



Drakes Broughton and  
Wadborough with Pirton  
Neighbourhood Plan  
2015 - 2030

Adopted Version

April 2017

Version 1.4

# Revision Control

<b>Date</b>	<b>Version</b>	
5/12/2016	1.2	Referendum Version Published
23/03/2017	1.3	Photographs removed from paragraph 5.13
26/04/2017	1.4	Renamed Adopted Version

***"Our vision for Drakes Broughton, and Wadborough with Pirton is to maintain the rural characteristics and overall environment of the three villages within the Parishes for the future well-being of their residents and communities."***



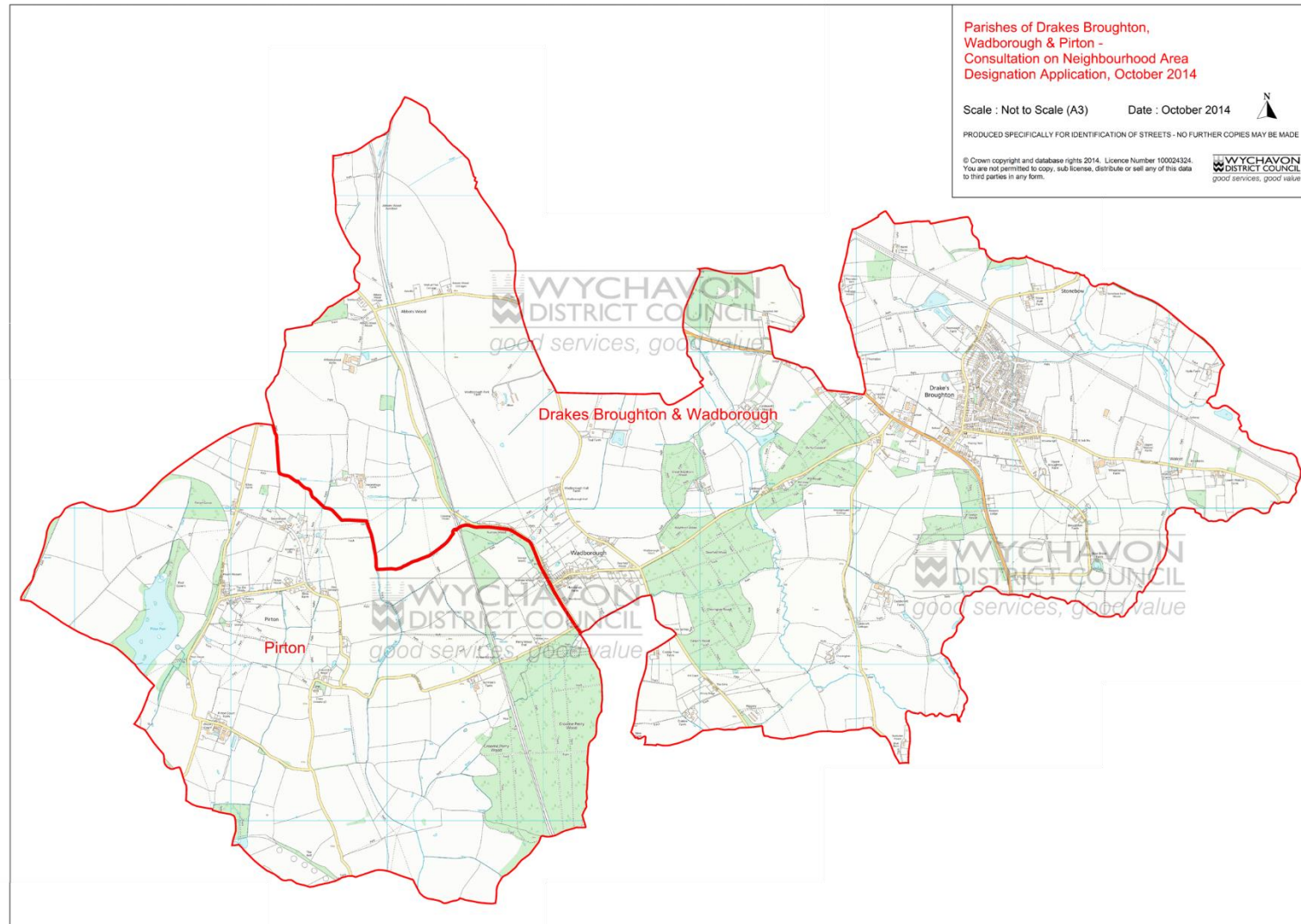
# Contents

	<b>Chapter</b>	<b>Page Number</b>
1	Introduction	5
2	Why is the Drakes Broughton and Wadborough with Pirton Neighbourhood Plan important?	7
3	The Neighbourhood Plan Process	8
4	History and Background	10
5	Community Consultation	15
6	Key Issues for the Neighbourhood Plan	20
7	Vision and Objectives	23
8	Drakes Broughton and Wadborough with Pirton Neighbourhood Plan Policies	24
9	Monitoring and Review	39
	<b>Appendices</b>	
1	Map 1 Drakes Broughton Proposals	40
	Map 2 Wadborough Development Boundary	41
	Map 3 Local Green Space Pirton	42
2	Designated Heritage Assets	43
3	Profile of Parishes	45
	Glossary	48

# 1 Introduction

- 1.1 Welcome to the Drakes Broughton and Wadborough with Pirton Neighbourhood Plan. This document has been prepared by the Neighbourhood Plan Steering Group, a group of volunteers brought together to assist the Parish Council to develop the Neighbourhood Plan. The Plan is being published to engage all those who live, work and carry out business in the area on the future development of the Parishes.
- 1.2 The Localism Act 2011 introduced significant reforms to the planning system in England. These reforms gave local communities more say in shaping future development in their area. The most significant reform gave local Parish Councils the power to prepare a Neighbourhood Plan for their area.
- 1.3 Drakes Broughton and Wadborough with Pirton Parish Council decided it was essential to use this new power.
- 1.4 The Parish Council, therefore, applied to be designated a neighbourhood planning area for the whole of the Parishes of Drakes Broughton and Wadborough and Pirton. The area covered by the Parish Council was approved as a neighbourhood planning area by Wychavon District Council on 17<sup>th</sup> March 2015. This designation has allowed the local community to come together, through the preparation of this Neighbourhood Plan, to set out how the future development of the area should be shaped up to 2030.
- 1.5 The neighbourhood plan will cover the area of the Parishes as detailed in Figure 1. This area includes the two villages of Drakes Broughton and Wadborough and the hamlet of Pirton.

**Figure 1. Drakes Broughton and Wadborough with Pirton Designated Neighbourhood Area**



## 2 Why is the Drakes Broughton and Wadborough with Pirton Neighbourhood Plan important?

- 2.1 The Drakes Broughton and Wadborough with Pirton Neighbourhood Plan is a new type of development plan. Introduced by the Localism Act in 2011, Neighbourhood Plans give local communities, through their Parish Councils, the right to prepare a plan for their neighbourhood.
- 2.2 The significance of this is that when the Neighbourhood Plan is finally “made” it will become part of the development plan for the area. This means planning applications in the Parishes, unless there are other material considerations, will normally be determined in accordance with the Neighbourhood Plan as well as the SWDP and National Planning Policy.

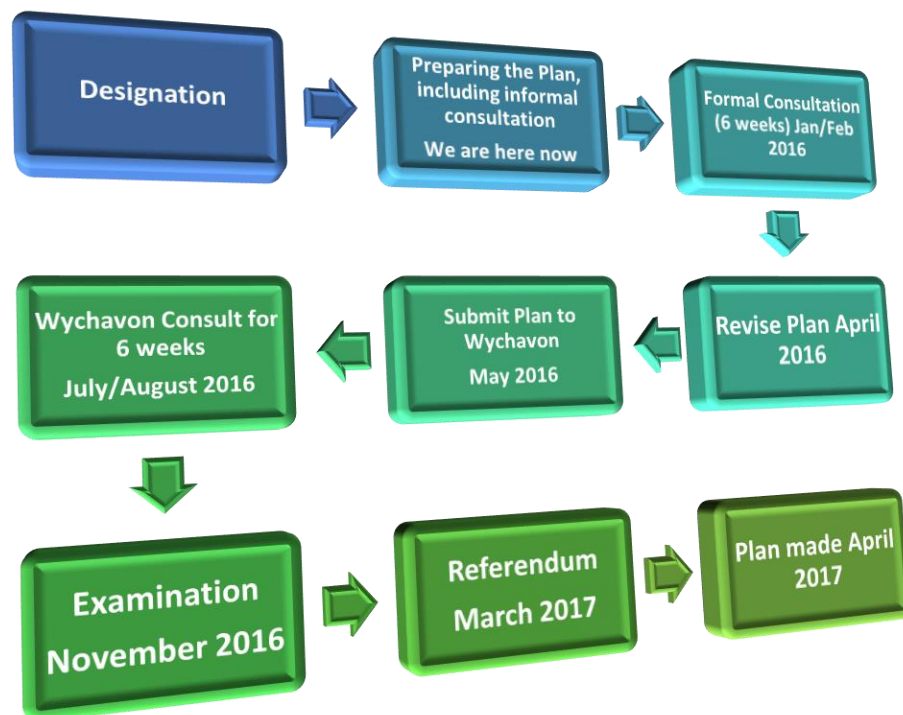


Towards Bredon Hill from within Parishes

## 3 The Neighbourhood Plan process

- 3.1 The Drakes Broughton and Wadborough with Pirton Neighbourhood Plan must be prepared following a procedure set down by government (Figure 2).

**Figure 2. The Neighbourhood Plan Preparation Process**



- 3.2 The Neighbourhood Plan preparation process includes a number of stages during which we must ensure we consult all those who live, work and carry out business in the area. We have carried out the first formal consultation. The second period of consultation was undertaken by Wychavon District Council.
- 3.3 After these consultations, the plan was sent for examination by an independent expert.
- 3.4 The examiner has assessed whether the plan meets the basic conditions of the Town and Country Planning act 1990as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section



38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

- having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan.
- the making of the neighbourhood plan contributes to the achievement of sustainable development.
- the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
- the making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects).

3.5 The Examiner is satisfied that the Neighbourhood Plan meets the basic conditions and proceeds to a local referendum. The referendum gives all eligible voters on the electoral register in the Parishes the opportunity to vote and decide if the Drakes Broughton and Wadborough with Pirton Neighbourhood Plan should in future be used to help determine planning applications. The final decision, therefore, rests with the people of Drakes Broughton, and Wadborough with Pirton and will be a straight forward majority of those voting in the referendum.

3.6 On our current timetable the aim is to complete the process by March 2017.



Typical views within the Parishes

## 4 History and Background

- 4.1 Prior to the 1972 Local Government Act which came into force on 1 April 1974 Pirton parish was part of Upton Rural Council and was not connected with Wadborough or Drakes Broughton.
- 4.2 Over recent years, the Parish Councillors for the 2 Parishes have met together with a single chairperson although they still conduct a Parish meeting in Pirton once a year. The Parish Councils have agreed to work together but no one can currently identify whether this was ever formally recorded.
- 4.3 Three settlement areas make up the Parishes of Drakes Broughton and Wadborough with Pirton.



