



PRE-REG 14 DRAFT WIP VERSION
MALVERN WELLS NEIGHBOURHOOD
DEVELOPMENT PLAN 2020-2041



MALVERN WELLS PARISH COUNCIL

APRIL 2020

Issues

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22/11/2019	MWNDP-WIP Draft-Pre- Reg 14 plan-201119	Client	Internal Review
08/09/2019	1437-WIP Draft-Reg 14 plan-030919	Carly Tinkler Landscape Architect	For information on landscape issues
06/09/2019	1437-WIP Draft-Reg 14 plan-030919	Client	Internal Review
05/07/2019	1437-WIP Draft-Reg 14 plan-060619	Client	Internal Review
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1. Introduction

Neighbourhood Planning

1.1 The Malvern Wells Neighbourhood Development Plan (MWNDP) is part of the Government's approach to statutory plan-making. The neighbourhood plan process enables communities to better shape their area, inform how development takes place and helps to influence the type, quality and location of that development, ensuring that change brings with it local benefit. The statutory requirements of neighbourhood planning are set out in the Localism Act 2011, which came into force in April 2012.

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1.2 The Government's intention through neighbourhood planning is for local people to have a greater say on development in their area. However, the Localism Act sets out some important parameters. One of these is that neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. In this case the strategic local policy is contained within the following:

- The South Worcestershire Development Plan (SWDP) (adopted 25 February 2016)¹;
- The Waste Core Strategy for Worcestershire (adopted November 2012);
- The saved policies within the County of Hereford and Worcester Minerals Local Plan (adopted 1997).

1.3 The latter two documents have less direct relevance as minerals and waste matters are outside of the remit of neighbourhood planning. Nevertheless, their provisions have been considered in the production of this plan to ensure no conflict occurs.

1.4 The MWNDP, when made (adopted) by Malvern Hills District Council (MHDC), will form part of the statutory development plan for the Malvern Wells Neighbourhood Area². Decisions on planning applications by the Local Planning Authority (LPA) (MHDC) will have to be made in accordance with the MWNDP, other parts of the statutory development plan (the SWDP) and other material considerations.

1.5 It is therefore important that the MWNDP has followed due process and that it meets the statutory tests known as the 'basic conditions'. The basic conditions for neighbourhood plans include:

- They must have appropriate regard to national policy;
- They must contribute to the achievement of sustainable development;
- They must be in general conformity with the strategic policies in the development plan in force for the local area; and
- Must be compatible with European Union (EU) obligations, including human rights requirements.

¹ The South Worcestershire Councils started the process of a review of the SWDP in late 2017 see link http://www.swdevelopmentplan.org/?page_id=13748

² The Malvern Wells Neighbourhood Area is coterminous with the Malvern Wells parish boundary.

1.6 The above will be tested through an independent examination and considered by MHDC prior to proceeding to a Referendum.

1.7 A neighbourhood plan should be produced following community engagement and evidence base gathering. This is to make sure that it is based on a proper understanding of the local area and of the views, aspirations, wants and needs of local people.

1.8 Following an examination of a neighbourhood plan, the Examiner will provide an assessment as to whether the plan meets the basic conditions and whether it needs any modifications to enable it to do so. The Examiner will also provide a recommendation on whether the plan should proceed to a public Referendum. It is necessary to gain more than a 50% 'Yes' vote of those voting in the referendum for a neighbourhood plan to be brought into force.

Developing the Malvern Wells Neighbourhood Development Plan

1.9 Malvern Wells Parish Council (MWPC) resolved on 26 September 2012 to progress with producing a neighbourhood plan. On 25 January 2017 MWPC applied for designation of the area defined by the boundaries of the Parish Council as a Neighbourhood Area (see Figure 1.1). This designation was approved by MHDC on 10 March 2017.

1.10 MWPC set up a Neighbourhood Plan Working Party (NPWP), consisting of five Parish Councillors and three residents, with the task of overseeing the neighbourhood plan process and producing the MWNDP on behalf of the community and the Parish Council. The Group have regular meetings which are open to members of the public to attend.

1.11 MWPC has carried out a number of engagement and consultation exercises with local residents:

- Wells News Summer 2017 – article on the MWNDP;
- July 2017 – Neighbourhood Plan questionnaire to all households in the Neighbourhood Area;
- 11 September 2017 Summer Fete Neighbourhood Plan stall;
- 7 October 2017 – Neighbourhood Plan public meeting;
- January 2018 – Neighbourhood Plan update to all households in the Neighbourhood Area;
- April-May 2019 – 'Wells Views' Neighbourhood Plan Residents Survey; and
- January-February 2020 – Neighbourhood Plan informal consultation and Roadshow events.

1.12 A Consultation Statement will be produced to demonstrate how the local community has been able to engage in the process. It will also highlight how the community's views have been taken into account in the preparation and production of the MWNDP.

1.13 On 10 December 2019 MWPC requested a joint Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) Screening Opinion of the draft MWNDP from MHDC. Following consultation with Natural England, Historic England and the Environment Agency, MHDC concluded that the draft MWNDP did require either an SEA or an HRA Appropriate Assessment. A copy of the Screening Opinion is included within the Sustainability Statement (see below).

1.14 A Sustainability Statement will be produced to demonstrate how the MWNDP contributes towards achieving sustainable development and a Basic Conditions Statement will be produced to demonstrate how the MWNDP meets the basic conditions requirements.

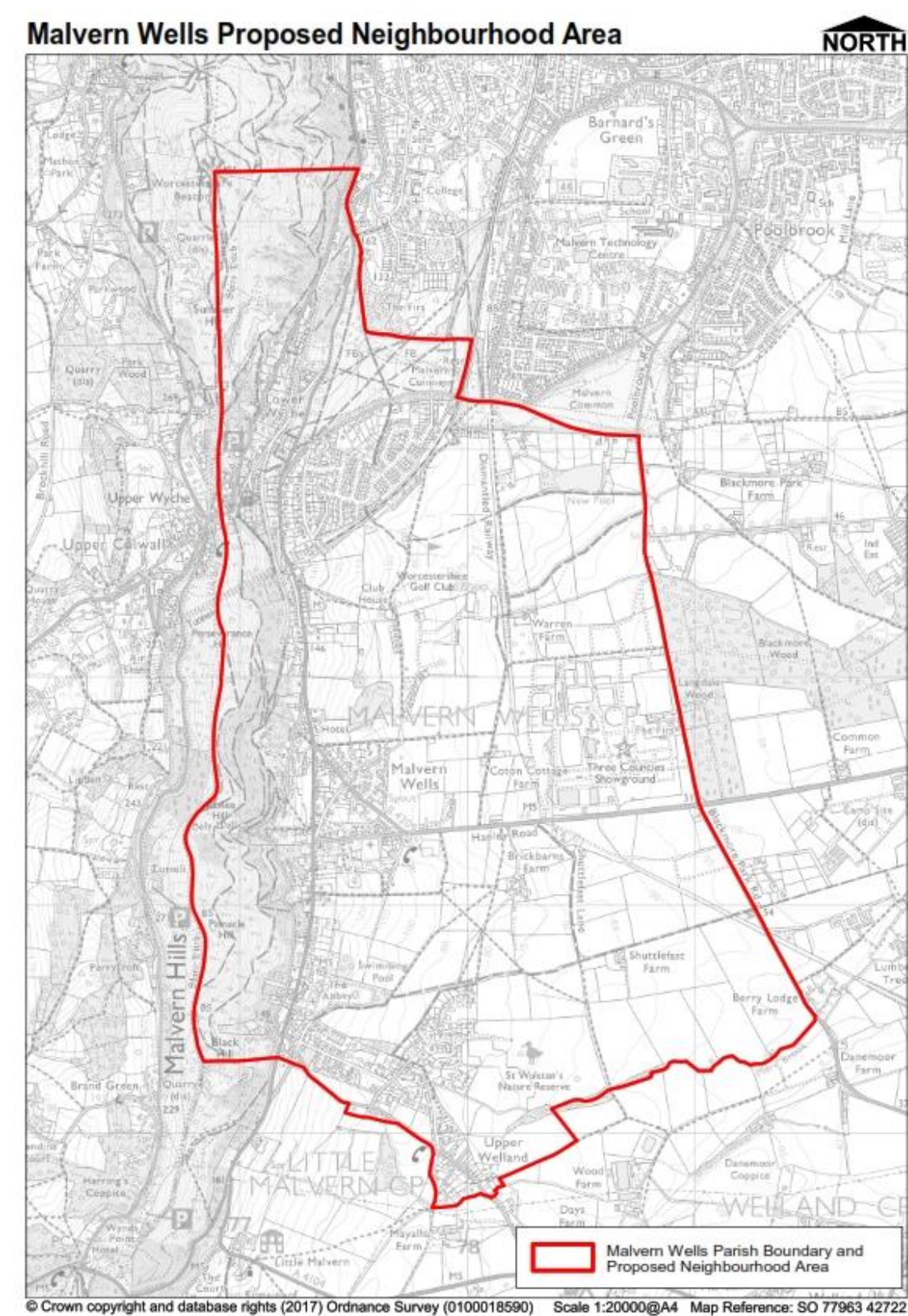
1.15 The MWNDP covers the area defined by the boundaries of the Parish Council. This includes the Parish Council wards of All Saints and St. Peters. The Neighbourhood Area is shown at Figure 1.1.

1.16 The SWDP sets out both Strategic and Development Management policies (i.e. policies that will apply to individual development proposals) to ensure that development in south Worcestershire is appropriately located and designed. Whilst the SWDP provides the strategic framework within which the MWNDP is being prepared, the neighbourhood plan concentrates on key issues facing the Neighbourhood Area and includes planning policies that aim to deliver the right type, form, scale and design of development for the Parish.

1.17 The MWNDP provides a locally distinctive planning policy framework within the Neighbourhood Area for the period of 2020–2041. It covers this period to align with the SWDP Review time period particularly in relation to housing supply. The policies within the MWNDP are considered to be in general conformity with the higher level planning policy within both the adopted and emerging local plans, as required by the Localism Act, and with the NPPF.

1.18 The MWNDP has been developed through extensive consultation with the people of the Parish and others with an interest in the Parish. It is based on sound research and analysis of the available evidence.

Figure 1.1: Neighbourhood Area



1.19 MWPC has used a number of sources as evidence base to support the neighbourhood plan including the following, which are all available at <http://www.malvernwells-pc.gov.uk/local-information/neighbourhood-plans>

- The SWDP³ (February 2016) and its evidence base (where relevant to the Neighbourhood Area);
- The SWDP Review⁴ and its evidence base (where relevant to the Neighbourhood Area);
- Worcestershire's Local Transport Plan 4 (LTP4) (November 2017)⁵;
- The Malvern Wells Neighbourhood Area: Baseline Report (May 2019);
- Malvern Wells Neighbourhood Development Plan Landscape Sensitivity and Capacity Assessment Stage 2 Report by Carly Tinkler (December 2019);
- Malvern Wells Neighbourhood Development Plan Landscape Assessment Stage 1 Summary Report by Carly Tinkler (March 2017);
- Draft Malvern Wells Conservation Area Appraisal by MHDC (July 2019);
- Malvern Wells Neighbourhood Development Plan: Upper Welland Neighbourhood Heritage Area Report DRAFT (October 2019);
- Malvern Wells Neighbourhood Development Plan: Local Green Space Report DRAFT (November 2019);
- Malvern Wells Neighbourhood Development Plan Residential Character Area Report DRAFT (October 2019);
- Malvern Wells Housing Needs Survey: Analysis of Survey Results by MHDC (November 2019);
- Malvern Wells Neighbourhood Area: Site Assessment Report DRAFT (April 2020);
- Malvern Hills Area of Outstanding Natural Beauty Management Plan 2019-2024 by MHAONB Partnership;
- Malvern Hills Area of Outstanding Natural Beauty Guidance on Building Design (2013) by MHAONB Partnership;
- Malvern Hills Area of Outstanding Natural Beauty Guidance on the Selection and Use of Colour in Development (2016) by MHAONB Partnership; and
- A Study of the Dark Skies of the Malvern Hills AONB in the Winter of 2012/13 by Dr. Chris Baddiley on behalf of the MHAONB Partnership.

³ https://www.swdevelopmentplan.org/?page_id=13752

⁴ https://www.swdevelopmentplan.org/?page_id=13748

⁵ The LTP4 sets the strategic vision and direction of highways and transportation services in Worcestershire. The availability of a reliable and efficient transport network plays a major role in the effectiveness of the Worcestershire economy. Where investment in transport infrastructure and services has been inadequate, this has been shown to adversely impact on future growth and competitiveness.

Next Steps

1.20 The next steps of the MWNDP include:

- Review and re-draft of MWNDP following Regulation 14⁶ consultation responses;
- Submission of MWNDP to MHDC in accordance with Regulation 15⁷
- Regulation 16⁸ consultation of the Submission Version MWNDP by MHDC;
- Independent examination;
- Referendum; and
- The making of the Plan by MHDC.

⁶ Regulation 14 of The Neighbourhood Planning (General) Regulations 2012 (as amended)

⁷ Regulation 15 of The Neighbourhood Planning (General) Regulations 2012 (as amended)

⁸ Regulation 16 of The Neighbourhood Planning (General) Regulations 2012 (as amended)
<http://www.legislation.gov.uk/uksi/2012/637/contents/made>

2. The Planning Policy Context

National Planning Policy Framework (2019)

2.1 The NPPF and associated Planning Practice Guidance (PPG) set out the Government's planning policies for England and how these are expected to be applied. They set out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people can produce their own and distinctive neighbourhood plans, which reflect the needs and priorities of their communities.

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2.2 Fundamental to the Government's planning policy is the presumption in favour of sustainable development. The NPPF identifies three dimensions to sustainable development: economic, social and environmental. These give rise to the need for the planning system to have three overarching objectives:

- An economic objective – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation, and by identifying and co-ordinating development requirements, including the provision of infrastructure;
- A social objective – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of 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 wellbeing; and
- An environmental objective – 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.

2.3 According to the NPPF these objectives cannot be undertaken in isolation because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.

2.4 Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including:

- Making it easier for local jobs to be created;
- Achieving net gains for nature;
- Ensuring better design;
- Improving the conditions in which people live, work, travel and take leisure, and

- Widening the choice of high quality homes.

2.5 In applying the presumption in favour of sustainable development the NPPF states (paragraph 11) that strategic policies should provide for objectively assessed needs for housing and other uses unless the application of the policies within the Framework that protect areas or assets of particular importance, such as an Area of Outstanding Natural Beauty, provides a strong reason for restricting the overall scale, type or distribution of development on the plan area.

2.6 Planning practice guidance (para 041 Reference ID: 8-041-20190721) states 'The National Planning Policy Framework makes clear that the scale and extent of development in these areas⁹ should be limited, in view of the importance of conserving and enhancing their landscapes and scenic beauty. Its policies for protecting these areas may mean that it is not possible to meet objectively assessed needs for development in full through the plan-making process, and they are unlikely to be suitable areas for accommodating unmet needs from adjoining (non-designated) areas. Effective joint working between planning authorities covering designated and adjoining areas, through the preparation and maintenance of statements of common ground, is particularly important in helping to identify how housing and other needs can best be accommodated.'

2.7 The above paragraphs are particularly relevant in the Malvern Wells Neighbourhood Area which is wholly within the Malvern Hills Area of Outstanding Natural Beauty.

Neighbourhood Plans

2.8 A neighbourhood plan should support the delivery of strategic policies contained in the local plan and should shape and direct development that is outside of these strategic policies.

2.9 As a consequence, the community of Malvern Wells must:

- develop a neighbourhood plan that supports the strategic development needs for the area as set out in the adopted SWDP, and
- beyond these strategic elements, plan positively to support local development, shaping and directing sustainable development in the area.

2.10 A neighbourhood plan's policies once brought into force, will take precedence over existing non-strategic policies in a local plan for the Neighbourhood Area where there may be conflict unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

⁹ Areas include Areas of Outstanding Natural Beauty.

Strategic Policies

2.11 The strategic policies for the Neighbourhood Area are set out within the adopted South Worcestershire Development Plan (February 2016). There are a number of strategic policies within the SWDP that are relevant to the Neighbourhood Area and in which policies within the MWNDP have to be in general conformity with. The South Worcestershire Councils¹⁰ (SWC) have produced a note identifying strategic policies for the purposes of neighbourhood planning¹¹. The following strategic policies are relevant to the Neighbourhood Area:

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- SWDP1: Overarching Sustainable Development Principles – reflects the presumption in favour of sustainable development within NPPF.
- SWDP2: Development Strategy and Settlement Hierarchy – sets out the development strategy principles and the focus of development through allocations, urban extensions and windfall development.
- SWDP3: Employment, Housing and Retail Provision Requirement and Delivery – sets out the objectively assessed need and requirement for the key land uses within each of the constituent parts of South Worcestershire.
- SWDP4: Moving Around South Worcestershire – seeks to manage travel demand, provide alternative modes of travel and deliver transport infrastructure necessary to support economic prosperity.
- SWDP5: Green Infrastructure (GI) – seeks to ensure the provision, maintenance and connectivity of GI within proposals for new development. The policy links with SWDP38: Green Space which is a non-strategic policy.
- SWDP6: Historic Environment - seeks to conserve and enhance the Area's designated and non-designated heritage assets. The policy links with SWDP24: Management of the Historic Environment which is a non-strategic policy.
- SWDP7: Infrastructure – the local authorities will work closely with partners to bring forward appropriate and proportionate infrastructure required to deliver the Plan and development will be required to provide or contribute towards the provision of infrastructure needed to support it.
- SWDP8: Providing the Right Land and Buildings for Jobs – seeks to protect the employment allocations for B1, B2 and B8 uses. The policy does allow for other uses that demonstrate job creation provided they do not undermine or constrain the main purpose of the employment allocation. The policy also provides criteria that need to be met for change of use of existing B1, B2 and B8 premises over 1,000sqm.
- SWDP9: Creating and Sustaining Vibrant Centres - supports new retail, leisure and tourism development of an appropriate scale to its location. Measures to secure the vitality and viability of Centres can be set out in neighbourhood plans which

¹⁰ The South Worcestershire Councils consists of Malvern Hills District Council, Wychavon District Council and Worcester City Council.

¹¹ https://www.malvern hills.gov.uk/documents/283188/8815787/Strategic_Policies_NP.pdf/603496eb-f877-8b22-4b72-bad6d7e1fe6b

can include environmental enhancements and activities that seek to improve the visitor experience.

- SWDP10: Protection and Promotion of Centres and Local Shops - supports new retail and leisure development of an appropriate scale to its location and the hierarchy of centres as shown at Table 5 within the SWDP.
- SWDP12: Employment in Rural Areas - the policy refers to Category 1, 2 and 3 villages and lower category villages and the open countryside
- SWDP13: Effective Use of Land – relates to housing and ensuring that new residential development makes the most effective and sustainable use of land focusing on housing density, reusing previously developed land (PDL) including windfall sites and making only exceptional use of Best Most Versatile Agricultural Land.
- SWDP14: Market Housing Mix - relates to housing development of 5 or more units which should contain, subject to viability considerations, a mix and type of market housing. The mix will be informed by latest SHMA and other local data for example neighbourhood plans.
- SWDP15: Meeting Affordable Housing Needs - seeks the provision of affordable housing associated with new residential development. The proportion of affordable housing is dependent on size and location of development.
- SWDP17: Travellers and Travelling Show people – sets out the requirement for plots and pitches and a set of criteria for assessing proposals.
- SWDP21: Design – a criteria based policy seeking to encourage high quality design.
- SWDP22: Biodiversity and Geodiversity – seeks to protect species and habitats, ensure compensatory provision where relevant and enhancement through development where practicable.
- SWDP23: The Cotswolds and Malvern Hills AONB – seeks to protect the natural beauty of the AONB and conserve and enhance the special qualities of its landscape.
- SWDP27: Renewable and Low Carbon Energy – seeks to ensure that new developments over 100sqm gross or one or more dwellings incorporate, subject to viability considerations, at least 10% of its predicted energy requirements from renewable or low carbon sources.
- SWDP28: Management of Flood Risk – seeks to minimise the impacts of and from flood risk.
- SWDP52: Malvern – lists a number of allocations one of which is within the Neighbourhood Area (SWDP52m: Former Railway Sidings. Peachfield Road) that help to ensure that the objectively assessed need will be met through new development.

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- SWDP55: Three Counties Showground – safeguards the site for agriculture, horticulture, equestrianism and other countryside-related uses. The policy states that a masterplan will be produced for the site. It includes criteria that proposals for new operational facilities and infrastructure will need to meet. The location of the site within the MHAONB is a key issue.

2.12 The SWDP is currently being reviewed. The SWC published a Preferred Options SWDP Review for consultation between 4 November and 16 December 2019¹². Once the SWDP Review is adopted neighbourhood plans will need to be in general conformity with its strategic policies. According to Planning Practice Guidance¹³ emerging neighbourhood plans should take account of emerging local plans and in particular its evidence base and reasoning. In this context the PPG states 'The local planning authority should take a proactive and positive approach, working collaboratively with a qualifying body'.. 'so that complementary neighbourhood and local plan policies are produced'.

2.13 By definition any policy that is not identified as a strategic policy would be classed as a non-strategic policy. Non-strategic policies in the Neighbourhood Plan would take precedence over existing non-strategic policies in the SWDP where they are in conflict unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

2.14 Minerals and waste matters are outside of the remit of neighbourhood planning. Nevertheless Local Plan policies relating to minerals and waste can be found in the Waste Core Strategy for Worcestershire (2012)¹⁴ and saved policies from the Hereford and Worcester Minerals Plan (1997)¹⁵.

¹² https://www.swdevelopmentplan.org/?page_id=14555

¹³ Paragraph: 009 Reference ID: 41-009-20190509

¹⁴ http://www.worcestershire.gov.uk/info/20015/planning_policy_and_strategy/311/waste_core_strategy

¹⁵ http://www.worcestershire.gov.uk/info/20015/planning_policy_and_strategy/1009/adopted_minerals_local_plan

3. Vision and Objectives

3.1 The vision and objectives are based on the spatial issues and considerations within the Neighbourhood Area along with the community's views and opinions for the future of the Parish. These form the foundation of the MWNDP, its policies and proposals.

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3.2 The MWNDP seeks to protect the unique natural assets within the Parish such as the Malvern Hills AONB and Site of Special Scientific Interest (SSSI) and its Commons and other open spaces. It also seeks to protect its natural and built heritage and history including the development associated with the parish's expansion to the spa town of Malvern.

3.3 Malvern Wells is considered an attractive location for older persons, particularly retirees, to move to. Its setting, along with its culture, heritage and its locational advantages are key attributes to its attractiveness. The MWNDP seeks to provide additional housing to enable existing residents to 'downsize' and thereby making available some of the existing housing stock to the market.

Vision

3.4 The vision sets out what the people of Malvern Wells wish their Parish to be like by 2041. It is based on the key issues raised by the various communities within the Parish which has been gathered through MWPC's engagement with residents on the MWNDP and through its other activities. The Vision helps shape the objectives and policies set out in the MWNDP.

The Vision for Malvern Wells Parish

Malvern Wells Parish will be a vibrant, healthy, safe and accessible place to live with a range of services and facilities to meet the everyday needs of its communities.

The special landscape and natural beauty of the AONB and its associated Hills, Commons, green and open spaces and countryside are conserved and enhanced through careful management and new development that is sensitive and responsive, in terms of scale, size, design, colour and type, to this exceptional natural and built environment.

New development will be built to zero carbon emissions and incorporate on site renewable energy generation. Growth will be delivered to meet local need and managed through the appropriate improvements to infrastructure and utilities within the context of its rural setting where landscape, nature conservation and heritage assets will be conserved, enhanced and celebrated.

In fulfilling the above the Malvern Wells Neighbourhood Development Plan will play an important role in ensuring that Malvern Wells Parish continues to provide an outstanding quality of environment for all those that experience it and makes its contribution towards tackling climate change.

Objectives

3.5 To achieve this Vision MWPC has identified ten objectives for the MWNDP. These objectives have emanated from the spatial issues raised through public engagement and evidence base gathering. Policies and projects within the MWNDP have been developed to ensure that the objectives and vision can be realized.

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1. Conserve and enhance the special landscape and natural beauty of the AONB through preserving the rural character and scale of the settlement (which includes the neighbourhoods of Malvern Wells, Upper and Lower Wyche, Fruitlands and Upper Welland); ensuring all new development responds to and reinforces the distinctive characteristics of the high-quality environment within the Parish; and protecting and enhancing key views to and from the Malvern Hills and other important visual features within the Parish.
2. Protect and enhance the Green Infrastructure within the Parish through preserving locally identified green gateways and gaps within the neighbourhoods and identifying, designating and protecting sites as Local Green Space, Neighbourhood Open Space and Woodlands.
3. Ensure sustainable design and construction through all new development having zero carbon emissions and 100% on-site energy generation from renewable or low carbon sources. New development should reduce demand for non-renewable energy and water use through energy efficiency design, use of materials and building methods and the use of on-site renewable energy to generate the energy needs for the development.
4. Identify, nominate, preserve and enhance non-designated heritage assets to reinforce the distinctive characteristics of the Parish's high quality built environment.
5. Protect and enhance existing community facilities and seek opportunities to develop new facilities including a community centre, community allotments and land for a cemetery.
6. Support the aspirations of local businesses within the Parish, including proposals which enhance the facilities at the Three Counties Showground and Worcestershire Golf Club, providing they do not adversely harm the landscape character and visual amenity of the AONB, the amenity of local residents and the local transport infrastructure.
7. Strengthen and support sustainable tourism which maximise benefits to the local economy, environment and community including conserving and enhancing the special qualities of the AONB, the amenity of local residents and the local transport infrastructure.
8. Ensure development integrates with and contributes to the necessary improvements to the capacity of infrastructure, utilities and services.
9. Provide high quality and sustainable new housing to lifetime standards to meet identified local need on sites of a scale and size appropriate to the Parish's location within the AONB.

