governed by Lichfield District Council,

Tamworth and Burton upon Trent are nearer and more easily accessible with a result that parishioners make much greater use of the facilities of these towns rather than those in Lichfield for which they pay their council tax.

There is a strong feeling that the County and District Councils need to recognise the feelings of alienation that these geographical quirks generate.

**100% agreed that this is a satisfactory statement**



# Background

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## 2. The Parish

Although the Parish is commonly referred to as “Clifton Campville”, it embraces the villages of Clifton Campville, Haunton, Statfold and Thorpe Constantine, each of which has its unique identity.

Traditionally an essentially agricultural community, over the last century the population of the Parish expanded as improved methods of transport enabled people to live within its boundaries but travel to work in nearby towns and cities. The M42 makes daily commuting to Birmingham a feasible way of life. Demand for housing for commuters has increased the number of dwellings in the Parish and at the same time the cost of housing has risen making it more difficult for young people brought up in the Parish to continue to live there. Agricultural employment these days is more mechanised and no other large employers have come into the area, therefore the Parish has become largely a commuter environment with an attendant weakening of social cohesion.

Each village in the Parish has its own church. Clifton Campville also has a village hall, a public house and a Millennium Green, the last being both a wildlife habitat and an area for leisure activities.

Many older people born within the Parish would like to see a return to the way of life of their childhood. Many newcomers hanker after a rural idyll derived more from imagination than reality. Most are deeply suspicious of change. Few however would wish to give up the telephone, television, and refrigerator. The world is changing and, if we think about it rationally, this has been largely for the better. Inevitably changes will be thrust upon the Parish. The purpose of the Parish Plan is to set out what changes parishioners would welcome, what they would wish to avoid, and how they would wish any changes to be introduced and managed.

**100% agreed that this is a satisfactory statement**



## 3. Population and Housing Density

About 1,000 people live in the Parish in about 400 dwellings, just over half in Clifton Campville itself. Parishioners feel strongly that the density is such that no further housing development should be countenanced other than that already earmarked for in-fill, which will be on a small scale. Certainly there would be the strongest opposition to any development outside the current envelope since this would alter the nature of the villages and be unsupportable by existing services.

**86% agreed**

**6% disagreed**

**6% neither agreed nor disagreed**



# Section two

# Parishioners'

# Quality of Life

Parish of Clifton Campville, Haunton, Statfold  
and Thorpe Constantine

Our parishioners demand – and deserve – a high quality of life, which means that they should have peaceful and undisturbed living in a happy community with reasonable access to important services, regardless of their age or financial situation.

## 4. Bus Service

The Parish is served by a limited bus service. If a bus fails to arrive, the effect on schoolchildren or people with medical appointments is profound. A more frequent service would be welcomed by many people, but it is recognised that a commercial operator is unlikely to run routes at a loss. The present bus route sensibly serves several villages, but because of this the journey to Tamworth takes a long time. Also it does not pass popular destinations such as Ventura retail park, the railway station, the college, medical centres or hospital. There is no public transport to Lichfield where many of the facilities paid for by parishioners' council tax are situated, nor to Measham or Burton upon Trent which many people have to visit for medical care.

**86% agreed**  
**2% disagreed**  
**8% neither agreed nor disagreed**



## 5. Footpaths

Whilst footpaths are well signed where they meet roads, they tend otherwise to be unclear and need subsequent marking where the way forward is not apparent. This is particularly important if a footpath crosses farmed land because local walkers in particular are anxious not to interfere with farmers' livelihoods. Ideally therefore footpaths should be indicated and cleared as soon as planting is completed.

Wherever practicable kissing gates are replacing step-over stiles to make footpaths more accessible to disabled and elderly walkers. Leaflets and maps of local footpaths should be displayed in the villages to encourage better and more responsible use of footpaths.

**90% agreed**  
**2% disagreed**  
**8% neither agreed nor disagreed**



# Parishioners' Quality of Life

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## 6. Bridleways

Several private landowners have created permissive bridleways such that riders can take a circular route with minimal use of roadways. Bridleways need to be maintained to a satisfactory level so as to allow safe use by walkers, cyclists and horseback riders. At the same time all practicable steps should be taken to prevent motorised vehicles from using these routes. Horse riders welcome gates with fasteners that may be opened and closed without dismounting.

**88% agreed**  
**none disagreed**  
**12% neither agreed nor disagreed**



## 7. Street Lighting

The provision of street lighting is generally adequate, though some areas could be better lit.

A common complaint is about excessive light pollution, much of which is caused by the increasing number of external lights on houses that shine onto fields and onto neighbouring properties, dazzling drivers and causing inconvenience to neighbours.

**86% agreed**  
**2% disagreed**  
**12% neither agreed nor disagreed**

## 8. Landscape

The Parish Council does whatever it can to preserve and maintain the open spaces within the Parish. The green area of Clifton Campville bounded by Main Street, Smithy Lane and Chestnut Lane requires careful preservation.