View towards Drakes Broughton from Mill Rough

### **Drakes Broughton**

- 4.4 Drakes Broughton is a village in Worcestershire, England. The village is located on the B4084 road (previously the A44) 2 miles north-west of Pershore and 7 miles south-east of Worcester.
- 4.5 In 1857, the Rev Richard Williamson D. D., vicar of Pershore founded a chapel of ease for the benefit of the inhabitants of the then small community of Drakes Broughton. The structure was completed within a few years by the addition of a vestry and wooden steeple. The church came near to national fame when, on

the night of 23rd/24th December 1977 the steeple was blown over in a fierce gale. The parishioners succeeded in raising the £11,000 required for its replacement in exactly one year.

- 4.6 Around 1877 Mr. Walter Martin of Drakes Broughton carried out an experiment with plum trees in which he transferred pollen from the "Old Black" or "Purple Diamond" to the "Rivers Early Prolific". The result was named "Martin's Seedling" but soon became better known as the hugely popular "Purple Pershore". The Horticultural Society recognised this by registering this versatile plum as "Martin's Purple Pershore".
- 4.7 St Barnabas school was built in 1891 for 80 children. Before the advent of school buses pupils walked from Wadborough carrying satchels containing all their requirements for the day. They of course had to walk back home after lessons in the afternoon. After the closure of Stoulton School, pupils transferred from there to St Barnabas.
- 4.8 In 1954, a fund for a village hall was started with £75 left over from the Coronation celebrations of 1953. For the next five years, annual ox roasts and flower shows were held in addition to other money raising events, and the village hall was opened on 12th November 1958.
- 4.9 Prior to 1958, having no village hall was a handicap, but not an impossibility. If someone wanted to organise any indoor event, it had to be held in St Barnabas School.
- 4.10 However, this involves a major upheaval. Heavy desks had to be removed, and as the village had no electricity until 1949, hanging paraffin lamps had to be trimmed and water had to be heated on coal fires for beverages!
- 4.11 Traditional local occupations were mainly animal and fruit farming and market gardening. It was a common occurrence to see horse-drawn vehicles taking their produce to Pershore market and the drovers with sheep and cattle bound for Worcester market. Among the resident craftsmen the village could boast were a blacksmith, a miller, a shoemaker, a thatcher and a wheelwright. Villagers were also fortunate in having the services of a resident District Nurse, and of course the convenience of a local Post Office.
- 4.12 There was a brickworks in Brickyard Lane and a family of builders known as 'The Kid Glove Builders' because of their perfection, also lived in the village. In 1841, the blacksmith's shop was

situated on the main Pershore to Worcester road, not far from Turnpike House, which stood on the corner of Stonebow Road and Worcester Road.

- 4.13 Turnpike House, a well-known landmark, was demolished in about 1956/57. In the late 19th century and early 20th century the blacksmith lived and worked at 'The Old Forge' in Mill Lane. Farther down this lane the Old Flour Mill still stands where the blacksmith's craft has now been revived.
- 4.14 Presently, the village has two pubs; the Old Oak and the Plough and Harrow. Its school, St Barnabas, contains a Pre-School, First School and a Middle School, which then feeds into Pershore High School in nearby Pershore.
- 4.15 Drakes Broughton has a recreation ground, on which the village's football teams play. The recreation ground is situated next to the village's church, St Barnabas School, and the village hall. Drakes Broughton has other amenities including a general store, hairdressers, and a fish and chip shop.

### **Wadborough**

- 4.16 Wadborough is a hamlet 3.5 miles outside Pershore and 7 miles from Worcester. The village is in Worcestershire, England. The village is an old farming community, with its nearest church a mile away in Pirton.
- 4.17 Wadborough is first mentioned in the 10th century when King Edgar of England confirmed that four manses (priest's houses) there belonged to Pershore Abbey. The Abbey owned most of the land in the area. Place names like Abbottswood and Hermitage Farm reflect a long church ownership. Wadborough appears in Domesday Book as Wadberge, meaning Old English wad "woad" and beorg "hill". Woad dye production was usually carried out at some distance from towns because of the offensive smells it produced.
- 4.18 Wadborough railway station was situated west of the village on the Bristol to Birmingham main rail line. The line remains open and high-speed trains regularly pass through, but the station closed in January 1965.
- 4.19 The hamlet has one bus service, the 382, which runs between Pershore and Worcester, every 2 hours in both directions frequently passing each other in the narrow lanes of the village centre.

- 4.20 Views from Station Road/Sidings Road towards the Malverns are of open rural beauty, and 180 degrees opposite are views towards Bredon. From Mill Lane towards the cross roads, there are views north across open pasture and to the south across grassland towards Bredon Hill are classic vistas undisturbed since Woden times.
- 4.21 The hamlet of Wadborough is encased in woodland jewels of varying types - ancient deciduous to more recently (in the last 100 years or so) replanted coniferous and mixed. For a map of woodland areas: See <http://www.pentalocal.uk/england/worcestershire/deerfold-wood/>
- 4.22 The surrounding areas of open farmland (pasture, arable, and managed woodland) make for a classical rural scene where game keeping and farming, knowing country folk and educated settlers all live and work harmoniously.
- 4.23 The woodlands to the east of Wadborough, either side of Mill Lane heading out to towards Drakes Broughton are known as Deerfold Wood and Great Blaythorn Wood, Blaythorn Wood, Mill Rough and Dufty Coppice.
- 4.24 The woods are spectacular homes to wide ranging bird and animal wildlife and whilst privately owned, they provide quiet and natural, unenhanced footpaths for local leisure.
- 4.25 Similarly, to the west and south-west of the hamlet are wooded areas with paths and tracks running through Croome Perry Wood and to the north-west in Narrowood, with a mesh of crossing pathways linking the 'station' road to the Stoulton Road. Further to the north are rolling pastures which provide wide open scented aspects towards Littleworth and Stoulton. This land is likely to become considered for a wide range of uses as the new Parkway station at Norton develops.
- 4.26 The hamlet of Wadborough, itself, is a small ancient settlement of ribbon type development, with the central Mill Lane with two divided tails creating a "H" shape. The older farm houses are interspersed with cottages, with some infilling and minor twos and threes of new properties of varying heights.
- 4.27 Small pockets remain within the village boundary where further infill could be imagined, however, any larger scale plans to extend the boundary of the hamlet would seriously impact on the rural scene which is its essence.

- 4.28 Wadborough is not a chocolate box picture hamlet, but because of its long continuity in its present form, it maintains a quality of community and stability. The population has not shrunk as its children leave to make their fortunes, or to live elsewhere, because given time, and experience, they, or those of similar disposition, return in due course.
- 4.29 There are no publicly owned "green" areas in the hamlet, but there are numerous footpaths criss-crossing privately owned lands where locals can enjoy some freedom to enjoy open spaces. See:  
<http://gis.worcestershire.gov.uk/website/Countryside/>

### **Pirton**

- 4.30 Pirton is a tiny hamlet in open countryside with a long history and some historical landmarks.



View from Pirton

## 5 Community Consultation

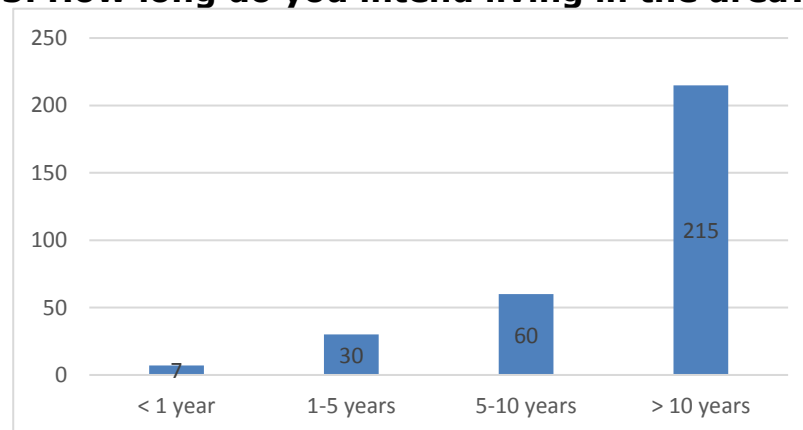
- 5.1 This plan has been prepared following a significant amount of consultation with local people and others.
- 5.2 This has included a number of open, public meetings and a survey. The consultation process has included a community event to which all statutory bodies were invited, and the involvement of the local school children.
- 5.3 A comprehensive set of pages on the Parish Council web site is also devoted to the Drakes Broughton and Wadborough with Pirton Neighbourhood Plan. (<http://www.dbwp-Parish.com/plan.html>)
- 5.4 Our initial community consultation was conducted through a survey delivered to all households in Drakes Broughton in February 2014. Overall 54% of households responded. A further survey was circulated in Wadborough and Pirton in September 2014, when it was agreed by the Parish Council that the designated area should go forward covering both the Parishes.
- 5.5 A full set of results from the survey of the residents of Drakes Broughton can be seen in the survey report on the website (<http://www.dbwp-parish.com/plan.html>), but, in summary, the survey revealed the following:  
(Note: the percentages are of the respondents and not the total population)
- More than 80% of households felt that housing in the Parishes was good or excellent
  - Just over a quarter of respondents felt leisure facilities were excellent or good
  - 42% of respondents considered shopping to be good or excellent; 41% considered such facilities average and 15% considered them poor
  - 57% of respondents felt safety in the area was excellent or good; 36% felt safety in the area was average
  - Village life was felt to be good or excellent by 64% of respondents, whilst almost another third (30%) considered it to be average
  - Responses on drainage in the area, perhaps reflecting different experiences across the Parishes, showed a wide variation: 20% considered drainage to be excellent or good; 33% average; 32% poor; and 14.5% inadequate

- Opinion on the state of roads and footpaths was almost evenly split: 34.7% considered them to be excellent or good; 37.6% average; and 27.7% poor or inadequate
- Whilst almost a quarter (23.8%) of respondents felt traffic and parking was good or excellent; 43.6% felt this was average and 32.6% felt it was poor or inadequate.

5.6 The most popular village facilities were the shops, walks, pubs and village hall. The most popular centre for shopping and leisure trips was Pershore followed by Worcester.

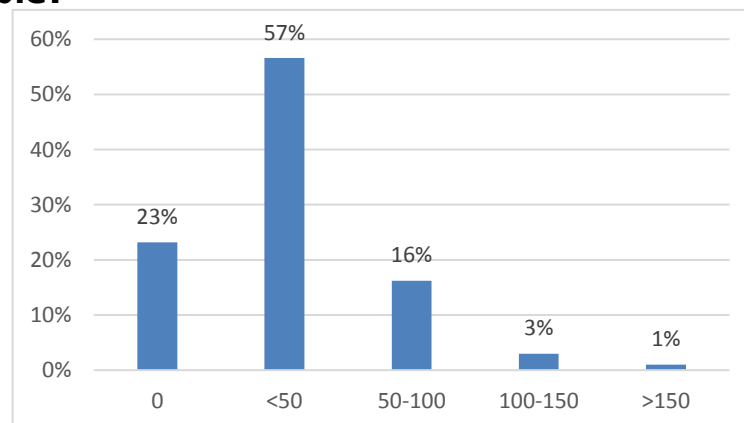
5.7 Most people said they intend to stay in the area for more than 10 years, see Figure 3.