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10. Sustain the health, well-being and safety for all in the community through safeguarding and enhancing local facilities and services and /or ensuring that those services beyond the parish are easily accessible by parishioners.

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4. Strategy

4.1 The strategic framework for future growth and the management of development within the parish up to 2030 has been established through the adopted SWDP. In terms of growth the SWDP provides for one residential allocation at the former railway sidings on Peachfield Road for 20 dwellings (SWDP52m) and the allocation of the Three Counties Showground for agriculture, horticulture, equestrianism and other countryside-related uses (SWDP55). This strategic framework is being updated and extended within the SWDP Review (SWDPR) which will look at providing for growth and the management of development to 2040. The MWNDP seeks to support the strategic requirements to 2040 whilst ensuring that the unique qualities of the parish; the Malvern Hills AONB special landscape and natural beauty and associated characteristics, its rich historic environment and its open countryside and Green Infrastructure are protected and enhanced.

4.2 A key component of the MWNDP strategy is to promote and achieve sustainable development in the parish up to and beyond 2040 by ensuring that strategic growth and other development provide sustainable and beneficial change to the environment and communities within the parish. Key to helping to achieve this is the MWNDP's objective for all new development having zero carbon emissions and 100% on-site energy generation from renewable or low carbon sources.

4.3 The parish's position at the foot of the Malvern Hills provides unique and special views and vistas to this landscape asset from many parts of the parish and beyond which are recognised through AONB policies and guidance. The MWNDP seeks to protect and enhance important local views and vistas within the parish. The character of the parish's landscape is also acknowledged and to be protected through the plan.

4.4 The parish's Green Infrastructure is a unique and valuable asset. It is key to it being a sustainable and attractive place to live, work and visit. Important green spaces are to be designated Local Green Spaces and will be given protection through the MWNDP. Other greenspaces will also be supported by a policy seeking to protect and enhance them where relevant.

4.5 Trees, woodland and hedges of local importance and high visual amenity, biodiversity and ecosystem value will be protected. Should there be a loss of these valuable habitats the plan seeks appropriate mitigation. Opportunities will be taken to plant additional woodland to help mitigate for climate change and enhance the landscape character of the parish. The natural environment and its wildlife will be protected and development proposals will need to provide net gains in biodiversity within the parish.

4.6 The parish is rich in heritage and its historic environment is a major asset for the area. There are a number of designated heritage assets including a Scheduled Ancient Monument, a number of Grade II listed buildings and a conservation area. There are also a number of locally important buildings and structures. A collection of buildings centred on the historic core of Upper Welland are recognised for protection within a designated Neighbourhood Heritage Area. Locally important buildings and structures will be identified by MWPC and the local community and proposed for nomination on the Local List to MHDC. The MWNDP will seek to protect the non-designated heritage assets whether or not they are on the Local List.

4.7 Local community facilities will be supported and protected through policy. The MWNDP seeks to bring forward improvements in community infrastructure provision including proposing land to be used as a community orchard, community allotments and as a cemetery. There are a number of community-related projects identified within the MWNDP including the provision of a new community hall.

4.8 The NDP strategy supports the need for development and improvements at the Three Counties Showground subject to proposals not impacting on the AONB, the local highway and residential amenity. In addition it supports the need for operational development of an appropriate scale at the Worcestershire Golf Club subject to the same issues. The MWNDP identifies two Neighbourhood Centres that provide important local facilities for communities within the parish which are to be protected from development.

4.9 The strategy seeks to ensure the appropriate provision and phasing of infrastructure for new development. There should be no worsening of the existing situation and the MWNDP seeks to use development, where appropriate, to make improvements to the existing infrastructure provision. There is a particular need to improve bus service provision and the communication infrastructure within the parish.

4.10 The need for additional housing to 2040 is set out in the SWDPR. There are no additional allocations proposed within the SWDPR beyond the continuation of the existing SWDP housing allocation at the former railway sidings. The housing needs survey commissioned by MWPC identifies a local housing need within the parish predominantly for one bedroom properties, principally resulting from a desire to 'downsize'. The MWNDP strategy seeks, within the context of the AONB and the Conservation Area, to facilitate meeting part of this need by allocating available land for housing of an appropriate type. The MWNDP has selected those available plots that have the highest landscape capacity for change (the lowest landscape impact) as identified in the Landscape Sensitivity and Capacity Assessment commissioned by MWPC. Such development would additionally 'free up' existing family sized homes within the parish that are currently 'under-occupied'.

4.11 Housing growth is therefore to be accommodated within the allocations in the SWDP and MWNDP. Windfall sites will be subject to rigorous scrutiny in relation to their scale, sustainability credentials and impact on the surrounding area. A key requirement of future housing provision is that it meets local needs in terms of tenure, size and type of housing and that it is properly integrated into the parish thereby maintaining its unique and distinctive character.

5. Policies

5.1. SUSTAINABLE DEVELOPMENT

Policy MWSD1: Promoting and Achieving Sustainable Development

Proposals which clearly demonstrate they promote and achieve sustainable development in accordance with the vision, objectives, strategy and policies set out in the MWNDP will be supported. Where proposals conflict with the policies within the MWNDP and other relevant parts of the development plan planning permission will not usually be granted unless material considerations indicate that the plan should not be followed.

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Reasoned Justification

5.1.1 According to the NPPF the purpose of the planning system is to contribute to the achievement of sustainable development (para 7). Sustainable development in this context is defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs (Resolution 42/187 of the UN General Assembly). Achieving sustainable development means the planning system should perform three mutually dependent roles; economic, social and environmental (para 8).

5.1.2 At the heart of the NPPF is the presumption in favour of sustainable development which in relation to neighbourhood plan-making means that neighbourhood plans support the delivery of strategic development policies contained in local plans and should shape and direct development that is outside of these strategic policies (para 13).

5.1.3 This overarching policy relates to the overall Vision and the 10 Objectives of the Plan. It aims to establish an overarching guide for all development in the neighbourhood area and places more specific policies in context.

5.1.4 The MWNDP seeks to ensure that the Neighbourhood Area and its community is a thriving and sustainable one. The concept of sustainability in communities covers a range of social, economic and environmental factors. These include having a balanced mix of age-ranges, good housing, employment, facilities and services, as well as having good health and wellbeing, pride in the place and a community spirit which all help to create resilient sustainable communities. It also means contributing to, protecting and enhancing our highly valuable natural, built and historic environment.

Related National and Local Plan policies

5.1.5 The principles of promoting and achieving sustainable development are in accordance with the National Planning Policy Framework (in particular paragraphs 7-12) and with strategic policy SWDP1: Overarching Sustainable Development Principles.

Objectives

5.1.6 All 10 objectives from Section 3 are relevant to this policy.

5.2. THE MALVERN HILLS AREA OF OUTSTANDING NATURAL BEAUTY

Policy MWA1: The Malvern Hills Area of Outstanding Natural Beauty

Development will be supported where it does not adversely affect the intrinsic natural beauty of the landscape and is necessary to promote the economic and social well-being of the AONB and their communities and enhance the quality of the landscape or biodiversity. Proposals should demonstrate that they:

1. conserve and enhance the Malvern Hills AONB's special landscape and natural beauty, distinctive character, biodiversity, geodiversity and tranquillity in accordance with the overall purpose of the AONB designation;
2. take into account the aims, objectives and policies within the most up-to-date approved Malvern Hills AONB Management Plan;
3. have regard to the Malvern Hills AONB Guidance on Building Design; Guidance on the Selection and Use of Colour in Development and other relevant Guidance in order that they respect the natural beauty of the Malvern Hills, its traditional built character and reinforces its sense of place and local character; and
4. avoid adverse impacts from individual proposals, including their cumulative effects, unless these can be satisfactorily mitigated.

Reasoned Justification

5.2.1 Areas of Outstanding Natural Beauty (AONBs) are designated by the Government for the purpose of ensuring that the special qualities of the finest landscapes in England and Wales are conserved and enhanced. In policy terms they have the same planning status as National Parks¹⁶. The Countryside and Rights of Way Act 2000 places a statutory duty on local authorities to have regard to the purpose of conserving and enhancing the natural beauty of AONBs when coming to decisions or carrying out their activities relating to, or affecting, land within these areas¹⁷.

5.2.2 The Malvern Hills AONB is a nationally designated landscape. As such, and in accordance with NPPF, the scale and extent of development should be limited. Planning permission for major development will be refused other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest (para. 172 of NPPF). The NPPF goes on to state 'Consideration of applications for major development should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and

¹⁶ NPPF paragraph 172 "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads."

¹⁷ Countryside and Rights of Way Act 2000 Section 85.

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- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

5.2.3 National guidance explains that whether a proposal constitutes major development is a matter for the relevant decision taker, taking into account the proposal in question and the local context (footnote 55 of NPPF). For the purposes of the MWNDP, 'major development' will not be restricted to the definition of major development in the Town and County Planning (Development Management Procedure) (England) Order 2015 or to proposals that raise issues of national significance. It will also include consideration of whether a proposal has the potential to have a serious adverse impact on the AONB.

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5.2.4 The Malvern Hills AONB covers the whole of the Parish. The Malvern Hills AONB Partnership prepares a statutory AONB Management Plan which formulates policy for the management of the AONB and for the carrying out of functions in relation to it. The Malvern Hills AONB Management Plan 2019-2024¹⁸ is a material consideration in planning decision-making.

5.2.5 According to the Management Plan, the special quality of the Malvern Hills lies in its contrasts. The distinctive, narrow, north-south ridge, a mountain range in miniature, thrusts unexpectedly from the pastoral farmland patchwork of the Severn Vale. The highest point is Worcestershire Beacon (425m) and walkers along the ridge crest enjoy views as far as Wales and the Cotswolds. The geological variety, and thousands of years of traditional farming have given the AONB great ecological value. Herb-rich, unimproved pastures and native woodland support a wealth of habitats, species and wildlife. In addition, a historical landscape, the ridge is crowned by two ancient hill forts, the most famous being the ditches and ramparts of British Camp.

5.2.6 The special qualities of the Malvern Hills AONB as referenced in the Management Plan which need to be conserved and enhanced are:

- The Malvern Hills: a high, dramatic ridge of ancient rock that is visible from the Severn Vale and from the rolling hills and valleys to the west.
- Dramatic scenery and spectacular views arising from the juxtaposition of high and low ground.
- A distinctive and varied geology, with a variety of different rock types including granites, diorites, volcanic lavas, limestones, sandstones, mudstones and shales. This gives rise to a unique array of landscapes and natural habitats.
- A wide variety of landscape types in a relatively small area. Assessments of the area's landscape character identify ten distinct landscape types. Woodland and grassland in varying mixes are the most prevalent.
- A distinctive combination of landscape elements that include orchards, parklands, ridgelines, ponds, quarries, hedgerows and watercourses.
- An unspoiled 'natural' environment supporting a wide variety of wildlife habitats and species, many of which are nationally rare.
- An historic landscape of ancient unenclosed commons, varied field boundary patterns and designed parks and gardens, for example at Eastnor.
- A rich and distinctive historic environment including Bronze Age burial grounds, moated sites and Iron Age hill forts, for example British Camp.

¹⁸ <http://www.malvernhillsaonb.org.uk/wp-content/uploads/2019/04/64217-Malvern-Hills-AONB-Management-Plan-2019-24-v06.pdf>

- Distinctive 'villagescapes', including conservation areas, listed buildings and local features that define a 'spirit of place' in the settlements.
- Thriving and active communities with a low deprivation index that reflects the area's prosperity and the availability of employment.
- A history of recreation and tourism that continues today, with people coming to enjoy the hills, spas and the tranquillity of the rural landscapes.
- A sense of remoteness and tranquillity, underpinned by dark night skies and limited noise and disturbance. People feel calm and spiritually refreshed.
- A strong 'spirit of place', landscapes that have inspired and continue to inspire and which have a deep cultural narrative.
- Open access in many places over the hills and commons, providing opportunities for bracing walks with fine views.

5.2.7 There are a number of Malvern Hills AONB guidance documents relevant to landscape character and visual amenity, which should be referenced for proposals for new residential and non-residential development, including:

- Management Plan 2019-2024¹⁹
- Landscape Strategy and Guidelines²⁰
- Guidance on Identifying and Grading Views and Viewpoints²¹
- Guidance on the Selection and Use of Colour in Development²²
- Guidance on Building Design²³

Related National and Local Plan policies

5.2.8 Policy MWA1 has regard to national policies, in particular NPPF paragraph 172 and advice contained in planning practice guidance as demonstrated in the Basic Conditions Statement. The policy is also in general conformity with strategic policy SWDP23: The Cotswolds and Malvern Hills Areas of Outstanding Natural Beauty.

Objectives

5.2.9 This policy fulfils the following NDP objectives:

1. Conserve and enhance the special landscape and natural beauty of the AONB through preserving the rural character and scale of the settlement (which includes the neighbourhoods of Malvern Wells, Upper and Lower Wyche, Fruitlands and Upper Welland); ensuring all new development responds to and reinforces the distinctive characteristics of the high-quality environment within the Parish; and protecting and enhancing key views to and from the Malvern Hills and other important visual features within the Parish.
2. Protect and enhance the Green Infrastructure within the Parish through preserving locally identified green gateways and gaps within the neighbourhoods

¹⁹ <http://www.malvernhillsaonb.org.uk/wp-content/uploads/2019/04/64217-Malvern-Hills-AONB-Management-Plan-2019-24-v06.pdf>

²⁰ http://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/MalvernLandStratGuideLoResFinal_000.pdf

²¹ http://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/KEYVIEWSFinalreport-lowreswebsite_000.pdf

²² http://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/guidance_on_colour_use_screen.pdf

²³ http://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/MalvernBuildingDesignGuideLoRes_001.pdf

and identifying, designating and protecting sites as Local Green Space, Neighbourhood Open Space and Woodlands.

6. Support the aspirations of local businesses within the Parish, including proposals which enhance the facilities at the Three Counties Showground and Worcestershire Golf Club, providing they do not adversely harm the landscape character and visual amenity of the AONB, the amenity of local residents and the local transport infrastructure.
7. Strengthen and support sustainable tourism which maximise benefits to the local economy, environment and community including conserving and enhancing the special qualities of the AONB, the amenity of local residents and the local transport infrastructure.
9. Provide high quality and sustainable new housing to lifetime standards to meet identified local need on sites of a scale and size appropriate to the Parish's location within the AONB.

5.3 GREEN INFRASTRUCTURE

Policy MWG1: Local Green Space

The following areas, identified at Figures 5.1.1-5.1.9 in Appendix 5.1, are designated as Local Green Space where development will not be approved except in very special circumstances:

LGS01: Assarts playing fields
LGS02: Former Abbey College playing fields
LGS03: Holywell Park
LGS04: Jubilee Garden
LGS05: Malvern Common
LGS06: Malvern Wells Cemetery
LGS07: St Wulstan's Nature Reserve
LGS08: St Wulstan's Village Green
LGS09: Upper Welland Road Green Gap

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Reasoned Justification

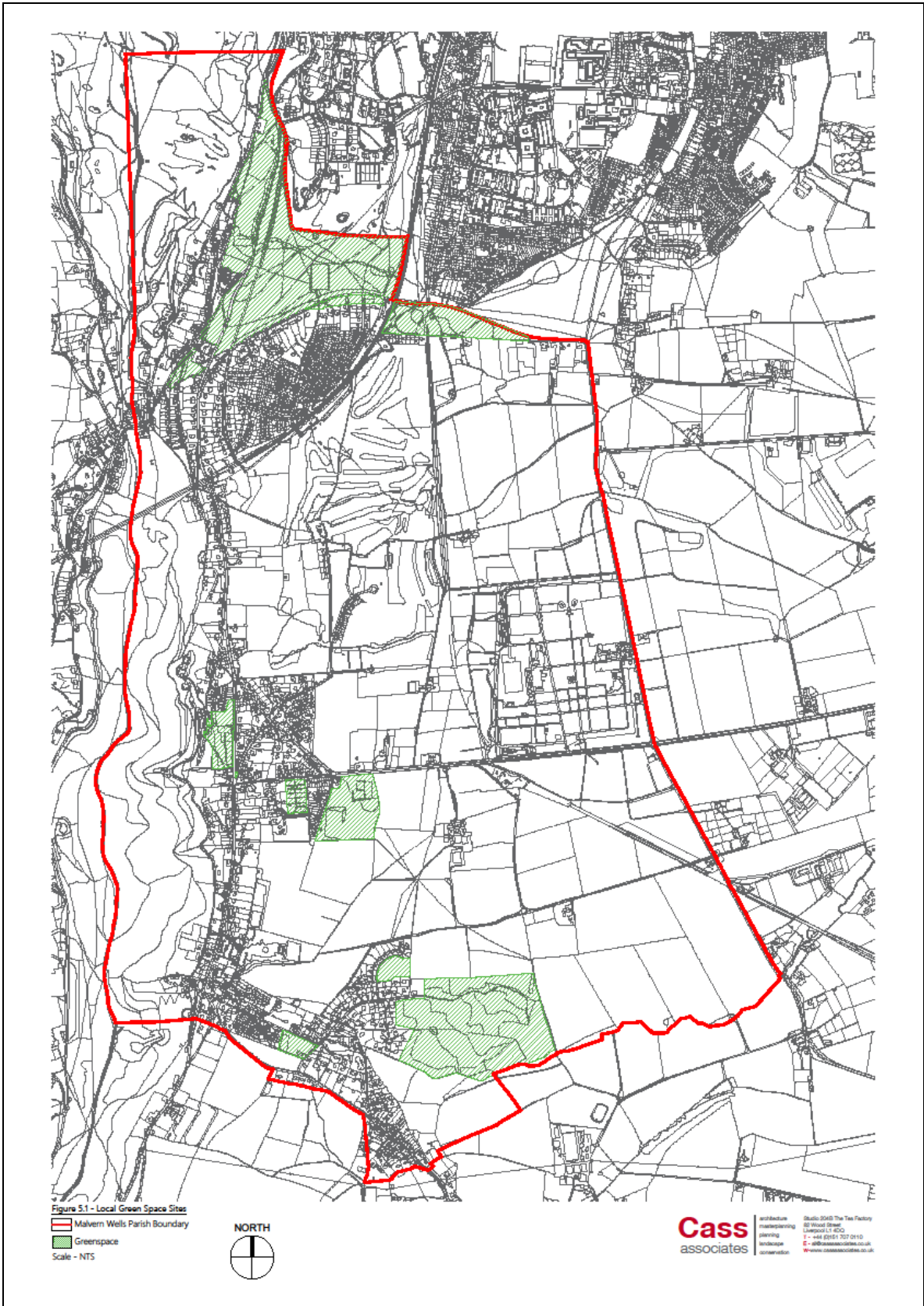
5.3.1 In accordance with the NPPF the community wishes to see greenspaces of particular importance to them protected for the future. As such and in line with paragraphs 99-101 of the NPPF the most important greenspaces will be afforded protection from new development unless very special circumstances demonstrate proposals are appropriate. These spaces are designated as LGS. Their locations are shown at Figure 5.1 (additional plans of each LGS are shown at Figures 5.1.1-5.1.9 at Appendix 5.1).

5.3.2 The Malvern Wells Neighbourhood Area Local Green Space Report provides the evidence to demonstrate that each of Local Green Space sites meets the three criteria at paragraphs 99-100 of the NPPF.

Related National and Local Plan policies

5.3.3 Policy MWG1 has regard to national policies, in particular NPPF paragraphs 99-101, and advice contained in planning practice guidance as demonstrated in the Local Green Space Report and the Basic Conditions Statement. The policy is also in general conformity with the strategic policy SWDP 5: Green Infrastructure and provides a local perspective to non-strategic policy SWDP 38: Green Space.

Figure 5.1: Local Green Space sites



TO BE AMENDED TO INCLUDE UPPER WELLAND ROAD GREEN GAP AND ADD REF NOS.

Policy MWG2: Local Open Space

Proposals for development on Local Open Space (LOS) sites as identified at Figures 5.2.1-5.2.6 at Appendix 5.2 will be supported provided the following criteria are met:

- 1a) It can be demonstrated by the applicant, through an objective assessment, that any net loss of LOS is surplus to requirements; or
- 1b) The recreational function of the site is retained on site or provided off-site and is of an equivalent or better provision in terms of quantity and quality and is in an equivalent or better location for users of the existing site; and
- 2a) Improvements are made to the visual amenity and/or nature conservation value of any retained area of LOS following the development, or
- 2b) In cases where the whole LOS is to be developed improvements to visual amenity and nature conservation should be made to a nearby LOS site which provides a benefit to the character of the local area that may be achieved through a legal agreement; and
- 3) They do not diminish the connectivity of the local network of Green Infrastructure.

Reasoned Justification

5.3.4 Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities (NPPF para 96). In addition to the Hills, Commons and LGS there are other open spaces of public value that the local community also wish to see protected. Open spaces is defined within NPPF as 'All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer opportunities for sport and recreation and can act as visual amenity.

5.3.5 The MWNDP sets out a criteria-based policy that seeks to protect and enhance these open spaces, in general accordance with paragraph 97 of the NPPF and SWDP policy 38: Green Space. Four of the LOS sites are designated as Green Space on the SWDP Policies Map²⁴. However, the MWNDP also captures two other sites which are considered important neighbourhood amenities and are not protected by the SWDP Green Space policy; Abbey College playing fields and Malvern CE primary School playing fields. The location of the LOS within the parish is shown at Figure 5.2 and individual site plans are shown in Figures 5.2.1-5.2.6 at Appendix 5.2. The Local Open Space sites are (showing which are also designated as Green Space in the SWDP):

- LOS01: Land adjacent Old Wyche Road (SWDP designated Green Space) – natural and semi-natural greenspaces, including urban woodland and amenity green space providing visual amenity value within the Malvern Wells Conservation Area and to the All Saints Church and Wyche Primary School, biodiversity value and connections to the Green Infrastructure of the Commons and the Hills.

²⁴ <http://swdp.addresscafe.com/app/exploreit/default.aspx>

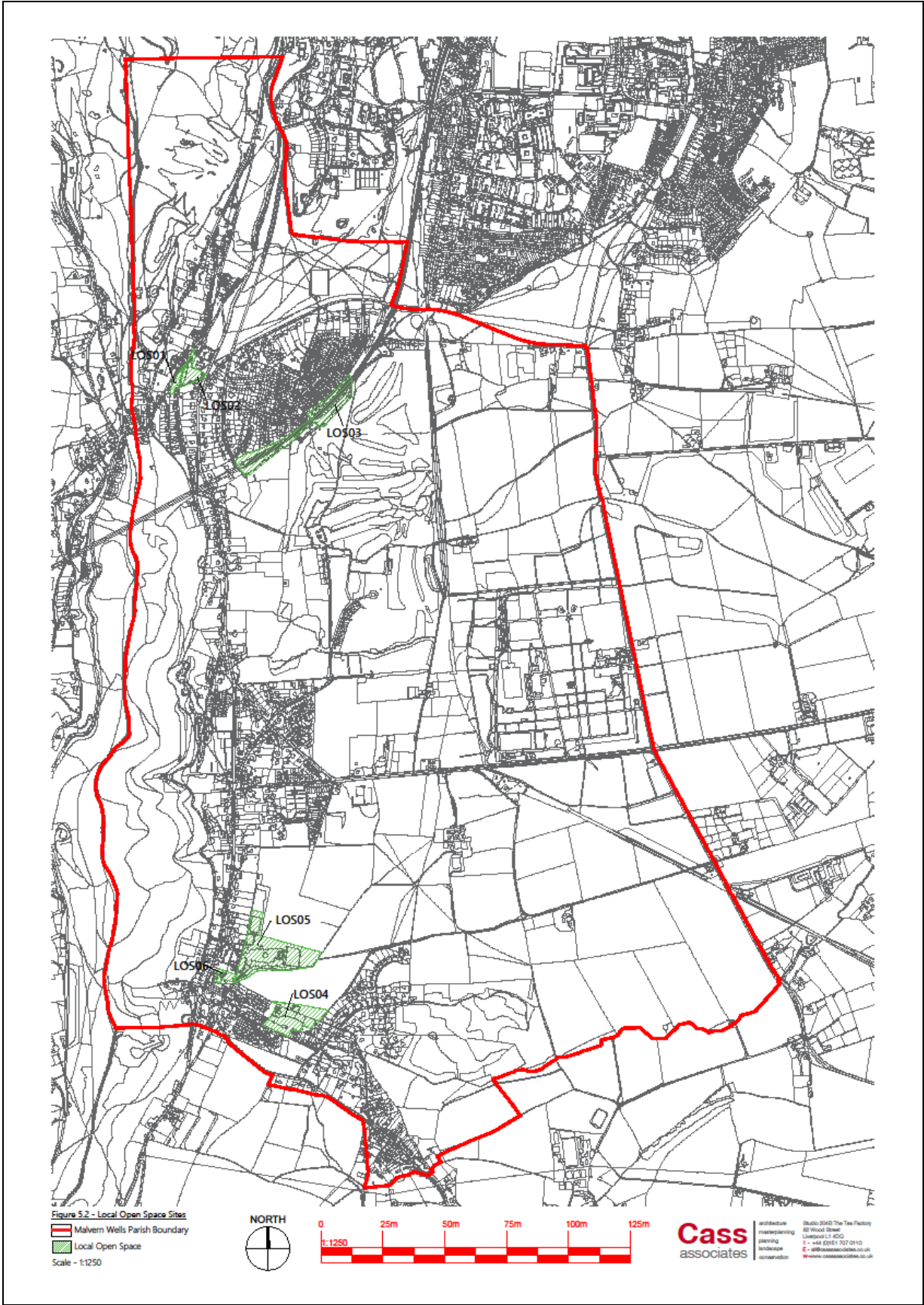
- LOS02: Land southwest of All Saints Church, Lower Wyche (SWDP designated Green Space) - natural and semi-natural greenspaces, including urban woodland and amenity green space providing visual amenity value within the Malvern Wells Conservation Area and to the All Saints Church and Wyche Primary School, biodiversity value and connections to the Green Infrastructure of the Commons and the Hills.
- LOS03: The Cotswold and Malvern rail line (SWDP designated Green Space) - natural and semi-natural greenspaces, including urban woodland and amenity green space providing visual amenity value for the Fruitlands Estate, a buffer to the railway line, biodiversity value and connections to the Green Infrastructure of the Commons and Worcestershire Golf Club.
- LOS04: The Homestead, Assarts Road (SWDP designated Green Space) - natural and semi-natural greenspaces, including urban woodland and amenity green space providing visual amenity value within the Malvern Wells Conservation Area, biodiversity value and connections to the Green Infrastructure of Assarts playing fields and the wider countryside.
- LOS05: Abbey College playing fields – although privately owned these playing fields could offer opportunities for sport and recreation to the wider public. At the present time their recreational value is not recognised within the SWDP. The site also has amenity value as part of the open and undeveloped setting to the Malvern Wells Conservation Area’s eastern boundary.
- LOS06: Malvern Wells CE Primary School playing fields – the recreational value of the school playing fields are not currently recognised within the SWDP.

