

**Drakes Broughton and Wadborough with Pirton Submission Neighbourhood  
Development Plan  
Paragraph 8 of Schedule 4b  
'Basic Conditions' Statement**

**June 2016**

**Drakes Broughton and Wadborough with Pirton Parish Council**



## **1.0 LEGAL REQUIREMENTS**

### **The Submission Plan is being submitted by a qualifying body**

This Submission Plan is being submitted by a qualifying body, namely Drakes Broughton and Wadborough with Pirton Parish Council.

### **What is being proposed is a neighbourhood development plan**

The plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

### **The proposed Neighbourhood Plan states the period for which it is to have effect**

The proposed Neighbourhood Plan states the period for which it is to have effect. That period is from the Plan being made up to 2030 (the same period as the South Worcestershire Development Plan).

### **The policies do not relate to excluded development**

The Neighbourhood Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

**The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.**

The Neighbourhood Plan proposal relates to the Drakes Broughton and Wadborough with Pirton Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area.

## **2.0 BASIC CONDITIONS**

### **Have Appropriate Regard to National Policy**

The Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan has been produced with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF). Paragraphs 183-185 of the NPPF outline specific guidance in relation to the production of Neighbourhood Plans. Paragraph 184 states that “The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the local area. Neighbourhood Plans must be in general conformity with the strategic policies of the local plan.” The Neighbourhood Plan has been drafted with regard to the relevant strategic planning policies for Wychavon District, and the comprehensive evidence base that supports these policies.

Paragraph 184 also states that Neighbourhood Plans should “not promote less development than set out in the Local Plan or undermine its strategic policies”. The Drakes Broughton and Wadborough with Pirton Neighbourhood Plan does not undermine the strategic policies of South Worcestershire and Wychavon. The Plan aims to support these policies by protecting and enhancing community facilities and local employment opportunities, supporting new housing in Drakes Broughton and Wadborough in line with Drake Broughton’s role as a Category 2 Village under Policy SWDP2 of the adopted South Worcestershire Development Plan, meeting local housing needs, supporting improvements in transport and managing traffic, protecting landscape character and locally important views, designating local green spaces and protecting and enhancing open spaces.

The Plan has regard to the twelve core planning principles set out within paragraph 17 of the Framework, as set out in Table 1 below:

**Table 1 NPPF Core Planning Principles and the Drakes Broughton and Wadborough with Pirton Submission Neighbourhood Development Plan**

<b>NPPF Core Planning Principle</b>	<b>Regard that the Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan has to guidance</b>
<p>Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and Neighbourhood Plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p>	<p>The Parish Council has produced the Submission Plan in line with this guidance. It will provide a framework to ensure that development is genuinely plan-led, and through involvement of the local community in shaping its policies and proposals through consultation, the Plan will empower local people to shape their surroundings. The vision, objectives, policies and proposals in the Plan have been developed with a thorough approach to community engagement. The Plan sets out a positive vision for the area up to 2030. The Neighbourhood Plan sets out a concise and practical suite of policies (15 in total) to guide development management decisions.</p>
<p>Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</p>	<p>The Submission Neighbourhood Plan offers the local community the opportunity to shape the future development of Drakes Broughton and Wadborough with Pirton in a creative way, ensuring that the quality and distinctiveness of these places is enhanced by protecting important local green spaces, supporting existing employment opportunities, protecting community facilities, whilst at the same time supporting limited housing growth.</p>
<p>Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the</p>	<p>This Submission Neighbourhood Plan refines and amplifies strategic policies set out in the South Worcestershire Development Plan. The Submission Neighbourhood Plan protects existing sources of local</p>

<b>NPPF Core Planning Principle</b>	<b>Regard that the Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan has to guidance</b>
<p>country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p>	<p>employment and supports the expansion and improvement of existing business premises (Policy DBWP14). Policies DBWP1 and DBWP2 support new housing within the development boundaries of Drakes Broughton and Wadborough and Policy DBWP4 sets out the requirement for new residential developments to contain a mix of types and sizes of housing.</p>
<p>Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p>	<p>The Submission Neighbourhood Plan protects the character, form and setting of the Drakes Broughton and Wadborough through the identification of development boundaries in Policies DBWP1 and DBWP2 and the restriction of development in Pirton (Policy DBWP3). Policies DBWP1 and DBWP2 require housing development proposals to be of high quality design and sympathetic to local character in terms of size, scale and design.</p>
<p>Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.</p>	<p>The Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan seeks to protect the surrounding countryside by identifying settlement boundaries and aims to protect and enhance services and facilities vital to supporting a thriving rural community.</p> <p>New housing within the defined settlement boundaries of Drakes Broughton and Wadborough is supported whilst housing development in Pirton and the open countryside is restricted (Policy DBWP3)</p>

<b>NPPF Core Planning Principle</b>	<b>Regard that the Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan has to guidance</b>
<p>Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).</p>	<p>The Submission Neighbourhood Plan promotes an approach which reduces reliance on the private car and improves the pedestrian environment, for example, through access and street design that prioritises safety for all, in particular pedestrians, and provides shared surfaces for vehicles and pedestrians that will help to reduce speeds (Policy DBWP11).</p>
<p>Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework.</p>	<p>The Submission Neighbourhood Plan is fully consistent with this principle.</p> <p>The Plan provides a policy framework for protecting and enhancing local green spaces (Policy DBWP9) and other open spaces (Policy DBWP10). This should have a beneficial impact on the natural environment.</p> <p>Policy DBWP11 seeks to ensure that new development proposals include measures that reduce the need to travel and maximise non-car use, thereby reducing carbon emissions and, with their concomitant environmental improvements, are likely to have a positive impact on air quality.</p>
<p>Planning should encourage the effective use of land by reusing land that has been previously developed (Brownfield land), provided that it is not of high environmental value.</p>	<p>The Submission Plan seeks to safeguard locally important open spaces from new development and encourages new housing within the development boundaries of Drakes Broughton and Wadborough. There is a restrictive approach to new housing development in Pirton and the open countryside. (Policies DBWP1, DBWP2 and DBWP3)</p>

<b>NPPF Core Planning Principle</b>	<b>Regard that the Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan has to guidance</b>
<p>Planning should promote mixed-use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as wildlife, recreation, flood risk mitigation, carbon storage or food production).</p>	<p>The Submission Plan recognises that open space/green infrastructure can perform multiple functions in Policy DBWP6 and in Policy DBWP9 which designates several local green spaces.</p>
<p>Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations</p>	<p>Policy DBWP13 seeks to protect the archaeology and historic environment of the parish. Schemes would be assessed in terms of the scale of any harm or loss and the significance of the asset.</p> <p>Policy DBWP7 requires development proposals to conserve, restore and enhance important local historic landscape features, such as hedgerows, ridge and furrow fields, parkland planting and structures, ancient woodland and traditional orchards.</p>
<p>Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable</p>	<p>The Submission Neighbourhood Plan seeks to focus development in sustainable locations by promoting development within the development boundaries of Drakes Broughton and Wadborough and facilitates sustainable patterns of transport by requiring new development proposals to include measures that reduce the need to travel and maximise the use of non-car use. (Policies DBWP1, DBWP2 and DBWP11)</p>
<p>Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs</p>	<p>The Neighbourhood Plan is fully in accord with this principle. Policies in the plan safeguard and seek to improve local green spaces (Policy</p>



<b>NPPF Core Planning Principle</b>	<b>Regard that the Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan has to guidance</b>
	DBWP9) and other open spaces (Policy DBWP10). The Plan also protects local community facilities (Policy DBWP5).

**Have Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest**

The Submission Neighbourhood Plan includes a complete list of the Listed Buildings in the Parish in an Appendix. Policy DBWP13 protects the historic environment.

*[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].*

**Have Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area**

There are no Conservation Areas in the Neighbourhood Plan Area.