A large tree planting exercise formed an important part of creation of the Millennium Green and subsequently various steps have been taken to preserve the trees and shrubs along its boundaries. In recent years the hedges bounding the West and North sides of the two fields have been replanted and re-fenced.

The Parish Council is taking positive action to identify areas where it may work with landowners to plant more trees. Many of the trees in Clifton Campville churchyard

have reached maturity so new plantings are being made to ensure that the area remains well stocked with trees.

Some parishioners have suggested that the Parish Council should be consulted before any trees are felled in the Parish, other than those in managed woodlands, so that opportunity might be taken to minimise the adverse impact on the landscape and to balance any felling with new planting.

Hedges throughout the Parish are generally well maintained, that is to say cut at the correct profile and at the right time to minimise disruption to wildlife.

There is opportunity for parishioner groups to improve the landscape generally and wildlife habitats in particular in several small and straightforward ways, for example by planting verges with wildflowers and cutting them at the right time, taking into account road visibility. Verges are valuable wildlife assets that need careful preservation. Unfortunately some are frequently ruined by cars being parked on them, for example in Church Street and opposite The Fingerpost in Clifton Campville.

**86% agreed**  
**6% disagreed**  
**6% neither agreed nor disagreed**



# Parishioners' Quality of Life

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## 9. Millennium Green & Pond

Coneyberry Millennium Green Trust maintains the Green in excellent condition both by the physical efforts of Trustees and volunteers, and by raising money to pay for contractors.

The pond created on the Millennium Green is clearly popular with parishioners. It is an important nature reserve that requires careful, balanced management, but over time its banks became overgrown and eroded. The Millennium Green Trust has therefore raised several thousands of pounds which it has used to re-profile the pond area and improve access.

The Trustees have cleared out the hedges on the West side of the Green's two fields to remove litter and inappropriate plants, and have replanted with native species that should create better boundaries and improve the habitat for wildlife.

A group of mothers have conducted a fund-raising campaign in order to extend the provision of play equipment on the Green.

The Trustees need, and should be given, regular and reliable support in maintaining the Green to a high standard as a valuable Parish amenity for present and future generations. Parents in particular should take active steps to discourage their children from leaving litter and from throwing rubbish into the pond.

**88% agreed**  
**2% disagreed**  
**4% neither agreed nor disagreed**

## 10. River Mease

The River Mease flowing through the Parish is a Site of Special Scientific Interest and a Special Area for Conservation. It is thus subject to increasingly strict controls. This is not widely understood by parishioners who should be made aware of this valuable amenity and how to access it without disturbing private property.

**88% agreed**  
**2% disagreed**  
**6% neither agreed nor disagreed**







## 11. Churches

The Parish contains four churches. Clifton Campville church is a particularly fine Grade 1 Listed Building that is a major feature of the village, and widely recognised as being one of the finest rural churches in the country. The building is the defining image of Clifton Campville and does much to make the village a desirable and attractive place to live. The churchyards themselves require respect and a high level of care whilst their fringes should be recognised and maintained as useful natural habitats. Clifton Campville's church could be put to much greater use for the community if it had a toilet and simple catering facilities, therefore the Parochial Church Council has worked hard to raise the necessary funding.

Finance is particularly problematic for Clifton's church, which is expensive to maintain but has a small, elderly congregation, therefore collections at services raise only a small part of what is needed. The church has an ongoing programme of fundraising activities to help meet costs.

The churchyard, crossed by two public footpaths, is regularly used by parishioners. However the cost of maintaining the area is well beyond the resources of the Church Council therefore encouragement needs to be given to parishioners to help maintain this valuable and attractive amenity.

**96% agreed**  
**None disagreed**  
**2% neither agreed nor disagreed**

## 12. Cleanliness and Litter

Litter is a problem throughout the Parish. Litter bins in Clifton Campville are largely ignored and quite a lot of rubbish lies around the village. Therefore each year the church organises a Spring Litter Pick that attracts a lot of volunteers to clean up the approach lanes to the village.

Haunton is particularly well cared for and wins a variety of trophies in the County Best Kept Village competition.

Dog fouling is a problem throughout the Parish. Publicity therefore aims to educate owners and to point out to them that fouling is an offence for which they may be prosecuted by Lichfield District Council, whose inspectors visit the area regularly.

**92% agreed**  
**2% disagreed**  
**2% neither agreed nor disagreed**



# Parishioners' Quality of Life

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## 13. School

Clifton Campville has a flourishing school that provides a high standard of education and attracts high praise from OFSTED. The governors and staff work hard to this end and encourage parishioners to help them with intra- and extra-curricular activities and fund-raising.

Plans are being developed for the provision of an extra classroom in the school.

**82% agreed**  
**None disagreed**  
**16% neither agreed nor disagreed**

## 14. Young People's Amenities

Apart from the school, facilities for young people are limited. The Millennium Green provides some play equipment and a flat grass surface for informal games and other activities, and also arranges activities such as kite making and flying, bird feeder making, and natural history walks. Otherwise young people have to travel outside the Parish for their leisure and thus rely on a poor bus service or on lifts from family or friends. Occasionally they congregate on the Green and on footpaths and then proceed to cause damage around the Parish, though others do make useful contributions to the community.