**Figure 3. How long do you intend living in the area?**



5.8 When asked about future housing growth in the area. Many wanted there to be none, but the most popular choice was for new housing to be less than 50 new units, Figure 4. 80% of respondents felt that additional housing should not exceed 50 dwellings, 23% of which wanted absolutely zero increase. (These results were prior to planning permissions granted in Drakes Broughton for over 90 dwellings).

**Figure 4. How many new houses do you think are acceptable?**





- 5.9 Most people think the quality of the village environment is excellent or good and the top four things people like about the area are:
- Friendly village
  - Safe community
  - Convenient location
  - Rural surroundings with access to the countryside.
- 5.10 The things that could be improved are:
- The area around the shops
  - Footpaths
  - Dog fouling
  - Better enforcement of speed limits.
- 5.11 Overall over 80% of people who responded to the survey considered their current lifestyle to be good (56%) or excellent (24.6%); 16.9% felt their lifestyle was average and only 2.2% felt their lifestyle was poor or very poor.
- 5.12 68% of respondents wanted to be consulted in the future on the neighbourhood plan; and 90% wanted be kept informed on progress. Most people (94%) supported the idea of preparing a neighbourhood plan.
- 5.13 In addition to the survey, a Neighbourhood Planning Event was held on 21<sup>st</sup> of March 2015 at St Barnabas C of E First and Middle School, Drakes Broughton.

- 5.14 At this session, a number of key issues were identified for the three villages. For Drakes Broughton, these included:
- The need to control and manage future housing growth
  - The need for new housing to meet the changing needs of the community e.g. older people, and those seeking their first home
  - An improved playground with better equipment
  - A re-built or improved village hall
  - Improved infrastructure
  - Keeping the village feel of the community
  - Maintaining green spaces and access to the countryside.
- 5.15 Common themes mentioned, in just some of the total eight questionnaires, and three event feedback forms, from a population of 200 in 75 households in Wadborough included:
- No large-scale development – just infilling
  - More starter homes for young people
  - Extend and enforce existing speeding restrictions
  - Dog fouling
  - Preserve the community spirit
  - Preserve access to the countryside.
- 5.16 One person from Pirton submitted a feedback form at the Neighbourhood Planning Event, in Drakes Broughton, and identified that they would like to see the overall neighbourhood enjoy better public transport, an improved village hall and allow infill housing development. From the 3 questionnaires received, from Pirton residents, the most common area of interest was to retain the rural environment, and the safe cohesive community. The maintenance of verges and improved public transport over the wider plan area were also mentioned.

### **Consultation with School children**

- 5.17 Children from St Barnabas School Council, which represents children from all 3 villages, met with the Steering Group and were enthusiastic in their views about living in the Parish.
- 5.18 They liked the fact that their villages were peaceful places, with lots of good views and spaces for children to play 'freely'. They were appreciative of the 'nature' around them, including birds, trees and hedgerows. They said that these features made their villages feel 'special'.

- 5.19 The children were concerned about road safety especially in relation to Drakes Broughton, where there had been a recent road accident.
- 5.20 They were all in agreement in wanting improved play facilities and better opportunities for young people. They felt that what facilities existed were 'unloved' and often in a state of disrepair. They acknowledged that Drakes Broughton had a good playing field, but that it was 'underused'.



View across open countryside from Pirton

## 6 Key Issues for the Neighbourhood Plan

- 6.1 A number of key issues have been identified for the Drakes Broughton and Wadborough with Pirton Neighbourhood Plan to address. These issues have been identified during our early community consultations (including the survey) and from the need to address issues raised by national and strategic planning policy for Wychavon District.

### **Key Issues Identified in the Community Consultations**

- 6.2 From our community consultations and survey, we have identified the following key issues to be addressed by the Neighbourhood Plan over the next 15 years.
- Meeting the different needs of residents in the three main villages and the wider Parishes
  - Maintaining and enhancing the village environment and quality of life
  - Managing the level of future housing growth in the villages and wider countryside
  - Influencing the type and design of new housing
  - Maintaining and improving community facilities
  - Maintaining greenspaces and access to the countryside
  - Improving public transport, roads and footpaths
  - Keeping people informed about progress on the neighbourhood plan.

### **Key Issues arising from National and Strategic Planning Policy**

- 6.3 As well as the community consultations, the Neighbourhood Plan must be prepared with appropriate regard to national planning policy and be in general conformity with strategic planning policy for the area.
- 6.4 National planning policy is contained in one document, the National Planning Policy Framework (NPPF). The government have also published web based guidance alongside this in the National Planning Practice Guide (NPPG). The Neighbourhood Plan has been prepared to take full account of both of these documents.

- 6.5 Taking account of the NPPF means the neighbourhood plan must “plan positively to promote local development” and must “support the strategic development needs” set out in strategic planning policy, currently the South Worcestershire’s Development Plan (SWDP).
- 6.6 The strategic planning policy up to 2030 is set by the South Worcestershire Development Plan, which also defines development boundaries. (See Map 1 and Map 2 in Appendix 1) The new plan replaces all policies of the Wychavon Local Plan. The SWDP has the following implications for the Parishes:
- The SWDP sets out a new settlement hierarchy for the area. Drakes Broughton is identified as a Category 2 village, which means it has at least 2 key services including a shop and access to at least one daily service for employment (as assessed in the Village Facilities and Rural Transport Study 2012). Specific housing development allocations are identified in such villages. In Drakes Broughton these are:
    - Proposal SWDP60/14 Land south of B4084, 90 units on a 4.47-hectare site. <sup>1</sup>
    - Proposal SWDP60x Land west of Stonebow Road, 39 units on a 2.87-hectare site. <sup>2</sup>
  - Further housing development will also be allowed in Drakes Broughton when:
    - It is located on land within defined development boundaries and it complies with relevant other Plan policies.
    - It is identified in Neighbourhood Plans, Community Right to Build Orders or Neighbourhood Development Order.
    - It is a rural exception site for affordable housing.
  - Wadborough with its existing settlement boundary is considered to be a lower category settlement within which infill development within the defined development boundary will be acceptable in principle, subject to the more detailed SWDP policies. Small scale employment development and rural exception sites are also acceptable in principle.
  - Pirton as a much smaller settlement is considered to be open countryside. Here development will be more strictly controlled.

<sup>1</sup> <http://www.swdevelopmentplan.org/wp-content/uploads/2013/06/Drakes-Broughton.pdf>

<sup>2</sup> [http://www.swdevelopmentplan.org/wp-content/uploads/2014/09/DRAKESBROUGHTON\\_AS092014.pdf](http://www.swdevelopmentplan.org/wp-content/uploads/2014/09/DRAKESBROUGHTON_AS092014.pdf)

- Shrubbery Road is identified as a neighbourhood centre (Policy SWDP10)
- Policy SWDP12 also seeks to protect existing employment premises, and supports their expansion and proposals for rural diversification.

6.7 A full assessment of the planning policies that have been taken into account and have informed the preparation of the Neighbourhood Plan are to be found in the *Neighbourhood Planning Policy Background and Evidence Base Review* that accompanies this neighbourhood plan.



Former Orchard in Drakes Broughton

# 7 Vision and Objectives

- 7.1 Our Vision Statement for Drakes Broughton and Wadborough with Pirton is:

**To maintain the very individual rural characteristics and overall balanced environment of the 3 villages within the Parishes for the future well-being of their residents and communities.**

- 7.2 In order for us to achieve this Vision, and to address the key issues identified in Section 6 of this plan, we have set the following key objectives for the Drakes Broughton and Wadborough with Pirton Neighbourhood Plan:

**OBJECTIVE 1 – To manage the level of future housing growth in the villages and surrounding countryside**

**OBJECTIVE 2 – To protect and enhance community facilities**

**OBJECTIVE 3 – To protect and enhance green spaces and access to the countryside**

**OBJECTIVE 4 – To improve transport provision and other local infrastructure**

**OBJECTIVE 5 – To protect and enhance key environmental assets**

**OBJECTIVE 6 – To support local employment development and the rural economy**

# 8 Drakes Broughton and Wadborough with Pirton Neighbourhood Plan Policies

- 8.1 This section of the Drakes Broughton and Wadborough with Pirton Neighbourhood Plan contains the planning policies that will be used to manage, guide and promote future development in the Parishes up to 2030.
- 8.2 Each set of policies has been set out under the key objective that it will be used to help attain. Each policy is also followed by a “Background/Justification” that sets out, briefly, why the policy is considered to be necessary and how the policy will be used.

## **OBJECTIVE 1 – To manage the level of future housing growth in the villages and surrounding countryside**

8.3 **POLICY DBWP1 – NEW HOUSING IN DRAKES BROUGHTON**

Proposals for new housing development within the development boundary for Drakes Broughton, defined on Map 1, will be supported where they meet the following criteria:

- (a) They do not have an adverse impact on existing and future residential amenity;
- (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, and loss of off-street car parking;
- (c) They reflect the size, scale, design and character of the surrounding area.



#### 8.4 **POLICY DBWP2 – NEW HOUSING IN WADBOROUGH**

Proposals for new housing development within the development boundary for Wadborough, defined on Map 2, will be supported where they meet the following criteria:

- (a) They do not have an adverse impact on existing and future residential amenity;
- (b) They do not lead to the inappropriate development of residential gardens that would cause harm to the hamlet by reason of over-development, significant loss of useable garden spaces, and loss of off-street car parking;
- (c) They reflect the size, scale, design and character of the surrounding area.

Proposals for replacement dwellings should not be significantly and disproportionately larger than the dwellings they replace.

#### 8.5 **POLICY DBWP3 – NEW HOUSING IN PIRTON AND THE WIDER COUNTRYSIDE**

Proposals for housing development outside the development boundaries for Drakes Broughton and Wadborough, defined on Maps 1 and 2 respectively, and additional to the commitments identified on Map 1, will only be supported where they meet one of the following circumstances:

- (a) They are for the retention, repair and refurbishment of an existing lawful dwelling that is permanent in nature and construction; or
- (b) They are replacement dwellings that are not significantly and disproportionately larger than the dwellings they replace; or
- (c) They involve the re-use of redundant and disused buildings that are not in need of substantial repair or rebuilding; or
- (d) The development would bring back in to use in a sympathetic manner a heritage asset; or
- (e) They are domestic extensions; or

(f) They are agricultural or forestry worker’s dwellings essential for the operation of an existing agricultural or forestry enterprise; or

(g) They are of exceptional quality being truly outstanding or innovative, helping to raise standards of design more generally in rural areas; reflect the highest standards in architecture; significantly enhance their immediate setting; and are sensitive to the defining characteristics of the local area.