*[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].*

**The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).**

### **Strategic Environmental Assessment (SEA)**

To meet the 'basic conditions' which are specified by law a Neighbourhood Development Plan must be compatible with EU obligations. Furthermore, as at 9th February 2015 Regulation 15 of the 2012 Neighbourhood Planning Regulations was amended to require that when a plan is submitted to the Local Planning Authority it should include either an environmental report prepared in accordance with the applicable regulations or where it has been determined as unlikely to have significant environmental effects, a statement of reasons for the determination. A screening report was prepared by Wychavon District Council to determine whether or not the content of the draft Drakes Broughton and Wadborough with Pirton Neighbourhood Plan requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004; and/or a Habitats Regulations Assessment (HRA) in accordance with Article 6(3) of the EU habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended). The draft screening report was subsequently sent to the relevant statutory bodies; Natural England, Historic England and the Environment Agency to clarify whether they agreed with Wychavon District Council's findings as to whether the plan requires a full SEA and/or HRA.

### **Requirement for HRA / legislative Background**

Article 6 (3) of the EU Habitats Directive (Council Directive 92/43/EEC) and Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) requires that an appropriate assessment of plans and programmes is carried out with regard to the conservation objectives of European Sites (Natura 2000 sites) and that other plans and projects identify any significant effect that is likely for any European Site. In the context of neighbourhood planning, a Habitats Regulation Assessment (HRA) is required where a Neighbourhood Plan is deemed likely to result in significant negative effects occurring on protected European Sites (Natura 2000 sites) as a result of the plan's implementation. As set out in the Screening Report, there are no internationally designated wildlife sites within the neighbourhood plan area. However, there are two sites that fall within 20km, Lyppard Grange SAC (approximately 6km to the north west) and Bredon Hill (approximately 8km to the south east). The impact on both were considered in the screening assessment

## **Screening Determination**

### **Strategic Environmental Assessment (SEA)**

A screening assessment to determine the need for a SEA in line with regulations and guidance was undertaken and can be found in Section 2 of Wychavon's Screening Report. The assessment found that it is unlikely that significant environmental effects will occur as a result of the implementation of the Drakes Broughton and Wadborough with Pirton Neighbourhood Plan. Consequently, it is recommended that a full SEA does not need to be undertaken for the Drakes Broughton and Wadborough with Pirton Neighbourhood Plan. This was confirmed through the responses from Historic England, Natural England and the Environment Agency.

### **Habitats Regulations Assessment (HRA)**

A screening assessment to determine the need for HRA in line with regulations and guidance was undertaken and is set out in Section 3 of the screening report. It found that the policies in the neighbourhood plan are in conformity with the policies of the South Worcestershire Development Plan which was subject to Appropriate Assessment which concluded that the policies and land allocations of the South Worcestershire Development Plan were not likely to have adverse effects on the integrity of Bredon Hills SAC or Lyppard Grange SAC. It was therefore considered that the draft Drakes Broughton and Wadborough with Pirton Neighbourhood Plan is unlikely to have a negative impact on any internationally designated sites and, as such, it was recommended that a full Appropriate Assessment is not required. This was confirmed through the responses from Historic England, Natural England and the Environment Agency.

## **Contribute to the Achievement of Sustainable Development**

The Submission Neighbourhood Development Plan contributes strongly to the achievement of sustainable development.

Paragraphs 6-10 of the National Planning Policy Framework outline the Government's definition of sustainable development.

The UK Government's interpretation of the concept of sustainable development builds on that of the UN resolution 24/187, which is 'meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

The NPPF amplifies this simple definition, at paragraph 7, stating that sustainable development has three dimensions, economic, social and environmental. Planning needs to perform a number of roles in relation to these issues:

- ❑ “an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- ❑ a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well- being; and
- ❑ an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

In Paragraph 6, the NPPF states that “the policies in paragraphs 18-219, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system”.

Table 1 above gives a clear and comprehensive narrative of how the framework complies with the Core Planning Principles of the NPPF, and by corollary, the achievement of sustainable development.

Table 2 below summarises how the policies and allocations in the Drakes Broughton and Wadborough with Pirton Submission Plan contribute to the economic, social and environmental aspects of sustainable development.

**Table 2 Submission Plan’s contribution to the economic, social and environmental aspects of sustainable development.**

<b>Sustainable Development Role</b>	<b>Neighbourhood Development Plan’s Contribution</b>
Economic	The Submission Neighbourhood Plan protects existing employment uses and supports the expansion or improvement of existing business premises (Policy DBWP14).
Social	The Neighbourhood Plan sets a strong framework that will help to support the achievement of sustainable social development. The plan protects local community facilities and promotes health and well-being by protecting recreational facilities and green spaces and by encouraging investment in new facilities, such as children’s play areas. (Policies DBWP5, DBWP9, DBWP10 AND DBWP12)
Environmental	The Submission Neighbourhood Plan includes a number of policies (Policies DBWP1, DBWP2, DBWP3 and DBWP7) that seek to protect and enhance the character, form and setting of Drakes Broughton, Wadborough and Pirton and distinctive landscape features. Local green spaces are identified for protection from development.

### Be in General Conformity with Strategic Local Planning Policy

The Submission Neighbourhood Plan is in general conformity with strategic Local Plan policies contained in the South Worcestershire Development Plan 2016.

Planning Practice Guidance 2014 para 009 advises that “*Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its [Local Plan](#).*”

*A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the [basic condition](#). A draft Neighbourhood Plan or Order is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.”*

Table 3 below sets out the way that the Neighbourhood Plan conforms to the relevant strategic policies from the Adopted Plan.

**Table 3 Conformity with Local Strategic Planning Policy**

<b><i>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</i></b>	<b><i>South Worcestershire Development Plan 2016</i></b>
<p><b>Policy DBWP1 – New Housing in Drakes Broughton</b></p> <p><b>Within Drakes Broughton new housing development will be supported when it is within the defined development boundary (see Appendix 1). All new housing development proposals will be assessed against the following criteria:</b></p> <p>(a) <b>They are of good quality design;</b></p>	<p><b>Policy SWDP 2: Development Strategy and Settlement Hierarchy (extract)</b></p> <p>A. The Development Strategy comprises the following principles:</p> <ul style="list-style-type: none"> <li>i. Provide accessible, attractive employment sites and positive generic policies to deliver job creation opportunities.</li> <li>ii. Provide for and facilitate the delivery of sufficient housing to meet locally identified needs to 2030.</li> <li>iii. Safeguard and (wherever possible) enhance the open countryside.</li> </ul>

<b>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</b>	<b>South Worcestershire Development Plan 2016</b>
<p>(b) <b>They do not have an adverse impact on the Parishes rural landscape;</b></p> <p>(c) <b>They do not have an adverse impact on designated and non-designated heritage assets;</b></p> <p>(d) <b>They do not have an adverse impact on existing and future residential amenity;</b></p> <p>(e) <b>They do not lead to the inappropriate development of residential gardens that would cause harm to the village by reason of over-development, significant loss of useable garden spaces for both existing and proposed new properties, and loss of off-street car parking;</b></p> <p>(f) <b>They are appropriately located for the users and residents to access local facilities and services; and</b></p> <p>(g) <b>They reflect the size, scale, design and character of the surrounding area.</b></p>	<p>iv. Encourage the effective use and re-use of accessible, available and environmentally acceptable brownfield land.</p> <p>v. Maintain the openness of the Green Belt (as shown on the Policies Map).</p> <p>vi. Focus most development on the urban areas, where both housing needs and accessibility to lower-cost public services are greatest.</p> <p><b>Policy SWDP 13: Effective Use of Land (Extract)</b></p> <p>A. To deliver places that are more sustainable, development will make the most effective and sustainable use of land, focusing on:</p> <p>i. Housing density;</p> <p>ii. Reusing previously developed land; and</p> <p>iii. Making only exceptional use of the Best and Most Versatile Agricultural Land.</p> <p><u>Housing Density</u></p> <p>B. Housing development in south Worcestershire will make the most effective and efficient use of land, with housing density designed to enhance the character and quality of the local area, commensurate with a viable scheme and infrastructure capacity.</p> <p><u>Use of Brownfield Land (Previously Developed Land)</u></p> <p>G. The Plan includes an indicative monitoring target of 40% of housing development in the Plan period to be located on Brownfield Land.</p> <p><u>Use of the Best and Most Versatile Agricultural Land</u></p>