**76% agreed**  
**4% disagreed**  
**12% neither agreed nor disagreed**

## 15. Mobile Library

The visiting mobile library is seen as a most valuable asset, particularly for elderly people for whom reading is an essential activity and who would have difficulty accessing a static library. Any attempt to curtail this service should be resisted strongly.

**88% agreed**  
**None disagreed**  
**4% neither agreed nor disagreed**

## 16. Village Hall

Not all people wish to be involved in community events. Though not unsociable, they may lead active working lives and wish to return to and enjoy the privacy of their home in a quiet, rural setting. However many people do wish to assemble for social activities at a venue other than the public house and therefore need a village hall.

The Village Hall Management Committee provides a programme of varied activities throughout the year. Its themed Supper Nights are usually fully booked and thoroughly enjoyed. The Committee is looking to raise funds to develop the existing village hall.

**86% agreed**  
**2% disagreed**  
**2% neither agreed nor disagreed**

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## 17. Shops and Post Office

There are neither shops nor a post office in the Parish and there is concern about continued provision of these services in neighbouring villages. The absence of a shop is a particular problem.

**90% agreed**  
**2% disagreed**  
**4% neither agreed nor disagreed**

## 18. Telephone

The telephone service in the Parish is satisfactory.

The Parish Council is insisting that the British Telecom phone box on Main Street is retained both for emergency use and for heritage reasons.

Mobile telephone reception in the parish is poor with some homes being unable to get a signal indoors. Coverage needs to be improved significantly if this now vital amenity is to be used as it should.

**92% agreed**  
**4% disagreed**  
**2% neither agreed nor disagreed**

## 19. Medical Care

There are no medical practices in the Parish, which results in sick people having to travel to Tamworth or Measham. This is a most unsatisfactory situation, especially in view of the poor public transport provisions. However the bus service provided by Measham Medical Centre for patients over 55 years of age who have mobility or transportation difficulties is highly valued, as is the Lichfield Voluntary Car Scheme, though the latter is not as convenient.

Nevertheless the health authority should be urged to persuade a medical practitioner to set up a practice in the Parish, or to persuade an existing practice to run a satellite surgery, perhaps on a limited hours basis.

**84% agreed**  
**4% disagreed**  
**8% neither agreed nor disagreed**

## 20. Policing

Vandalism is an ongoing concern despite regular patrols by police and support officers. The Millennium Green Trust's "zero tolerance" policy whereby legal action is taken against vandals or their parents has resulted in generally good behaviour on the Green. Nevertheless parents, rather than the police or other agencies, are responsible for the behaviour of their children and must be made accountable for any damage.

Parishioners are pleased with the regular visits to the area of police and police support officers and find the quarterly Police Surgeries held in the area most useful as a means of expressing their concerns to the police and in turn learning what action is being taken to reduce crime.

The Parish Council has made arrangements for villagers to buy SmartWater, a system for marking items of property with a unique code, at about £20 per household. If a sufficient number of householders takes up this offer, signs may be erected at the entrances to the village. The police report that the number of burglaries is significantly lower in villages displaying SmartWater signage.

**80% agreed**  
**10% disagreed**  
**8% neither agreed nor disagreed**



# Section three

# Shaping the Environment

Parish of Clifton Campville, Haunton, Statfold and Thorpe Constantine

Parishioners wish to live in a pleasant environment and want to be confident that their views about any proposed changes are taken fully into account by planners at all levels.

## 21. Planning Process

Both Staffordshire County and Lichfield District Councils need to remain aware at all times that the Parish Council is a statutory consultee that must be provided with details of all planning applications in the parish. Although the Parish Council has no power to make decisions on planning, nevertheless it conveys to the appropriate authorities the community view on any major planning application.

There is concern that representations made by parishioners about proposed developments are not taken into account by the District Council.

**86% agreed**  
**2% disagreed**  
**8% neither agreed nor disagreed**

## 22. Design Statement

The design statement at the end of this document is intended to inform the style of all new or extended buildings in the Parish. In general it requires that new buildings be rural in character and in keeping with existing buildings both in size and proportion and be built of traditional types of brick, tile and wood. However it is recognised that new buildings should not be simply imitations of buildings of earlier periods. Good new buildings can enhance the existing ones and add to the sense of history in the village. Proposals for buildings of new design should not be rejected automatically on principle but should be judged on the quality of their design, method of construction and the materials to be used in their external finish. It is felt that all new dwellings, other than those for elderly residents, should make provision for accommodating two cars off road.

**90% agreed**  
**2% disagreed**  
**6% neither agreed nor disagreed**



# Shaping the Environment

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## 23. Social Housing

The Parish Council constantly monitors the need for social housing such as housing association rented accommodation or part-rented-part-ownership property.

As people live longer there will be inevitably a greater demand for accommodation that is designed to meet the needs of elderly people, who need small and easy to maintain properties on one level.

Also affordable housing needs to be made available to young people who wish to remain in the area in order to live close to family and friends, and would thereby boost employment in the locality.