## 8.6 **POLICY DBWP4 – HOUSING MIX AND TENURE**

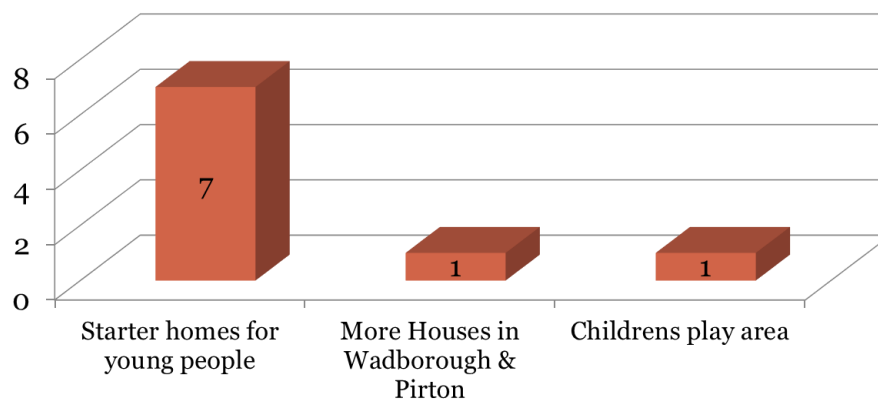
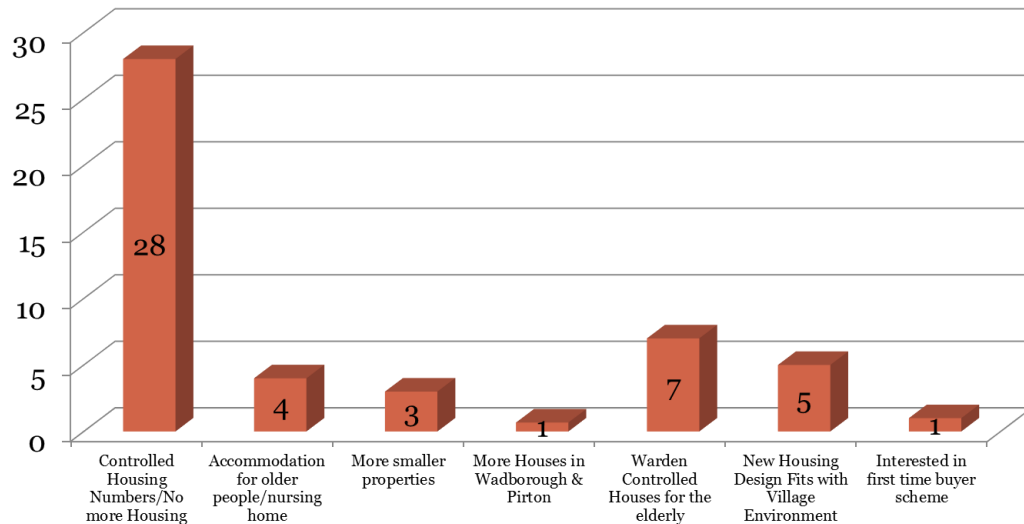
All new residential developments of five or more units, having regard to location, site size and scheme viability, should contain a mix of types and sizes of market housing. Proposals should demonstrate the mix reflects the latest Strategic Housing Market Assessment and / or other local data, in Local Housing Needs Surveys, Parish Plans and developers’ assessments.

Affordable housing, older persons and sheltered accommodation should be interspersed with market housing, to encourage inclusive communities.

### **Background/justification**

- 8.7 Questions were asked during the survey undertaken in the area about housing growth. Of the responses, many residents wanted there to be none, but the majority of respondents in Drakes Broughton felt that it was acceptable to have only the lowest category option of between 1 to 50 new houses over the plan period (See Figure 4, Page 15). The survey was undertaken in early 2014, prior to planning permission being granted for over 150 dwellings.
- 8.8 The housing stock within the village of Pirton consists of around 60 houses of which approximately 20% are available to rent either through housing associations, large institutions or the private rental sector.
- 8.9 The level of infrastructure within the village of Pirton does not lend itself to significant development. The majority of houses have access to private sewage treatment with only a small number having access to some form of mains drainage.

- 8.10 The lack of sustainable transport links from the village of Pirton to the major conurbations make the village impracticable for the development of housing. The lack of transport services increases the need for residents to have more than one car available.
- 8.11 Therefore, it is not considered appropriate to plan for new housing in the village of Pirton, due to the lack of infrastructure, and the need to support the SWDP in identifying and designating the village as open countryside.
- 8.12 The South Worcestershire Development Plan has implications that are identified in Paragraph 6.7 for the Parishes.
- 8.13 To date, planning commitments in Drakes Broughton village amounts to the following:
- W/14/01611 – Land off Worcester Road – up to 110 dwellings. (Granted on appeal)
  - W/14/01419 – Land adjacent Langham, Worcester Road – 90 dwellings. (Granted)
  - W/14/00273 - Land opposite Woodmead, Walcot Lane – up to 32 dwellings (Granted on appeal)
  - W/13/02240 – Land opposite Longfield, Stonebow Road – 39 dwellings (Granted on appeal)
  - An additional 30 dwellings have been constructed in Drakes Broughton over the past 4 years.
- 8.14 On this basis, the Parish Councils are seeking to retain the settlement boundaries as identified in the South Worcestershire Development Plan. The Neighbourhood Plan will not allocate further sites over and above the SWDP and existing commitments. The Neighbourhood Plan will use a criterion based policy (DBWP1, 2 & 3) to manage further residential development in each of the three villages.
- 8.15 In relation to housing mix, the response from the community event in March 2015 are identified in the graphs overleaf.



- 8.16 Policies SWDP 14 and 15 of the South Worcestershire Development Plan state that new developments should contain a mix of types and sizes of market housing and should provide a range of percentages of affordable housing across sites.

## **OBJECTIVE 2 – To protect and enhance community facilities**

### 8.17 **POLICY DBWP5 – PROTECTING AND ENHANCING COMMUNITY FACILITIES**

Development proposals to enhance or improve the following buildings will be supported where they do not have an adverse impact on residential amenity:

- Drakes Broughton Village Hall
- Drakes Broughton Village Hall car park
- Drakes Broughton Playing Fields and car park
- St Barnabas Church

- St Barnabas Church of England School
- Plough and Harrow (Public House)
- Old Oak (Public House)
- St Peter’s Church, Pirton
- Neighbourhood centre/Shops
- Mason Arms (Public House)

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, or that community use is no longer viable following suitable marketing for no less than 12 months, or the community facility is being replaced to no less a standard of amenity and convenience.

### **Background/Justification**

- 8.18 Drakes Broughton as a Category 2 village has a modest range of community facilities. These facilities are part of the essential glue that helps create the strong community in the village. This policy (DBWP5) seeks to retain the important facilities which are listed within the policy. The Parish Councils, and the community, consider it essential that the shops in the village are retained and enhanced, to support the existing community and the future planned growth in the Neighbourhood Plan area. These include the mini-market and the Post Office within the shop, (both of which are supported by the Parish Council in terms of subsidy or business rates) and other retailers in the designated area.
- 8.19 Development proposals that would lead to the loss of these community facilities to other uses, such as residential, will only be supported when the applicant can clearly demonstrate that the building is no longer suitable for further community use.
- 8.20 Proposals to improve or enhance these community facilities will be supported when they do not have an adverse impact on residential amenity.

### **OBJECTIVE 3 – To protect and enhance green spaces and access to the countryside**

#### **8.21 POLICY DBWP6 – GREEN INFRASTRUCTURE**

To be supported development proposals must demonstrate how they maintain the recreational and ecological value of the network of paths, fields, watercourses and water features, woodland, grassland and other green infrastructure features; and

have taken opportunities to restore existing green infrastructure, and create new connections, links, or features that enhance the network.

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.

### **Background/Justification**

- 8.22 Green infrastructure is the network of paths, fields, watercourses, other water features, woodland, grassland and other similar features. This network is multi-functional and important for leisure, recreation, tourism and ecological reasons.
- 8.23 Policy SWDP5 “Green Infrastructure” of the South Worcestershire Development Plan sets out detailed green infrastructure requirements for housing.
- 8.24 The Green Infrastructure of the Neighbourhood Plan area also provides for the provision of a number of recreational activities. These take the form of cycling, walking, and horse riding, fishing and shooting.
- 8.25 These uses are supported by a number of cycle routes and public rights of way which pass through the area. The No. 45 Worcester to Pershore cycle route passes through the Neighbourhood Plan area with an alternative route to Croome which encompasses the National Trust property. The No. NCN 45 route links to the No. NCN 442 cycle route through Wadborough and neighbouring Littleworth and Norton.
- 8.26 With links to the other villages within the Parishes and other local communities these routes provide circular walks and cycle routes between the villages.
- 8.27 As part of the footpath network within the wider Parishes, a section of the Millennium Way passes through Wadborough on the border between Wadborough and Pirton. The Millennium Way is a beautiful 100 mile walk in the heart of England. This long distance walk incorporates 44 short circular walks, one of which can be accessed at Wadborough via footpaths which link from Pirton.

- 8.28 Continued development and maintenance of these routes will provide additional opportunities for increased tourism in the area as a result of the anticipated Parkway station located at Norton.
- 8.29 The ability to capitalise on the potential increase in tourism will provide opportunities for local public houses and farm diversification providing additional local employment potential.
- 8.30 The downside to this increased activity however is the conflict which arises from limited road space being available for horses, cyclists, walkers and traffic, particularly where agricultural vehicles are becoming ever larger and capable of greater speeds. These conflicts can be reduced by the provision of designated cycle and walking routes and the possibility of upgrading some of the farm tracks and public footpaths to bridle paths, providing safer access to both Stonehall and Kempsey Common for horse riders.

8.31 **POLICY DBWP7 – LANDSCAPE CHARACTER AND LOCALLY IMPORTANT VIEWS**

Development proposals will be required to incorporate the following landscape design principles:

- (a) Height, scale, and form of buildings should not adversely affect the landscape setting.
- (b) Development proposals should demonstrate a balanced judgement having regard to the scale of any harm or loss and the significance of 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 established trees, should be retained and incorporated into landscaping schemes wherever possible.

**Background/Justification**

- 8.32 Natural England produces profiles of the English landscape for each of the country's 159 defined National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment. The Parishes lie within National Character Area 106: Severn and Avon Vales.

- 8.33 NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. NCA 106 has been used to inform the development of the neighbourhood plan and its policies. The overall description for NCA 106 is a low lying open agricultural vale with the Severn and Avon rivers, threading through the large and complex area, providing a unifying feature.
- 8.34 Further guidance is also provided in the Worcestershire County Council Landscape Character Assessment Supplementary Planning Guidance (August 2012). This non-statutory document provides guidance on the landscape principles that should inform development. In this guidance, the Parishes fall within four separate landscape character areas. In particular, the relics of extensive parkland planting are identified at Pirton and Croome in the Estate Farmlands character areas.

8.35 **POLICY DBWP8 – LOCAL GREEN SPACES**

The following areas, identified on Maps 1 and 3, are designated as Local Green Spaces in which new development is ruled out other than in very special circumstances when the harm to the local green space and any other harm are clearly outweighed by other material considerations.