<b>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</b>	<b>South Worcestershire Development Plan 2016</b>
	<p>H. Windfall development proposals which would result in the loss of more than two hectares of Best and Most Versatile (BMV) Agricultural Land, will be required to demonstrate that:</p> <ul style="list-style-type: none"> <li>i. the proposed development cannot reasonably be accommodated on non-BMV agricultural land; and</li> <li>ii. the benefits of the development significantly outweigh the loss of BMV land.</li> </ul> <p>I. In addition, the effect of the loss of BMV agricultural land on farm economics and management will be considered. Where development would fragment farm holdings, planning permission will be granted only where mitigation is possible, e.g. the land can be incorporated into surrounding holdings and where there is no severance of buildings from the agricultural land.</p> <p><b>Policy SWDP 21: Design (Extract)</b></p> <p>A. All development will be expected to be of a high design quality. It will need to integrate effectively with its surroundings, in terms of form and function, reinforce local distinctiveness and conserve, and where appropriate enhance, cultural and heritage assets and their settings. New and innovative designs will be encouraged and supported where they enhance the overall quality of the built environment.</p> <p>B. Applications should demonstrate, through a Design and Access Statement or other supporting evidence, how the objectives outlined in criterion A have been addressed. They will also need to address the following matters:</p> <ul style="list-style-type: none"> <li>i. <u>Siting and Layout</u></li> </ul>



<b>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</b>	<b>South Worcestershire Development Plan 2016</b>
	<p>The siting and layout of a development should reflect the given characteristics of the site in terms of its appearance and function. Orientation should take advantage of passive heating and cooling systems, offer shade as appropriate and provide for the use of renewable energy.</p> <p>ii. <u>Relationship to Surroundings and to Other Development</u></p> <p>Development proposals must complement the character of the area. In particular, development should respond to surrounding buildings and the distinctive features or qualities that contribute to the visual and heritage interest of the townscape, frontages, streets and landscape quality of the local area.</p> <p>iv. <u>Neighbouring Amenity</u></p> <p>Development should provide an adequate level of privacy, outlook, sunlight and daylight, and should not be unduly overbearing.</p> <p>v. <u>Settlement Character</u></p> <p>The distinct identity and character of settlements should be safeguarded.</p> <p>vi. <u>Mix of Uses</u></p> <p>To create vitality and interest, proposals should incorporate a mix of uses where appropriate to the location.</p> <p>vii <u>Flexible Design</u></p> <p>Buildings should incorporate flexible designs, addressing access to public open spaces and enabling</p>

<b>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</b>	<b>South Worcestershire Development Plan 2016</b>
	<p>adaption for future needs and uses in terms of internal spaces and extensions.</p> <p>viii. <u>Scale, Height and Massing</u> The scale, height and massing of development must be appropriate to the setting of the site and the surrounding landscape character and townscape, including existing urban grain and density.</p> <p>ix. <u>Links, Connectivity and Access</u> Design and layouts should maximise opportunities for pedestrian and cycle linkages to the surrounding area and local services and should be generally accessible for all users, including those with disabilities. Vehicular traffic from the development should be able to access the highway safely; and the road network should have the capacity to accommodate the type and volume of traffic from the development.</p> <p>x. <u>Detailed Design and Materials</u> The detailing and materials of development should be of high quality and appropriate to its context. Design should have regard to sustainable construction approaches and ensure adaptability to changes in the climate.</p> <p>xi. <u>Appropriate Facilities</u> Development should incorporate the required parking facilities and provision for the storage of bicycles. Satisfactory access and provision for the parking, servicing and manoeuvring of vehicles should be provided in accordance with the recognised standards.</p>

<b>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</b>	<b>South Worcestershire Development Plan 2016</b>
	<p>xii. <u>Landscaping</u> Development should provide high quality hard and soft landscaping. The importance of soft landscaping, using appropriate species and incorporating arrangements for long term management is emphasised.</p> <p>xiii. <u>Public Realm</u> Public realm and open spaces should be well-designed, appropriately detailed and maintained via management agreements. They should also incorporate active frontages where appropriate. Proposals should include hard and soft surfaces, public art, street furniture, shade, lighting and signage as appropriate to the development.</p> <p>xiv. <u>Creating a Safe and Secure Environment</u> Opportunities for creating a safe and secure environment and providing surveillance should be included, principally through the layout and positioning of buildings, spaces and uses. Where appropriate, measures for crime reduction that are consistent with those recommended by the Secured by Design guides. Buildings and their surrounding spaces should incorporate fire safety measures and be designed to allow rapid access by the emergency services.</p> <p><b>Policy SWDP 59: New Housing for Villages</b></p> <p>A. The sites listed below in Tables 25, 26 and 27, as identified on the Policies Map, are allocated for development in Category 1, 2 and 3 villages.</p>

<b>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</b>	<b>South Worcestershire Development Plan 2016</b>
	<p>B. In addition to A, housing proposals in all villages will be permitted where they comply with SWDP 2 B and fall into one or more of the following categories:</p> <ul style="list-style-type: none"> <li>i. Located on land within defined development boundaries, as identified set out on the Policies Map, where they comply with relevant other Plan policies.</li> <li>ii. Local initiatives including Neighbourhood Plans, Community Right to Build Orders and Neighbourhood Development Orders.</li> <li>iii. Rural Exception Sites (see SWDP 16).</li> </ul>
<p><b>Policy DBWP2 – New Housing in Wadborough</b></p> <p><b>Within Wadborough new housing development will only be supported when it is within the defined development boundary (see Appendix 1). All new housing development proposals will be assessed against the following criteria:</b></p> <ul style="list-style-type: none"> <li>(a) <b>They are of good quality design and build;</b></li> <li>(b) <b>They do not have an adverse impact on the rural landscape of the Parishes;</b></li> <li>(c) <b>They do not have an adverse impact on designated and non-designated heritage assets;</b></li> </ul>	<p><b>Policy SWDP 2: Development Strategy and Settlement Hierarchy (extract)</b></p> <p>A. The Development Strategy comprises the following principles:</p> <ul style="list-style-type: none"> <li>i. Provide accessible, attractive employment sites and positive generic policies to deliver job creation opportunities.</li> <li>ii. Provide for and facilitate the delivery of sufficient housing to meet locally identified needs to 2030.</li> <li>iii. Safeguard and (wherever possible) enhance the open countryside.</li> <li>iv. Encourage the effective use and re-use of accessible, available and environmentally acceptable brownfield land.</li> <li>v. Maintain the openness of the Green Belt (as shown on the Policies Map).</li> </ul>