5.3.6 Criteria 1a and 1b seeks to protect the recreational function of LOS sites whereas criteria 2a and 2b seeks to protect and mitigate against the loss of a site’s visual amenity and nature conservation value from development. Criterion 3 seeks to create and retain physical links between open spaces and the countryside. Opportunities to expand the network of open spaces and within the Neighbourhood Area will be supported. This will help to provide a robust green infrastructure network and the associated benefits in terms of recreational opportunities, visual and environmental amenity value and climate change adaptation. This is in accordance with paragraph 171 of the NPPF which seeks to ensure that plans take a strategic approach to the maintaining and enhancing networks of habitats and green infrastructure.

Related National and Local Plan policies

5.3.7 Policy MWG2 has regard to national policies, in particular NPPF paragraphs 96 & 97, and advice contained in planning practice guidance as demonstrated in the Basic Conditions Statement. The policy is also in general conformity with the strategic policy SWDP 5: Green Infrastructure and provides a local perspective to non-strategic policy SWDP 38: Green Space.

Figure 5.2: Local Open Space sites



Policy MWG3: Woodfarm Road Public Open Space

A site of 1.53ha on Woodfarm Road, as shown at Figure 5.3, is allocated as Public Open Space for informal recreation, biodiversity and health and well-being to meet the needs of the future occupiers of the homes within the proposed housing allocations at Woodfarm Road (see policies MWH4A and MWH4B) and existing residents within the parish. The Public Open Space will include an amenity open space with grassland and wildflower meadow in the southern half and a community orchard in the northern half of the site. Proposals for the Public Open Space will also include long-term maintenance and management arrangements.

Reasoned Justification

5.3.8 This 1.53ha site is located between the two proposed housing allocations at policies MWH4A and MWH4B and the existing housing on Woodfarm Road. The site, as shown on Figure 5.3, will provide the recreational open space requirement, as per policy SWDP39, for the two proposed allocations giving the future occupiers of those developments and existing residents within the parish opportunities for informal recreation.

5.3.9 The Public Open Space will include grassland and a wildflower meadow of local provenance which will preserve the views of the Hills from the existing properties on Woodfarm Road. The northern half of the site will include an orchard characteristic of the local area which will help to provide a landscape screen between the existing housing on Woodfarm Road and the proposed housing at the Woodfarm Road East site. Proposals for the Public Open Space should have regard to relevant guidance from the Malvern Hills AONB and be produced in consultation with the MHAONB Partnership Unit. The long-term maintenance and management arrangements for the Public Open Space will need to be secured as part of any proposal.

Related National and Local Plan policies

5.3.10 Policy MWG3 has regard to national policies, in particular NPPF paragraphs 91(c), 92 & 96, and advice contained in planning practice guidance as demonstrated in the Basic Conditions Statement. The policy is also in general conformity with the strategic policy SWDP 5: Green Infrastructure and provides a local perspective to non-strategic policies SWDP 38: Green Space and SWDP39: Provision for Green Space and Outdoor Community Uses in New Development.

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Policy MWG4: Woodland, Trees and Hedgerows

A. Developments which involve the loss of woodland, aged or veteran trees or mature and biodiversity rich hedgerows will not be supported unless the need for, and the benefits of, the development in that location clearly outweigh the loss. In these cases compensatory measures must be put in place.

Appropriate arboricultural surveys must be provided to assess the value of the existing trees and hedgerows and the impact of the proposals on them. Trees and hedgerows not to be retained as a result of the development are to be replaced on the site, or if this is not possible, elsewhere, as close as possible to the site, unless it can be demonstrated off-site provision is not deliverable.

B. Proposals that provide new accessible community native woodland and improve existing woodland, trees and hedgerows at the following sites, either as part of a development or a stand-alone project, will be supported:

- W001: Hornyold Wood
- W002: Homestead
- W003: St Wulstan's Nature Reserve
- W004: Abbey College
- W005: Cotswold and Malvern Rail Line
- W006: Worcestershire Golf Club
- W007: Active Travel Corridor

Reasoned Justification

5.3.11 Hedgerows are defined within the Hedgerows Regulations 1997 and trees protected by tree preservation orders (TPO) are covered by the Town & Country Planning Act 1990 (as amended) and the Town & Country Planning (Tree Preservation) (England) Regulations 2012. Trees in a conservation area that are not protected by an TPO are protected by the provisions in section 211 of the Town and Country Planning Act 1990. Policy SWDP 22C and D seeks to protect the loss or deterioration of an Ancient Woodland, a Veteran Tree, a nationally protected species and an important individual tree or woodland or species or habitat recognised in the Biodiversity Action Plan.

5.3.12 Trees and hedgerows are integral and valuable components of the natural and built environment that help deliver significant benefits in respect of landscape and townscape character; green infrastructure networks; ecological biodiversity; climate change and promoting economic development. The retention of existing trees and the provision of additional tree planting within new development are therefore important.

5.3.13 The Malvern Wells Conservation Area Appraisal identifies the significant contribution made by the natural environment including trees, woodland and hedges to the special interest of the settlement that warrants its justification as a Conservation Area. The Malvern Hills AONB Management Plan 2019-2024 also identifies the varying and distinctive landscape elements including woodland and hedgerows as contributing to the special qualities of the AONB.

5.3.14 Part B of the policy also supports proposals for new accessible community native woodland within the parish. There are also existing woodlands which make a significant contribution to the character and biodiversity of the local area and the support they play in mitigating for climate change. Proposals to improve these woodlands including opening them up to public access as well as additional planting and improved management will be supported. These will help to support the Government's commitment to plant 11 million trees during the period 2017-2022²⁵ and the creation of native woodland within the AONB as one of the key objectives within the MHAONB Management Plan 2019-2024. The existing woodlands are listed below and identified on Figure 5.4 with individual site plans (Figures 5.4.1-5.4.7) shown at Appendix 5.3:

- W001: Hornyold Wood
- W002: Homestead
- W003: St Wulstan's Nature Reserve
- W004: Abbey College
- W005: Cotswold and Malvern Rail Line
- W006: Worcestershire Golf Club
- W007: Active Travel Corridor

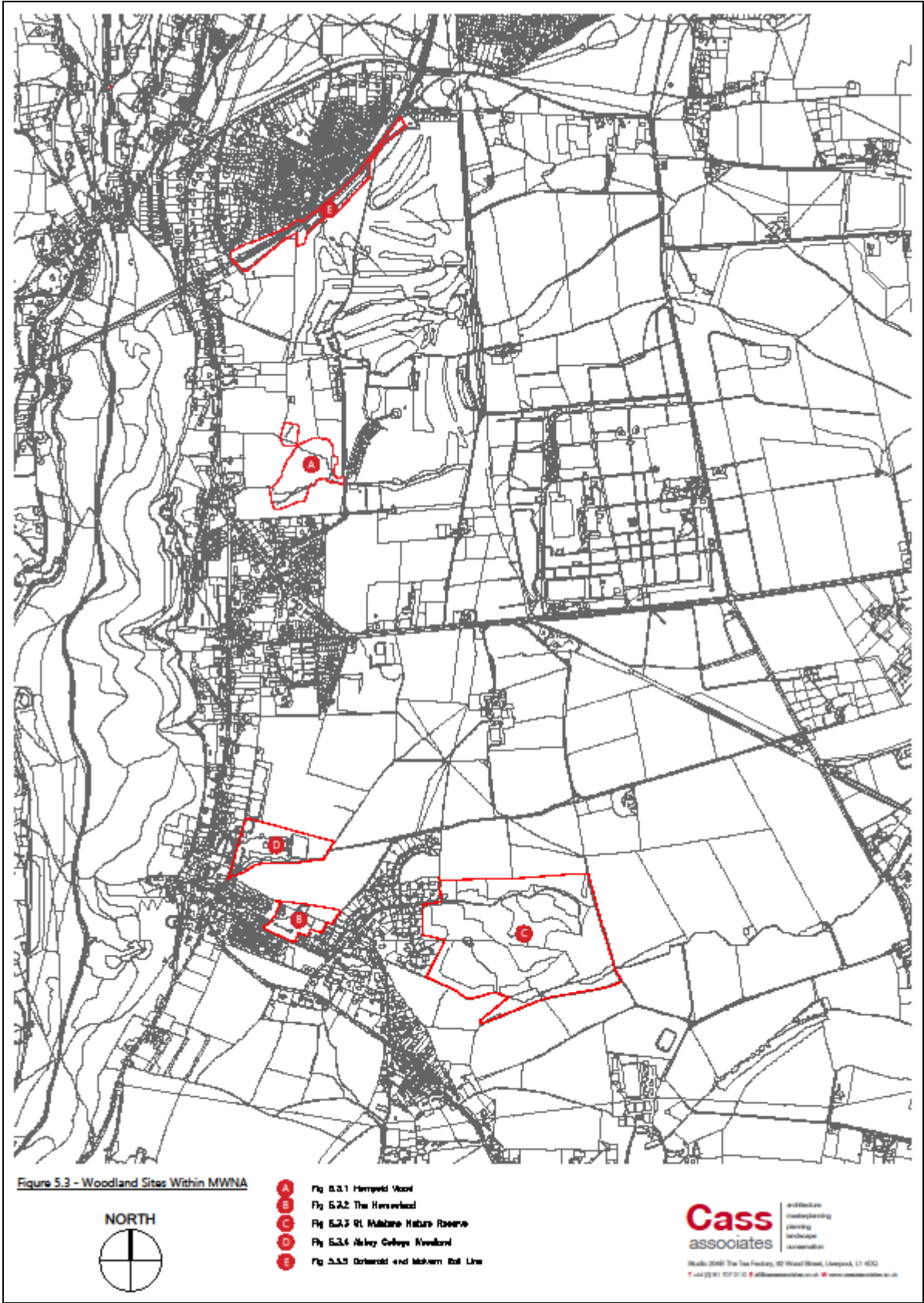
5.3.15 This policy seeks to protect existing trees, woodland and hedges of local value. Where there is to be a loss of these environmental and ecological assets there should be compulsory measures that result in a net gain to the local environment. In relation to legal agreements, these should only be sought where they meet the tests outlined in Paragraph 56 of the NPPF.

Related National and Local Plan policies

5.3.16 Policy MWG4 has regard to national policies, in particular NPPF paragraph 175(c), and advice contained in planning practice guidance as demonstrated in the Basic Conditions Statement. The policy is also in general conformity with the strategic policy SWDP 22: Biodiversity and Geodiversity part C.

²⁵ <https://www.gov.uk/government/statistics/government-supported-new-planting-of-trees-in-england-report-for-2018-19>

Figure 5.4: Woodland sites



AMEND TO ADD WGC AND ACTIVE TRAVEL CORRIDOR AND Neighbourhood Area

MWG5: Local Biodiversity

To be supported all new residential and non-residential development will deliver at least 10% net gains for onsite biodiversity. Applicants will need to provide an assessment of the type and condition of habitats and species found on the site pre-development and demonstrate how the development will secure and maintain the improvements to biodiversity on the site. Planning permission will be refused for proposals that have a significant harmful impact on biodiversity.

Reasoned Justification

5.3.17 In December 2018 the Government published plans for consultation to require housing and commercial developments to deliver 'bio-diversity net gains' resulting in improved habitats for wildlife from development and infrastructure provision. The Chancellor in his Spring Statement 2019 confirmed that the Government will mandate net gains for biodiversity on new development in England as part of meeting its objectives within the 25 Year Environment Plan. The Environment Bill 2019-2020²⁶ proposes provisions to s90 of the Town & Country Planning Act 1990 (as amended) that planning permission for development will need to show a 10% gain in onsite biodiversity value from pre-development values.

5.3.18 The above commitment is stronger than national policy currently within the NPPF. This states that plans should .. 'identify and pursue opportunities for securing net gains for biodiversity' (para. 174 (b)). When determining planning applications LPAs should apply the following principles .. (para. 175 (d)) 'development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity'.

5.3.19 With the recent announcements and the proposals within the Environment Plan and the Environment Bill it is considered that a policy requiring net biodiversity gains associated with new development is in conformity with national policy.

5.3.20 Applicants will need to submit a Habitat Survey with their planning application which should identify the type and condition of habitats and species within the site and also its contribution to the wider mosaic of habitats in the area. The Survey Report will also need to identify and demonstrate the measures that have been taken to make improvements to the habitats and wildlife and how these are to be maintained over the long term.

Related National and Local Plan policies

5.3.21 Policy MWG5 has regard to national policies, in particular the Environment Bill 2019-20, the 25 Year Environment Plan and NPPF paragraphs 174 (b) and 175(d), and advice contained in planning practice guidance as demonstrated in the Basic Conditions

²⁶ <https://services.parliament.uk/bills/2019-20/environment.html>

Statement. The policy is also in general conformity with the strategic policy SWDP 22: Biodiversity and Geodiversity part F.

MWG6: Upper Welland Road Local Green Gap

Within the Upper Welland Road Local Green Gap, identified at Figure 5.5, development will only be supported providing it:

1. Is consistent with policies for development in the Malvern Hills AONB, the open countryside and the Malvern Wells Conservation Area;
2. Does not undermine the physical and/or visual separation of the built development of Upper Welland and the southern end of Malvern Wells including Assarts;
3. Does not cause adverse harm to the views of the Malvern Hills along Upper Welland Road; and
4. Does not compromise the integrity of the Local Green Gap, either individually or cumulatively, with other existing or proposed development.

Any development that meets the above criteria must be set back at least 37m from the back of pavement on Upper Welland Road to help maintain the Local Green Gap.

Reasoned Justification

5.3.22 The designated Upper Welland Road Local Green Gap, as shown at Figure 5.5, is an area of open land, within the open countryside, which provides an important local gap separating the settlements of Upper Welland in the south with Assarts and Malvern Wells in the north. As one travels south along Upper Welland Road from Wells Road (at its northern most point) and leaving the built development at the southern end of Malvern Wells, the character is of one of open countryside on both sides of the road with isolated housing. The character changes once you reach the cross-roads of Upper Welland Road, Chase Road and Watery Lane. At this point one enters the village of Upper Welland Road characterised by its vernacular properties and more modern housing. This Local Green Gap provides an important physical and visual separation between the two principal areas of built development which helps to safeguard their distinctive characters and sense of place.

5.3.23 The Local Green Gap also provides a visual link to the Malvern Hills from Upper Welland and as one travels along Upper Welland Road. The open nature of the land allows for uninterrupted views of the Hills from the south and south-east. This helps to create an important sense of place for local residents and visitors to the area. It also provides an important link between the wider open countryside and the Hills within this location.

5.3.24 There have been a number of recent decisions for planning applications and appeals relating to single dwelling proposals adjacent to the proposed Local Green Gap. These decisions have referred to the above characteristics. The Appeal Decision [APP/J1860/W/16/3147982](#)²⁷ states 'the land provides a visual link and green corridor

²⁷ This decision refers to a proposed dormer bungalow at 2 Assarts Lane, Upper Welland, Malvern, Worcestershire WR14 4JU (application Ref 16/00056/FUL)

to the adjacent Malvern Hills' and 'The green corridor along the northern side of Upper Welland Road provides an attractive open countryside setting to Malvern Wells and Upper Welland'.

5.3.25 In relation to the two proposals²⁸ that have been granted planning permission these dwellings have been set back 37m and 41.4m respectively from Upper Welland Road in order to maintain the green gap and the visual link between the Hills and the open countryside.

5.3.26 The above policy seeks to incorporate the principles established through these decisions to ensure that this important open green visual link and gap is protected and maintained.

5.3.27 In addition to the above attributes, the Local Green Gap makes an important contribution to the local wildlife and biodiversity. The land has, in the main, been used for low intensity grazing. This has meant that there is a greater mix and variety of flora including grassland, hedgerow and trees which also provides habitat and foraging for a number of fauna including protected species. This is identified in the Preliminary Ecological Appraisal for a previous planning application (15/01727/FUL²⁹) on part of the Local Green Gap. It was also raised by residents in the informal consultation as an important attribute of the Local Green Gap.

Related National and Local Plan policies

5.3.28 Policy MWG6 has regard to national policies, in particular NPPF paragraph 172 relating to AONB and paragraph 185 in relation to heritage assets, and advice contained in planning practice guidance as demonstrated in the Basic Conditions Statement. The policy is also in general conformity with the strategic policy SWDP 2: Development Strategy and Settlement Hierarchy (in particular criterion Aiii which seeks to safeguard and (wherever possible) enhance the open countryside); SWDP23: Areas of Outstanding Natural Beauty and SWDP6: Historic Environment.

Objectives

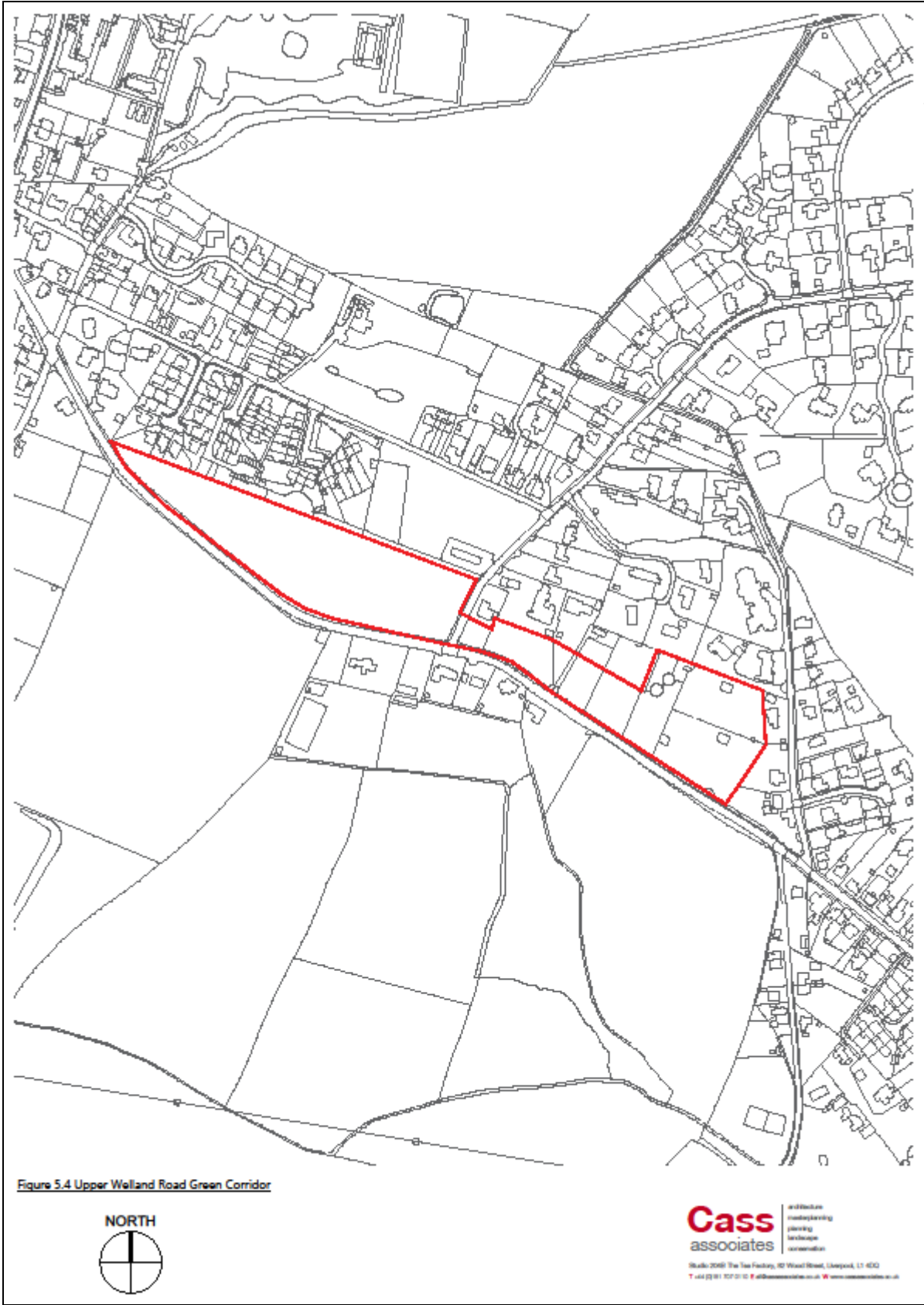
5.3.29 These policies fulfil the following NDP objectives:

2. Protect and enhance the Green Infrastructure within the Parish through preserving locally identified green gateways and gaps within the neighbourhoods and identifying, designating and protecting sites as Local Green Space, Neighbourhood Open Space and Woodlands.
5. Protect and enhance existing community facilities and seek opportunities to develop new facilities including a community centre, community allotments and land for a cemetery.
10. Sustain the health, well-being and safety for all in the community through safeguarding and enhancing local facilities and services and /or ensuring that those services beyond the parish are easily accessible by parishioners.

²⁸ Proposed new dormer bungalow at land at 101 Upper Welland Road (application Ref. [14/01636/FUL](#)) and Proposed construction of 3 bedroom house with associated garaging, parking, landscaping and access at 2 Yew Tree Lane (application Ref. [17/00062/FUL](#)).

²⁹ <https://plan.malvern hills.gov.uk/plandisp.aspx?recno=72318>

Figure 5.5: Upper Welland Road Local Green Gap



AMEND TITLE TO GREEN GAP AND FIG. NO.

5.4 VISUAL AMENITY

Policy MWV1: Dark Night Skies

Development proposals will be supported where they conserve the intrinsic quality of dark night skies. Development proposals must demonstrate that all opportunities to reduce light pollution have been taken, and must ensure that the dark sky quality in the surrounding area is not negatively affected, having due regard to the following hierarchy:

1. The installation of lighting is avoided particularly in areas within the open countryside and remote from existing lit areas.
2. Where lighting is proposed, it is demonstrated to be necessary and appropriate, for its intended purpose or use, including for the health and safety of highway users, and that any adverse impacts are avoided or it can be established that they can be mitigated for to the satisfaction of the Local Planning Authority in consultation with the Malvern Hills AONB Partnership.

Proposals that include outdoor lighting are required to provide a statement to justify why the proposed lighting is required and should have regard to best practice guidance, including that contained within the 'Guidance on Lighting' produced by the Malvern Hills AONB Partnership.

Reasoned Justification

5.4.1 NPPF paragraph 180 states that planning policies should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment as well as the potential sensitivity of the site or the wider area. This includes limiting the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation (NPPF para. 180(c)).

5.4.2 One of the special qualities of the Malvern Hills AONB is the 'sense of remoteness and tranquillity, underpinned by dark night skies and limited noise and disturbance' (Malvern Hills Area of Outstanding Natural Beauty Management Plan 2019-2024, page 9). Parts of the AONB are still some of the few places in England where it is possible to appreciate the night sky without the intrusive effects of light pollution. However, light pollution is identified as one of the key issues relating to built development within the AONB (Management Plan, pages 71-72)

5.4.3 Light pollution affecting the night skies over the AONB is the result of skyglow³⁰ from towns and cities as well as from light sources within the AONB such as street lighting, floodlighting and lighting on and of buildings.

5.4.4 The need for external lighting for developments such as buildings, car parks, equestrian facilities, recreation grounds and other uses needs careful assessment on a case-by-case basis. The Malvern Hills AONB Management Plan (page 72) states that planning policies should aim to minimise the impact of light pollution from artificial

³⁰ Skyglow is the pink or orange glow we see for miles around towns and cities, spreading deep into the countryside, caused by a scattering of artificial light by airborne dust and water droplets.

light inside the AONB and also address sources of pollution that originate outside of the area and affect the designation.

5.4.5 The State of the AONB Report 2018³¹ indicates that despite improvements to street lighting in Herefordshire there has been no discernible change in light pollution overall within the AONB. The data, collected between 2012 and 2018 by local astronomer Dr Chris Baddiley (commissioned by the AONB Unit) reveal that brightness towards the horizon is unchanged, so it is likely that any gains from the new street lights have been off-set by increases in commercial and private uncontrolled, non-directional LED lighting. This appears to be the case particularly in the east of the AONB close to Malvern.

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5.4.6 The Malvern Hills AONB Partnership produced for consultation in October 2018 'Good Practice Guide for Outdoor Lighting in the Malvern Hills AONB'³². This document should be referred to in relation to any proposals that include external lighting.