1. Walcot Lane Playing Fields
2. The Green behind the Old Oak Pub
3. Triangular green space on Shrubbery Road opposite the shops
4. Land between Lewis Close and Beech Avenue
5. Land adjacent to Beech Avenue
6. Land adjacent to Hunters Close
7. Playing Fields Pirton

**Background/Justification**

- 8.36 The National Planning Policy Framework has introduced a designation of “local green space”. Paragraphs 76 and 77 of the National Planning Policy Framework are as follows:

*Para 76: Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.*



*Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.*

*Para 77: The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:*

- a. where the green space is in reasonably close proximity to the community it serves;*
- b. where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c. where the green area concerned is local in character and is not an extensive tract of land.*

8.37 The following table shows how the land identified in Policy DBWP8 satisfies the criteria identified in the NPPF.

<b>Space</b>	<b>Close Proximity</b>	<b>Local in Character and Demonstrably special?</b>	<b>Extensive tract of land?</b>
1. Playing fields Walcot Lane	Within the village	Used regularly by the village for play and leisure	No
2. The Green behind the Old Oak Pub	Within the village	Small green area with seating regularly used by local residents	No
3. Triangular green space on Shrubbery Road opposite the shops	Within the village	Green space in the centre of the village containing noticeboards and including community planting to encourage wildlife	No
4. Land between Lewis Close and Beech Avenue	Within the village.	Significant green space within the existing built form. Originally proposed as play area. Used by residents of the village for recreational purposes	No
5. Land adjacent to Beech Avenue	Within the village	Maintains the rural character of the village	No

6. Land adjacent to Hunters Close	Within the village	Maintains the rural character of the village.	No
7. Playing Fields Pirton	At the heart of the hamlet	This is the only playing/recreational facility in Pirton. The space is used for village social events such as "The Big Lunch" and informal gatherings	No

8.38 *Paragraph intentionally blank.*

## **OBJECTIVE 4 – To improve transport provision and other local infrastructure**

### 8.39 **POLICY DBWP9 – TRAFFIC AND TRANSPORT**

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:

- (a) Measures that seek to reduce the need to travel;
- (b) Measures that maximise and enhance the use of non-car and public transport use;
- (c) Suitable inclusion of off-street car and other vehicle parking; and
- (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.

Proposals which seek to improve the following will be supported:

1. Parking on Walcot Lane
2. Bus access outside the school
- 3. Parking outside the shops**

### **Background/Justification**

8.40 The NPPF states at Paragraph 29 that transport policies have an important role to play in facilitating sustainable development, but also in contributing to wider sustainability and health objectives. It also states at paragraph 30, that encouragement should be

given to solutions which support reductions in greenhouse gas emissions and reduce congestion.

- 8.41 Opinion in Drakes Broughton, on roads and footpaths, was almost evenly split: 34.7% considered them to be excellent or good; 37.6% average; and 27.7% poor or inadequate.
- 8.42 Almost a quarter (23.8%) of respondents felt traffic and parking was good or excellent; 43.6% felt this was average and 32.6% felt it was poor or inadequate

8.43 **POLICY DBWP10 – COMMUNITY RESOURCES ARISING FROM DEVELOPMENT**

Development will be required to support proposals for community facilities and infrastructure in the neighbourhood plan area. Priority will be given by the Parish Council, for funds they receive through the neighbourhood funding element of community resources arising from development, to the following proposals:

- Sports Pavilion
- Children’s Play Areas – provision and enhancement
- Village Hall

**OBJECTIVE 5 – To protect and enhance key environmental assets**

8.44 **POLICY DBWP11 – ARCHAEOLOGY AND HISTORIC ENVIRONMENT**

- (a) All new development proposals must demonstrate how they take account of known designated and non-designated surface and subsurface archaeology and historic environment records.

## **Background/Justification**

- 8.45 Designated Heritage Assets are managed by the South Worcestershire Development Plan policy SWDP6: Historic Environment, which seeks to conserve and enhance aspects of the historic environment, and SWDP24, which aims to manage the historic environment.
- 8.46 With regard to Statutory Listed Buildings, there are 8 Grade II listed buildings in Drakes Broughton and Wadborough, and 12 Grade II and 1 Grade I listed buildings in Pirton. (A full list is included at Appendix 2)
- 8.47 The Worcestershire Archive and Archaeology Service Historic Environment Record identifies 105 sites of significant historical value within the Parish of Pirton, and 210 in Drakes Broughton and Wadborough. These range from ridge & furrow pasture land to a medieval preaching cross.
- 8.48 The Parish Council consider it is important to protect the undesignated assets and archaeology of the area.

## **OBJECTIVE 6 – To support local employment development and the rural economy**

### **8.49 POLICY DWBP12 – SUPPORTING AND ENHANCING LOCAL EMPLOYMENT**

Existing sources of local employment will be protected. Development that would lead to the expansion or improvement of existing business premises will be supported when it:

- (a) Is suitable in terms of size, layout, access, parking, design and landscaping;
- (b) Does not harm the amenity of nearby occupiers;
- (c) Does not harm the character, appearance or environment of the site and its surroundings;
- (d) Has adequate access, or potential access, by a choice of transport modes;
- (e) Retains and enhances any built and natural features/areas that contribute to the amenity or biodiversity of the area;

- (f) Includes mechanisms to improve environmental performance to that of current best practice standards.

Redevelopment or change of use of existing employment premises to other uses requiring planning permission will only be supported when:

- (g) The employment premises have been empty for 12 months and during that time actively marketed without securing a viable alternative employment use. (Details of what would be expected of a marketing exercise are included at Annex F of the South Worcestershire Development Plan 2030).
- (h) Equivalent, or better, provision is made, elsewhere within the development boundary, to replace the proposed loss of local employment space.
- (i) The site is no longer viable as an employment site due to poor vehicular access, or incompatibility with surrounding land uses.

### **Background/Justification**

- 8.50 Employment in the Neighbourhood Plan area is essentially characterised by small numbers of local businesses mainly in the service sector. Examples include Public Houses (3), small shops including a convenience store and Post Office, a school, a double glazing company, carpet company and a taxi business.
- 8.51 Other businesses in the designated area include a number of significant agricultural operations and a health and social care provider.
- 8.52 In relation to the availability of High Speed Broadband within the parishes, reference made to the "Superfast Worcestershire" Deployment Progress web site shows the areas of Stonebow Road and Shrubbery Road in Drakes Broughton as being live, with the area referred to as Mill Lane being planned for January – June 2016.

**8.53 POLICY DBWP13 – SUPPORTING DEVELOPMENT OF COMMUNICATIONS INFRASTRUCTURE**

- (a) 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) All new residential and commercial development will be encouraged to facilitate the infrastructure to support high speed broadband.

**Background/Justification**

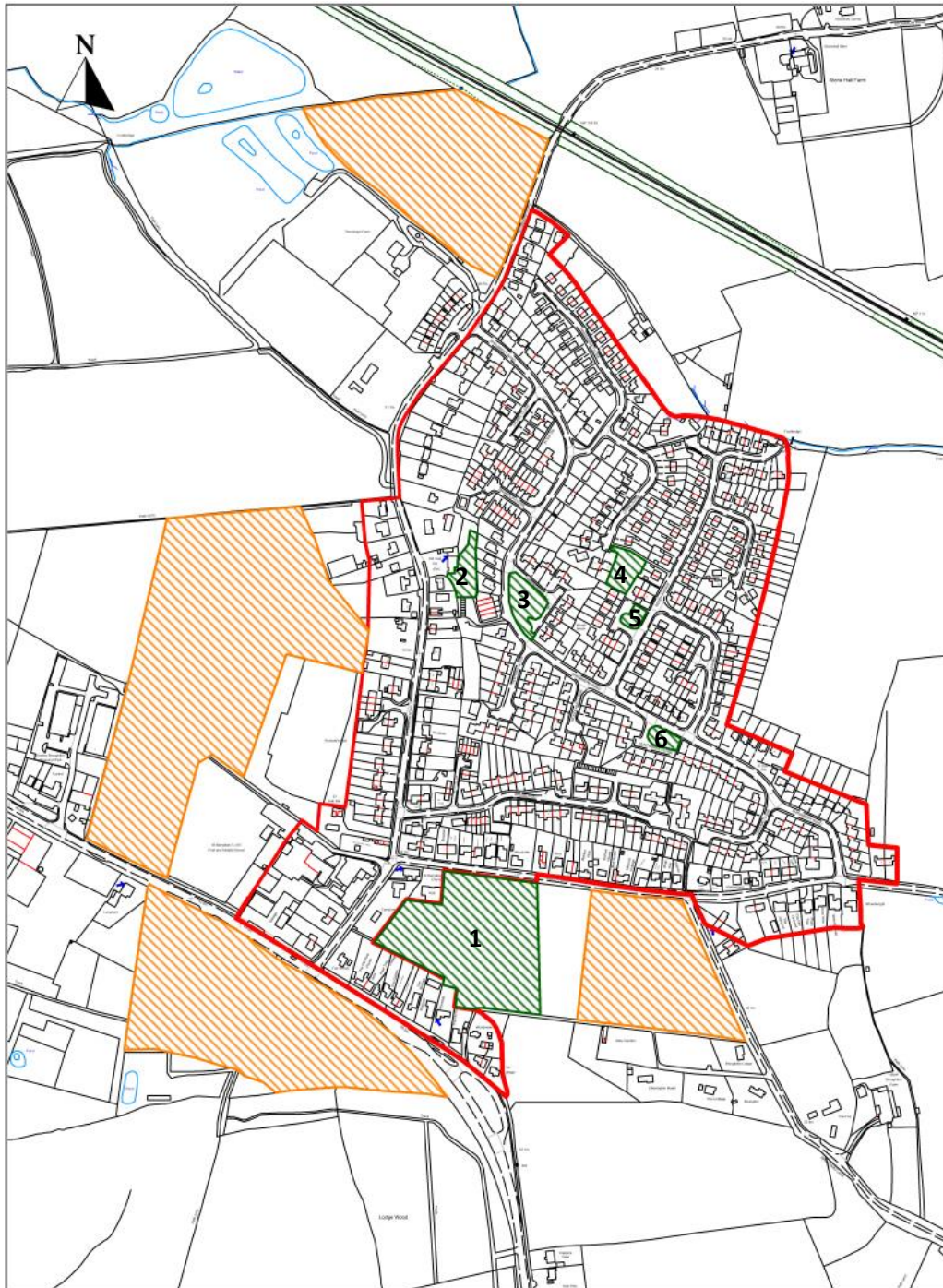
- 8.54 The villages of Wadborough and Pirton have seen a significant increase in people working from home or those able to operate their business from home. This has led to an increase in the use of on-line facilities. The current broadband provision is insufficient for the majority of these workers and incapable of sustaining additional internet activity.
- 8.55 Due to its location with the telephone line being at the end of the Kempsey exchange it appears that Pirton is a long way down the list for an upgrade to fibre optic cable. A search shows that Pirton is served by cabinet No. 8 on the Kempsey Exchange, this cabinet does not appear on the plan of survey's listed within the Superfast Worcestershire Deployment Progress report. Although other options have been explored the current cost is prohibitive given the small population.
- 8.56 Similarly, Wadborough is in a BT copper line cul-de-sac with a recent decision by BT to not provide fibre for a superfast service from the Peopleton exchange via DBs cab2. Thus leaving the community internet isolated at <2Mbps until such time as the Universal Commitment is upheld by Worcestershire County Council.
- 8.57 If we wish to reduce travel to work time, reduce congestion on the roads and the associated pollution we need a cost effective strategy which will provide high speed broadband to small communities such as Wadborough and Pirton.

# 9 Monitoring and Review




- 9.1 This document following successful examination and referendum will form part of the development plan for Wychavon.
- 9.2 The document will be reviewed as part of the development plan review process.