<b>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</b>	<b>South Worcestershire Development Plan 2016</b>
<p>(d) <b>They do not have an adverse impact on existing and future residential amenity;</b></p> <p>(e) <b>They do not lead to the inappropriate development of residential gardens that would cause harm to the village by reason of over-development, significant loss of useable garden spaces for both existing and proposed new properties, and loss of off-street car parking;</b></p> <p>(f) <b>They are replacement dwellings that are not significantly and disproportionately larger than the dwellings they replace;</b></p> <p>(g) <b>They are appropriately located for the users and residents to access local facilities and services; and</b></p> <p>(h) <b>They reflect the size, scale, design and character of the surrounding area.</b></p>	<p>vi. Focus most development on the urban areas, where both housing needs and accessibility to lower-cost public services are greatest.</p> <p><b>Policy SWDP 13: Effective Use of Land (Extract)</b></p> <p>A. To deliver places that are more sustainable, development will make the most effective and sustainable use of land, focusing on:</p> <ul style="list-style-type: none"> <li>i. Housing density;</li> <li>ii. Reusing previously developed land; and</li> <li>iii. Making only exceptional use of the Best and Most Versatile Agricultural Land.</li> </ul> <p><u>Housing Density</u></p> <p>B. Housing development in south Worcestershire will make the most effective and efficient use of land, with housing density designed to enhance the character and quality of the local area, commensurate with a viable scheme and infrastructure capacity.</p> <p><u>Use of Brownfield Land (Previously Developed Land)</u></p> <p>G. The Plan includes an indicative monitoring target of 40% of housing development in the Plan period to be located on Brownfield Land.</p> <p><u>Use of the Best and Most Versatile Agricultural Land</u></p> <p>H. Windfall development proposals which would result in the loss of more than two hectares of Best and Most Versatile (BMV) Agricultural Land, will be required to demonstrate that:</p>

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	<ul style="list-style-type: none"> <li>i. the proposed development cannot reasonably be accommodated on non-BMV agricultural land; and</li> <li>ii. the benefits of the development significantly outweigh the loss of BMV land.</li> </ul> <p>I. In addition, the effect of the loss of BMV agricultural land on farm economics and management will be considered. Where development would fragment farm holdings, planning permission will be granted only where mitigation is possible, e.g. the land can be incorporated into surrounding holdings and where there is no severance of buildings from the agricultural land.</p> <p><b>Policy SWDP 21: Design (Extract)</b></p> <p>A. All development will be expected to be of a high design quality. It will need to integrate effectively with its surroundings, in terms of form and function, reinforce local distinctiveness and conserve, and where appropriate enhance, cultural and heritage assets and their settings. New and innovative designs will be encouraged and supported where they enhance the overall quality of the built environment.</p> <p>B. Applications should demonstrate, through a Design and Access Statement or other supporting evidence, how the objectives outlined in criterion A have been addressed. They will also need to address the following matters:</p> <ul style="list-style-type: none"> <li>i. <u>Siting and Layout</u> The siting and layout of a development should reflect the given characteristics of the site in terms of its appearance and function. Orientation should take</li> </ul>

<b>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</b>	<b>South Worcestershire Development Plan 2016</b>
	<p>advantage of passive heating and cooling systems, offer shade as appropriate and provide for the use of renewable energy.</p> <p>ii. <u>Relationship to Surroundings and to Other Development</u>  Development proposals must complement the character of the area. In particular, development should respond to surrounding buildings and the distinctive features or qualities that contribute to the visual and heritage interest of the townscape, frontages, streets and landscape quality of the local area.</p> <p>iv. <u>Neighbouring Amenity</u>  Development should provide an adequate level of privacy, outlook, sunlight and daylight, and should not be unduly overbearing.</p> <p>v. <u>Settlement Character</u>  The distinct identity and character of settlements should be safeguarded.</p> <p>vi. <u>Mix of Uses</u>  To create vitality and interest, proposals should incorporate a mix of uses where appropriate to the location.</p> <p>vii. <u>Flexible Design</u>  Buildings should incorporate flexible designs, addressing access to public open spaces and enabling adaption for future needs and uses in terms of internal spaces and extensions.</p> <p>viii. <u>Scale, Height and Massing</u></p>

<b>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</b>	<b>South Worcestershire Development Plan 2016</b>
	<p>The scale, height and massing of development must be appropriate to the setting of the site and the surrounding landscape character and townscape, including existing urban grain and density.</p> <p>ix. <u>Links, Connectivity and Access</u> Design and layouts should maximise opportunities for pedestrian and cycle linkages to the surrounding area and local services and should be generally accessible for all users, including those with disabilities. Vehicular traffic from the development should be able to access the highway safely; and the road network should have the capacity to accommodate the type and volume of traffic from the development.</p> <p>x. <u>Detailed Design and Materials</u> The detailing and materials of development should be of high quality and appropriate to its context. Design should have regard to sustainable construction approaches and ensure adaptability to changes in the climate.</p> <p>xi. <u>Appropriate Facilities</u> Development should incorporate the required parking facilities and provision for the storage of bicycles. Satisfactory access and provision for the parking, servicing and manoeuvring of vehicles should be provided in accordance with the recognised standards.</p> <p>xii. <u>Landscaping</u> Development should provide high quality hard and soft landscaping. The importance of soft landscaping, using</p>



<b>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</b>	<b>South Worcestershire Development Plan 2016</b>
	<p>appropriate species and incorporating arrangements for long term management is emphasised.</p> <p>xiii. <u>Public Realm</u> Public realm and open spaces should be well-designed, appropriately detailed and maintained via management agreements. They should also incorporate active frontages where appropriate. Proposals should include hard and soft surfaces, public art, street furniture, shade, lighting and signage as appropriate to the development.</p> <p>xiv. <u>Creating a Safe and Secure Environment</u> Opportunities for creating a safe and secure environment and providing surveillance should be included, principally through the layout and positioning of buildings, spaces and uses. Where appropriate, measures for crime reduction that are consistent with those recommended by the Secured by Design guides. Buildings and their surrounding spaces should incorporate fire safety measures and be designed to allow rapid access by the emergency services.</p> <p><b>Policy SWDP 59: New Housing for Villages</b></p> <p>A. The sites listed below in Tables 25, 26 and 27, as identified on the Policies Map, are allocated for development in Category 1, 2 and 3 villages.</p> <p>B. In addition to A, housing proposals in all villages will be permitted where they comply with SWDP 2 B and fall into one or more of the following categories:</p>

<b><i>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</i></b>	<b><i>South Worcestershire Development Plan 2016</i></b>
	<ul style="list-style-type: none"> <li>i. Located on land within defined development boundaries, as identified set out on the Policies Map, where they comply with relevant other Plan policies.</li> <li>ii. Local initiatives including Neighbourhood Plans, Community Right to Build Orders and Neighbourhood Development Orders.</li> <li>iii. Rural Exception Sites (see SWDP 16).</li> </ul>
<p><b>Policy DBWP3 – New Housing in Pirton and the Wider Countryside</b></p> <p><b>Proposals for new housing development in Pirton and the open countryside will only be supported in the following circumstances:</b></p> <ul style="list-style-type: none"> <li>(a) <b>They are for the retention, repair and refurbishment of an existing lawful dwelling that is permanent in nature and construction;</b></li> <li>(b) <b>They are replacement dwellings that are not significantly and disproportionately larger than the dwellings they replace;</b></li> <li>(c) <b>They involve the re-use of redundant and disused buildings that are not in need of substantial repair or rebuilding;</b></li> </ul>	<p><b>Policy SWDP 18: Replacement Dwellings in the Open Countryside</b></p> <p>A. The replacement of an existing dwelling in the open countryside with another single dwelling will be permitted where:</p> <ul style="list-style-type: none"> <li>i. The existing dwelling is not a caravan, mobile home or subject to a temporary planning permission.</li> <li>ii. It can be demonstrated that accommodation needs cannot be met through the alteration, extension and / or refurbishment of the existing dwelling.</li> <li>iii. The replacement is not disproportionately larger than the existing dwelling and will not exceed the size of the original footprint by more than 30%.</li> <li>iv. The proposed dwelling is positioned on the footprint of the existing dwelling, unless there are visual, landscape or highway safety or other environmental grounds to justify an alternative location within the existing curtilage.</li> <li>v. The curtilage of the replacement building is no greater than that of the existing dwelling.</li> </ul>