Related National and Local Plan policies

5.4.7 Policy MWV1 has regard to national policies, in particular NPPF paragraph 180 (c) and advice contained in planning practice guidance as demonstrated in the Basic Conditions Statement. The policy is also in general conformity with the strategic policies SWDP 21: Design and SWDP23: The Cotswolds and Malvern Hills Areas of Outstanding Natural Beauty.

³¹ <http://www.malvernhillsaonb.org.uk/wp-content/uploads/2019/04/FINAL-MHAONB-State-of-the-AONB-Report-2018.pdf>

³² <http://www.malvernhillsaonb.org.uk/wp-content/uploads/2019/02/MHAONB-Lighting-guidance-consultation-.pdf>

Policy MWV2: Renewable and Low-Carbon Microgeneration

A. Proposals for renewable and low-carbon microgeneration schemes relating to new development or to existing residential or non-residential buildings will be supported providing they meet the following criteria:

1. They contribute towards the requirement for on-site renewable or low-carbon source energy requirements for new dwellings or non-residential development over 100sqm (gross) as per policy SWDP27;
2. They do not, individually or cumulatively, have an adversely harmful effect on the distinctive attributes and special qualities of the AONB and the Malvern Wells Conservation Area;
3. They do not have a significant adverse impact on the external appearance of the building; and
4. They do not, individually or cumulatively, have a significant adverse impact on the amenity of neighbouring residents and occupiers.

B. Small scale renewable and low-carbon energy schemes will be supported where these support the management of core elements of the AONB landscape and it can be demonstrated that they do not, individually or cumulatively, have an adverse impact on special qualities and natural beauty of the AONB and the amenity of neighbouring residents and occupiers.

Reasoned Justification

5.4.8 Microgeneration is the small-scale generation of renewable and low-carbon heat and electricity by individuals, small businesses and communities to meet their own needs as alternatives or supplements to the traditional centralised grid-connected power supplies. The technologies include small-scale wind turbines, micro hydro, solar PV and thermal systems, air and ground source heat pumps, biomass boilers and micro combined heat and power systems using renewable or low-carbon sources.

5.4.9 The 'energy hierarchy' states that energy demand is reduced through energy efficiency and low energy design before meeting residual energy demand, first from renewable or low carbon sources and then from fossil fuels. Designs should therefore incorporate and maximise energy-efficient methods of construction and design including sustainable heating and lighting and passive ventilation. The choice of location, materials and design are also important considerations. All developments should demonstrate how they have taken sustainable design, improving energy efficiency and energy generation into consideration.

5.4.10 The policy supports the provision of renewable and low-carbon microgeneration schemes as part of the SWDP (policy 27A) requirement for new residential development and non-residential development of more than 100sqm (gross) to generate at least 10% of the predicted energy requirement on-site.

5.4.11 It is accepted that many types of microgeneration development may be considered 'permitted development' under Part 14, Schedule 2 of the Town and

Country Planning (General Permitted Development) (England) Order 2015³³. This policy would apply to those situations where the microgeneration development falls outside of the permitted development rights, i.e. within the curtilage of listed buildings or on a property within a Conservation Area. In line with the conditions associated with many of the Classes of permitted development within Part 14, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, the policy seeks to ensure that proposals requiring planning permission minimise their effect on the external appearance of the building and the amenity and character of the area.

5.4.12 The Neighbourhood Area lies within the Malvern Hills AONB where it is important to conserve and enhance the special qualities and natural beauty of this landscape. The Malvern Hills AONB Partnership has issued guidance³⁴ in relation to renewable energy technologies which should be referred to for proposals within the AONB. In addition much of the built development within the Parish is located within the Malvern Wells Conservation Area. The key issues to be considered are:

- Landscape and visual impacts including local and distant views, the backdrop to site's location, effect on the skyline, scale, colour, use of materials and glare;
- Noise impacts;
- Biodiversity impacts;
- Heritage and design impacts; and
- The cumulative impacts.

5.4.13 According to the MHAONB Management Plan 2019-2024 the development of small scale³⁵ renewable or low-carbon schemes that use core elements of the AONB landscape, such as its woodland, can be beneficial to the landscape. Many types of woodland are either undermanaged or not managed at all. The demand for wood fuel should bring more woodland into active management. Conversely, the conversion of grassland into biomass crops may be less desirable if they add extraneous elements to the landscape that have significant effects on the special qualities and natural beauty of the AONB.

Related National and Local Plan policies

5.4.14 Policy MWV2 has regard to national policies, in particular NPPF paragraph 151 and advice contained in planning practice guidance as demonstrated in the Basic Conditions Statement. The policy is also in general conformity with the strategic policies SWDP27: Renewable and Low Carbon Energy and SWDP23: The Cotswolds and Malvern Hills AONB.

³³ <http://www.legislation.gov.uk/ukxi/2015/596/contents/made>

³⁴ <http://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/SolarPanelsFinal.pdf>;
<http://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/Wind-Turbines-Final.pdf>;
<http://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/HeatPumpsFinal.pdf>

³⁵ Small scale is defined as installations under 5MW

Policy MWV3: Landscape Character and Visual impact

Development proposals and their associated landscaping schemes must contribute to and enhance the area's natural character and beauty and be fully integrated into its landscape character and visual amenity by meeting the following criteria:

1. They have regard to good practice guidance, including that produced by Malvern Hills AONB Partnership; and
2. They provide landscaping which protects and enhances the intrinsic landscape character and natural beauty of the area.

Due to Neighbourhood Plan Area's location within the Malvern Hills Area of Outstanding Natural Beauty, all new residential and non-residential development will be required to submit a Landscape and Visual Impact Assessment (LVIA).

Reasoned Justification

5.4.15 The National Planning Policy Framework (para 170) states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside. Great weight should be given to conserving and enhancing the landscape and scenic beauty in Areas of Outstanding Natural Beauty (NPPF para 172).

5.4.16 The Neighbourhood Area is within the Malvern Hills AONB. As such its landscape and scenic beauty are to be protected from development that would have a detrimental impact on it. Development proposals should look to conserve and enhance the special qualities of the AONB which is set out in the Malvern Hills AONB Management Plan 2019-2024³⁶.

5.4.17 According to the Malvern Hills AONB Landscape Strategy and Guidelines³⁷ the Parish is located within three landscape types; High Hills and Slopes (the Hills in the west), Unenclosed Commons (Malvern Common in the north) and Enclosed Commons (the majority of the Parish. The overall strategy for these landscapes is:

- High Hill and Slopes - conserve and restore a balance between the open character of the high ridge and the more wooded nature of the lower slopes.
- Enclosed Commons - conserve and restore the biodiversity and historic settled character of this semi-natural landscape.
- Unenclosed Commons - conserve and strengthen the simple, planned structure of the landscape and seek opportunities to enhance the underlying ecological character.

³⁶ <http://www.malvernhillsaonb.org.uk/wp-content/uploads/2019/04/64217-Malvern-Hills-AONB-Management-Plan-2019-24-v06.pdf>

³⁷ http://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/MalvernLandStratGuideLoResFinal_000.pdf

5.4.18 There are a number of Malvern Hills AONB guidance documents relevant to landscape character and visual amenity, which should be referenced for proposals for new residential and non-residential development, including:

- Landscape Strategy and Guidelines
- Guidance on Identifying and Grading Views and Viewpoints³⁸
- Guidance on the Selection and Use of Colour in Development³⁹
- Guidance on Building Design⁴⁰

5.4.19 This policy provides a local perspective to policy SWDP25: Landscape Character. The SWDP policy requires a LVIA for all major development proposals and for other proposals where they are likely to have a detrimental impact on a significant landscape attribute, an irreplaceable landscape feature or the landscape as a resource. The above policy requires an LVIA for all new residential and non-residential development on the basis that the Neighbourhood Area is within the AONB which is designated because of its features, attributes and resource which contribute to its landscape and scenic beauty.

5.4.20 In line with Malvern Hills District Council's 'Local Area Planning Application Requirements List - November 2017'⁴¹ a LVIA is required for all applications proposing development, other than householder development, due to the fact the Neighbourhood Plan Area is in the AONB.

Related National and Local Plan policies

5.4.21 Policy MWV3 has regard to national policies, in particular NPPF paragraphs 170 and 172 and advice contained in planning practice guidance as demonstrated in the Basic Conditions Statement. The policy is also in general conformity with the strategic policies SWDP 23: The Cotswolds and Malvern Hills Areas of Outstanding Natural Beauty and SWDP 25: Landscape Character.

³⁸ http://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/KEYVIEWSFinalreport-lowreswebsite_000.pdf

³⁹ http://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/guidance_on_colour_use_screen.pdf

⁴⁰ http://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/MalvernBuildingDesignGuideLoRes_001.pdf

⁴¹ <https://www.malvernhills.gov.uk/documents/10558/8848101/LAR+List+for+MHDC+Nov+2017.pdf/e01fa49f-2d2f-fdd6-1203-025556eb66ba>

Policy MWV4: Exceptional Key Local Views

The identified Exceptional Key Local Views (EKLK), as shown at Figure 5.6, make an important contribution to the special landscape qualities of the AONB as well as to the Neighbourhood Plan Area's sense of place, distinctiveness, character and visual amenity.

Development proposals will be supported where a Landscape and Visual Impact Assessment or similar study demonstrates, where they lie within one or more EKLK, the level of effects on the View or Views are acceptable and that the scheme has been sited and designed to protect, respect and, where possible, enhance the landscape context for that View or Views.

Development proposals which have an unacceptable adverse effect on one or more EKLK will not be supported.

Reasoned Justification

5.4.22 The Neighbourhood Plan Area is located within the Malvern Hills AONB. Views of, from and within the AONB allow people to appreciate its landscape and scenic beauty. The parish plays an important role in the views towards the AONB from outlying areas and the AONB plays an important role in the parish's 'sense of place' and 'local distinctiveness'.

5.4.23 The AONB designation is made at a national level, and new development that is proposed within an AONB or its setting must comply with specific national planning policies as well as relevant local plan policies and guidance. The Malvern Hills AONB Unit's current Management Plan⁴² and guidance documents are material considerations in planning decisions. The Management Plan emphasises the importance of the AONB's scenic qualities. The AONB Unit's publications 'Guidance on Identifying and Grading Views and Viewpoints'⁴³ and 'Guidance on how Development can Respect Landscape in Views'⁴⁴ aim to 'help people identify and grade the importance of views and associated viewpoints in and around the Malvern Hills AONB, in particular, those that relate to the Malvern Hills themselves. It can be used to help make a judgement about how a proposed development or change in land use will alter views and, consequently, whether this change is likely to be acceptable'. They are therefore important sources of reference for anyone planning change in the local area. It explains how key viewpoints to and from the AONB should be selected and assessed and helps conserve and, where possible, enhance views, both to and from the AONB. It sets out a number of principles which should be considered by those involved in planning new developments.

⁴² <https://www.malvernhillsaonb.org.uk/wp-content/uploads/2019/04/64217-Malvern-Hills-AONB-Management-Plan-2019-24-v06.pdf>

⁴³ <http://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/KEYVIEWSFinalreport-lowreswebsite.pdf>

⁴⁴ <https://www.malvernhillsaonb.org.uk/wp-content/uploads/2019/08/64339-MHAONB-Guidance-on-Respecting-Landscape-in-Views-v09.pdf>

5.4.24 A Landscape Sensitivity and Capacity Assessment (October 2019) undertaken by Carly Tinkler identified a number of Exceptional⁴⁵ Key Local Views within the Parish. The Exceptional Key Local Viewpoints are identified on Figure 5.5: Exceptional Key Local Views Plan. The Exceptional Key Local Views are important in contributing to the character and the setting of the parish. The siting, design and scale of development proposals including landscape strategies and proposals must take account of the Exceptional Key Local Views at the design stage. Applicants should refer to the LSCA and demonstrate how their proposals have taken any of the identified Exceptional Key Local Views into account through the submission of a Landscape and Visual Impact Assessment or similar study. Any measures proposed to mitigate adverse effects, for example materials, colours and planting, must be characteristic of, and reflect, the nature and history of, the area within which it is located.

Related National and Local Plan policies

5.4.25 Policy MWV4 has regard to national policies, in particular NPPF paragraphs 170 and advice contained in planning practice guidance as demonstrated in the Basic Conditions Statement. The policy is also in general conformity with the strategic policies SWDP 23: The Cotswolds and Malvern Hills Areas of Outstanding Natural Beauty and SWDP 25: Landscape Character.

Objectives

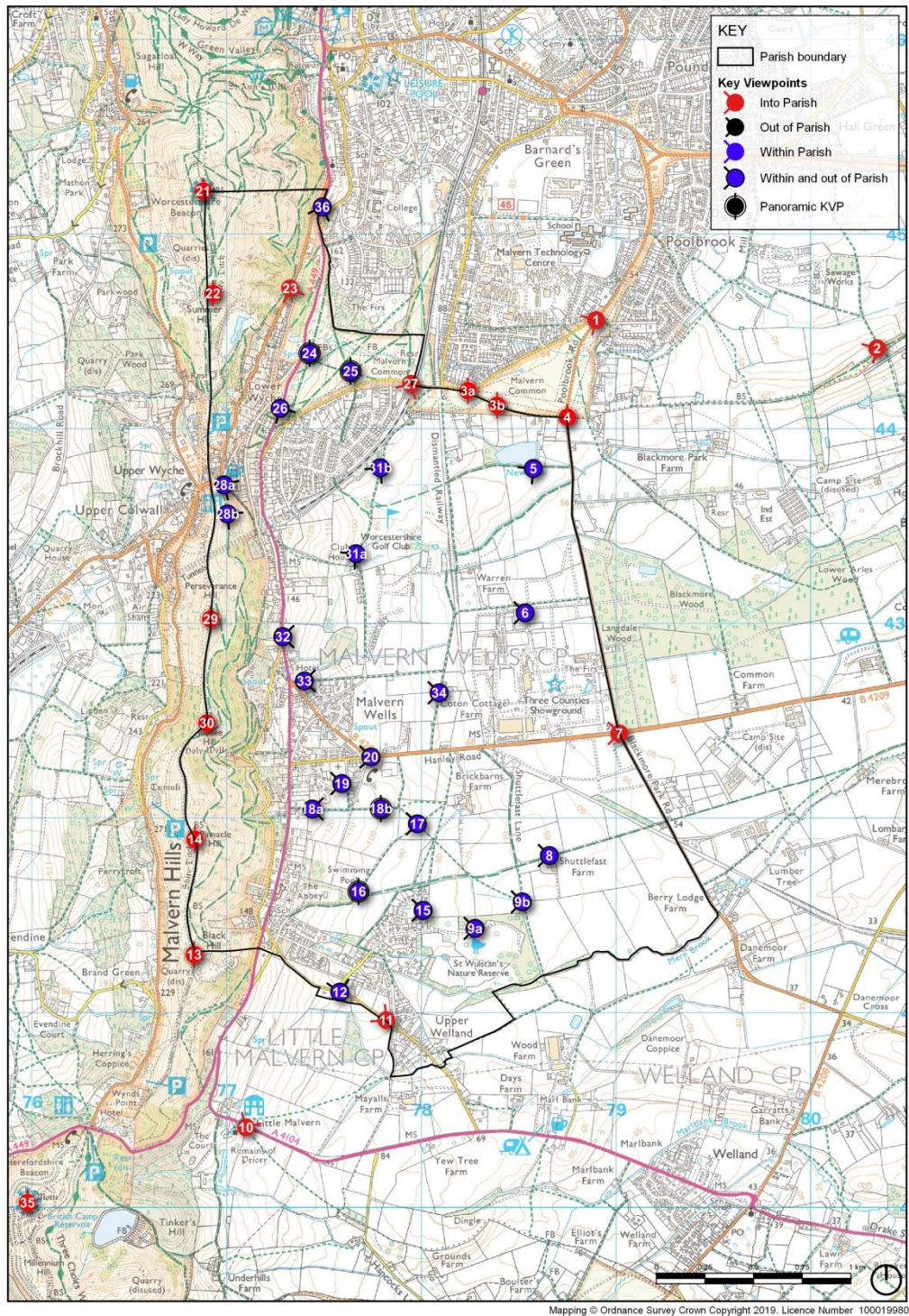
5.4.26 These policies fulfil the following NDP objective:

1. Conserve and enhance the special landscape and natural beauty of the AONB through preserving the rural character and scale of the settlement (which includes the neighbourhoods of Malvern Wells, Upper and Lower Wyche, Fruitlands and Upper Welland); ensuring all new development responds to and reinforces the distinctive characteristics of the high-quality environment within the Parish; and protecting and enhancing key views to and from the Malvern Hills and other important visual features within the Parish.

⁴⁵ **Exceptional is defined as:** A high/very high quality view which reflects the best of the area's characteristic elements, features and qualities. The view is a very good representation of the area's strong sense of place and/or local distinctiveness. There are few or no visual detractors present in the view. The view is very accessible/widely enjoyed by local people.

Figure 5.6: Exceptional Key Local Views

AMEND TO REMOVE VIEWS OUTSIDE OF Neighbourhood Area



5.5 HERITAGE

Policy MWHE1: Non-Designated Heritage Assets

Proposals requiring planning permission which affect a non-designated heritage asset (including a building or structure on the Local List) must demonstrate how they protect or enhance that heritage asset.

Proposals requiring planning permission for the renovation or alteration of a non-designated heritage asset (building or structure) must be designed sensitively, and with careful regard to the heritage asset's historical and architectural interest and setting.

Where a proposal would result in harm to the significance of a non-designated heritage asset the scale of the harm and the significance of the asset must be balanced against the public benefits of the proposal.

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Reasoned Justification

5.5.1 The Neighbourhood Area includes a number of designated heritage assets including Scheduled Ancient Monuments and Grade II listed buildings. A large portion of the settlement is within the Malvern Wells Conservation. Designated heritage assets are afforded significant protection under national planning policy within the NPPF and local planning policy within the SWDP (Policy SWDP6: Historic Environment and SWDP24: Management of the Historic Environment).

5.5.2 Non-designated heritage assets enhance local distinctiveness and should be conserved in a manner appropriate to their significance. Applicants will need to describe the significance of the non-designated heritage asset. Proposals must seek to minimise the scale of harm to its significance including its setting. Where harm is considered to be caused by a proposal this will need to be weighed against the benefits of the proposed development and any measures that can be put in place to avoid, minimise or mitigate any impact that may be caused to its significance.

5.5.3 MHDC's Local List SPD⁴⁶ (May 2015) states that local heritage assets will need to be significant with regard to at least one of the following - a significant period in the District's history, the social history of the District or a notable example of planned or incidental planning, or associated with an individual of local importance. In addition, a nominated asset will need to be significant having regard to one or more of the following - age, rarity, aesthetic value, group value, evidential value, archaeological interest, designed landscape, landmark status and social / communal value.

5.5.4 In 2018, the MHAONB Partnership commissioned a study to identify possible nominations of buildings within the parish for local listing. This identified 12 buildings which are listed at Appendix 5.4. These buildings have been submitted to MHDC for consideration to be locally listed. Once the buildings or structures are on the Local List⁴⁷ they will be formally recognised as non-designated heritage assets and will be

⁴⁶ <https://www.malvernhillsgov.uk/documents/10558/867999/Local+List+SPD+15.5.15.pdf/09453be1-ac2a-431b-9d0b-316ceb04e279>

⁴⁷ The Local List will be prepared and maintained by MHDC.

afforded some protection through local planning policy. The policy above seeks to provide a localised policy for the locally identified heritage assets.

Related National and Local Plan policies

5.5.5 Policy MWHE1 has regard to national policies, in particular NPPF paragraph 197, and advice contained in planning practice guidance as demonstrated in the Basic Conditions Statement. The policy is also in general conformity with the strategic policy SWDP 6: Historic Environment and non-strategic policy SWDP 24: Management of the Historic Environment.

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Policy MWHE2: Upper Welland Neighbourhood Heritage Area

The Upper Welland Neighbourhood Heritage Area (NHA), as shown at Figure 5.7, contains a grouping of important local buildings from particular periods in the development of the Neighbourhood Area. To be supported, proposals for development or change of use in an Upper Welland NHA must demonstrate how they recognise its special local architectural and historic interest and make a positive contribution to its local character and distinctiveness.

Reasoned Justification

5.5.6 Much of the developed area with the Neighbourhood Area is designated a Conservation Area. In addition to the Malvern Wells Conservation Area the local community has identified an area within Upper Welland that illustrates an important chapter in the evolution of the parish. Vestiges of the aesthetic, materials and form of the buildings and its landscape remain from its rural beginnings. These buildings have a local architectural vernacular that places them historically in the development of Malvern Wells and helps to identify parts of the parish and create a sense of place.

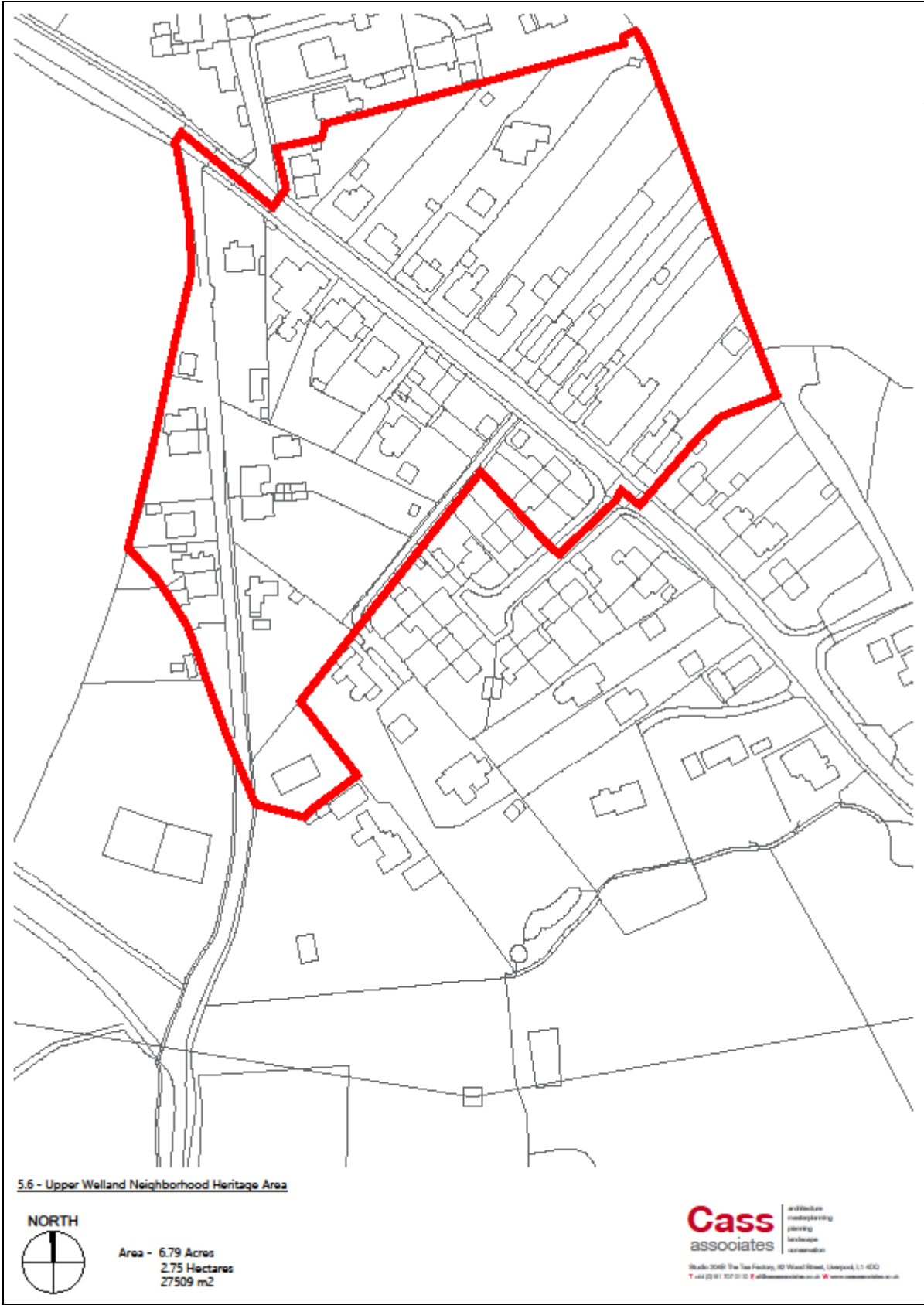
5.5.7 The location of the Upper Welland Neighbourhood Heritage Area is shown at Figure 5.7. Further information on the NHA is included in the Proposed Upper Welland Neighbourhood Heritage Areas Report (October 2019).

5.5.8 The Parish Council and local community wish this area to be recognised, protected and enhanced in the interest of its local historical and architectural interest. The above policy seeks to protect these assets and support development and initiatives that positively manage and enhance the character and interest of the area.

Related National and Local Plan policies

5.5.9 Policy MWHE2 has regard to national policies, in particular NPPF paragraph 184, and advice contained in planning practice guidance as demonstrated in the Basic Conditions Statement. The policy is also in general conformity with the strategic policy SWDP 6: Historic Environment and non-strategic policy SWDP 24: Management of the Historic Environment.

Figure 5.7: Upper Welland Neighbourhood Heritage Area



AMEND TO ADD ROAD NAMES

Policy MWHE3: 'Malvern Water' Features

New development should protect, conserve and enhance any recognised 'Malvern Water' features (i.e. springs, spouts, wells, pipes or natural flows), as shown on Figure 5.8, within or on the boundaries of the development site. Development proposals will not be supported if they cause unacceptable adverse harm to any such feature, on or beyond the site.