# Appendix 1- Maps

Map 1 - Drakes Broughton Proposals Map



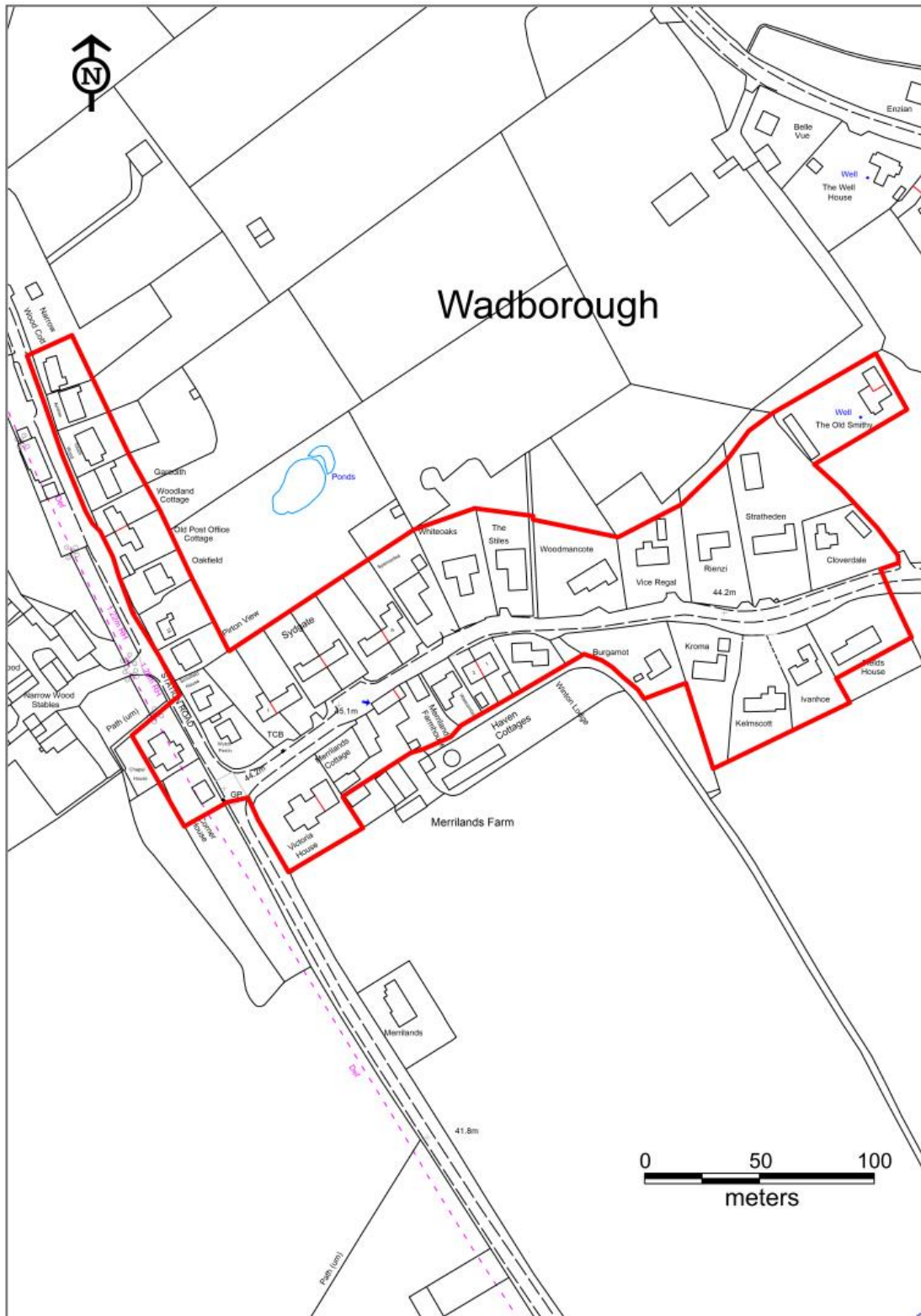
**KEY**


 Development Boundary	 Planning Commitments at 30 November 2016
 Local Green Space	

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Drakes Broughton and Wadborough with Pirton Parish Council (Licensee) Licence number 100057375



Map 2 - Wadborough Development Boundary



KEY	
	Development Boundary

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 Drakes Broughton and Wadborough with Pirton Parish Council (Licensee) Licence number 100057375

### Map 3 – Green Space Pirton



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## Appendix 2 – Designated Heritage Assets

### **Statutory Listed Buildings (as at December 2016)**

Taken from Historic England website

#### **Drakes Broughton and Wadborough**

CALDWELL MILL

Grade: II

Location: CALDWELL MILL, DRAKES BROUGHTON, Wychavon, Worcestershire

CADDECROFT FARMHOUSE

Grade: II

Location: CADDECROFT FARMHOUSE, DRAKES BROUGHTON, Wychavon, Worcestershire

CALDWELL

Grade: II

Location: CALDWELL, DRAKES BROUGHTON, Wychavon, Worcestershire

ROOKERY NOOK

Grade: II

Location: ROOKERY NOOK, DRAKES BROUGHTON, Wychavon, Worcestershire

CHEVINGTON

Grade: II

Location: CHEVINGTON, DRAKES BROUGHTON, Wychavon, Worcestershire

HERMITAGE FARMHOUSE

Grade: II

Location: HERMITAGE FARMHOUSE, WADBOROUGH, Wychavon, Worcestershire

THE OLD SMITHY

Grade: II

Location: THE OLD SMITHY, WADBOROUGH, Wychavon, Worcestershire

DOVECOTE AT HERMITAGE FARM

Grade: II

Location: DOVECOTE AT HERMITAGE FARM, WADBOROUGH, Wychavon, Worcestershire

#### **Pirton**

CHURCH OF ST PETER

Grade: I

Location: CHURCH OF ST PETER, Pirton, Wychavon, Worcestershire

CHURCHYARD CROSS

Grade: II

Location: CHURCHYARD CROSS, Pirton, Wychavon, Worcestershire

**THE RECTORY**

Grade: II

Location: THE RECTORY, Pirton, Wychavon, Worcestershire

**POOL COTTAGE**

Grade: II

Location: POOL COTTAGE, 1 AND 2, Pirton, Wychavon, Worcestershire

**SWANBROOK FARMHOUSE**

Grade: II

Location: SWANBROOK FARMHOUSE, Pirton, Wychavon, Worcestershire

**PIRTON COURT**

Grade: II\*

Location: PIRTON COURT, Pirton, Wychavon, Worcestershire

**39, WORCESTER ROAD**

Grade: II

Location: 39, WORCESTER ROAD, Pirton, Wychavon, Worcestershire

**SECOND BARN AT PIRTON COURT (TO THE EAST OF THE BARN AT THE NORTH EAST OF THE HOUSE)**

Grade: II

Location: SECOND BARN AT PIRTON COURT (TO THE EAST OF THE BARN AT THE NORTH EAST OF THE HOUSE), Pirton, Wychavon, Worcestershire

**POST OFFICE**

Grade: II

Location: POST OFFICE, Pirton, Wychavon

**SWANBROOK HOUSE**

Grade: II

Location: SWANBROOK HOUSE, Pirton, Wychavon, Worcestershire

**SURMAN'S FARMHOUSE**

Grade: II

Location: SURMAN'S FARMHOUSE, ROAD TO WADBOROUGH, Pirton, Wychavon, Worcestershire

**BARN AT PIRTON COURT TO THE NORTH EAST OF THE HOUSE**

Grade: II

Location: BARN AT PIRTON COURT TO THE NORTH EAST OF THE HOUSE, Pirton, Wychavon, Worcestershire

**CROOME COURT: Park and Garden**

Location: Pirton, Wychavon, Worcestershire

**PIRTON PARK: Park and Garden**

Location: Pirton, Wychavon, Worcestershire

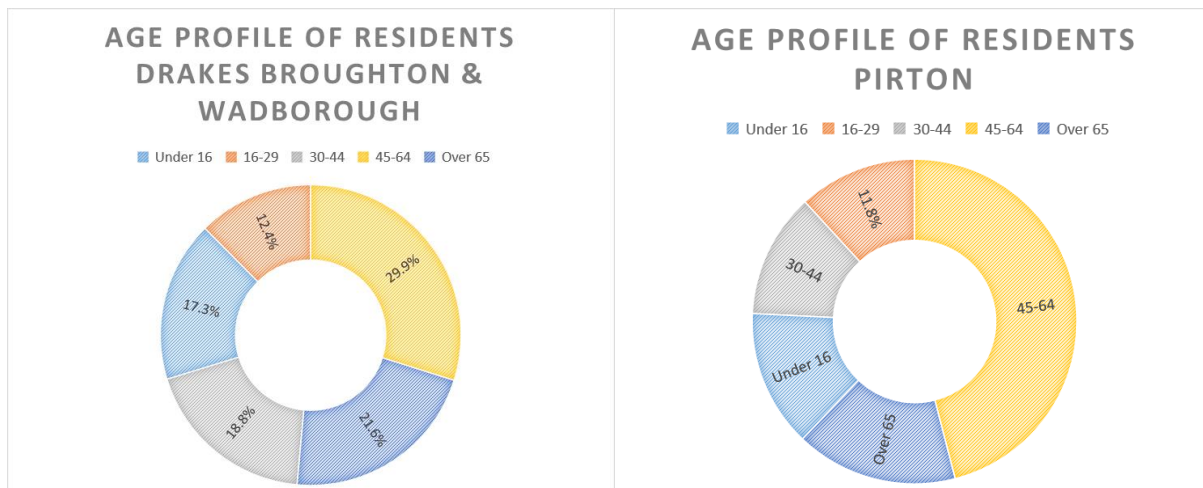
## Appendix 3 – Profile of Parishes

The purpose of this profile is to provide you with an introduction to the Parishes of Drakes Broughton and Wadborough; and Pirton. It contains an overview of the population, housing, employment, education, and car ownership. This information is taken from the 2011 Census. Where references are made to Drakes Broughton and Wadborough, and Pirton this relates to the Parish.

### Population

The total population of the two parishes is as follows:  
 Drakes Broughton and Wadborough (Area: 1349 Ha) – 1802 persons  
 Pirton (Area: 683 Ha) – 161 persons

The age profile of the Drakes Broughton and Wadborough is broadly similar to Wychavon as a whole, whereas Pirton is significantly different.