<b><i>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</i></b>	<b><i>South Worcestershire Development Plan 2016</i></b>
<p>(d) <b>The development would bring back in to use in a sympathetic manner a heritage asset;</b></p> <p>(e) <b>They are domestic extensions; and</b></p> <p>(f) <b>They are agricultural or forestry worker’s dwellings essential for the operation of an existing agricultural or forestry enterprise</b></p>	<p>vi. The proposal includes the demolition of the dwelling to be replaced.</p> <p>vii. Where the existing dwelling has been provided for agricultural purposes, a condition will be attached to ensure that the replacement dwelling can only be occupied by an agricultural worker once it has been built.</p>
<p><b>Policy DBWP4 – Housing Mix and Tenure</b></p> <p><b>All new residential developments of five or more units, having regard to location, site size and scheme viability, should contain a mix of types and sizes of market housing. The mix will be informed by the latest Strategic Housing Market Assessment and / or other local data, for example, Local Housing Needs Surveys, Parish Plans and developers’ assessments.</b></p> <p><b>Affordable housing, older persons and sheltered accommodation should be interspersed with market housing where possible, to encourage inclusive communities.</b></p> <p><b>Sites including starter homes, accommodation for the elderly and sheltered accommodation will be supported.</b></p> <p>(a) <b>On sites of 15 or more dwellings on greenfield land, 40% of the units should be affordable and provided on site.</b></p>	<p><b>Policy SWDP 14: Housing Mix (Extract)</b></p> <p>A. All new residential developments of five or more units having regard to location, site size and scheme viability should contain a mix of types and sizes of market housing. The mix will be informed by the latest Strategic Housing Market Assessment, and/or other local data, for example, Neighbourhood Plans, Parish Surveys, Parish Plans and developers’ assessments.</p> <p><b>Policy SWDP 15: Meeting Affordable Housing Needs</b></p> <p>A. All new residential development, including conversions, above the thresholds in SWDP 15B (and adjacent land, if it is anticipated that it will form part of a larger site) will contribute to the provision of affordable housing.</p> <p>B. The number, size, type, tenure and distribution of affordable dwellings to be provided will be subject to negotiation, dependent on recognised local housing need, specific site and</p>

<b>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</b>	<b>South Worcestershire Development Plan 2016</b>
<p>(b) <b>On sites of 10 – 14 dwellings, 30% of units should be affordable and be provided on site.</b></p> <p>(c) <b>On sites of 5 – 9 dwellings, 20% of units should be affordable and be provided on site.</b></p> <p>(d) <b>On sites of less than 5 dwellings a financial contribution towards local affordable housing provision should be made, based on the cost of providing the equivalent in value to 20% of the units as affordable housing on site</b></p>	<p>location factors and development viability and having regard to the sliding scale approach set out below:</p> <ul style="list-style-type: none"> <li>i. On sites of 15 or more dwellings on greenfield land, 40% of the units should be affordable and provided on site.</li> <li>ii. On sites of 15 or more dwellings on brownfield land within Worcester City and Malvern Hills, 30% of the units should be affordable and provided on site. On sites of 15 or more dwellings on brownfield land within Wychavon, 40% of the units should be affordable and provided on site.</li> <li>iii. On sites of 10 – 14 dwellings, 30% of units should be affordable and be provided on site.</li> <li>iv. On sites of 5 – 9 dwellings, 20% of units should be affordable and be provided on site.</li> <li>v. On sites of less than five dwellings a financial contribution towards local affordable housing provision should be made, based on the cost of providing the equivalent in value to 20% of the units as affordable housing on site.</li> </ul> <p>C. Where a robust justification exists, off-site contributions may be accepted in lieu of on-site provision.</p> <p>D. Secure arrangements will need to be put in place to ensure that the affordable housing provided in accordance with this policy will remain affordable and, for sites outside the city and towns, available to meet the needs of local people.</p> <p>E. The final tenure mix of affordable housing on individual sites will be subject to negotiation. Generally the preference will be</p>

<b>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</b>	<b>South Worcestershire Development Plan 2016</b>
	<p>for social rented, unless for example a contribution from an alternative affordable housing tenure is required to achieve scheme viability or local need has been demonstrated for a different affordable housing tenure.</p> <p>F. On sites where it has been demonstrated that the proportion affordable housing sought by SWDP 15B would not be viable, the maximum proportion of affordable housing will be sought that does not undermine the development’s viability. Financial viability assessments conforming to an agreed methodology will be required and, where necessary, the Local Authority will arrange for them to be independently appraised at the expense of the applicant.</p> <p>G. Further details of the manner in which the policy will be implemented will be set out in an Affordable Housing Supplementary Planning Document.</p> <p><b>Policy SWDP 20: Housing to Meet the Needs of Older People (Extract)</b></p> <p>A. The provision of housing suitable for the needs of older people will be encouraged on all allocated and windfall sites of five units or more as part of the market housing mix through policy SWDP14 and affordable housing mix through policy SWDP15.</p> <p>B. Where housing for older people falling into Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) is proposed, permission will be granted provided that:</p> <ul style="list-style-type: none"> <li>i. There is an evidenced requirement for that type of accommodation.</li> </ul>

<b>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</b>	<b>South Worcestershire Development Plan 2016</b>
	<ul style="list-style-type: none"> <li>ii. The scheme has good access to public transport, healthcare, shopping and other community facilities, or where the proposed scheme lacks such access, it can be demonstrated that there would be significant benefits to the community from the scheme in its proposed location and the scheme would provide on-site services and facilities and tailored transport services to meet the needs of residents; and</li> <li>iii. Where a mix of use classes C2 and C3 are proposed on a single site, the affordable housing requirements of policy SWDP 15 are met in respect of the C3 element.</li> </ul>
<p><b>Policy DBWP5 – Protecting and Enhancing Community Facilities</b></p> <p><b>The following community facilities will be protected and where possible enhanced:</b></p> <ul style="list-style-type: none"> <li>▪ <b>Drakes Broughton Village Hall</b></li> <li>▪ <b>Drakes Broughton Village Hall car park</b></li> <li>▪ <b>Drakes Broughton Playing Fields and car park</b></li> <li>▪ <b>St Barnabas Church</b></li> <li>▪ <b>St Barnabas Church of England School</b></li> <li>▪ <b>Plough and Harrow (Public House)</b></li> <li>▪ <b>Old Oak (Public House)</b></li> <li>▪ <b>St Peter’s Church, Pirton</b></li> <li>▪ <b>Neighbourhood centre/Shops</b></li> </ul>	<p><b>SWDP 37: Built Community Facilities</b></p> <ul style="list-style-type: none"> <li>A. The provision of new community facilities or the enhancement of existing facilities will be permitted particularly where the proposals have resulted from neighbourhood planning, subject to satisfying the applicable sequential test in the Framework. Applicants will be required to consider whether the combining or rationalisation of existing facilities would be more appropriate than the provision of a new facility.</li> <li>B. Any proposal that would result in the loss of a site or building currently or last used as a community facility will only be permitted supported if the following criteria are have been met: <ul style="list-style-type: none"> <li>i. An alternative community facility which meets local needs to at least the same extent is, or will be, provided in an equally or more accessible location; or</li> </ul> </li> </ul>