Without these measures the parish is likely to become a ghetto of middle-aged commuters.

**80% agreed**  
**2% disagreed**  
**14% neither agreed nor disagreed**

## 24. Farm Buildings

Suitable existing farm buildings which are no longer required for their original purpose should be allowed to be converted for other business or residential use in order to preserve them and provide employment in the Parish. Ideally such business use should be for commercial or light industrial purposes, which would not attract an excessive number of heavy vehicles or create significant noise or fumes. Obviously there should be no restriction on old sub-standard agricultural buildings being replaced by new ones or, as appropriate, being put to more modern use.

**76% agreed**  
**4% disagreed**  
**12% neither agreed nor disagreed**

## 25. Energy

Positive action should be taken to move towards becoming a low carbon parish. This should include exploration of ways to increase energy efficiency and to provide renewable heat and micro-generation facilities. Some of these facilities may be available at reduced prices if parish-wide approaches are made to suppliers.

However, any new forms of energy generation based in the parish should not impact in any significant way on the landscape.

Many parishioners would welcome the provision of mains gas. Although the initial outlay would be high, the supply price is likely to fall as greater use is made of shale gas.

**70% agreed**  
**6% disagreed**  
**14% neither agreed nor disagreed**

## 26. Sewerage

Householders not connected to mains sewers appear to have few problems with septic tank arrangements.

**58% agreed**  
**4% disagreed**  
**32% neither agreed nor disagreed**

## 27. Refuse Disposal

The community generally is pleased with the refuse collection service though is concerned about the amount of litter left on the roads after collection. Also emptied bins often are left untidily and sometimes in dangerous positions.

Parishioners have to make a round trip of about 20 miles to dispose of refuse that cannot be collected by the normal domestic service. Special collection by the District Council of householders' large items of refuse is considered too expensive. Assuming that it would be impracticable to provide a closer amenity, the District Council should improve arrangements for collecting large items if it is to avoid the increasing incidence of fly-tipping that will adversely affect the environment and involve higher removal costs for the Council.

**94% agreed**  
**None disagreed**  
**4% neither agreed nor disagreed**



# Section four

# Developing a Healthy Local Economy

Parish of Clifton Campville, Haunton, Statfold  
and Thorpe Constantine



# Developing a Healthy Local Economy

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A healthy local economy is essential if people wish to work within easy reach of their homes without the hassle of commuting, and if high quality services are to be attracted to and maintained in the Parish.

## 28. Employment

The Parish Council aims to give encouragement and serious consideration to any proposals that would provide employment in low-rise units that would not significantly and adversely affect the environment.

**78% agreed**  
**4% disagreed**  
**14% neither agreed nor disagreed**

## 29. Internet

The Internet and e-mail have become such important means of communication nowadays that parishioners have a right to expect good quality provision. This is particularly important in view of the deterioration of the postal service. Elderly residents find the Internet invaluable for keeping in touch with family and friends as well as for broadening their interests.

**90% agreed**  
**2% disagreed**  
**8% neither agreed nor disagreed**

## 30. Broadband

Broadband is available in the parish but is slow and unreliable. Every effort should be made therefore to secure the provision of faster fibre-optic cable delivery which, though more expensive, would be welcomed by many villagers. Broadband nowadays is crucial for people running businesses who rely greatly on the Internet and e-mail in order to operate competitively. Indeed absence of fast broadband is a reason for people being unprepared to start businesses in the Parish, or work from home without environmentally unfriendly commuting.

**90% agreed**  
**2% disagreed**  
**6% neither agreed nor disagreed**

## 31. Mobile Telephone

Mobile telephone coverage in the area is poor with some properties being unable to get a signal indoors. Again wide coverage and reliable service is essential for people running businesses. At present absence of a strong signal serves as a disincentive for people considering starting a business in the area.

**90% agreed**  
**2% disagreed**  
**8% neither agreed nor disagreed**

## 32. Postal Service

Postal services in the Parish have deteriorated greatly in recent years. The post delivery which traditionally was made before 8.00 am now arrives sometimes as late as 2.00 pm. As the last post is collected between 4.00 pm and 4.15 pm, small businesses that depend heavily upon the post to deliver work for processing and despatch on the same day now struggle to operate successfully and have to find other means of despatching documents and goods.

**78% agreed**  
**10% disagreed**  
**12% neither agreed nor disagreed**



# Section five

## Some Problems

Parish of Clifton Campville, Haunton, Statfold  
and Thorpe Constantine

A significant number of parishioners has expressed concerns about the following issues:

### 33. Traffic Speed Restriction

The roads serving the Parish are narrow and twisting and thus unsuitable for high volumes of heavy or fast traffic. Unfortunately they are also useful routes between the M42 and Tamworth and the A38 Burton to Lichfield trunk road. The Highways Authority therefore should be urged to place and enforce weight restrictions on roads in the area for vehicles other than those making local deliveries or collections.