The restoration of (or creation of new) 'Malvern Water' features will be supported providing the proposal:

1. Respects the significance of the non-designated heritage asset;
2. Is supported by evidence-based information and justification (consultation with local experts is likely to be required);
3. Does not compromise water quality; and
4. Does not create or worsen problems of flood risk and drainage.

Reasoned Justification

5.5.10 The Malvern Hills outcrop is a 'bedrock aquifer', meaning that the body of rock receives, stores and releases rainwater. Rain falls directly onto the rock and / or infiltrates into the soils. The hard igneous and metamorphic rock types are not permeable, but their highly-fractured and fissured nature means that water enters the aquifer and travels quickly through this network of voids. Water leaves the aquifer at naturally-occurring points (springs, issues, streams, wet seepages), and man-made ones (boreholes, drains, spouts, wells, quarries and ponds).

5.5.11 Malvern's springs, wells and spouts are not just important for their contribution to character and visual amenity, they also constitute highly valuable heritage and cultural/social assets (both locally and nationally) particularly in relation to their purported health-giving properties. The location of those identified within the parish is shown on Figure 5.8.

5.5.12 A description of The 'Malvern Water' features, including their history, is included within Appendix D of the Landscape Sensitivity and Capacity Assessment and are listed (from north to south) below:

- 1) Ellerslie Fountain
- 2) Weaver's Well
- 3) Jasmine Spring
- 4) Lower Wyche Spout and Trough
- 5) Railway Tunnel Spring
- 6) Golf Club Spout
- 7) Gothick Well
- 8) Cottage-in-the-Wood Spout
- 9) Schweppes Stone Bottle Fountain
- 10) Brockhill Spring
- 11) Eye Well
- 12) The Holy Well

-
- 13) Jubilee Fountain
 - 14) Pixies' (previously Devil's) Well
 - 15) Goat Spring
 - 16) Tyrol House Fountain

5.5.13 In addition to the above, a spring has been identified which feeds water into a pond just east of Grundy's Lane, becoming a watercourse which runs into the brook on Hanley Road near Grundy's Road junction. This is probably the water that comes down from Holy Well but goes underground behind 200 Wells Road. There are also built-in spring outlets at 6 and 12 Hanley Road, and adjacent to 262 Wells Road. Descriptions and illustrations of the springs, spouts and wells are provided in Appendix D of the Landscape Sensitivity and Capacity Assessment.

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5.5.14 This policy seeks to protect, and where possible, enhance these important non-designated heritage assets. Development that would adversely harm or lead to loss of the significance of these assets including their setting will not be supported. Proposals to enhance or create a new 'Malvern Water' feature will need to ensure, where relevant, the significance of the asset is not harmed. In addition, proposals will need to maintain water quality and avoids creating flood risk issues through increased surface water run-off and drainage issues.

Related National and Local Plan policies

5.5.15 Policy MWHE3 has regard to national policies, in particular NPPF paragraphs 184 and 197, and advice contained in planning practice guidance as demonstrated in the Basic Conditions Statement. The policy is also in general conformity with the strategic policy SWDP 6: Historic Environment and non-strategic policy SWDP 24: Management of the Historic Environment.

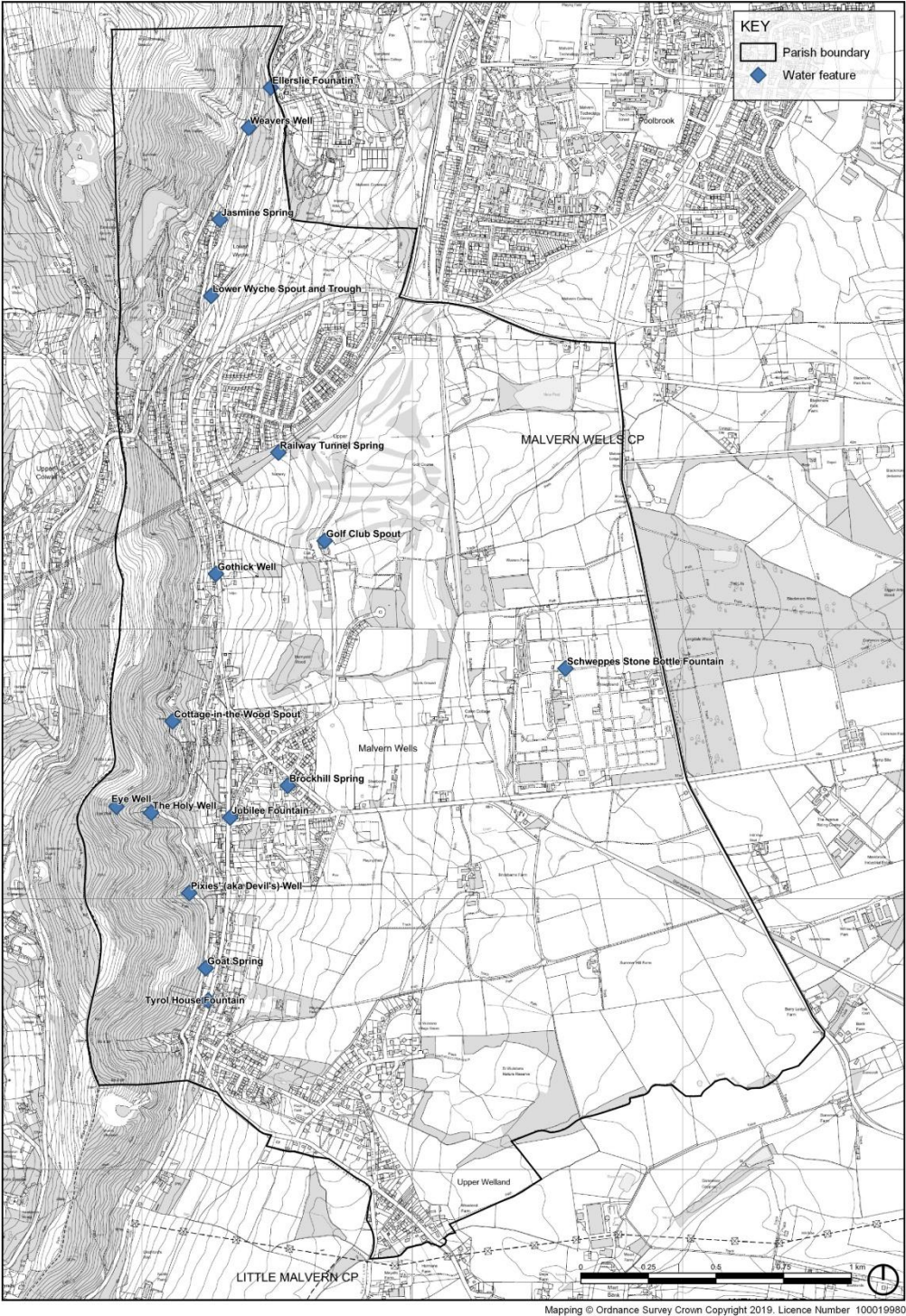
Objectives

5.5.16 These policies fulfil the following NDP objective:

- 4. Identify, nominate, preserve and enhance non-designated heritage assets to reinforce the distinctive characteristics of the Parish's high quality built environment.

Figure 5.8: 'Malvern Water' features

AMEND TO ADD ADDITIONAL SITES



5.6 COMMUNITY INFRASTRUCTURE

Policy MWC1: Protection of existing Community Facilities

Development proposals, including changes of use, that will result in loss of all or part of a community facility identified below and shown at Figures 5.9.1-5.9.5 in Appendix 5.5. will be resisted unless it can be demonstrated that the existing use is no longer economically viable or equivalent or better provision of the facility to be lost will be available.

If the existing use is no longer economically viable, evidence should be provided to show that the site has been actively marketed, at the market rate current at the time, for at least 12 months and that no sale or let has been achieved during that period.

Existing Community Facilities

CF01: The Village Hall, Wells Road

CF02: The Wyche Institute, Old Wyche Road

CF03: All Saints Malvern Wells and Wyche Church, Wells Road

CF04: Upper Welland Methodist Church, Upper Welland Road

CF05: The Railway Inn, Wells Road

CF06: The Wyche Inn, Wyche Road

CF07: Malvern Wells Church of England Primary School, Wells Road

CF08: Wyche Church of England Primary School, Lower Wyche Road

CF09: The Post Office, Wells Road

Reasoned Justification

5.6.1 Social and community facilities cover a wide range of uses provided by the public, voluntary and private sectors. These can include C2 uses (residential institutions), D1 uses (non-residential institutions), D2 uses (assembly and leisure) and some sui generis uses (those uses without a use class) as identified in the Town and Country (Use Classes) Order 1987 as amended. They can include the following uses:

- Education – schools, colleges, universities;
- Health – GP surgeries and dental practices;
- Indoor sports and leisure facilities;
- Libraries;
- Emergency services;
- Community venues;
- Youth centres;
- Community cinemas and theatres;
- Post Offices;
- Places of worship; and
- Public toilets.

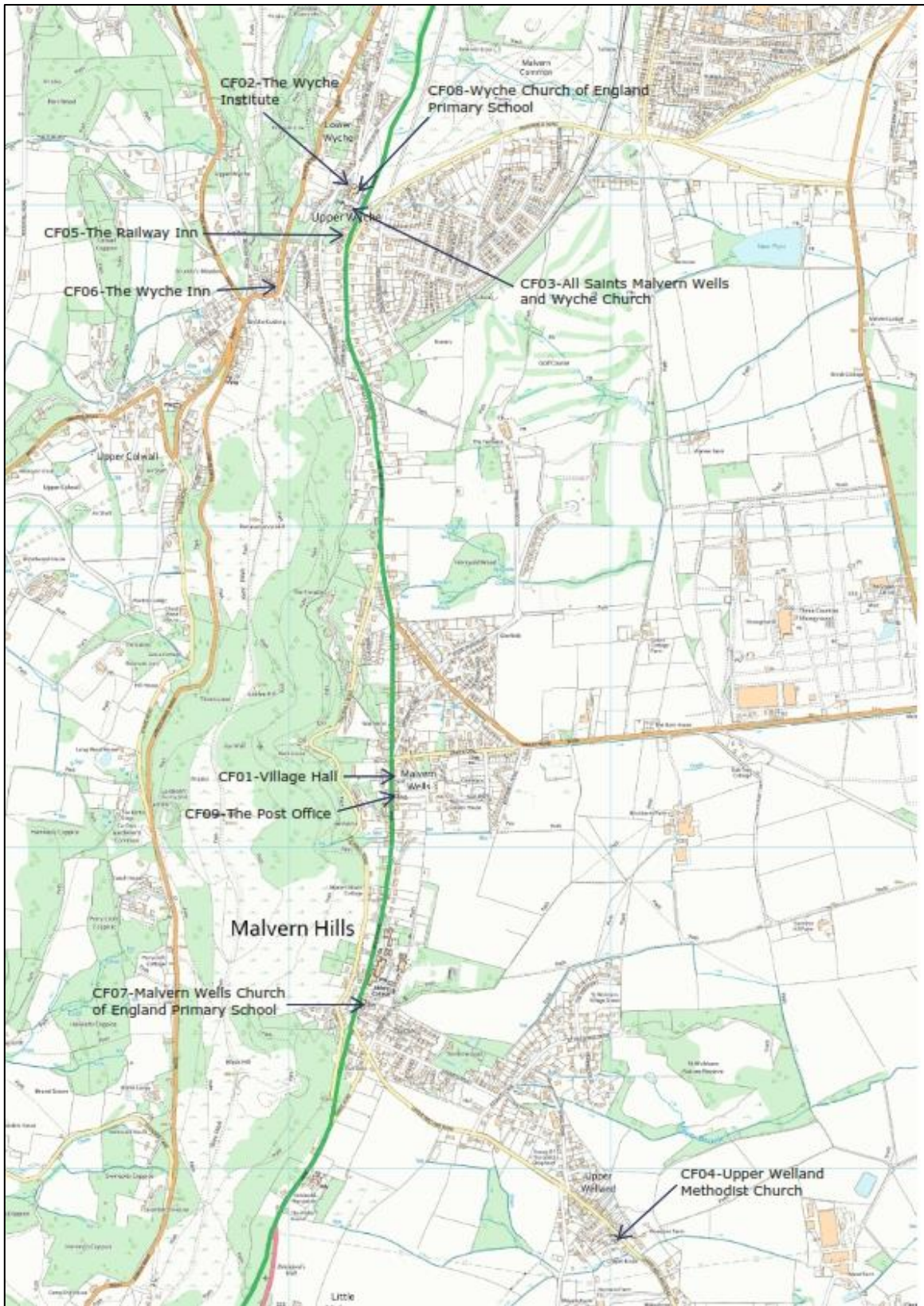
5.6.2 Paragraph 70 of the NPPF advises that policies should plan positively for the provision and use of community facilities and other local services to enhance the sustainability of communities and guard against the unnecessary loss of valued facilities and services. MHDC has produced a Sport & Leisure Strategy, entitled Active Communities Malvern Hills District – A Vision for the Future. This strategy defines how MHDC will support sport and leisure provision in the future.

5.6.3 There are a small number of community facilities within the Neighbourhood Area including; two community halls (the Village Hall and the Wyche Institute), two places of worship, two pubs, two primary schools and a post office that provide vital facilities for the community. To promote the ongoing social and cultural capital of the Neighbourhood Area it is essential that it retains and, where possible enhances, these local facilities that help sustain the vitality of the community. The location of these facilities is shown at Figure 5.9 and individual site plans for each one of the nine facilities is shown on Figure 5.9.1-5.9.5 at Appendix 5.5.

Related National and Local Plan policies

5.6.4 Policy MWC1 has regard to national policies, in particular NPPF paragraphs 91 and 92, and advice contained in planning practice guidance as demonstrated in the Basic Conditions Statement. The policy provides a local perspective to non-strategic policy SWDP 37: Built Community Facilities.

Figure 5.9: Existing Community Facilities



Policy MWC2: Hanley Road Community Allotments and Cemetery Land

A 2.6ha site to the south of Hanley Road, as shown at Figure 5.10, is allocated for community allotments and cemetery land. Access to these facilities will utilize the existing vehicular access off Hanley Road to a shared car parking area.

The cemetery land will comprise at least 1.16ha of the site and the allotments at least 1.2ha of the site. The remaining 0.24ha will consist of the access road and car park area.

Reasoned Justification

5.6.5 Malvern Wells Cemetery on Green Lane is the only cemetery within the parish. In 2013 the Parish Council identified that there was only 10 years of burial space left within the cemetery (i.e. up to 2023). As such there is now only around three years left at the cemetery. In the same year, the Parish Council attempted to buy some land to the south of the existing cemetery of approximately 1.16ha (2.89acres), used as a paddock, to allow an extension of the cemetery which would provide enough space for burials for 100-150 years at the current rate of usage. However, this was not successful.

5.6.6 The need remains for a site to be provided which is within relatively close proximity to the existing cemetery to enable the continued use of the on-site chapel. The site on Hanley Road is approximately 300m from the existing cemetery and therefore fulfils this requirement. The land at Hanley Road is sufficient to provide for this need.

5.6.7 There are no publicly owned allotments in the parish. The nearest allotments are located within the Malvern Town parish area or Colwall parish. Over the years there have been requests to the Parish Council to provide allotments for parishioners. Section 23(1) of the 'Small Holdings and Allotments Act 1908' places a duty on a Parish Council to provide a sufficient number of allotments if there is a demand and these should be let out to residents within the parish. According to the Local Government Association's (LGA) 'Growing in the Community' Report⁴⁸ there have been various studies looking at the provision of allotments (page 11). The Thorpe Report suggested a minimum of 0.2ha per 1,000 residents (equivalent to 8 plots⁴⁹ per 1,000) and The National Allotment Survey 1996 found a provision of 0.375ha per 1,000 residents (equivalent to 15 plots per 1,000). The National Allotment Society recommendation is that authorities should supply 20 plots (or 0.5ha) per 1,000 households⁵⁰. Utilising a standard of 0.375ha per 1,000 residents the area of land required for allotments in the parish with a population of 3,196 is 1.2ha. This includes enough room for haulage ways and footpaths.

5.6.8 The site at Hanley Road has been identified to provide of cemetery land and allotments for a number of reasons:

⁴⁸ <https://www.local.gov.uk/growing-community-second-edition>

⁴⁹ A plot is equivalent to 250sqm.

⁵⁰ <https://www.nsalg.org.uk/allotment-info/how-to-get-an-allotment/>

- Its close proximity to the existing cemetery on Green Lane (within 300m) allow for the continued use of the chapel at that site for future committals;
- Its location within the central part of the parish ensures that it is accessible to the majority of residents;
- The site includes a public right of way along its eastern boundary which allows sustainable access to the site by foot and connects it to the wider footpath network;
- The site was previously used as recreational open space (playing fields) which is one of the green space typologies;
- It is known to be surplus to requirements for the existing landowner (The Abbey College); and
- It has 'very low/low' capacity for development in terms of landscape sensitivity as identified in the Landscape Sensitivity and Capacity Assessment. It is therefore considered to be unsuitable for development

5.6.9 Access to the site will be from the existing vehicular access off Hanley Road in the location of the existing public right of way (PROW). The PROW will be safeguarded and enhanced as part of any proposal. A shared car park will be provided for both facilities. Footpaths within the cemetery land and allotments will need to conform with the relevant requirements of the Disability Discrimination Act 1995.

5.6.10 The design of the allotments should have regard to the LGA 'Growing in the Community' Report and 'A Place to Grow: a supplementary document to Growing in the Community'⁵¹ and relevant guidance from the National Allotment Society.

5.6.11 Design proposals for the cemetery will need to work within the site's existing landscape maintaining its rural setting and provide a range of burial options sensitive to modern, formal and multicultural burial practice. Soft landscape proposals will need to include native species and hard landscaping will need to include materials that are appropriate in terms of type and colour.

5.6.12 Maintaining views of the Hills from the site will be important helping to retain a sense of place. Boundary treatments will need to be sensitive to the site's rural location as well as providing adequate security. Any proposals for the site should be produced in consultation with the MHAONB Partnership Unit.

Related National and Local Plan policies

5.6.13 Policy MWC2 has regard to national policies, in particular NPPF paragraphs 91 and 92, and advice contained in planning practice guidance as demonstrated in the Basic Conditions Statement. The policy provides a local perspective to non-strategic policies SWDP 37: Built Community Facilities and SWDP 39: Provision for Green Space and Outdoor Community Uses in New Development.

Objectives

5.6.14 These policies fulfil the following NDP objectives:

⁵¹ <https://www.local.gov.uk/place-grow-supplementary-document-growing-community>

-
5. Protect and enhance existing community facilities and seek opportunities to develop new facilities including a community centre, community allotments and land for a cemetery.
 10. Sustain the health, well-being and safety for all in the community through safeguarding and enhancing local facilities and services and /or ensuring that those services beyond the parish are easily accessible by parishioners.

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Figure 5.10: Hanley Road Community Allotments and Cemetery Land



5.7 DESIGN

Policy MWD1: Residential Character Areas

Development proposals will be supported that respect the distinctive characteristics of the Residential Character Area, as shown at Figure 5.11 (Figures 5.11.1-5.11.8 at Appendix 5.6 for individual RCA maps), in which they are located, as set out in the Malvern Wells Residential Character Area Study (October 2019), in terms of the type, scale, mass, form, density, design, layout, materials and landscape and which enhance the overall quality of the Character Area.

Residential Character Areas

RCA01: Upper and Lower Wyche

RCA02: Peachfield Road

RCA03: Fruitlands

RCA04: Wells Road

RCA05: Central Wells

RCA06: Assarts

RCA07: St Wulstan's

RCA08: Upper Welland

Reasoned Justification

5.7.1 NPPF paragraph 127(c) states that 'Planning policies should ensure developments are sympathetic to local character and history, including the surrounding built environment and landscape setting'. The developed area within Malvern Wells Parish has several distinct Residential Character Areas (RCAs) which reflect the development of the Parish from its original settlement, through its growth associated with the springs and waters and then the more recent expansion since the 1980's. A detailed description of the eight RCAs is provided in a separate Residential Character Area Study.

5.7.2 This policy aims to encourage new development that respects the Residential Character Area features in which it is situated and does not detract from its surroundings, so that these Areas continue to maintain their distinctiveness and surroundings, and contribute to the quality of life in Malvern Wells.

5.7.3 Malvern Wells Parish Council wishes to ensure that all new designs and developments adds to the quality of the built environment of Malvern Wells. The Parish Council encourages new development proposals to have greater regard for their surroundings to help assimilate the development into the local character and street scene. The Residential Character Area Study (March 2020) along with a number of other documents, including the Malvern Wells Conservation Area Appraisal and Malvern Hills AONB Building Design Guide, provide the relevant guidance in relation to the design requirements for proposals in the area.

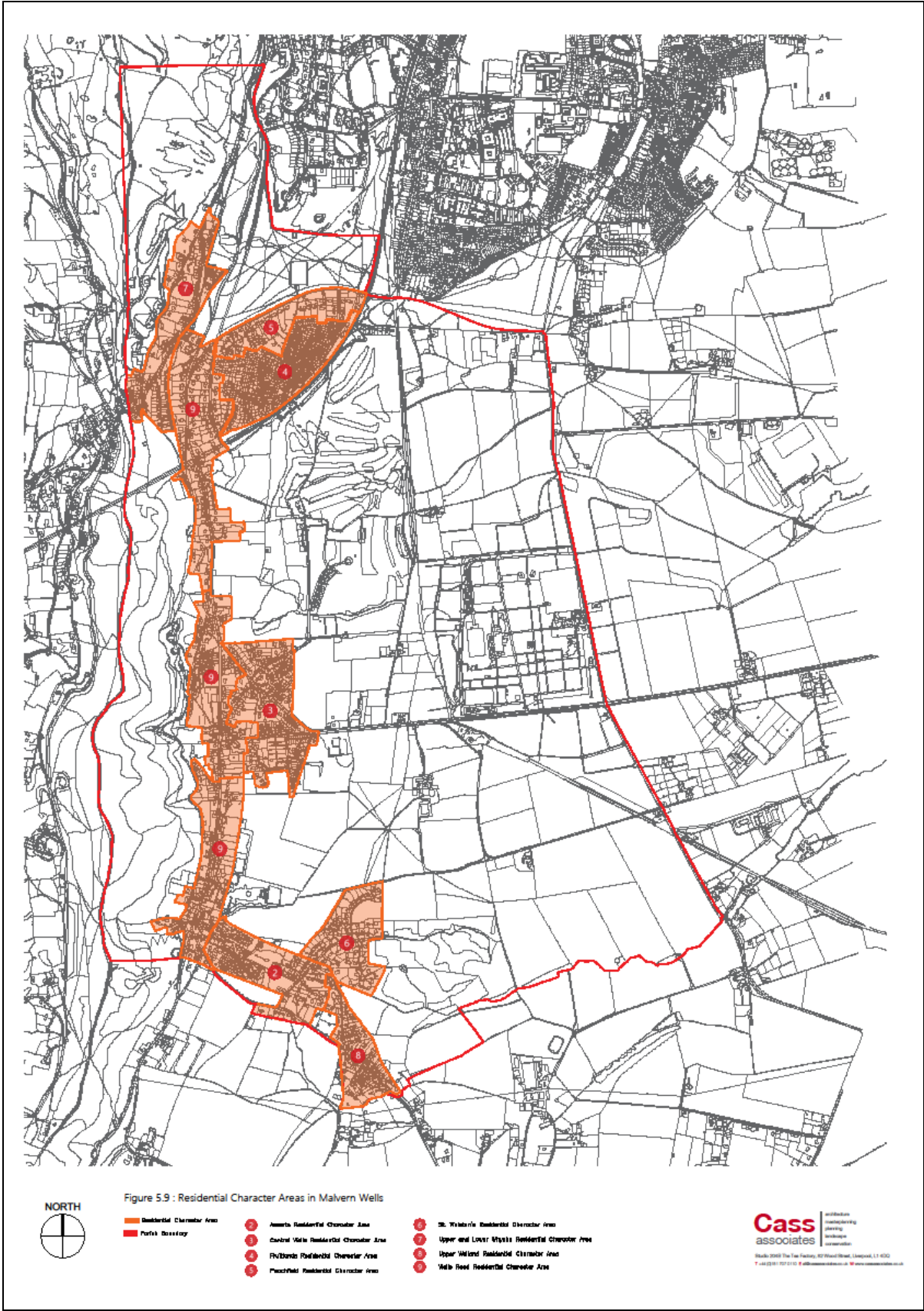
5.7.4 Where relevant, developers will need to submit a Design and Access Statement in support of development proposals to demonstrate how the requirements of Policy MWD1 have been addressed.

Related National and Local Plan policies

5.7.5 Policy MWD1 has regard to national policies, in particular NPPF paragraphs 124-127, and advice contained in planning practice guidance as demonstrated in the Basic Conditions Statement. The policy provides a local perspective to non-strategic policy SWDP SWDP21: Design.

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Figure 5.11: Residential Character Areas



MWD2: Building Design

All development will be expected to be of a high standard of quality which is sympathetic to the local character of the built environment and its landscape setting and adds to the overall quality of the area. Applications should demonstrate, through a Design & Access Statement or other supporting evidence, that proposals address the following issues:

1. Topography and landscape setting

New development must respect the area's close proximity to the surrounding rural landscape. The scale, mass, form, orientation and aspect of buildings should respond to the steeply sloping topography of the Hills along the western side of the Neighbourhood Area and the more open and gently sloping land to the eastern side of the Neighbourhood Area. A Landscape and Visual Impact Assessment will need to demonstrate that the development has taken account of the topography and landscape setting of the site and its adjacent environs.