<b><i>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</i></b>	<b><i>South Worcestershire Development Plan 2016</i></b>
<p>▪ <b>Mason Arms (Public House)</b></p> <p><b>Development proposals for other uses of these buildings will only be supported when the applicant can clearly demonstrate the building is no longer suited to future community uses.</b></p> <p><b>Development proposals to enhance or improve these buildings will be supported where they do not have an adverse impact on residential amenity.</b></p>	<ul style="list-style-type: none"> <li>ii. It has been demonstrated that there is an excess of similar provision in the appropriate catchment area for that particular facility and the site or building is not needed for any other community facility; or</li> <li>iii. In the case of commercial community facilities, it has been demonstrated that it would not be economically or operationally viable to retain the facility for community use; or</li> <li>iv. In the case of non-commercial community facilities, the use is no longer operationally viable; or</li> <li>v. The community facility could not be provided or operated by either the current occupier or by an alternative occupier (e.g. by a local community body, public-private partnership, etc.) and it has been marketed in accordance with Annex F (Marketing Requirements)</li> <li>vi. Applicants are required to scope existing facilities in the area and consider whether it would be more appropriate to combine or rationalise existing facilities in the first instance</li> <li>vii. Applicants proposing to redevelop or convert a community facility should consult the appropriate community prior to the submission of a planning application.</li> </ul>
<b>Policy DBWP6 – Green Infrastructure</b>	<p><b>Policy SWDP 5: Green Infrastructure</b></p> <ul style="list-style-type: none"> <li>A. Housing development proposals (including mixed use schemes) are required to contribute towards the provision, maintenance,</li> </ul>

<b>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</b>	<b>South Worcestershire Development Plan 2016</b>
<p>(a) <b>The network of paths, fields, watercourses and water features, woodland, grassland and other green infrastructure features within the Parishes should be maintained and enhanced for their recreational and ecological value.</b></p> <p>(b) <b>Development proposals should seek to maintain this green infrastructure network and, where possible, should enhance the green infrastructure network by creating new connections and links in the network; restoring existing green infrastructure; or by introducing features that enhance the existing green infrastructure network.</b></p> <p>(c) <b>Development that would disrupt or sever this network will not be supported unless suitable compensatory provision can be provided to establish a new network connection within the immediate vicinity of the site.</b></p>	<p>improvement and connectivity of Green Infrastructure (GI) as follows (subject to financial viability):</p> <ul style="list-style-type: none"> <li>i. For greenfield sites exceeding 1ha gross - 40% Green Infrastructure.</li> <li>ii. For greenfield sites of less than 1ha but more than 0.2ha (gross)– 20% Green Infrastructure.</li> <li>iii. For brownfield sites – no specific Green Infrastructure figure.</li> </ul> <p>B. The precise form and function(s) of Green Infrastructure (GI) will depend on local circumstances and the Worcestershire Green Infrastructure Strategy’s (WGIS) priorities. Developers should seek to agree these matters with the local planning authority in advance of a planning application. Effective management arrangements should also be clearly set out and secured. Once a planning permission has been implemented, the associated Green Infrastructure will be protected as Green Space (SWDP 38 refers).</p> <p>C. Other than specific site allocations in the development plan, development proposals that would have a detrimental impact on the important GI attributes within the areas identified as “protect and enhance” or “protect and restore”, as identified on the Environmental Character Areas Map, will not be permitted unless:</p> <ul style="list-style-type: none"> <li>i. A robust, independent assessment of community and technical need shows the specific GI typology to be surplus to requirements in that location; and</li> <li>ii. Replacement of, or investment in, GI of at least equal community and technical benefit is secured</li> </ul>



<b><i>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</i></b>	<b><i>South Worcestershire Development Plan 2016</i></b>
<p><b>Policy DBWP7 – Landscape Character and Locally Important Views</b></p> <p><b>Development proposals will be required to incorporate the following landscape design principles:</b></p> <p>(a) <b>Height, scale, and form of buildings should not disrupt the visual amenities of the immediate surroundings or impact adversely on any significant wider landscape views.</b></p> <p>(b) <b>Development proposals should give careful consideration to noise, odour and light, which might be detrimental to the enjoyment of the area by other residents. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient.</b></p> <p>(c) <b>Development proposals should conserve, restore and enhance important local historic landscape features such as ridge and furrow fields, parkland planting and structures, hedges, ancient woodland and traditional orchards. Small groups of, or individual mature and</b></p>	<p><b>Policy SWDP 25: Landscape Character</b></p> <p>A. Development proposals and their associated landscaping schemes must demonstrate the following:</p> <ul style="list-style-type: none"> <li>i. That they take into account the latest Landscape Character Assessment and its guidelines; and</li> <li>ii. That they are appropriate to, and integrate with, the character of the landscape setting; and</li> <li>iii. That they conserve, and where appropriate, enhance the primary characteristics defined in character assessments and important features of the Land Cover Parcel, and have taken any available opportunity to enhance the landscape.</li> </ul> <p>B. A Landscape and Visual Impact Assessment (LVIA) will be required for all major development proposals and for other proposals where they are likely to have a detrimental impact upon:</p> <ul style="list-style-type: none"> <li>i. A significant landscape attribute;</li> <li>ii. An irreplaceable landscape feature; or</li> <li>iii. The landscape as a resource.</li> </ul> <p>The Landscape and Visual Impact Assessment should include proposals to protect and conserve key landscape features and attributes and, where appropriate, enhance landscape quality.</p>

<p><b>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</b></p>	<p><b>South Worcestershire Development Plan 2016</b></p>
<p>established trees, should be retained and incorporated into landscaping schemes wherever possible.</p> <p>(d) <b>Locally important views are considered special and development will be required to take into consideration any adverse impacts on these views through landscape appraisals and impact studies.</b></p>	
<p><b>Policy DBWP8 – Dark Skies</b></p> <p><b>To reduce light pollution and to protect the views of our night time skies, planning proposals that include external lighting and significant openings that would allow internal lighting to be seen externally will have to demonstrate the following:</b></p> <p>(a) <b>They have undertaken an appropriate assessment of the need for lighting and can demonstrate any need; and</b></p> <p>(b) <b>The nature of the proposed lighting is appropriate for its use and location.</b></p>	<p><b>Policy SWDP 21: Design (Extract)</b></p> <p>A. All development will be expected to be of a high design quality. It will need to integrate effectively with its surroundings, in terms of form and function, reinforce local distinctiveness and conserve, and where appropriate enhance, cultural and heritage assets and their settings. New and innovative designs will be encouraged and supported where they enhance the overall quality of the built environment.</p> <p>B. Applications should demonstrate, through a Design and Access Statement or other supporting evidence, how the objectives outlined in criterion A have been addressed. They will also need to address the following matters:</p> <p>i. <u>Siting and Layout</u> The siting and layout of a development should reflect the given characteristics of the site in terms of its appearance and function. Orientation should take advantage of passive heating and cooling systems, offer shade as appropriate and provide for the use of renewable energy.</p>

<p><b>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</b></p>	<p><b>South Worcestershire Development Plan 2016</b></p>
	<p>ii. <u>Relationship to Surroundings and to Other Development</u></p> <p>Development proposals must complement the character of the area. In particular, development should respond to surrounding buildings and the distinctive features or qualities that contribute to the visual and heritage interest of the townscape, frontages, streets and landscape quality of the local area.</p>
<p><b>Policy DBWP9 – Local Green Spaces</b></p> <p><b>The following local green spaces shown on Map 1 and Map 5 in Appendix 1 will be protected. Development for non-open land uses will only be supported in very special circumstances: when the harm to the local green space and any other harm are clearly outweighed by other material considerations.</b></p> <ol style="list-style-type: none"> <li><b>1. Walcot Lane Playing Fields</b></li> <li><b>2. Strip of green field adjacent to Walcot Lane and Playing Fields</b></li> <li><b>3. The Green behind the Old Oak Pub</b></li> <li><b>4. Triangular green space on Shrubbery Road opposite the shops</b></li> <li><b>5. Land between Lewis Close and Beech Avenue</b></li> <li><b>6. Land adjacent to Beech Avenue</b></li> <li><b>7. Land adjacent to Hunters Close</b></li> <li><b>8. Playing Fields Pirton</b></li> </ol>	<p><b>Policy SWDP 38: Green Space</b></p> <ol style="list-style-type: none"> <li>A. Green space, as detailed on the Policies Map, includes a range of public and private open spaces and associated community facilities.</li> <li>B. Development of Green Space will not be permitted unless the following exceptional circumstances are demonstrated: <ol style="list-style-type: none"> <li>i. The proposal is for a community / recreational use that does not compromise the essential quality and character of the Green Space; or</li> <li>ii. An assessment of community and technical need (using recognised national methodology where appropriate) clearly demonstrates that the Green Space is surplus to requirements; or</li> <li>iii. Alternative / replacement Green Space of at least equivalent value to the community has been secured in a suitable location.</li> </ol> </li> </ol>