Speeding is a major problem in the area, and certainly is a great worry to the elderly and to parents of young children. At regular intervals a team of volunteers, trained by the police, carry out speed checks at various points in the parish. The registration numbers of speeding vehicles are passed to the police who issue cautionary letters to the vehicle owners. The visibility of the team alone produces a marked reduction in speeding.

Nevertheless through traffic still races along Clifton Campville's Main Street. In Clifton Lane, near Rose Cottage, the road narrows and bends, greatly reducing visibility, thus calling for more urgent warning signs and some form of physical speed restraint. Haunton's Main Road, conversely, is straight, well maintained and quite wide and thus allows vehicles to travel at great speed along a road which is crossed frequently by elderly residents of Haunton Hall Care Home. Speeding traffic is also hazardous along Chestnut Lane in Clifton

Campville and along the whole length of Thorpe Lane. Speed also increases the existing hazard at the hill-top junction of Main Street and Church Street in Clifton Campville. These hazards need to be resolved in order to avoid fatal accidents.

90% agreed  
4% disagreed  
4% neither agreed nor disagreed



### 34. Car Parking

Irresponsible car parking is a major problem, a particular hazard being caused by cars parked at the crest of Clifton Campville's Main Street by visitors to the church, school, village hall and Millennium Green. Cars parked on and approaching the brow of the hill constitute a major hazard since they reduce the visibility of people turning out of Church Street and also cause drivers on



# Some Problems

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Main Street to concentrate so hard on watching for traffic coming at speed over the crest that they fail to notice children who may be getting into or out of cars. Similar problems exist at the junctions of Main Street and St David's Road and other visibility splays in Clifton Campville. Action needs to be taken to resolve these problems.

Because of parking near the school, the safety of schoolchildren would be less at risk if parents were to walk their children to and from school or organised "walking buses".

Whilst the provision of car parks near hazardous places would appear to offer a solution, it has been noted that the off-road car park in Haunton has not stopped churchgoers from continuing to park along the main road.

Parking on pavements is hazardous to the aged, disabled, people with push-chairs and to the residents of Haunton Hall Care Home, and it also damages the pavement surfaces making them dangerous for pedestrians in general. This is a particularly important issue where pavements have been resurfaced. Parishioners who are regularly inconvenienced point out that pavement parking is illegal and suggest that the police be urged to take action to prevent it.

**84% agreed**  
**2% disagreed**  
**10% neither agreed nor disagreed**

## 35. Road Maintenance

Road maintenance within the Parish is generally of poor quality. Whilst patching is clearly considerably cheaper than complete resurfacing, it has to be carried out to a high standard if it is to last. The standard of repairs is suitable for roads with light traffic use, as might be expected in villages. However, the roads are used frequently by vehicles more suited to motorways, therefore repairs do not last but break up after one winter thereby creating an even greater problem in the subsequent year.

**92% agreed**  
**2% disagreed**  
**2% neither agreed nor disagreed**

## 36. Ditches

Roadside ditches require regular and thorough maintenance to minimise flooding of roads, which is a regular occurrence. This is particularly problematic along the Radway where flooding quite often makes the road impassable and generates many complaints from drivers and pedestrians.

**82% agreed**  
**2% disagreed**  
**10% neither agreed nor disagreed**



## 32. Postal Service

Postal services in the Parish have deteriorated greatly in recent years. The post delivery which traditionally was made before 8.00 am now arrives sometimes as late as 2.00 pm. As the last post is collected between 4.00 pm and 4.15 pm, small businesses that depend heavily upon the post to deliver work for processing and despatch on the same day now struggle to operate successfully and have to find other means of despatching documents and goods.

**78% agreed**  
**10% disagreed**  
**12% neither agreed nor disagreed**



# Section six

# The Design Statement

Parish of Clifton Campville, Haunton, Statfold  
and Thorpe Constantine

This Design Statement contains information about the existing character of the Parish and the wishes of the residents for its future development. It gives guidance for new developments and for any alteration, extension, repair or maintenance work so that a high quality environment is maintained for residents.

All changes have a material effect on the existing character and setting of the villages. They range from a simple window replacement to a large scale development. The construction of a new building or the alteration of a boundary wall or hedge affect the street scene and therefore constitute a material change to the environment. The amenities enjoyed by neighbours are likely to be affected by a house extension or the simple alteration of a party boundary.

The Design Statement aims to ensure that

- the best existing features are retained
- new building remains in character or enhances the local vernacular
- areas which are not coherent with existing character may be improved as situations arise.

The Design Statement therefore has been produced for consideration by

- residents who may wish to extend or alter their property
- developers, architects and designers
- builders and allied tradesmen
- Local Authorities including statutory bodies.

## **Existing setting and building design**

A variety of architectural styles has developed throughout the Parish over the years, spanning from timber beam-and-post buildings to modern designs. The twentieth century saw the largest growth in the Parish with different styles being introduced either as single or multi-dwelling developments.

Most buildings in the Parish are constructed in typical Staffordshire materials such as red clay brick walls and clay roof tiles though later properties have concrete roof tiles in a range of designs. Clifton Hall and Thorpe Hall have grander architecture with stone window surrounds, door pilasters and considerable detailing.