2. Aspect and Orientation

New development must respond to its landscape context particularly in relation to how it may be viewed from the Malvern Hills. Buildings should be orientated so that their scale and mass along with the aspect of their roofs do not have harmful impacts on views from and to the Hills. In addition, the impact of glare from glazing on buildings on views from the Hills and surrounding areas needs to be taken into account. These factors should be considered through a Landscape and Visual Impact Assessment.

3. Scale, Mass and Form

New development must respect the scale, mass and form of the existing locally characteristic buildings within its Residential Character Area (RCA). Larger buildings may be most appropriate in areas where such buildings are characteristic such as the Central Wells, St Wulstan's and Peachfield Road RCAs providing they do not erode the character and identity of that RCA. Smaller buildings would be most appropriate in the other RCAs where the scale and simplicity of smaller scale buildings is more common. Development should ensure it maintains variety between buildings through its scale, mass, form and varying rooflines.

4. Density and Siting

New development should reflect the existing density and plot size within the RCA. The average density within the Malvern Wells development boundary is 12 dwellings per hectare (dph). However, the density of existing development varies in each RCA. Higher densities of development may be acceptable provided it is demonstrated that it doesn't harm the character of the settlement and the AONB.

New development must respect the local pattern of plot sizes, the spacing between buildings and the spacing between buildings and roads in order that buildings are appropriately sited within their plots and in relation to adjacent buildings and the network of local roads and streets.

5. Materials

New development must use materials that are locally characteristic and are of an appropriate colour and texture to its RCA. A limited mix of materials is appropriate for new development including differing shades of red brick and single colour render as the main building material with elements of reclaimed Malvern Stone or other appropriate stone to contrast. The use of blue or yellow brick and timber may be appropriate on new development if this is characteristic in the RCA. Brick buildings should be constructed using a Flemish or English bond as this is most characteristic within the AONB. A traditional lime mortar, as opposed to a cement based mortar

is preferred when using natural stone as this is softer, more durable and flexible, and more characteristic within the AONB.

New development must incorporate roofing materials which are locally characteristic within the RCA. This includes in the main clay tiles or Welsh slate. Other roofing materials may be appropriate where they complement the materials and colours used locally and should generally be dark and matt.

6. Colour

New development must use muted shades of colour that complement the existing palette of colours within the RCA. Applicants should use the Malvern Hills AONB 'Guidance on the Selection and Use of Colour in Development' when considering the appropriateness of the type and range of colours for brick, render, masonry paint, timber and metal. A palette of colours appropriate for development at the Three Counties Showground is included within policy MWLE1.

7. Detailing

New development must respect local character by creatively reflecting local characteristics within the RCA. Buildings within some of RCAs include a lot of ornamentation and decorative detailing particularly within the Central Wells RCA. The buildings within other RCAs are more modest and simple in design such as in Assarts and Upper Welland RCAs. However, all new development should seek to incorporate chimneys, contrasting stone work, coloured bargeboarding and contemporary styles of ornamentation.

8. Renewable and low-carbon energy technologies

The design and location of renewable and low-carbon energy installations on buildings must be carefully considered to avoid negative impacts on the AONB including views to and from the Malvern Hills, the townscape particularly in the Conservation Area and neighbouring residents and occupiers. The use of dark and non-reflective materials will help integrate installations within the local environment.

9. Water management systems

New development must incorporate sustainable drainage systems and rainwater harvesting and grey water recycling measures to better manage water consumption and discharge. The design and location of water management technologies on buildings should avoid negative impacts on local character.

10. Boundary treatments

New development must incorporate boundary treatments which are characteristic of the RCA. For front boundaries this, in the main, includes stone or brick walls and in some cases also native mixed species or thorn hedgerows. Standardised modern fencing is not generally characteristic for front boundaries within the development boundary.

Reasoned Justification

5.7.6 NPPF paragraphs 124 and 125 state 'The creation of high quality buildings and places is fundamental to what the planning and development process should achieve.....Being clear about design expectations, and how these are to be tested, is essential for achieving this', and 'Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics'. The NPPF affirms that neighbourhood plans are an important medium for helping to achieve this.

5.7.7 The MWNDP has set out the defining characteristics within the Neighbourhood Area's development boundaries within the Residential Character Area (RCA) Study. Policy MWD1 seeks to ensure that new development respects the distinctive characteristics within each RCA.

5.7.8 Policy MWD2 seeks to expand on the local community's aspirations for the design of key aspects of new buildings within the Neighbourhood Area as a whole and within each RCA.

Topography and landscape setting

5.7.9 It is essential to understand the character of the landscape in order to ensure that any new development is appropriate to its context and respects the natural beauty of the AONB. If a development's design is responsive to local landscape character and the special qualities of the site this will ensure that the development is locally distinctive and appropriate to its setting. The views of and from the Hills are particularly important within the Neighbourhood Area. Therefore how development responds to its topography whether on the steeply sided hills to the west or the flatter slopes to the east is crucially important. A Landscape and Visual Impact Assessment (LVIA) should illustrate how the development has responded to the local topography, views and the landscape setting.

Aspect and orientation

5.7.10 Taking aspect and orientation into account will ensure that new development responds to its landscape context. A key consideration is ensuring that the orientation and aspect of buildings takes account of the views from and to the Hills. Again, this will be demonstrated through an LVIA. In addition, other considerations include the direction of the prevailing winds, the sun path, the location of neighbouring properties and adjacent trees and other vegetation, and the location of existing routes.

Scale, Mass and Form

5.7.11 New development should respect the scale, mass and form of the existing locally characteristic buildings within the area where the development is located to avoid eroding local identity. The RCA Study provides an indication of key local characteristics including scale, mass and form. Applicants will be expected to make reference to the RCA Study and demonstrate how their proposals respect the prevailing scale, mass and form. To reduce the potential for homogeneity development should ensure it maintains variety between buildings through its scale, mass, form and varying rooflines.

Density and Siting

5.7.12 Care should be taken to ensure that new development does not damage a settlement's character and that the density of the new development reflects the existing settlement pattern and plot size. Although the average density within the development boundary is approximately 12 dwellings per hectare (dph) the average density within each RCA varies. As such infill development on plots within the development boundary should reflect the density within the RCA.

5.7.13 The density of new development on the allocated sites (see policy MWH4A and B) is proposed at 25 dph. The higher density is proposed in order to make most effective use of the limited land that is considered suitable for development and meet as much of the locally identified housing need as possible without compromising the qualities of the AONB in this location. This density is also reflective of the density of the nearby development on Woodfarm Road⁵². The requirement for Green Infrastructure provision along with a requirement for a LVIA to demonstrate that development proposals have carefully considered the landscape setting is regarded to help safeguard the character of the settlement and the AONB.

Materials

5.7.14 Local building materials that are used in the Malvern Hills AONB make a strong contribution to landscape character. The use of these local materials enhances the character of the AONB as it provides a link between development and the local landscape. In many cases a mix of materials has become characteristic of development in the area. The larger domestic buildings that are found in more settled areas of the AONB use a mixture of materials, such as yellow or blue brick dressings on red brick buildings or ashlar dressings on stone buildings.

5.7.15 It is generally preferable to use locally characteristic materials as they provide a link with the local landscape. Carefully consider the use of modern materials to make sure that they are an appropriate colour and texture and will enhance the local landscape character, not detract from it. Where it is characteristic, consider mixing different materials to add to the variety of development.

Colour

5.7.16 The choice of colour and shade for new development should be informed by an appreciation of local character and past trends. The local landscape and the significance of short and long distance views of the development should be key considerations. It is not the intention that colours should necessarily match those in the landscape, but they should usually complement them.

5.7.17 Render or paint is characteristic within the development boundary. Where it is characteristic, render or paint in colours that are sensitive to the surrounding backdrop of hills can add to the characteristic variety of buildings and prevent homogeny. Consider muted, subdued shades of off whites, cream, yellow and pink. Darker or earthy natural colours that do not reflect much light are generally preferred in the open countryside.

5.7.18 Applicants should use the Malvern Hills AONB 'Guidance on the Selection and Use of Colour in Development' when considering the appropriateness of the type and range of colours on their proposed buildings.

Detailing

5.7.19 Detailing is small-scale features that help tie buildings to the local area and provide local character. Detailing include windows, doors, chimneys and ornamentation. In terms of windows and doors new development should reflect the

⁵² There are 27 dwellings on both sides of Woodfarm Road within the vicinity of the two allocations which have a total site area (the cumulative total of the area of their curtilages) of 1.1ha. This equates to 24.5dph.

openings of the characteristic buildings locally and respect their style, size, shape and position. Large areas of glazing will often appear out of character and can create visual impact as a result of glare.

5.7.20 It is characteristic in the AONB for houses to have at least one chimney. Chimneys create visual interest in settlements and contribute to the variety in rooflines that is a feature of the area. New development should incorporate chimneys of a design similar to that which is characteristic of the local area. If they are not prevalent in the area applicants should consider introducing this feature into the design of buildings to help reinforce a key characteristic of the Neighbourhood Area.

5.7.21 Ornamentation provides decoration to buildings. It includes decorative lintels, keystones, cornice mouldings, pillars, segmental or gothic arches, ridge tiles, bargeboards, finials and carved patterns and is mostly found on larger Victorian houses and villas. Detailing should be considered within the context of the character and scale of the proposed building. Unless decorative buildings are characteristic locally, it is often more appropriate to use modest, simple details that do not detract from the building's character.

Renewable and low-carbon energy technologies

5.7.22 The energy efficiency of a building should be considered before thinking about generating renewable energy. Once energy efficiency has been considered, explore the potential for small-scale renewable energy which suits the needs and respects the character of the proposed development and the local landscape. In terms of many renewable energy installations the key considerations will be views from and to the Hills and impacts on neighbouring residents or occupiers. The cumulative impact of renewable energy installations needs to be taken into consideration for each development.

Water management systems

5.7.23 There is increasing pressure on our water supply from the growing population and as a consequence of climate change. Sustainable water management should be considered at the outset of a building design. Applicants should explore options for sustainable drainage systems to manage surface water run-off around their development and ensure that water drains as it would in a natural system, particularly during heavy rainfall, to minimise the chances of flooding. In addition, developments should incorporate measures to reduce potable water consumption such as installing water butts or tanks for harvesting rainwater for future use and also installing systems to recycle grey water (where the domestic waste water that is produced from activities such as washing dishes and clothes is cleaned and reused).

Boundary treatments

5.7.24 A variety of characteristic boundaries exist in different parts of the AONB including stone or brick walls in settled areas, and native mixed species or thorn hedgerows in open countryside. In some areas of the AONB there are no clear boundaries between buildings and the surrounding area. New boundary treatments should follow characteristic local boundaries. Where hedgerows are dominant, new hedgerow boundaries should be planted using locally occurring species.

5.7.25 Where stone walls are predominant, new development should follow the local style, including the size and shapes of stone blocks, the bond pattern and mortaring techniques. Malvern stone or another appropriate stone can be used as a facing to a wall that is constructed in another material. Where brick walls are prevalent, new development should incorporate brick walls, using a mix of red or blue brick, with detailing of alternative materials such as Malvern stone or another appropriate stone if possible.

5.7.26 Further guidance on design matters within the AONB is available from the Malvern Hills AONB Partnership⁵³ including:

- Guidance on Building Design
- Guidance on the Selection and Use of Colour in Development
- Guidance on Identifying and Grading Views and Viewpoints
- Guidance on Respecting Landscape In Views
- Small-scale Wind Turbines
- Solar Panels
- Heat Pumps

Related National and Local Plan policies

5.7.27 Policy MWD2 has regard to national policies, in particular NPPF paragraphs 124-127, and advice contained in planning practice guidance as demonstrated in the Basic Conditions Statement. The policy provides a local perspective to non-strategic policy SWDP SWDP21: Design.

⁵³ <https://www.malvernhillsaonb.org.uk/publications/>

Policy MWD3 - Energy Efficient Buildings

A. All new residential should be built to zero carbon emission standards with a high level of sustainable design and construction and be optimised for energy efficiency including:

- Siting and orientation to optimise passive solar gain;
- The use of high quality, thermally efficient building materials; and
- Installation of energy efficiency measures such as loft and wall insulation and double glazing.

B. Subject to viability and technical considerations all new residential development should incorporate 100% on-site energy generation from renewable or low carbon sources.

C. Non-residential developments should meet the Buildings Research Establishment BREEAM building standard 'excellent' or 'outstanding'.

D. The sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings will be encouraged, including the retrofitting of listed buildings, buildings of solid wall or traditional construction and buildings within conservation areas, whilst safeguarding the special characteristics of these heritage assets for the future.

E. Alterations and extensions to existing buildings must be designed with energy reduction in mind and comply with sustainable design and construction standards.

Reasoned Justification

5.7.28 NPPF paragraph 149 states 'Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and the risk of overheating from rising temperatures'. A footnote to this sentence states, 'In line with the objectives and provision of the Climate Change Act (CCA) 2008'.

5.7.29 Amendments to the CCA, introduced in June 2019⁵⁴, set a net zero target for UK carbon emissions by 2050. Furthermore, in response to this new target the Government consulted on a new 'Future Homes Standard⁵⁵' in October 2019 to February 2020. This new 'Standard' would make changes to Part L and Part F of the Building Regulations for new dwellings. The consultation paper proposes that the Government expect that an average home built to the new standard will have 75-80% less carbon emissions than one built to current (2013 Building Regulations) energy efficiency requirements. It proposes 'introducing in 2020 a meaningful but achievable uplift to energy efficiency standards as a stepping stone to the Future Homes Standard'. The Government's 'preferred option' for this 2020 uplift is a 31% reduction in carbon emissions compared to the current standard.

⁵⁴ The Climate Change Act 2008 (2050 Target Amendment) Order 2019

⁵⁵ <https://www.gov.uk/government/consultations/the-future-homes-standard-changes-to-part-l-and-part-f-of-the-building-regulations-for-new-dwellings>

5.7.30 Homes now account for 13 per cent of the UK's emissions (rising to 22 per cent once electricity use is taken into account (The Clean Growth Strategy⁵⁶, page 72). The Government's ambition is to further reduce the emissions from homes with an aspiration that as many existing homes as possible are improved to EPC Band C by 2035 (The Clean Growth Strategy, page 75).

5.7.31 The Strategy recognises that reducing demand for energy will not be enough on its own to meet the Government's ambitions for homes. By 2050, it will also likely need to fully decarbonise how homes are heated. In terms of new homes there is concern expressed around having to avoid new homes needing to be retrofitted later and ensure that they can all accommodate low carbon heating.

5.7.32 Key Policies and Proposals in the Strategy relating to energy efficiency relating to new homes include:

- strengthening energy performance standards for new and existing homes under Building Regulations, including future proofing new homes for low carbon heating systems and
- phase out the installation of high carbon fossil fuel heating in new and existing homes currently off the gas grid during the 2020s, starting with new homes.

5.7.33 Business and industry account for approximately 25 per cent of the UK's emissions, with around two thirds of industrial emissions coming from a small number of energy intensive sectors (for example chemicals, iron and steel). Businesses and industry are also major users of electricity, accounting for over 50 per cent of electricity use (The Clean Growth Strategy, page 62). Key Policies and Proposals in the Strategy relating to energy efficiency relating to new business and industry include:

- improving the energy efficiency of new and existing commercial buildings and
- phase out the installation of high carbon forms of fossil fuel heating in new and existing businesses off the gas grid during the 2020s, starting with new build.

5.7.34 In terms of non-residential development applicants should refer to the 'BREEAM UK New Construction Non-Domestic Buildings (UK) Technical Manual'⁵⁷ for how to achieve the BREEAM ratings.

5.7.35 The above policy seeks to ensure that all new development within the Neighbourhood Area incorporates energy efficient standards and low carbon energy systems. This will help meet the Government's targets for cutting carbon emissions and reduce the need to retrofit new homes with the required energy systems within the short to medium term.

Related National and Local Plan policies

5.7.36 Policy MWD3 has regard to national policies, in particular NPPF paragraph 149, the Climate Change Act 2008 (as amended), the Clean Growth Strategy and the 25 Year Environment Plan. Strategic policy SWDP 27: Renewable and Low Carbon Energy is considered out of date and does not have regard to national policy requirements.

⁵⁶ <https://www.gov.uk/government/publications/clean-growth-strategy>

⁵⁷ https://www.breeam.com/NC2018/#_frontmatter/cover_temp.htm%3FTocPath%3D_____1

Objectives

5.7.37 These policies fulfil the following NDP objectives:

1. Conserve and enhance the special landscape and natural beauty of the AONB through preserving the rural character and scale of the settlement (which includes the neighbourhoods of Malvern Wells, Upper and Lower Wyche, Fruitlands and Upper Welland); ensuring all new development responds to and reinforces the distinctive characteristics of the high-quality environment within the Parish; and protecting and enhancing key views to and from the Malvern Hills and other important visual features within the Parish.
3. Ensure sustainable design and construction through all new development having zero carbon emissions and 100% on-site energy generation from renewable or low carbon sources. New development should reduce demand for non-renewable energy and water use through energy efficiency design, use of materials and building methods and the use of on-site renewable energy to generate the energy needs for the development.

5.8 TRANSPORT

Policy MWT1: Electric Vehicle Charging Points

Proposals for all new development, including change of use, must, subject to technical feasibility and viability considerations, provide an electric vehicle charging point (EVCP), either in an active or passive form, with each car parking space to be provided in line with the adopted parking standards as a result of the development. To be supported the location and design of the EVCP must not detract from the visual appearance and character of the building and its surroundings.

Reasoned Justification

5.8.1 In July 2018 the Government confirmed in its 'Road to Zero Strategy'⁵⁸ that at least half of new cars produced will be ultra-low emission by 2030. Ultra-low emission refers to vehicles that produces less than 75g/km of CO₂ which can include different types of energy efficient vehicles including; Electric Vehicles (EV's); Hybrids; Plug-in Hybrid Electric Vehicle's (PHEV's) and Range-extended electric vehicles (E-Rev's). In July 2017 the Government reaffirmed its intentions to end the sale of all new conventional petrol and diesel cars and vans by 2040, as part of new plans to tackle air pollution⁵⁹.

5.8.2 Worcestershire County Council's 'Street Scape Design Guide' (Winter 2018)⁶⁰ sets out, in the 'Planning for Parking' section, its approach to the provision of EVCP. It states in relation to houses and apartments, 'Worcestershire County Council strongly encourages all properties to be equipped with Ultra Low Emission Vehicles (ULEV) charging points including provision where communal parking is provided. This position is supported by the NPPF'. In relation to non-residential development it states the provision of ULEV Charging Spaces should be on the following basis 'Initially 5% of the total parking spaces provided and a further 5% of the total parking spaces at an agreed trigger'.

5.8.3 It is important that there is the necessary infrastructure available to allow electric vehicles to be charged at the home, work and in places where people visit. In order to ensure the Neighbourhood Area is planning appropriately for this all new development which generates a need for car parking provision will be required to provide an EVCP with each car park space to be provided in line with the adopted parking standards.

5.8.4 It is recognised that there will be a roll out of ultra-low emission vehicles over a period of time and that the relative proportion of ultra-low emission vehicles will be relatively small to start with. As such the policy requires you to provide active spaces

⁵⁸

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/724391/road-to-zero.pdf

⁵⁹

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/633269/air-quality-plan-overview.pdf

⁶⁰

http://www.worcestershire.gov.uk/info/20007/travel_and_roads/284/transport_guidance_for_developers/2

and passive provision. Active spaces are fully wired and connected, ready to use, points at parking spaces. Passive provision requires the necessary underlying infrastructure (e.g. capacity in the connection to the local electricity distribution network and electricity distribution board, as well as cabling to parking spaces) to enable simple installation and activation of a charge point at a future date. The requirements for active and passive spaces are shown below:

- Residential (houses and flats): 100% active space provision; and
- Non-residential development where the new floor-space created exceeds 1,000sqm net: 5% of provision to be active spaces and 95% passive spaces.

5.8.5 The onus for the activation of passive charging points rests on the individual or company who manage or operate the car park. For those developments with a travel plan, the level of use of the active charging points should form part of the monitoring. An action should be to activate the passive charge points once the demand exceeds the supply of active infrastructure. Where the development does not have a travel plan the activation of passive charging points should form part of a separate site management strategy.

Related National and Local Plan policies

5.8.6 Policy MWT1 has regard to national policies, in particular NPPF paragraph 110e and advice contained in planning practice guidance as demonstrated in the Basic Conditions Statement.

Policy MWT2: Malvern to Upton-upon-Severn Active Travel Corridor

The Malvern to Upton-upon-Severn Active Travel Corridor within the Neighbourhood Area, as shown on Figure 5.12, will be safeguarded for the provision of a cycle and pedestrian route.

Subject to technical and viability considerations development proposals within close proximity of the Active Travel Corridor should provide a cycle and pedestrian route from the development to the Active Travel Corridor.

Proposals to link existing public rights of way to the Active Travel Corridor will be supported.

Reasoned Justification

5.8.7 The Worcestershire's Local Transport Plan (LTP) 2018-2030⁶¹ (Worcestershire County Council) includes a package promoting Active Transport Corridors within each of the County's areas including South Worcestershire.

5.8.8 According to the document an Active Travel Corridor is systemic investment in walking and cycling links along the corridor to create a safe, comprehensive, integrated network linking residential areas with key trip attractors, including schools, rail stations, town centres and employment locations. This will include surfacing, signage,

⁶¹

http://www.worcestershire.gov.uk/downloads/file/9024/worcestershire_s_local_transport_plan_ltp_2018_-_2030

lighting and public realm improvements to create an attractive and coherent network. Secure cycle parking and sheltered secure cycle parking will be considered.

5.8.9 One such corridor is the Malvern to Upton-upon-Severn Active Travel Corridor which is split into two phases; phase one - Malvern to Three Counties Showground (SWAT7) and phase two - Three Counties Showground to Upton-upon-Severn (SWAT8). Within the Neighbourhood Area the corridor is located along the route of the former railway line that connected with the Cotswold Line to the north of the parish in Malvern and runs south to where it crosses Blackmore Park Road on the parish boundary. This corridor would provide a safe, secure and sustainable travel route from the Three Counties Showground to Malvern.

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5.8.10 The policy seeks to safeguard the route as an Active Travel Corridor. It also looks to link new development to the Active Travel Corridor with pedestrian and cycle routes. This is subject to technical and viability considerations including land ownership and rights of access. The policy also looks for opportunities to link existing public footpaths and rights of way within the Neighbourhood Area to the Active Travel Corridor. The principal objective of the policy is to improve connectivity for sustainable travel within the Neighbourhood Area.

Related National and Local Plan policies

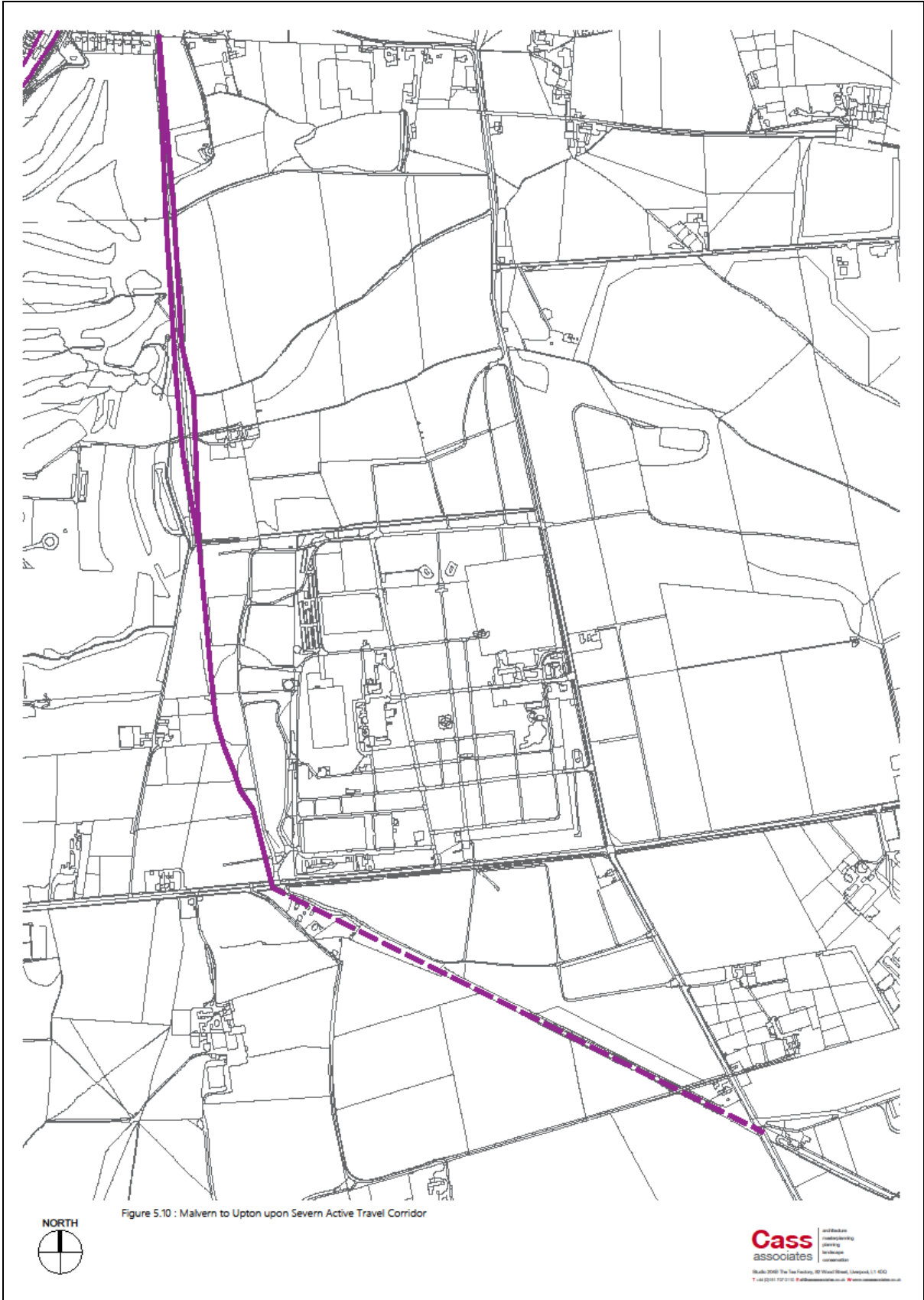
5.8.11 Policy MWT2 has regard to national policies, in particular NPPF paragraph 102 (c) and advice contained in planning practice guidance as demonstrated in the Basic Conditions Statement. The policy is also in general conformity with the strategic policy SWDP 4: Moving around South Worcestershire.