<b>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</b>	<b>South Worcestershire Development Plan 2016</b>
	C. This policy should be read in conjunction with policies SWDP5, 22, 29 and 39 as any new Green Infrastructure secured under these policies will be designated and protected as Green Space.
<p><b>Policy DBWP10 – Protecting and Enhancing Open Spaces</b></p> <p><b>Development that would result in the loss of other open spaces, identified below will only be supported when:</b></p> <ul style="list-style-type: none"> <li>a) <b>Equivalent or better provision is provided elsewhere within a sustainable location in the village; or</b></li> <li>b) <b>It can be clearly demonstrated that the open space performs no useful function.</b></li> </ul> <p><b>9. Area between Thornleigh Farm and the 537 footpath of Stonebow Road (Last open green space along Stonebow Road with open views)</b></p> <p><b>10. Lodge Wood (Planted woodland containing wildlife and paths)</b></p> <p><b>11. Proposed green space/screening to the proposed Bovis development (Visual impact to the wider countryside, screening light pollution and maintaining wildlife)</b></p>	<p><b>Policy SWDP 38: Green Space</b></p> <ul style="list-style-type: none"> <li>A. Green space, as detailed on the Policies Map, includes a range of public and private open spaces and associated community facilities.</li> <li>B. Development of Green Space will not be permitted unless the following exceptional circumstances are demonstrated: <ul style="list-style-type: none"> <li>i. The proposal is for a community / recreational use that does not compromise the essential quality and character of the Green Space; or</li> <li>ii. An assessment of community and technical need (using recognised national methodology where appropriate) clearly demonstrates that the Green Space is surplus to requirements; or</li> <li>iii. Alternative / replacement Green Space of at least equivalent value to the community has been secured in a suitable location.</li> </ul> </li> <li>C. This policy should be read in conjunction with policies SWDP5, 22, 29 and 39 as any new Green Infrastructure secured under these policies will be designated and protected as Green Space.</li> </ul>

<p><b><i>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</i></b></p>	<p><b><i>South Worcestershire Development Plan 2016</i></b></p>
<p><b>Proposals to enhance the character and appropriate use of these spaces will be supported.</b></p>	
<p><b>Policy DBWP11 – Traffic and Transport</b></p> <p><b>New development proposals should include measures that minimise the traffic impact on existing and future residents and other land uses. Proposals will be assessed in terms of the following:</b></p> <ul style="list-style-type: none"> <li><b>(a) Measures that seek to reduce the need to travel;</b></li> <li><b>(b) Measures that maximise and enhance the use of non-car and public transport use;</b></li> <li><b>(c) Suitable inclusion of off-street car and other vehicle parking; and</b></li> <li><b>(d) Access and street design that prioritises safety for all, but, in particular pedestrians and seeks to provide shared surfaces for vehicles and pedestrians that will help to reduce speeds.</b></li> </ul>	<p><b>Policy SWDP 4: Moving Around South Worcestershire (Extract)</b></p> <p><u>Managing Travel Demand</u></p> <ul style="list-style-type: none"> <li>A. Proposals must demonstrate that the location of development will minimise demand for travel, they offer genuinely sustainable travel choices, they address road safety and they are consistent with the Worcestershire Transport Plan objectives.</li> <li>B. Travel Plans will be required for all major developments. These must set out measures to reduce the demand for travel by private cars and stimulate cycling, walking and public transport through agreed targets and monitoring arrangements.</li> <li>C. New development should have regard to the design criteria and `principles set out in Manual for Streets; Worcestershire County Council's Local Transport Plan, and Worcestershire County Council's Highways Design Guide,</li> </ul> <p><u>Providing Alternative Modes of Travel</u></p> <ul style="list-style-type: none"> <li>D. Priority will be given to improving public and community transport provision, walking and cycling infrastructure during the plan period. In accordance with SWDP 7, developments will be expected to contribute to the provision of sustainable transport infrastructure necessary to support them either through direct investment in facilities or by financial contributions.</li> </ul>

<b>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</b>	<b>South Worcestershire Development Plan 2016</b>
<p><b>Proposals which seek to improve the following will be supported:</b></p> <ol style="list-style-type: none"> <li><b>1. Parking on Walcot Lane</b></li> <li><b>2. Bus access outside the school</b></li> <li><b>3. Parking outside the shops</b></li> </ol>	<p>E. In order to promote more transport choice in rural areas, community transport and innovative transport projects, including those that promote the use of new vehicle technology, will be encouraged in conjunction with new development proposals.</p> <p><u>Delivering Transport Infrastructure to Support Economic Prosperity</u></p> <p>J. The following sites and corridors, as shown on the Policies Map, will be safeguarded from development that would prejudice future enhancements to the network:</p> <ol style="list-style-type: none"> <li>i. Worcestershire Parkway Station.</li> <li>ii. Cotswold and Malvern Line.</li> <li>iii. Droitwich Spa to Stoke Works.</li> <li>iv. Stratford to Cheltenham Line including the former Chord Lines at Honeybourne Junction.</li> </ol> <p><u>Implementation</u></p> <p>L. Financial contributions from development towards transport infrastructure will be secured either through the Community Infrastructure Levy charging schedule or developer contributions as appropriate.</p>
<p><b>Policy DBWP12 – Community Infrastructure Levy and New Homes Bonus</b></p> <p><b>Development will be required to support proposals for community facilities and infrastructure in the designated area. Priority will be given by the Parish Council for funds they receive</b></p>	<p><b>Policy SWDP 39: Provision for Green Space and Outdoor Community Uses in New Development</b></p> <p>A. Development proposals exceeding 5 dwellings should make provision for Green Space and outdoor community uses as set out in Table 10 together with secure arrangements for its long-term management and on-going maintenance. Enhancing</p>

**Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan**

**South Worcestershire Development Plan 2016**

through Community Infrastructure Levy and New Homes Bonus to the following proposals:

- Sports Pavilion
- Children’s Play Areas
- Village Hall

accessibility to these open spaces e.g. through improvements to the Rights of Way Network, is strongly encouraged. The total amount of Green Space will be within the overall quantum of Green Infrastructure required by SWDP 5. In addition to Table 10, the precise amount, form and type of outdoor community use will be informed by local evidence, e.g. Parish and Town Plans, Neighbourhood Plans, Village Design Statements.