The National Monument records show 26 listed buildings within the Parish including a cast iron milepost, a terraced retaining wall, a dovecote, a gazebo, a pedestal tomb, a chapel, and a variety of houses, farmhouses and churches. Part of Clifton Campville is designated as a conservation area and also includes an area of protected open space.

# The Design Statement

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## Local Authority policies

The Lichfield District Council Local Plan indicates a village boundary to Clifton Campville within which development is allowed in accordance with the Deposited Local Plan. The area of the parish remaining outside this boundary is covered by alternative policies which seek to restrict development in rural areas and are generally contained within Policy E6 of the Local Plan.

In certain circumstances, alterations and extensions to domestic properties may be carried out without planning permission from the Local Authority. These are referred to as permitted development rights and are detailed in the Town and Country Planning (General Permitted Development) Order 1995. Works outside the Order are subject to a planning submission to the Local Authority. When a planning application is submitted to the District Council, consultation takes place with all parties who may be affected, for example other departments of the Council, the Parish Council and if necessary the County Council. Neighbours are normally notified and the application may be advertised in the local press.

However considerable concern has been expressed that the Planning Authority fails to consult the Conservation Officers when dealing with applications that might impact adversely on the designated Conservation Area, and especially on Coneyberry Millennium Green.

The policies within Lichfield's Local Plan are fully supported and help to give general structure and protection to our environment. This Design Statement expands on these various policies and sets out clear guidance on the individual elements of development.

## Building Design Recommendations

### Settlement pattern and character

The Parish contains a variety of street scenes, for example cottages with front pavements and verges and others which lie back and may be obscured by trees and vegetation. Modern exists alongside old, flat roof adjacent to pitched, and traditional materials next to those which have yet to stand the test of time.

Dwellings which originally stood within a large site have given way to garden developments and every piece of land which can accommodate a dwelling is under attack by developers. Roads which had a variety of open vistas between properties now are bounded by building after building. The need for housing and profiteering has meant that new developments usually result in closely packed dwellings. Nearly all available land within the boundary of Clifton Campville has been developed or has the benefit of planning permission and is awaiting its fate.

Villages traditionally had, and should have, a different character from an urban area but over the years the distinction has become blurred as modern urban-style developments have appeared all over the countryside.

With such a variety of building already in our Parish it is important that we set standards for any future developments to ensure that further erosion of character does not occur.

Local Authority restraints on alterations and extensions to Listed Buildings and those in conservation areas appear to be adequate. Because of the special nature of these buildings and the importance of their architecture and setting, this Design Statement does not purport to alter or override the provisions and recommendations made for them by Lichfield District Planning Department.



# The Design Statement

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## Facades

New developments, extensions or alterations should follow traditional styles of rural design. Proportions and details should be in keeping with a village. Variety of plot size and differing frontage to road distance should be adopted for new dwellings. New houses should be designed such that their size does not dominate existing adjacent properties. Terrace, mews and courtyard layouts should always be considered when the site permits. Site layouts should introduce irregular building lines and not be symmetrical.

Extensions and alterations should generally appear secondary to the original building. The lowering of roof lines and the setting back from existing main walls should be encouraged in order to retain the existing building as the predominant element of the site. This alteration to roof and wall lines is especially important when new materials do not match the original. The design and build of an extension in its own right rather than trying to make it look part of the original structure often results in a better overall appearance of the building.

Extensions should not reduce amenity space which would normally be required by the resulting size of the dwelling. Garaging and parking spaces should be retained so that on-street parking is unnecessary. All new houses should be provided with off-street parking for at least two vehicles.

## Roof materials and details

Roofs of extensions should be tiled to match existing tiling. New developments should have plain clay tiles, not concrete. Tile colours should be dark and match the coloration of adjacent traditional properties. Flat roofs should not be used if visible from the street, and otherwise should be used only where the design does not permit a pitched roof.

Eaves details on extensions should match those of the existing building. New developments should adopt traditional eaves design of brick with dentil courses and rise-and-fall gutter brackets.

## Chimneys

Additional chimneys and those in new developments should be a simple design with copings in Staffordshire blue bricks and clay pots. Replacement chimneys should match the existing design except that their height may have to be adjusted to meet current building regulations.



## Walls

Extensions should incorporate the proportions and detailing of the existing dwelling. Bricks should match the existing brickwork as closely as possible. New dwellings should be of brick and include traditional details. The use of more than one type of brick should be permitted only if used in a traditional manner such as a plinth or a dentil course.

## Porches

Added porches should be in keeping with the age of the dwelling. Pitched roofs should be used and the size of the porch limited so as not to dominate the elevation. Older properties should have open Staffordshire type porches with supports of timber and, perhaps, brick dwarf walls.



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## Doors

Doors should be in keeping with the age and style of the property. Older properties should have timber doors.

## Windows

The design of windows should reflect the age of the property. The style and pattern of replacement windows should be appropriate for the dwelling. Older properties which have, or originally had, cottage style flush casement timber windows, sometimes without sills, should have replacements made in timber to that design.