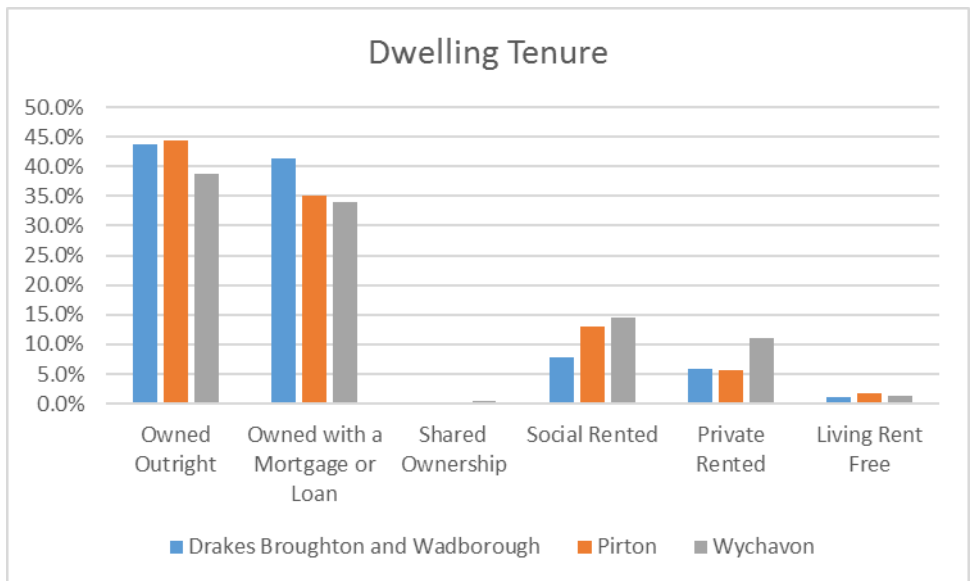
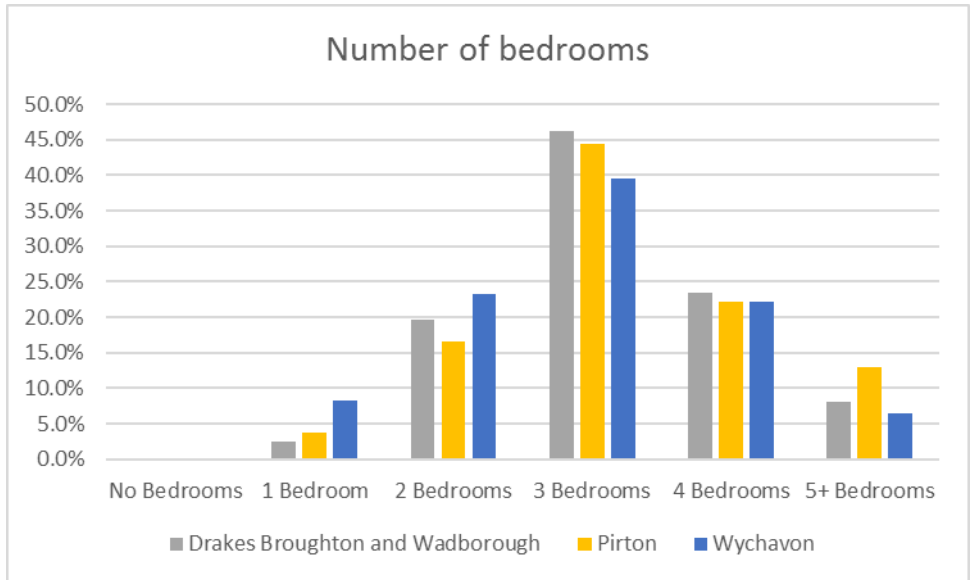
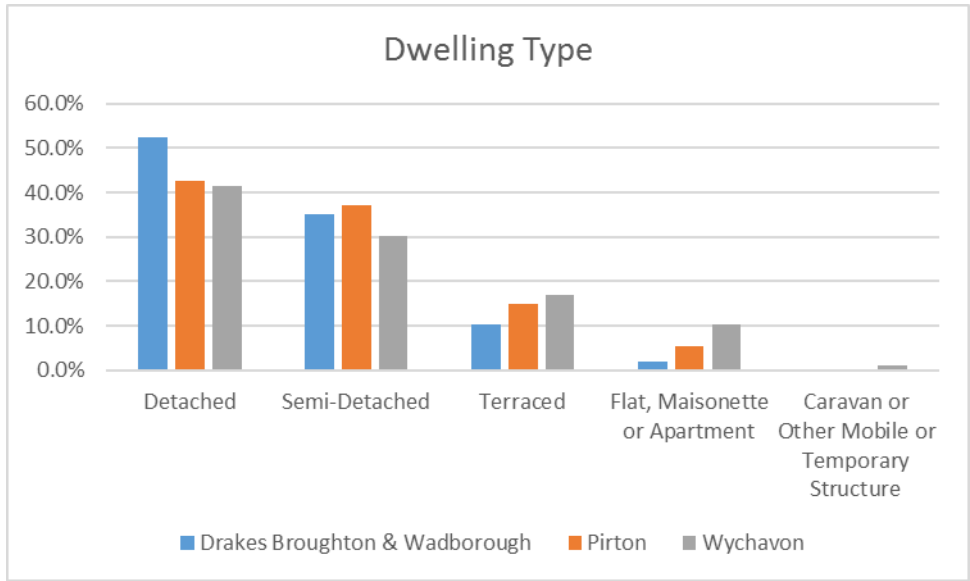


97.7% of the population of Drakes Broughton and 98.1% of the population of Pirton are White British. This compares with 93.9% in Wychavon and 92% in Worcestershire.

### Housing

There are 747 dwellings in Drakes Broughton and Wadborough and 58 dwellings in Pirton. However, the number of households in each Parish is 722 and 54 respectively.

The following charts give a breakdown of dwellings types, tenures and number of bedrooms, for each parish compared with Wychavon



## Economic Activity

In Drakes Broughton 73% of people aged between 16 and 74 are economically active, whilst in Pirton it is 59%.



## Education and qualifications

20.5% of residents in Drakes Broughton and Wadborough, and 18.7% of residents in Pirton aged over 16 have no qualification; this is below the Wychavon average of 22.1%. In Drakes Broughton and Wadborough, 37.7% of residents over 16 have achieved a level 4/5 qualification or above, the figure in Pirton amounts to 59% compared to Wychavon which is 38.5%

## Car Ownership and travel to work

8% of households in Drakes Broughton and Wadborough, and 3.7% in Pirton do not own a car or van, compared to 13% in Wychavon, and 17% in Worcestershire. 53% of Drakes Broughton and Wadborough residents drive a car or van to work, compared to 46.3% in Pirton, 48% in Wychavon and 46% in Worcestershire. 5.4% of Drakes Broughton and Wadborough residents and 6.7% of Pirton residents work from home.

## Health

84% of residents in Drakes Broughton and Wadborough, and 77% in Pirton define their health as good or very good. In the two Parishes, 0.9% and 0.6% respectively define their health as very bad. 7.1% in Drakes Broughton and Wadborough and 17.4% in Pirton have long-term health problems or disabilities that affect their day to day activities a lot compared to 7.6% in Wychavon.

## Glossary (Taken from SWDP)

**Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision (NPPF, March 2012).

**Allocation:** Land that has been identified for a specific use in the current development plan.

**Ancient Woodland:** Ancient Woodlands are sites which have been continuously wooded for over 400 years. Consequently, they are of greatest biodiversity and ecological interest and considered irreplaceable. There are three categories, i.e. Ancient Semi-Natural Woodland (ASNW), Plantation on Ancient Woodland Sites (PAWS), Restored Ancient Woodland Sites (RAWS) and they all have equal protection under SWDP 22 – Biodiversity and Geodiversity, as well as the National Planning Policy Framework.

**Biodiversity:** The variety of different types of plant and animal life in a particular region.

**Brownfield:** (see also **Previously Developed Land**). In the sequential approach towards identifying sites suitable for development, this is considered to be preferable to greenfield land for new building. Planning policies and decisions should encourage the effective use of land by reusing land that has been previously developed, provided that it is not of high environmental value. This is land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

**Building for Life:** A measurement of the quality of development initiated by the Commission for Architecture and the Built Environment.

**Climate Change:** A significant and lasting change in the statistical distribution of weather patterns over periods ranging from decades to millions of years. It may be a change in average weather conditions or in the distribution of weather around the average conditions (i.e. more or fewer extreme weather events). Climate change is caused by factors that include oceanic processes (such as oceanic circulation), variations in solar radiation received by the earth, plate tectonics and volcanic eruptions and human-induced alterations of the natural world.



**Commitments:** Development proposals that already have planning permission or are allocated in adopted development plans.

**Community Facilities:** Buildings, services and land uses intended to meet the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.

**Community Infrastructure Levy (CIL):** The Community Infrastructure Levy (CIL) is a charge that local authorities in England and Wales are empowered, but not required, to charge on most types of new development in their area. CIL charges are based on simple formulae that relate the size of the charge to the size and character of the development paying for it. This allows Local Authorities to raise funds from developers undertaking new building projects in their area. It can be used to fund a wide range of infrastructure (i.e. transport schemes, schools, etc.) that are needed to support the development of the local area.

**County Biodiversity Action Plan:** The Worcestershire Biodiversity Action Plan (BAP) is the County's response to the national biodiversity planning process. The Worcestershire BAP was produced in 1999 and consists of a series of Species and Habitat Action Plans, setting out current status, targets for protection and enhancement to be carried out by each partner organisation. This document takes the objectives of the UK Biodiversity Action Plan and translates them into a Worcestershire context, with targets and actions for each important habitat and species.

**Custom Build:** Custom build housing typically involves individuals or groups of individuals commissioning the construction of a new home or homes from a builder, contractor or package company. In a modest number of cases, people will engage in physically building a house for themselves or will work with sub-contractors to do so. This latter form of development is also known as 'self build' (i.e. custom build encompasses self build).

**Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Development Management:** Development Management (Development Control) is the element of the United Kingdom's system of Town and Country Planning through which local government regulates land use and new building. It deals with the assessment of planning applications and their determination, the discharge of associated conditions and appeals arising out of the refusal of consent.

**Development Plan:** A statutory document, which sets out the local authority's policies and proposals for the development and use of land in their area. The SWDP forms a key part of the development plan and guides and informs day-to-day decisions as to whether or not planning permission should be granted, under the system known as development management. The development plan also includes minerals and waste plans prepared by the County Council and any adopted neighbourhood plans. Legislation requires that applications for planning

permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

**Development Plan Documents (DPD):** A document which is part of the development plan and forms part or the whole of a local plan.

**Development Strategy:** This is intended to help deliver the Vision and forms part of SWDP 2. The Development Strategy is based upon the Vision and brings together land uses, development and transport considerations and reflects the various environmental, economic and social characteristics of the area.

**Employment Land:** Land that is used to provide for office, commercial, industrial, research and development and warehousing development that generates or safeguards job-related activities.

**Greenfield:** Land that has not been developed previously. Applies to most sites outside built-up areas and land in built-up areas such as private residential gardens, parks, recreation grounds and allotments.

**Green infrastructure (GI):** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Green Infrastructure Study:** A study that looks into the green spaces of an area (e.g. the open countryside and parks within a town) and the linkages between these spaces.

**Green Space:** Green Space, as set out on the Policies Map, includes public open space, such as parks, cemeteries, allotments, water bodies etc., as well as open spaces which do not necessarily have a right of access, e.g. school playing fields. Some private gardens, particularly in Worcester, are also defined as Green Space where they perform a Local Green Network function.

**Green Space Strategy:** Green space is the collective term used to describe all parks, public gardens, playing fields, children's play areas, woodlands, nature reserves, allotment gardens, linear and other open space. The strategy looks at how these will be linked through corridors to enable effective wildlife movements as well as visual continuity.

**Geodiversity:** Geodiversity is an understanding of the variety of rocks, minerals, fossils, soils, landforms and natural processes that make up the physical environment, landscape, fuels and raw materials that society operates within and uses.

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Housing Market Areas:** These areas illustrate the influence of an urban area on its immediate surroundings. Housing market areas have been defined by

analysing commuting and migration patterns. Significantly these areas are not bound by administrative boundaries.

**Housing Market Area Housing Needs Assessment Monitoring Report:**

Annual update of the information used in the Strategic Housing Market Assessment. It monitors the effect of planning and other public policy on the local housing market and local housing needs.