<b>Table 10: Public Open Space Standards</b>	
<b>Typology</b>	<b>Wychavon ha / 1,000 population</b>
Amenity (including informal pitches) and semi-natural greenspace	1.03
Equipped play space	0.09
Cemeteries, churchyards	No set standard
Civic space	0.03
Allotments	0.39
Formal pitches, etc.	No set standard
<b>Total</b>	<b>1.54</b>

B. In cases where it will be impractical and inappropriate to deliver all the open space typologies on site, developer contributions towards off-site provision will be sought and secured through a legal agreement. For large scale proposals, in particular the urban extensions, most of the typologies must be delivered on site. In all cases the developer will be required

<b>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</b>	<b>South Worcestershire Development Plan 2016</b>
	<p>to secure the long-term maintenance / management arrangements for all Green Space/outdoor community use both on- and off-site.</p> <p>C. Requirements for new and improved formal sports pitches will be assessed on a case by case basis using the most up-to date available evidence.</p> <p>D. On-site provision of Green Space will have regard to the following accessibility standards:  <u>Children’s Play Space</u> (safe walking distances to dwellings)</p> <ul style="list-style-type: none"> <li>i. Local Area for Play (LAP) – within 100m.</li> <li>ii. Local Equipped Area for Play (LEAP) – within 400m.</li> <li>iii. Neighbourhood Equipped Area for Play) (NEAP) – within 1km.</li> </ul> <p><u>Playing Pitches:</u></p> <ul style="list-style-type: none"> <li>i. Within 1.2km of all dwellings or within 20 minutes’ drive time in rural areas.</li> </ul>
<p><b>Policy DBWP13 – Archaeology and Historic Environment</b></p> <p>(a) <b>All new development must take account of known designated and non-designated surface and subsurface archaeology and historic environment records. This will ensure potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.</b></p>	<p><b>Policy SWDP 6: Historic Environment</b></p> <p>A. Development proposals should conserve and enhance heritage assets, including assets of potential archaeological interest, subject to the provisions of SWDP 24. Their contribution to the character of the landscape or townscape should be protected in order to sustain the historic quality, sense of place, environmental quality and economic vibrancy of south Worcestershire.</p> <p>B. Development proposals will be supported where they conserve and enhance the significance of heritage assets, including their setting. In particular this applies to:</p>



<b><i>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</i></b>	<b><i>South Worcestershire Development Plan 2016</i></b>
<p>(b) <b>Proposals that would lead to the harm, or loss, of such assets will be assessed as to the scale of any harm or loss and the significance of the asset.</b></p> <p>(c) <b>Where the loss of such an asset is proposed suitable arrangements should be made for recording of that asset</b></p>	<ul style="list-style-type: none"> <li>i. Designated heritage assets; i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens and registered battlefields, as well as undesignated heritage assets</li> <li>ii. The historic landscape, including locally distinctive settlement patterns, field systems, woodlands and commons and historic farmsteads and smallholdings.</li> <li>iii. Designed landscapes, including parkland, gardens, cemeteries, churchyards, public parks, urban open spaces and industrial, military or institutional landscapes.</li> <li>iv. Archaeological remains of all periods.</li> <li>v. Historic transportation networks and infrastructure including roads and trackways, canals, river navigations, railways and their associated industries.</li> <li>vi. The historic core of the cathedral city of Worcester, with its complex heritage of street and plot patterns, buildings, open spaces and archaeological remains, along with their settings and views of the city.</li> <li>vii. The civic, religious and market cores of south Worcestershire’s city, town and village fabric with their wide variety of building styles, materials and street and plot patterns.</li> </ul>
<b>Policy DBWP14 – Supporting and Enhancing Local Employment</b>	<p><b>Policy SWDP 12: Rural Employment</b></p> <p>A. Where rural areas are referred to in this policy, this means Category 1, 2 and 3 villages, lower category villages and open countryside, all as defined in SWDP 2.</p>

<b>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</b>	<b>South Worcestershire Development Plan 2016</b>
<p>Existing sources of local employment will be protected. Development that would lead to the expansion or improvement of existing business premises will be considered when it:</p> <ul style="list-style-type: none"> <li>(a) Is suitable in terms of size, layout, access, parking, design and landscaping;</li> <li>(b) Does not harm the amenity of nearby occupiers;</li> <li>(c) Does not harm the character, appearance or environment of the site and its surroundings;</li> <li>(d) Has adequate access, or potential access, by a choice of transport modes;</li> <li>(e) Retains and enhances any built and natural features/areas that contribute to the amenity or biodiversity of the area;</li> <li>(f) Includes mechanisms to improve environmental performance to that of current best practice standards.</li> </ul> <p>Redevelopment or change of use of existing employment premises to other uses requiring planning permission will only be supported when:</p> <ul style="list-style-type: none"> <li>(g) The employment premises have been empty for two years and during that time actively marketed without securing a viable alternative employment use. (Details of what would</li> </ul>	<p><u>Protection of Existing Employment Sites</u></p> <p>B. To help promote rural regeneration across south Worcestershire, existing employment sites in rural areas that are currently or were last used for B1, B2, B8 uses, tourism, leisure and/or recreation-related purposes will be safeguarded for employment-generating uses during the plan period. Proposals to change the use of such sites to any non-employment generating purpose will need to demonstrate that the site has been actively marketed for employment, tourism, leisure or recreation purposes (for a period of at least twelve months) and that it is no longer viable for an employment-generating use. Details of what would be expected of a marketing exercise are contained in Annex F.</p> <p><u>Expansion of Existing Employment Sites in Rural Areas</u></p> <p>C. The expansion of existing employment sites in rural areas will be supported where it has been demonstrated that intensification of the existing site is not viable or practical.</p> <p><u>Farm Diversification</u></p> <p>D. Proposals to diversify farm businesses for employment, tourism, leisure and recreation uses will be permitted providing:</p> <ul style="list-style-type: none"> <li>i. The proposed new use does not detract from or prejudice the existing agricultural undertaking or its future operation.</li> </ul>

<b><i>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</i></b>	<b><i>South Worcestershire Development Plan 2016</i></b>
<p>be expected of a marketing exercise are included at Annex F of the South Worcestershire Development Plan 2030).</p> <p><b>(h) Equivalent, or better, provision is made, elsewhere within the settlement boundary, to replace the proposed loss of employment space</b></p> <p><b>(i) The site is no longer viable as an employment site due to poor vehicular access, or incompatibility with surrounding land uses</b></p>	<p>ii. The scale of activities associated with the proposed development is appropriate to the rural character of the area.</p> <p>iii. Wherever possible existing buildings are used to reduce the need for additional built development.</p> <p>E. Where planning permission is required for the residential conversion of a building as part of a farm diversification project it will only be granted where a marketing exercise has shown that employment, tourism, leisure and recreation uses are unviable</p>
<p><b>Policy DBWP15 – Supporting Development of Communications Infrastructure</b></p> <p>(a) <b>The development of new high speed broadband infrastructure to serve the designated area will be supported where it is sympathetically designed and appropriately camouflaged.</b></p> <p>(b) <b>All new residential and commercial development will be required to facilitate the infrastructure to support high speed broadband.</b></p>	<p><b>Policy SWDP 7: Infrastructure</b></p> <p>A. The partner authorities will work closely with their partners, especially the County Council, to bring forward the appropriate and proportionate crucial infrastructure that is required in order to deliver the Plan.</p> <p>B. Development will be required to provide or contribute towards the provision of infrastructure needed to support it.</p> <p>C. Where new infrastructure is needed to support new development, the infrastructure must be operational no later than the appropriate phase of development for which it is needed.</p> <p><b>Policy SWDP 26: Telecommunications and Broadband (Extract)</b> <u>Broadband</u></p> <p>A. New development should be provided with superfast broadband or alternative solutions where appropriate, e.g.</p>

<b><i>Drakes Broughton and Wadborough with Pirton Neighbourhood Development Plan</i></b>	<b><i>South Worcestershire Development Plan 2016</i></b>
	mobile broadband and / or Wi-Fi. Wherever practicable, superfast broadband capacity should be incorporated to agreed industry standards. Developers and infrastructure providers should seek to facilitate this through early engagement.

### **Be Compatible with EU Obligations**

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

The Neighbourhood Plan has been subjected to an SEA Screening Assessment.

The Submission Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights (“The Convention”). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in

national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK's statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual's rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that "The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status." The Parish Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

**Prepared on behalf of Drakes Broughton and Wadborough with Pirton Parish Council and the Drakes Broughton and Wadborough with Pirton Neighbourhood Plan Steering Group by Kirkwells Town Planning Consultants [www.kirkwells.co.uk](http://www.kirkwells.co.uk)**