## Boundaries

Paths, walls, fences and hedges should be sympathetic with a village environment. Concrete posts and panels should not be used if visible from the road. Boundaries should offer security but also not be eyesores to neighbours. Front boundary treatments should both complement the dwelling and enhance the street scene.

## Energy

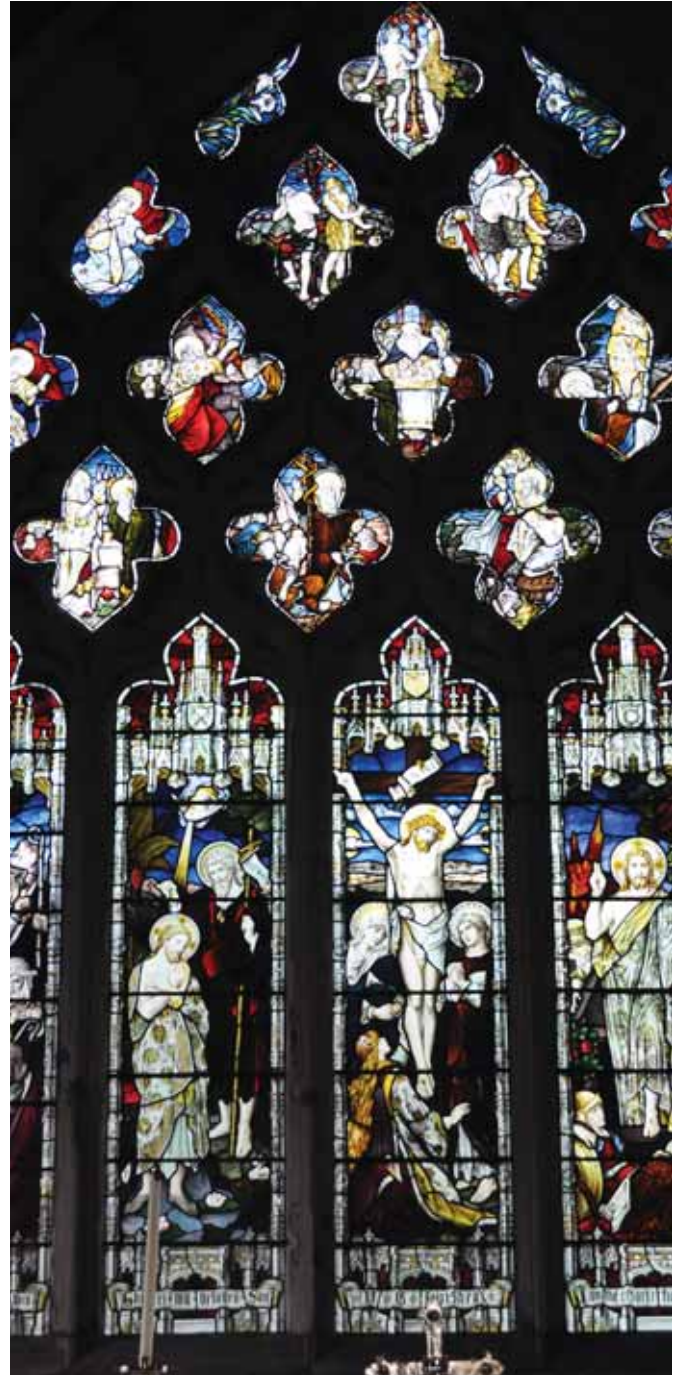
The Parish Council should give great encouragement to designs that include energy efficiency measures. They might include major energy efficiencies, renewable heating provision and micro-generation.

## Conclusion

There should be no difficulty in applying this Design Statement to new developments, extensions, restorations or alterations to existing dwellings. Over time its consistent application will result in an attractive and pleasing environment and thereby enhance the quality of life of residents of the Parish.

Parish Council of Clifton Campville, Haunton, Statfold & Thorpe Constantine

Bob Patchett – March 2013



# Section seven

## Parish Action Plan

Parish of Clifton Campville, Haunton, Statfold  
and Thorpe Constantine

### Safeguard

#### **3. Population and Housing Density**

The Parish Council will do all that it can to contain development within the current village envelopes. Any proposed developments in the parish will be considered on their merits.

#### **5 & 6 Footpaths and Bridleways**

The Parish Council will do all that it reasonably can to maintain and keep open footpaths, bridleways and stiles, and to prevent motorised vehicles from using them.

#### **9. Millennium Green and Pond**

The Parish Council will do all that it reasonably can to support Coneyberry Millennium Green Trust in maintaining and, as required, developing this valuable amenity.

#### **10. River Mease**

The Parish Council will do all that it reasonably can to maintain the River Mease that flows through the Parish, and to make parishioners aware of its importance as a Site of Special Scientific Interest and a Special Area for Conservation.

#### **11. Churches**

The Parish Council will do all that it reasonably can to support church councils in their work for the community, and to maintain churchyards that are used by the public.

#### **13. School**

The Parish Council will support the school in any way it can and will encourage parishioners to help with fundraising and school activities.