Objectives

5.8.12 These policies fulfil the following NDP objectives:

3. Ensure sustainable design and construction through all new development having zero carbon emissions and 100% on-site energy generation from renewable or low carbon sources. New development should reduce demand for non-renewable energy and water use through energy efficiency design, use of materials and building methods and the use of on-site renewable energy to generate the energy needs for the development.
8. Ensure development integrates with and contributes to the necessary improvements to the capacity of infrastructure, utilities and services.
10. Sustain the health, well-being and safety for all in the community through safeguarding and enhancing local facilities and services and /or ensuring that those services beyond the parish are easily accessible by parishioners.

Figure 5.12: Malvern to Upton-upon-Severn Active Travel Corridor



5.9 LOCAL ECONOMY

Policy MWLE1: The Three Counties Showground

The location of all development and redevelopment at the Three Counties Showground, as shown at Figure 5.13, will be informed by a Landscape Sensitivity and Capacity Assessment and an approved Spatial Masterplan. All development and redevelopment at the Showground should minimise its impact on the AONB, including on views from and to the Malvern Hills and the local landscape, and on the local highway network and local residential amenity through meeting the following criteria:

A. Landscape and visual impact and design

1. The location, siting, layout and design of all new development will respect local landscape character.
2. New built form should be oriented along the geometric lines which characterise the Enclosed Commons Landscape Type.
3. Consideration should be given to orientating larger buildings end on to the Malvern Hills, to reduce their visual impact.
4. New development should not break the skyline of the Malvern Hills when seen in important views from the east.
5. The scale of new development (i.e. its physical size and/or mass) should respect the inherent scale of the local landscape, including with reference to existing buildings in the locality. Effects of scale and massing should be alleviated by creating meaningful spaces between buildings, structures and hard surfaces.
6. Minimise massing by offsetting buildings, or dividing one large building into two or more smaller ones, where feasible.
7. Use colour and colour combinations to break up the perceived mass and scale of large buildings where appropriate. Colour changes should follow the form of the building. Unless a specific case is made to the contrary, the colour finish of new development (including roofs and walls of buildings, and surrounding surfaces) should be of a tonality that is equal to, or a degree darker than, the dominant background tonality. Colours of building materials should be taken from or informed by the developed palette on pages 48-49 of the Guidance on the Selection and Use of Colour in Development⁶².
8. The scale, layout and extent of areas of hardstanding such as car parks and service yards must be appropriate to the local landscape character.
9. Surfaces that reflect light and cause glare should be avoided. Roofing materials in particular should be dark, recessive and matt.
10. Natural products such as clay tile and slate or grass roofs are highly-textured and tend not to reflect light so should be used where possible.
11. Where possible matt meshes should be used over rooflights to reduce glare. Photovoltaic panels should be sited symmetrically on easterly facing roofs and should not have contrasting edge finishes. Where possible they should match the tonality of the roof to which they will be attached.
12. When using building materials which do not weather over time, texture should be introduced through layering of materials, design breaks, and / or shadow projections.
13. Proposals for new landscape features and planting must respect the existing landscape character and mitigate against any adversely harmful impacts on views and the special qualities of the local landscape.
14. Proposals should provide a net gain in biodiversity through the provision of appropriate wildlife habitat.

⁶² http://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/guidance_on_colour_use_screen.pdf

B. Accessibility

1. The proposal includes provision for pedestrian and cycle movements and can be appropriately accessed by public transport;
2. The design of vehicular access arrangements onto and from the highway must be safe and have the capacity to accommodate the anticipated vehicle movements at peak times;
3. The local highway network must be able to accommodate the increased traffic flows, particularly at peak times, and any significant impacts can be mitigated to an acceptable degree;
4. There is adequate vehicular and cycle parking provision in accordance with standards adopted by Worcestershire County Council including the provision of Electric Vehicle Charging Points as required by policy MWT1;
5. The development utilises, where feasible, the existing internal road infrastructure within the site. Where new infrastructure is proposed the design of the proposed roads, pavements and cycle routes create a safe and efficient layout for all users including the mobility impaired, pedestrians and cyclists and for emergency service and refuse vehicles.
6. Street lighting should be kept to a minimum and should be in line with policy MWV1 Dark Skies of the MWNDP.

Planning applications will be supported by a statement, either within a Design and Access Statement or a Transport Statement, which sets out how the proposal meets the above requirements.

Planning applications for development on the site may be required to make contributions towards the delivery and maintenance of the Malvern to Upton-upon-Severn Active Travel Corridor within the Neighbourhood Area as required by Policy MWT2.

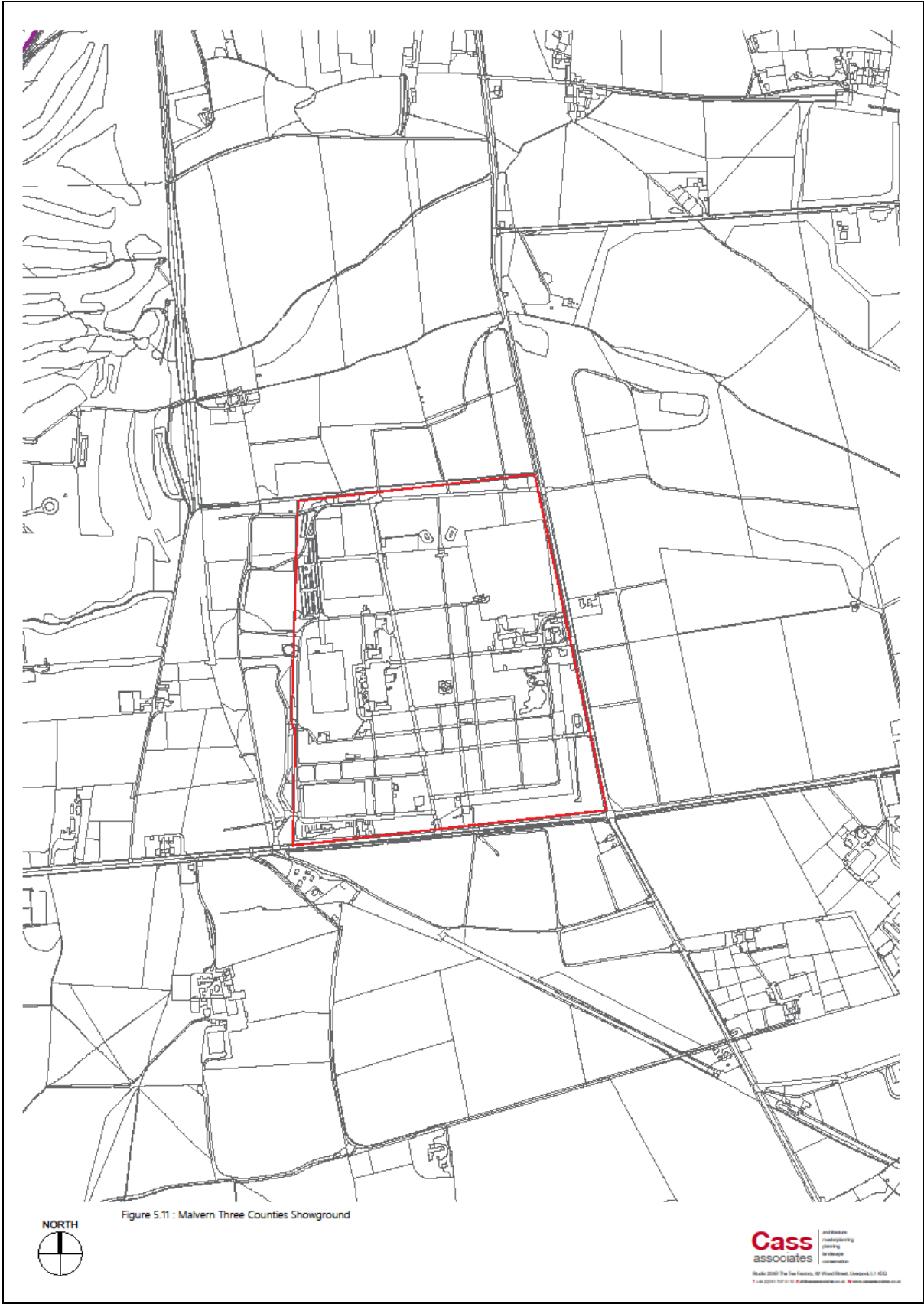
C. Residential Amenity

The proposed development should not have a significant adverse impact on the amenity of adjacent residents and occupiers particularly through the amplification of noise and through traffic and parking.

Reasoned Justification

5.9.1 The main developed area of the Three Counties Showground (TCS) (see Figure 5.13) occupies around 38ha of low lying ground just c1.5 kms from the ridge of the Malvern Hills which reaches a maximum height of 425m AOD. As a consequence, the Showground is highly visible to the very large number of visitors to the northern and central Malvern Hills. The extensive, dramatic and panoramic views available from the high ground of these hills are commonly rated as exceptional and are listed as one of the special qualities of the Malvern Hills AONB. The fact that these views are a key part of the leisure experience that people seek out and enjoy when they visit the area adds to their value and importance. The extent, scale and nature of permanent development on the showground – which includes some very large agricultural buildings – increases the prominence of the site and gives it the potential to detract significantly from the views which people value so highly.

Figure 5.13: The Three Counties Showground



5.9.2 It is recognised that the TCS is an important asset for the regional economy providing employment as well as generating income for local businesses associated with activities that take place there. It is also recognised that the TCS will need to develop and redevelop its facilities to meet future requirements and improve standards. The Parish Council do not want to prejudice the growth of the TCS. However, it wishes to make sure that development on the site is appropriate to its unique and sensitive location within the Malvern Hills AONB and that it does not have an adverse impact on the special qualities of the AONB. In addition the impact on residential amenity and the local highway are important considerations for future development proposals.

5.9.3 The above policy includes a number of criteria under each one of these key themes - Landscape and Visual Impact and Design; Accessibility and Residential Amenity – that will need to be satisfied for all future development proposals. In line with policy SWDP55 the above policy also requires a spatial masterplan to be produced for the site. This masterplan will be approved by MHDC and will provide the framework for future development and help guide decision-taking for future planning applications.

5.9.4 Policy SWDP55 provides an overarching framework for the site including:

- A. the uses that will be allowed (agriculture, horticulture, equestrianism and other countryside related uses) and whether a proposed use would be more appropriately located in a town centre;
- B. account should be taken of the site's location within the AONB and the scale, form and location for development and infrastructure should not harm the natural beauty of the landscape; and
- C. proposals can be accommodated using the existing road structure and will include measures to increase access to the site by sustainable forms of transport.

5.9.5 The MWNDP policy provides a further localised framework in relation to B and C above. The criteria under A 'Landscape and visual impact and design' provide clarification around the requirements needed to ensure that proposals demonstrate that they have taken account of and do not harm the natural beauty of the AONB. The criteria under B 'Accessibility' provide clarification around the requirements to ensure that proposals provide safe and sustainable access arrangements. Criterion C 'Residential Amenity' results from responses to public consultation on the MWNDP where concerns regarding the impact on local residents on noise, traffic and parking from the site were raised.

Related National and Local Plan policies

5.9.6 Policy MWLE2 has regard to national policies, in particular NPPF paragraph 172 and advice contained in planning practice guidance as demonstrated in the Basic Conditions Statement. The policy is also in general conformity with the strategic policy SWDP 55: Three Counties Showground.

Policy MWLE2: Worcestershire Golf Club

Proposals for 'operational' development associated with the use of the golf club, as shown at Figure 5.14, will only be supported in exceptional circumstances and providing they meet the following criteria:

1. They demonstrate through a Landscape and Visual Impact Assessment that they conserve and enhance the landscape and scenic beauty of the Malvern Hills AONB;
2. They demonstrate that the development is in the public interest including:
 - a. The need for the development and the impact of permitting it, or refusing it, on the local economy'
 - b. The cost of and scope for developing the proposals outside the Malvern Hills AONB or meeting the need in some other way,
 - c. Any detrimental effect on the environment, the landscape and recreational opportunities and the extent to which they can be moderated;
3. They can be accommodated using the existing road structure and provide satisfactory car parking and servicing; and
4. They are of high quality design which respects the natural beauty of the Malvern Hills, its traditional built character and reinforces its sense of place and local character.

Reasoned Justification

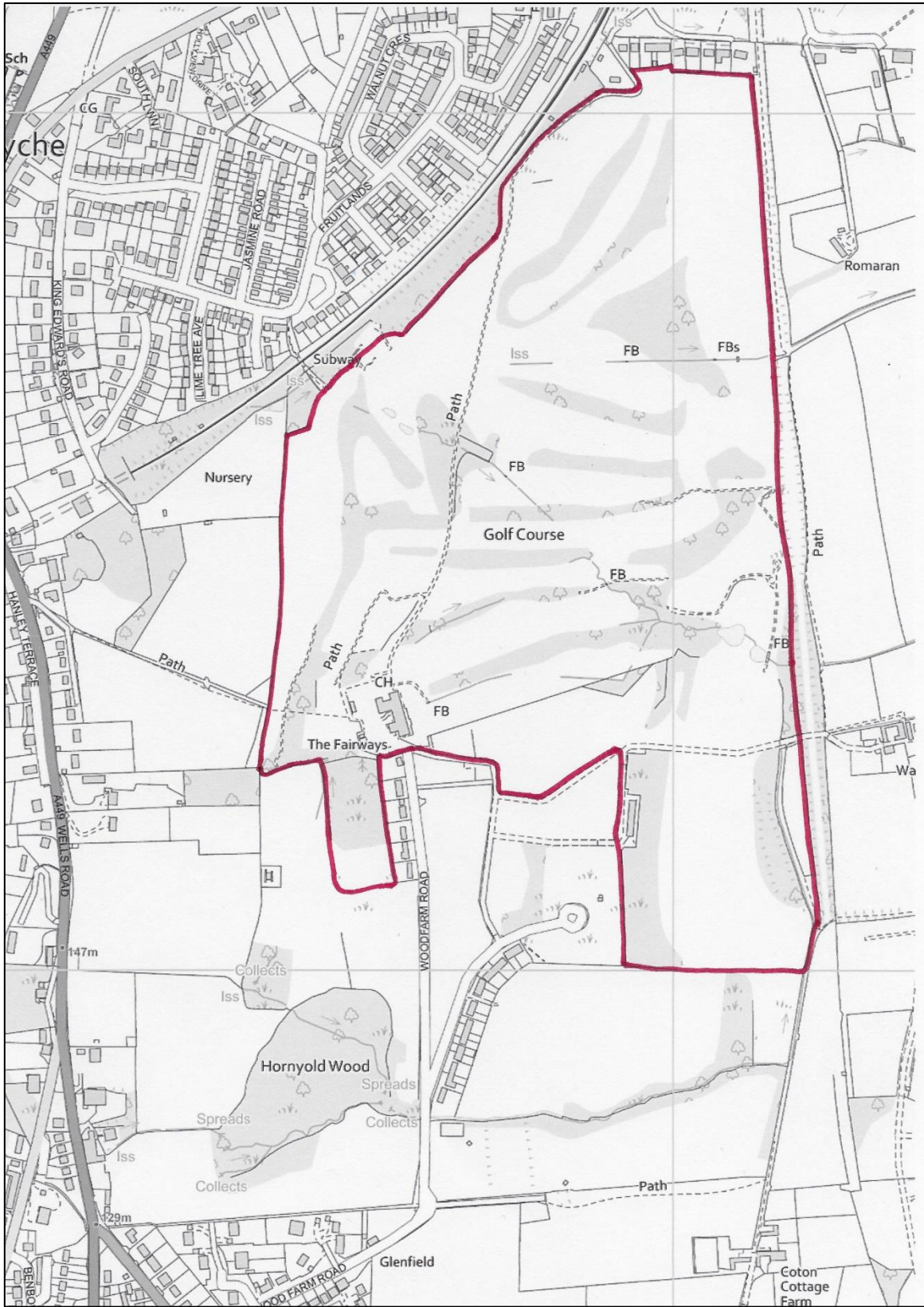
5.9.7 The 45ha (approx.) Worcestershire Golf Club, as shown at Figure 5.14, with its open fairways, woodlands, public rights of way and non-operational land is an important part of the landscape character of the Malvern Hills Area of Outstanding Natural Beauty. The views west from the golf course and the footpaths through it provide both open and enclosed vistas of the Hills within an open and wooded landscape. The tree lined fairways and buildings on the golf course are prominent features from the hills looking east. It is recognised that the Golf Club is also an important local amenity and business providing a key contribution to the local economy and employment.

5.9.8 The policy seeks to support new major development or redevelopment for operational purposes subject to proposals satisfying criteria relating to the AONB, access and high quality design. Major development, in this context, comprises the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more and/or development carried out on a site having an area of 1 hectare or more.

Related National and Local Plan policies

5.9.9 Policy MWLE2 has regard to national policies, in particular NPPF paragraph 172 and advice contained in planning practice guidance as demonstrated in the Basic Conditions Statement. The policy is also in general conformity with the strategic policy SWDP 23: The Cotswolds and Malvern Hills Areas of Outstanding Natural Beauty.

Figure 5.14: Worcestershire Golf Club



Policy MWLE3: Wells Business Centre

The existing businesses centred on the Post Office and Daniels Garage on Wells Road is designated as a Neighbourhood Centre as shown at Figure 5.15. The policy seeks to protect the existing retail function of the Neighbourhood Centre. Proposals for a change of use of an existing retail use (A1 Use Class) to a non-retail use will be supported provided that:

A. The new use is within Use Classes A2 (Financial and Professional Services), A3 (Restaurants and Cafés), A4 (Drinking Establishments) and A5 (Hot Food Takeaways), and the proposal:

1. they do not cause harm to, or loss of, any heritage asset and its setting;
2. is of high quality design providing active frontages to key pedestrian routes and, where possible, enhancements to the public realm;
3. provides safe vehicular and non-vehicular access, off-street parking provision and where possible off-street servicing and delivery areas;
4. is compatible with adjacent land uses and does not prejudice the amenity, lawful operation, viability or future development of existing businesses; and
5. does not have a significant adverse impact on the amenities of residents living adjacent to the Centre.

B. For uses other than those listed at A. 1. above it is demonstrated that the use is no longer commercially viable with evidence that the premises have been marketed for a retail use for at least 12 continuous months; and there is an alternative equivalent retail facility within safe walking distance to the local community.

C. Proposals for new development or the extension of an existing unit within the Neighbourhood Centre will be supported provided they:

1. they do not cause harm to, or loss of, any heritage asset and its setting;
2. are, in the case of new development, within Use Classes A1, A2, A3, A4 and A5;
3. are of an appropriate scale to its location and function within the hierarchy of centres shown at SWDP10;
4. are of high quality design providing active frontages to key pedestrian routes and, where possible, enhancements to the public realm;
5. provide safe vehicular and non-vehicular access, off-street parking provision and where possible off-street servicing and delivery areas;
6. are compatible with adjacent land uses so as not prejudice the amenity, lawful operation, viability or future development of an existing business; and
7. do not have a significant adverse impact on the amenities of residents living adjacent to the Centre.

Reasoned Justification

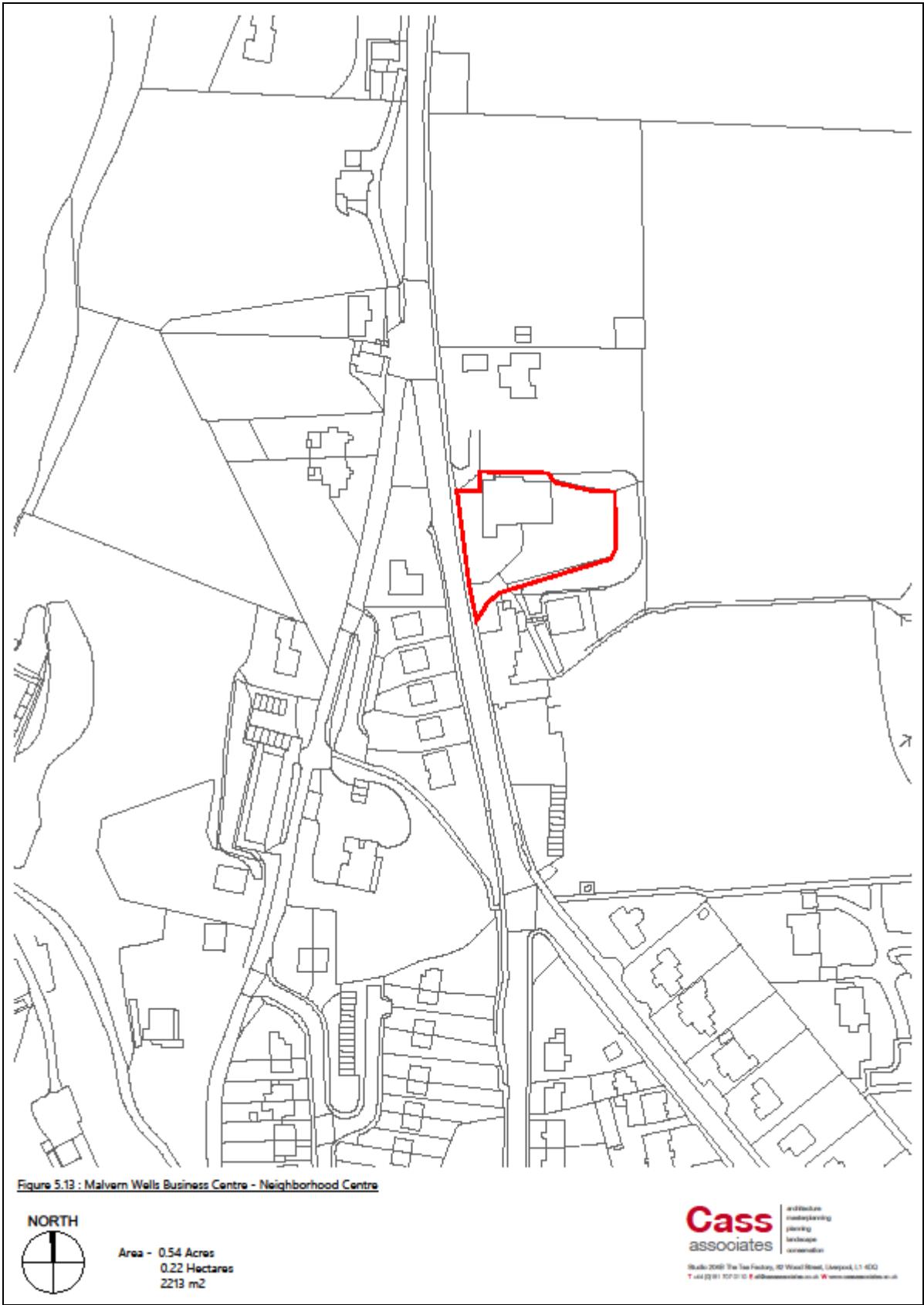
5.9.10 Wells Business Centre is located on the eastern side of Wells Road. It includes a food retail store (McColls) fronting the road and a number of businesses to the rear including Three Counties Garage, Malvern Carpets, Malvern Buffets and Wagtails Dog and Cat Grooming.

5.9.11 The Centre is the main location for local services within the Parish. It is identified by residents as an important local resource and as such they wish it to be protected for continued retail and commercial use. The MWNDP designates the site as a Neighbourhood Centre with a policy which seeks to support appropriate uses to the Neighbourhood Centre uses which considered to be uses within Use Classes A1 (Retail), A2 (Financial and Professional Services), A3 (Restaurants and Cafés), A4 (Drinking Establishments) and A5 (Hot Food Takeaways) subject to a number of criteria regarding scale of the development and its impact on local amenity. The policy also seeks to protect the existing retail and service function on the site through restricting the change of use of existing retail units subject to certain criteria being met.

Related National and Local Plan policies

5.9.12 Policy MWLE3 has regard to national policies, in particular NPPF paragraphs 83, 91 and 92 and advice contained in planning practice guidance as demonstrated in the Basic Conditions Statement. The policy is also in general conformity with the strategic policies SWDP 8: Providing the Right Land and Buildings for Jobs and SWDP 10: protection and promotion of Centres and Local Shops.

Figure 5.15: Wells Business Centre



Policy MWLE4: Wells Road Neighbourhood Centre

The existing businesses centred around the Post Office and Daniels Garage on Wells Road is designated as a Neighbourhood Centre. A. Proposals for a change of use of the existing retail and businesses uses within the Wells Road Neighbourhood Centre, as shown at Figure 5.16, will only be supported where it can be demonstrated that

1. The use is no longer commercially viable and it has been demonstrated that the premises have been marketed for retail use for at least 12 continuous months; and
2. In the case of the existing retail unit there is an alternative equivalent retail unit within safe walking distance to the local community.

All proposals must demonstrate that they will not have a significant adverse impact on the amenities of residents living adjacent to the Neighbourhood Centre.