**Housing Needs Assessment:** An assessment of housing needs in the local area. This assessment plays a crucial role in underpinning the planning policies relating to affordable housing. In addition, the information on local needs is required to determine the location of such housing and guide new investment.

**Infrastructure:** The network of essential physical services that most buildings or activities are connected to. It includes not only physical services in an area (e.g. gas, electricity and water provision, telephones, sewerage) and networks of roads, public transport routes, footpaths and such, but also community facilities and green infrastructure. New or improved infrastructure will generally need to be provided where significant levels of new development are proposed.

**Infrastructure / Service Providers:** Usually private companies that provide, maintain and improve physical infrastructure such as water and sewage, electrical mains supply, transport networks and telecoms.

**Intermediate Tenure:** Intermediate affordable housing is housing at prices and rents above those of social rent but below market prices or rents. These can include shared equity (e.g. Home Buy) and other low cost homes for sale and intermediate rent.

**Landscape and Visual Impact Assessment** - This is defined as those impacts that “*result from changes to the landscape or visual amenity caused by the proposed development in conjunction with other developments (associated with or separate to it), or actions that occurred in the past, present or are likely to occur in the foreseeable future*”. From Guidelines for Landscape and Visual Impact Assessment; Third edition, 2013, Landscape Institute.

**Landscape Character Assessment:** An assessment undertaken to help identify various landscape types with a distinct character that is based on a recognisable pattern of elements, including combinations of geology, landform, soils, vegetation, land use and human settlement.

**Listed Building:** A building or structure of special national architectural or historic interest; it is protected by law from unauthorised alterations or demolition. In addition, when determining applications for any development that might affect a listed building, it is relevant to consider the significance of any heritage assets affected, including any contribution made by their setting. Structures within the curtilage will normally be included within the listing.

**Live / work Unit:** A purpose-designed unit or group of buildings enabling the occupiers to live and work within the same premises.

**Local Development Document (LDD):** The collective term used to describe the Statement of Community Involvement, Supplementary Planning Documents and Development Plan Documents.

**Local Development Framework (LDF):** The LDF was not a statutory term and is no longer used.

**Local Development Scheme (LDS):** This is a public statement of a local authority's programme for the production of Development Plan Documents. The scheme will be revised when necessary. This may be either as a result of the Monitoring Report, which should identify whether the local authority has achieved the timetable set out in the Scheme, or if there is a need to revise and / or prepare new development documents.

**Local Distinctiveness:** The particular and usually positive features of a locality that contribute to its special character and sense of place. Distinguishes one local area from another.

**Local Housing Needs Report:** This assesses the need for additional affordable housing across south Worcestershire, in each south Worcestershire district and in individual wards.

**Local Plan:** An individual or collection of development plan documents forming the statutory development plan prepared by an individual local planning authority.

**Low Cost Housing:** Housing rented or sold at less than full market value. This is not necessarily classed as affordable housing.

**National Planning Policy Framework (the Framework):** This was adopted in March 2012 and replaces previous national planning guidance, formerly enshrined in a series of planning policy statements and guidance notes. The Framework sets out much of the Government's planning policies for England and how these are expected to be applied. The government expects it to provide a framework within which local people and their accountable councils produce their own local and neighbourhood plans. The Framework constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

**Neighbourhood Plan or Neighbourhood Development Plan:** These were introduced by the Localism Act 2011 and can be prepared by a Parish or Town Council or Neighbourhood Forum to establish general planning policies or allocate land for development in a particular neighbourhood. Subject to conformity with the strategic policies in the local plan, an independent examination and support in a community referendum, Neighbourhood Plans will become part of the development plan.

**Net Density:** An approach to assessing development density in residential allocations. Net density is appropriate in instances where there are clearly defined boundaries and where the proposed use is residential. A net site density measure includes only those areas which will be developed for housing and directly associated uses such as access roads within the site, private garden

space, car parking areas, incidental open space and landscaping and children's play areas where these are to be provided.

**New Homes Bonus:** The Government has introduced the New Homes Bonus. The initiative is designed to ensure that the economic benefits of growth are returned to the local authorities and communities where that growth is taking place. The Government provides additional funding or a "bonus" for new homes by match funding the additional council tax raised for new homes and empty properties brought back into use, with an additional amount for affordable homes, for the following six years.

**Older People:** People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

**Planning Obligations:** Legally enforceable agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, which ensure that necessary mitigating works related to development are undertaken; these are sometimes called "Section 106 Agreements" (s.106 Agreements).

**Previously Developed Land (PDL):** Land that is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

**Policies Map:** The adopted Policies Map illustrates on a base map (reproduced from, or based upon a map to a registered scale) all the spatial policies contained in the SWDP, together with any saved policies. It must be revised each time a new Development Plan Document is adopted and it should always reflect the up-to-date planning strategy for the area. Proposals for changes to the adopted map accompany submitted Development Plan Documents in the form of a submission Policies Map.

**Public Realm:** The space between and within buildings and developments that are publicly accessible, including streets, squares, parks and open spaces.

**Registered Social Landlord:** A term introduced in the Housing Act 1996, to describe local housing companies and housing associations that are registered and monitored by the Housing Corporation (now the Homes and Communities Agency).

**Regulated and Unregulated Carbon Emissions:** Building emissions are split between those regulated by Part L of the Building Regulations (associated with the building's fabric and fixed services, such as fixed internal lighting, domestic hot water and space heating) and those that are not (cooking and appliances).

**Renewable and Low Carbon Energy:** Renewable and low carbon energy includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Rural Exception Site:** Rural exception sites should be small, solely for affordable housing and on land within or adjoining existing small rural communities, which would not otherwise be released for general market housing because it is otherwise subject to policies of restraint (e.g. in the countryside or where policies maintaining the openness of the landscape are in place). The affordable housing provided on such sites should meet local needs in perpetuity and count towards the overall level of housing provision. The rural exception site policy applies to both allocated or windfall sites.

**Scheduled Monument:** A nationally important archaeological site or historic building, given legal protection against unauthorised change. The protection is offered under the Ancient Monuments and Archaeological Areas Act 1979.

**Section 106 Agreement:** A legal agreement between developers and a Local Planning Authority made in accordance with section 106 (s.106) of the 1991 Planning Act, usually to secure benefits for local residents without which a planning application would be refused (see also **Planning Obligations**).

**Sequential Approach:** A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield sites are identified for development before greenfield or undeveloped sites and town centre retail sites are preferred to out-of-centre sites. In terms of employment, a sequential approach would favour an employment use development over a mixed use one and mixed use over non-employment uses.

**Settlement Hierarchy:** In the SWDP, settlements are categorised as part of a hierarchy based on the services and facilities available to that settlement. The hierarchy is:

- Category 1 - towns and villages with a good range of services and facilities, as well as some access to public transport.
- Category 2 - villages that have a more limited level of services.
- Category 3 - locations where only limited development to address local housing need is acceptable.

Other settlements - these have few facilities and services and are felt to be unsustainable locations for any growth and development.

**Sites of Special Scientific Interest (SSSI):** Sites or areas designated as being of national importance because of their wildlife, plants or flowering species and / or their unusual or typical geological features. SSSI's are identified by Natural England and have protected status under the Wildlife and Countryside Act 1981.

**Social Rented:** This is housing available to rent at below market levels. Lower rents are possible because the Government subsidises local authorities and registered social landlords in order to meet local affordable housing needs.

**Special Wildlife Site:** A local / wildlife site identified by the Worcestershire Wildlife Trust and Worcestershire Special Wildlife Sites Partnership.

**Specialist Housing for Older People:** The Housing in Later Life toolkit (December 2012) advises that this term refers to a range of housing options built to assist older people with their accommodation and support needs in later life. Key features include individual dwellings with their own front door (whether for rent, sale or shared ownership), communal areas such as lounges and restaurants, scheme manager (or other types of support service) and varying levels of personal care and support. There is a variety of different specialist housing and there are constantly new models being created. Currently includes for example, continuing care retirement communities, extra care housing and retirement housing.

**Strategic Housing Land Availability Assessments (SHLAA):** These are a key component of the evidence base required to support the delivery of sufficient land for housing to meet the community's need for more homes. These assessments are required by national planning policy as set out in the Framework.

**Strategic Housing Market Assessment (SHMA) (Feb 2012):** The purpose of this study was to analyse data and trends relating to local housing markets and issues of affordability of housing within the sub-regions of Worcestershire.

**Supported Housing:** Housing that is purposely designed or remodelled to enable residents to adjust to independent living or to enable them to live independently. There will be support services provided by the landlord or another organisation. As a minimum, a building or scheme will provide basic facilities such as a laundry for residents or washing machines in living units. The scheme will also have a communal lounge.

**Strategic Environmental Assessment (SEA):** The European Directive 2001/42/EC on "the assessment of the effects of certain plans and programmes on the environment" is known as the Strategic Environmental Assessment or SEA Directive. The directive applies to any land use plans and modifications that began to be prepared after 21 July 2004. It also applies to any land use plans that have not been adopted or submitted to a legislative procedure leading to adoption by 21 July 2006. The Department of Communities and Local Government has published guidance on how to undertake a SEA of land use plans and how the methodology may be expanded to incorporate sustainability appraisal.

**Sustainable Development:** In broad terms, this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government has set out five guiding principles for sustainable development in its strategy 'Securing the future - UK Government strategy for sustainable development'. The five guiding principles, to be achieved simultaneously, are:

- Living within environmental limits.
- Ensuring a strong, healthy and just society.
- Achieving a sustainable economy.
- Promoting good governance.
- Using sound science responsibly.

The Framework sets out a definition of sustainable development and identifies how it is to be identified and delivered (Framework paragraphs 6 – 16).

**Sustainable Drainage System (SuDS):** Efficient drainage system that seeks to minimise wastage of water, including the use of appropriate groundcover to enable maximum penetration of clean water run-off into the ground, promote the filtration and evaporation of water as close to the source as possible and break down pollutants and, where appropriate, recycle grey water within the development. Designed to minimise the impact of development on the natural water environment, they are an alternative to drainage through pipes directly to a water course and help enhance water quality and biodiversity, maintain groundwater levels and reduce the risk of flooding.

**Sustainable Travel:** Term applied to alternative environmentally-friendly transport options, e.g. car share, walking, cycling, public transport with the aim of reducing the daily trips made by private vehicles and overall levels of CO<sub>2</sub> emissions.

**Veteran Tree:** The Woodland Trust defines a 'veteran tree' as one usually in the second or mature stage of its life with important wildlife and habitat features including: hollowing or associated decay fungi; holes; wounds and large dead branches. The definition will generally include old trees but also younger middle-aged trees where premature aging characteristics are present.

**Village Facilities and Rural Transport Survey:** An assessment of the facilities and public transport services that is available in each of south Worcestershire's rural settlements.

**Vision:** The vision describes how Drakes Broughton and Wadborough with Pirton will have developed by 2030. The vision places emphasis on retaining the rural character of the parishes. The implementation of the DBWP Neighbourhood Plan objectives and policies will help achieve the vision.

**Windfall:** Windfall sites are those that have not been specifically identified through the SWDP process. They comprise previously developed sites that have unexpectedly become available and that may (in some cases) be suitable for certain forms of redevelopment.







**Drakes Broughton and  
Wadborough with Pirton  
Neighbourhood Plan  
2015 - 2030**

**Adopted Version  
April 2017**