#### **16. Village Hall**

Whilst not ruling out the possibility in the long term of providing a larger community building, the Parish Council will do all that it reasonably can to support development of the present building and to encourage its greater use, especially for young people.

#### **17. Shops and Post Office**

Any firm and viable proposals to set up a shop or post office in the Parish will be supported by the Parish Council.

#### **22. Design Statement**

The Parish Council will do all that it can to have any development within the Parish accord with the Design Statement.

# Parish Action Plan

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## 23. Social Housing

The Parish Council will continue to assess the need for social housing and, as opportunities present themselves, will press appropriate bodies to provide appropriate accommodation.

## 24. Farm Buildings

The Parish Council will not oppose applications for conversion of farm buildings provided that they conform to the Design Statement and do not in other ways adversely affect the environment.

## 28. Employment

The Parish Council will respond positively to any proposals to increase employment opportunities provided that any associated building development does not affect the environment adversely.

## Communication

### 4. Bus Service

The Parish Council will ask transport companies if their bus service could be routed past popular venues such as Ventura Park and Lichfield.

In addition the Council will enquire of supermarkets if they might consider providing free or subsidised buses to our villages.

### 7. Street Lighting

The Parish Council will do all it can to ensure that street lighting is adequate for the community's needs. Also the Council will ask parishioners whose security lights present a hazard to traffic to redirect their beam.

### 15. Mobile Library

The Parish Council will regularly make Lichfield District Council aware of the huge importance of the mobile library, especially for the elderly, disabled and mothers with children learning to read.

## 18. Telephone

The Parish Council will make British Telecom aware of the importance, for emergency reasons, of maintaining and keeping in good condition the red telephone boxes.

## 19. Medical Care

The Parish Council will enquire whether a medical practice might be prepared to run a satellite surgery in the Parish.

## 27. Refuse Disposal

The Parish Council will support Lichfield District Council in encouraging the recycling of household refuse, and will report any problems.

Lichfield District Council also needs to be aware that landowners are particularly incensed at having to pay themselves to have fly-tipped waste removed from their land.

## 32. Postal Service

The Parish Council will again inform Royal Mail that their late delivery and early collection of post makes life difficult for people running businesses, and who are turning to alternative services to handle their mail.

## 35. Road Maintenance

The Parish Council will make the Highways Department constantly aware of the need to repair our roads and verges properly. Although our villages are served by country lanes they are used legitimately by vehicles best suited to motorways. The Parish Council will actively encourage parishioners to make full use of Lichfield District Council's telephone and website services for reporting highway faults.

## 36. Ditches

The Parish Council will put pressure on the appropriate authorities to keep ditches throughout the Parish clear as their overflow causes significant hazards to traffic, especially in winter when the water freezes on the road.



# Parish Action Plan

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## Action

### 8. Landscape

The Parish Council will actively monitor the state of trees and hedges, take appropriate action where necessary, and encourage parishioners to plant trees, shrubs and wild flowers in appropriate places.

Also the Council will take action to stop the parking of cars at places that restrict other road user's visibility.

### 12. Cleanliness and Litter

The Parish Council will organise a litter pick each year in order to clean up the roads within the Parish, and will give encouragement to parishioners to maintain a clean environment.

The Council also will publicise the need to avoid creating litter, and that dog fouling is an offence.

### 14. Young People's Amenities

The young people of the Parish are a great credit to their community, but facilities for them are severely limited. The Parish Council will offer all appropriate support to anyone who wishes to organise activities for young people on the Millennium Green, in the village hall, in the churches or elsewhere, taking as an example those provided by Coneyberry Millennium Green Trust.

### 20. Policing

The Parish Council will encourage the police to hold more surgeries in the Parish. Also the Council will publicise the benefits of SmartWater, encourage its use and make it available within the Parish.

### 21. Planning Process

The Parish Council will do all that it reasonably can to ensure that Lichfield District Council consults properly about any proposed development, and that it takes into account environmental and conservation issues.

### 25. Energy

The Parish Council will do all that it reasonably can to create a low energy, low carbon Parish, and will take positive steps towards this aim. In so doing, the Council will do all that it can to ensure that any such developments will have minimal impact on the environment.

### 29 & 30. Internet & Broadband

The Internet, high speed broadband and e-mail are now essential, especially for people running businesses and those who are housebound. The Parish Council will therefore do all that it reasonably can to press appropriate agencies to provide a faster and more reliable service, and to explore the possibility of a local network.

### 31. Mobile Telephone

As mobile telephone coverage is so poor, the Parish Council will actively seek the provision of a repeater mast in the area.

### 33. Traffic Speed Restriction

The Parish Council will encourage volunteers to operate frequent speed checks at appropriate spots in the Parish. In addition it will ask the police themselves to carry out regular speed checks.

### 34. Car Parking

The Parish Council will urge the police to take action to restrict parking on pavements and at places that create a hazard for other road users and pedestrians.

Also the Council will discuss with the school the possibility of creating a "walking bus" to convey children to and from the school, thus relieving the burden on parents.

Bob Patchett – March 2013



# Parish Map

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