B. Proposals for new uses appropriate to the Neighbourhood Centre such as retail (Use Class A1) and business (Use Classes B1) within a single use or a mixed use development will be considered favourably provided they meet, where relevant, all of the following criteria:

1. they do not cause harm to, or loss of, any heritage asset and its setting;
2. they are of high quality design providing active frontages to key pedestrian routes and, where possible, enhancements to the public realm;
3. they provide safe vehicular and non-vehicular access and where possible, achieve off-street servicing and delivery areas and parking provision;
4. they are compatible with adjacent land uses so as not prejudice the amenity, lawful operation, viability or future development of an existing business; and
5. they do not have a significant adverse impact on the amenities of residents living adjacent to the Centre.

Reasoned Justification

5.9.13 Wells Road Neighbourhood Centre is located close to the centre of Wells on the Wells Road. It includes Daniels Garage which has a petrol forecourt, sales show room, workshop and retail unit, the Post Office, a boutique shop (Solo Boutique) and beauty salon (Cecily's Beauty Salon).

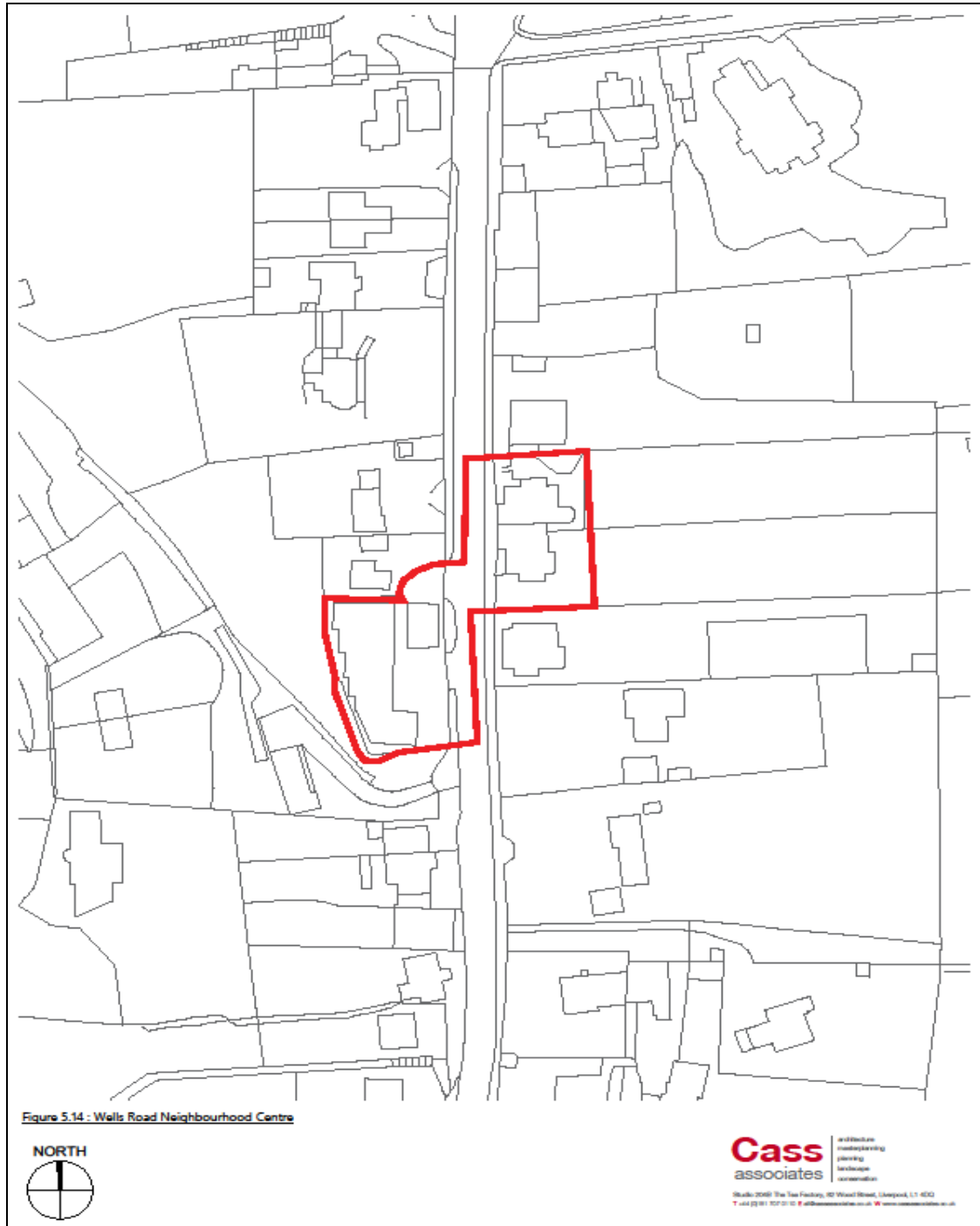
5.9.14 Some of these facilities are identified by residents as an important local resource and as such they wish them to be protected for continued retail and commercial use. The MWNDP designates the site as a Neighbourhood Centre with a policy which seeks to support appropriate uses to the Neighbourhood Centre uses which considered to be uses within Use Classes A1 (Retail), A2 (Financial and Professional Services), A3 (Restaurants and Cafés), A4 (Drinking Establishments) and A5 (Hot Food Takeaways) subject to a number of criteria regarding scale of the development and its impact on local amenity. The policy also seeks to protect the existing retail and service function on the site through restricting the change of use of existing retail units subject to certain criteria being met.

Related National and Local Plan policies

5.9.15 Policy MWLE4 has regard to national policies, in particular NPPF paragraphs 83, 91 and 92 and advice contained in planning practice guidance as demonstrated in the Basic Conditions Statement. The policy is also in general conformity with the strategic policies SWDP 8: Providing the Right Land and Buildings for Jobs and SWDP 10: protection and promotion of Centres and Local Shops.

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Figure 5.16: Wells Road Neighbourhood Centre



Policy MWLE5: High Quality Communications Infrastructure

A. Development of ultrafast broadband infrastructure to serve the Neighbourhood Area will be supported. Any new development within the Neighbourhood Area should be served by full fibre broadband connections unless it can be demonstrated through consultation with the NGA Network providers that this would not be possible, practical or commercially viable. In such circumstances, suitable ducting should be provided within the site and to the property to facilitate future installation.

The area in which the works have been carried out should be, so far as necessarily practicable, reinstated to its condition before the infrastructure was laid.

B. New infrastructure to support telecommunications installations will be supported provided that the proposal meets all of the following criteria:

1. The siting and appearance of equipment does not have an adverse impact on the landscape and scenic beauty of the Malvern Hills Area of Outstanding Natural Beauty and its setting;
2. The siting and appearance of equipment does not have an significant adverse impact on the amenity of local residents;
3. Equipment sited on existing buildings and structures is sympathetically designed; and
4. Where freestanding new masts are proposed, it is demonstrated that there are no viable options for siting the equipment on or in existing buildings or structures.

Reasoned Justification

5.9.16 Broadband internet connection within the Neighbourhood Area is generally slow. This affects the ability of residents to access information and the performance of businesses that rely on the broadband as a key means of communication. Ultrafast broadband serving mobile devices as well as hard-wired systems will help to address these issues and bring with it a range of new opportunities, such as better results and home working and access to more online applications and services and the rapid transformation of high volumes of data.

5.9.17 In a time when the internet and digital media is continuing to grow as an essential means of communication the provision of fast broadband is a key asset for existing and new businesses within the Neighbourhood Area and will improve the wellbeing of its residents. This policy supports the provision of high speed broadband specifically in relation to new development and seeks to ensure that any infrastructure works within existing built areas is reinstated to its original condition.

5.9.18 Mobile phone coverage within parts of the Neighbourhood Area is considered variable. This affects local businesses and residents alike. The infrastructure provision for telecommunications should be the minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used unless the need for a new site can be justified. It will need to be demonstrated that the relevant guidelines and exposure of non-ionising radiation have been met. The siting,

appearance and design of equipment and masts will be important consideration in relation to its impact on the character of the area.

Related National and Local Plan policies

5.9.19 Policy MWLE5 has regard to national policies, in particular NPPF paragraphs 112-116, and advice contained in planning practice guidance as demonstrated in the Basic Conditions Statement. The policy provides a local perspective to non-strategic policy SWDP 26: Telecommunications and Broadband.

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Objectives

5.9.20 These policies fulfil the following NDP objectives:

1. Conserve and enhance the special landscape and natural beauty of the AONB through preserving the rural character and scale of the settlement (which includes the neighbourhoods of Malvern Wells, Upper and Lower Wyche, Fruitlands and Upper Welland); ensuring all new development responds to and reinforces the distinctive characteristics of the high-quality environment within the Parish; and protecting and enhancing key views to and from the Malvern Hills and other important visual features within the Parish.
6. Support the aspirations of local businesses within the Parish, including proposals which enhance the facilities at the Three Counties Showground and Worcestershire Golf Club, providing they do not adversely harm the landscape character and visual amenity of the AONB, the amenity of local residents and the local transport infrastructure.
7. Strengthen and support sustainable tourism which maximise benefits to the local economy, environment and community including conserving and enhancing the special qualities of the AONB, the amenity of local residents and the local transport infrastructure.
8. Ensure development integrates with and contributes to the necessary improvements to the capacity of infrastructure, utilities and services.

5.10 HOUSING LAND

Policy MWH1: Housing Mix

To be supported all new housing development proposals five or more units, subject to viability considerations, must demonstrate that they provide the type, size and tenure of housing to meet local housing need.

Within the Neighbourhood Area there is a significant local need for one bed properties with a lower identified need for two, three and four bed properties. The identified need is predominantly for open market housing with a lower need expressed for affordable housing.

Applicants should take account of the requirements of the most up-to-date local Housing Needs Survey and/or Strategic Housing Market Assessment or provide their own assessment of how their proposals meet local housing needs.

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Reasoned Justification

5.10.1 Due to the sensitive natural and built environment within the Neighbourhood Area (including the AONB and the Conservation Area), the MWNDP seeks to support new housing development that meets local housing needs rather than the strategic needs of South Worcestershire. In line with policy SWDP14 'Market Housing Mix' the mix of types and sizes of market housing within the MWNDP is to be informed by local data. As such Malvern Wells Parish Council commissioned a Housing Needs Survey (HNS) in September 2019. The Malvern Wells HNS: Analysis of Survey Results Report (November 2019) identified that 59 households have identified a need for alternative housing within the parish over the next five years and beyond. The vast majority of the need is for one bedroom properties whether it be market housing, affordable (rent and shared ownership) or self-build. The breakdown in terms of numbers of bedrooms is (one response did not provide an indication of bedroom need):

- 50no. one bed (85%)
- 2no. one to two bed (3%)
- 3no 2 bed (5%)
- 2no. 2-3 bed (3%)
- 1 no. 3-4 bed (2%)

5.10.2 In terms of property tenure the responses indicated that the predominant need was for open market housing with lower levels of shared ownership, social rent, self-build and private rent. The breakdown in terms of tenure requirements is (4 responses did not provide an indication of tenure requirement):

- 42no. buy on the open market (71%)
- 5no. shared ownership (9%)
- 2no. social rent (5%)
- 2no. self-build (3%)
- 1no. starter home (2%)
- 1no. rent to buy (2%)
- 1no. buy on open market (a property in the community with a warden) (2%)

5.10.3 According to information from MHDC, as at 30/12/2019, Home Choice Plus data (the scheme used to allocate housing association properties in the area) shows that 54 people have expressed a preference for living in Malvern Wells. These households have the following bedroom need:

- 1 bed – 27 (of these, 9 are pensioners and/or in receipt of disability benefits) – 50% of the total;
- 2 bed – 14 (of these, 2 are pensioners and/or in receipt of disability benefits) – 26% of the total;
- 3 bed – 9 (17% of the total); and
- 4 bed – 4 (7% of the total).

5.10.4 The way the Home Choice Plus information is collected and collated does not allow for the identification of how many of the above households have a local connection to the Parish of Malvern Wells. However, the Malvern Wells HNS: Analysis of Survey Results Report states 'three households are registered on Home Choice Plus currently living in Malvern Wells (as at the 22nd October 2019), two households have a 1 bed need and one household has a 3 bed need'.

Related National and Local Plan policies

5.10.5 Policy MWH1 has regard to national policies, in particular NPPF paragraph 61 and advice contained in planning practice guidance as demonstrated in the Basic Conditions Statement. The policy is also in general conformity with the strategic policies SWDP 14: Housing Market Mix and SWDP 15: Meeting Affordable Housing Needs.

Policy MWH2: New Residential Development within the Development Boundary

New infill housing development and the conversion, re-use or extension of an existing building for residential use, will be supported within the Development Boundary, as shown on Figure 5.17, provided it meets the following criteria:

1. It protects and enhances the landscape and natural beauty of the Malvern Hills AONB;
2. It sustains and enhances the special architectural and historic interest of the Malvern Wells Conservation Area;
3. It does not harm land that is of high environmental value; and
4. Does not significantly harm the amenity of adjacent residents and occupiers.

Reasoned Justification

5.10.6 The government seeks through planning system to significantly boost the supply of housing and ensure a sufficient amount and variety of land can come forward where it is needed (NPPF para 59).

5.10.7 The SWDP allocates a residential site at the former Railway Sidings on Peachfield Road (SWDP 52m) for 20 dwellings. This provision, along with windfall

development, was considered adequate to meet the local requirement for the plan period.

5.10.8 It is clear that government policy seeks to increase housing provision. The housing provision figures within the SWDP are set as minimums and not maximums.

5.10.9 The MWNDP seeks to allow additional sustainable development within the Development Boundary⁶³ of the Neighbourhood Area providing it meets certain criteria aimed at ensuring that new housing is appropriate in terms of a range of principles as set out in the policy. These are aimed at ensuring that new housing is sustainable, protects the special qualities of the AONB, the character and appearance of the Conservation Area and adds to the high quality environment within the Neighbourhood Area. Proposals should not harm land that is of high environmental value including land that has important biodiversity, visual amenity and heritage value.

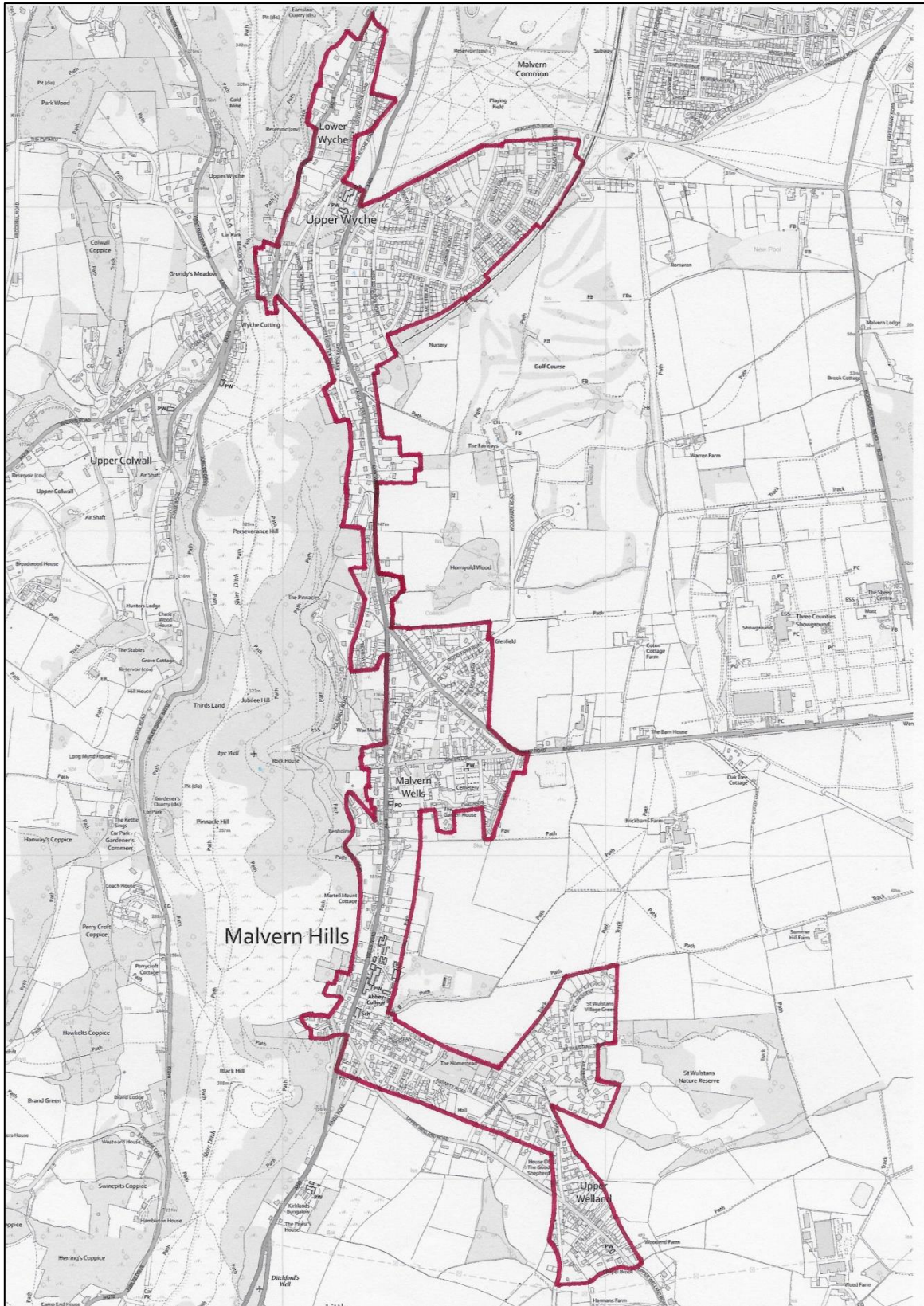
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Related National and Local Plan policies

5.10.10 Policy MWH2 has regard to national policies, in particular NPPF paragraphs 59, 70, 170 and 185 and advice contained in planning practice guidance as demonstrated in the Basic Conditions Statement. The policy is also in general conformity with the strategic policies SWDP 2: Development Strategy and Settlement Hierarchy and SWDP 13: Effective Use of Land.

⁶³ The Development Boundary is similar to that within the adopted SWDP with the exception of 4 discrete areas as shown at Appendix 5.7.

Figure 5.17: Malvern Wells Parish Development Boundary



Policy MWH3: New Residential Development beyond the Development Boundary

Housing development beyond the development boundary, and therefore in the open countryside, will only be considered favourably if it is:

1. A dwelling clearly necessary for use by rural workers including persons employed in agriculture, horticulture, forestry or a rural enterprise; or
2. Affordable housing on an exception site to meet identified local need; or
3. A replacement of an existing dwelling with established use rights and where the replacement dwelling is not disproportionately larger than the existing dwelling and does not exceed the original footprint by 30%; or
4. Representing the optimum viable use of a heritage asset or it would enable the future of a heritage asset to be secured; and
5. Of exceptional quality or innovative nature.

All development proposals will need to demonstrate they protect and enhance the landscape and scenic beauty of the Malvern Hills AONB.

Extensions to existing dwellings will be supported providing that they are subordinate to, and do not dominate the character and appearance of the original dwelling.

The subdivision of an existing residential dwelling will be supported providing that the development does not result in additional on-road car parking and does not have an adversely harmful impact on the area's visual amenity and landscape character.

The conversion and re-use of redundant or disused buildings will be supported providing there is an enhancement to the building's immediate setting and there is no need for substantial reconstruction and large extensions.

Reasoned Justification

5.10.11 This policy reflects the NPPF and relevant SWDP policies regarding new residential development in the open countryside. A large proportion of the Neighbourhood Area is beyond the parish's development boundary. There are areas within the open countryside where there are existing houses and other buildings and there may be pressure for further residential development in the future.

5.10.12 The open countryside within the Neighbourhood Area lies within the Malvern Hills AONB supported by SWDP23. Protecting the natural beauty and special qualities of the AONB are of significant importance and proposals that are considered to have an adversely harmful impact on these qualities and character will not be permitted.

5.10.13 The policy allows, in line with NPPF, the subdivision of existing dwellings within the open countryside. Proposals for the subdivision of an existing dwelling will need to ensure there is sufficient and appropriately designed garden space and curtilage car parking. The intensification of use should not have an adversely harmful effect on the visual and landscape qualities of the site and its setting. The policy also allows, in line

with NPPF, the re-use of redundant and disused buildings within the open countryside subject to the development enhancing its immediate setting. In addition proposals should not require substantial reconstruction unless it can be demonstrated that the use of the existing structure is not viable. Proposals which include extensions to the existing building should be subordinate to the existing building and no more than 30% of the original volume footprint of the building.

5.10.14 The policy complies with non-strategic policies SWDP16: Rural Exception Sites; SWDP18: Replacement Dwellings in the Open Countryside and SWDP19: Dwellings for Rural Workers. It provides the key elements of these policies within the one neighbourhood plan policy.

Related National and Local Plan policies

5.10.15 Policy MWH3 has regard to national policies, in particular NPPF paragraph 79 and advice contained in planning practice guidance as demonstrated in the Basic Conditions Statement. The policy is also in general conformity with the strategic policies SWDP 2: Development Strategy and Settlement Hierarchy and SWDP 13: Effective Use of Land and provides a local perspective to non-strategic policies SWDP 16: Rural Exception Sites; SWDP 18: Replacement Dwellings in the Open Countryside and SWDP 19: Dwellings for Rural Workers.

Policy MWH4A: Housing Allocation - Woodfarm Road East

The 2.03ha (gross) site, identified at Figure 5.18, is allocated for residential development of 30 dwellings comprising the following elements:

1. At least 80% of dwellings should be one and two bed homes to help meet the identified local need;
2. At least 50% of dwellings should be age-restricted housing for people aged 55 years or over; and
3. At least 20% of dwellings should be affordable housing and provided on site to help meet identified local need.

To ensure that the development is meeting the identified local housing need any planning permission will be subject to a planning obligation or condition which requires a 100% of the open market dwellings to be occupied by people who are currently resident within the parish and have been for the last three years. Any reduction in this requirement will need to be demonstrated through appropriate evidence including; a financial viability assessment conforming to an agreed methodology which may be independently appraised through instruction of the LPA at the expense of the applicant, and marketing evidence that demonstrates that over a 12 month period there is no demand for the dwellings from residents within the parish meeting the above criteria.

Development on the site will also need to address all of the following issues:

4. Make provision for publicly accessible Green Infrastructure of at least 40% of the gross site area to facilitate the integration of the development within the AONB, retain existing landscape and biodiversity features and provide wider environmental, social and economic benefits including a sustainable drainage system to manage surface water discharge.
5. The public open space provision associated with the development will be provided off-site on the adjacent Woodfarm Road Public Open Space allocation in line with policy MWG3.
6. Demonstrate through a landscape and visual impact assessment that the scale, height and massing of the proposed development is appropriate to its AONB location and protects views to and from the Malvern Hills having regard to the Malvern Hills AONB 'Guidance on Building Design'; 'Guidance on Identifying and Grading Views and Viewpoints' and Guidance on how Development can Respect Landscape in Views'.
7. The colour of materials for buildings, boundary treatments and other structures associated with the proposed development should have regard to the Malvern Hills AONB Guidance on the Selection and Use of Colour in Development.
8. Demonstrate through a transport statement that the proposed development complies with Worcestershire County Council's Design Guide⁶⁴ and that it provides safe walk and cycle access from the site to key local facilities and services.

⁶⁴

http://www.worcestershire.gov.uk/info/20007/travel_and_roads/284/transport_guidance_for_developers

9. Demonstrate through a heritage statement that the proposed development does not harm the setting of nearby designated heritage assets including the Malvern Wells Conservation Area.

10. Assess the potential archaeological interest of the site, particularly in relation to its military heritage, protecting and recording any remains and, if appropriate, providing interpretation on site.

11. Investigate and address any ground contamination associated with the previous military use of the site.

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Figure 5.18: Woodfarm Road East



Policy MWH4B: Housing Allocation - Woodfarm Road West

The 0.64ha (gross) site, identified at Figure 5.19, is allocated for residential development of 13 dwellings comprising the following elements:

1. At least 80% of dwellings should be one and two bed homes to help meet the identified local need; and
2. At least 20% of dwellings should be affordable housing and provided on site to help meet identified local need.

To ensure that the development is meeting the identified local housing need any planning permission will be subject to a planning condition which requires a 100% of the open market dwellings to be occupied by people who are currently resident within the parish and have been for the last three years. Any reduction in this requirement will need to be demonstrated through appropriate evidence including; a financial viability assessment conforming to an agreed methodology which may be independently appraised through instruction of the LPA at the expense of the applicant, and marketing evidence that demonstrates that over a 12 month period there is no demand for the dwellings from residents within the parish meeting the above criteria.

Development on the site will also need to address all of the following issues:

3. Make provision for publicly accessible Green Infrastructure of at least 20% of the gross site area to facilitate the integration of the development within the AONB, retain existing landscape and biodiversity features and provide wider environmental, social and economic benefits including a sustainable drainage to manage surface water discharge.
4. The public open space provision associated with the development will be provided off-site on the adjacent Woodfarm Road Public Open Space allocation in line with policy MWG3.
5. Demonstrate through a landscape and visual impact assessment that the scale, height and massing of the proposed development is appropriate to its AONB location and protects views to and from the Malvern Hills as regard to the Malvern Hills AONB 'Guidance on Building Design'; 'Guidance on Identifying and Grading Views and Viewpoints' and Guidance on how Development can Respect Landscape in Views'.
6. The colour of materials for buildings, boundary treatments and other structures associated with the proposed development should have regard to the Malvern Hills AONB Guidance on the Selection and Use of Colour in Development.
7. Demonstrate through a transport statement that the proposed development complies with Worcestershire County Council's Design Guide⁶⁵ and that it provides safe walk and cycle access from the site to key local facilities and services.

⁶⁵

http://www.worcestershire.gov.uk/info/20007/travel_and_roads/284/transport_guidance_for_developers

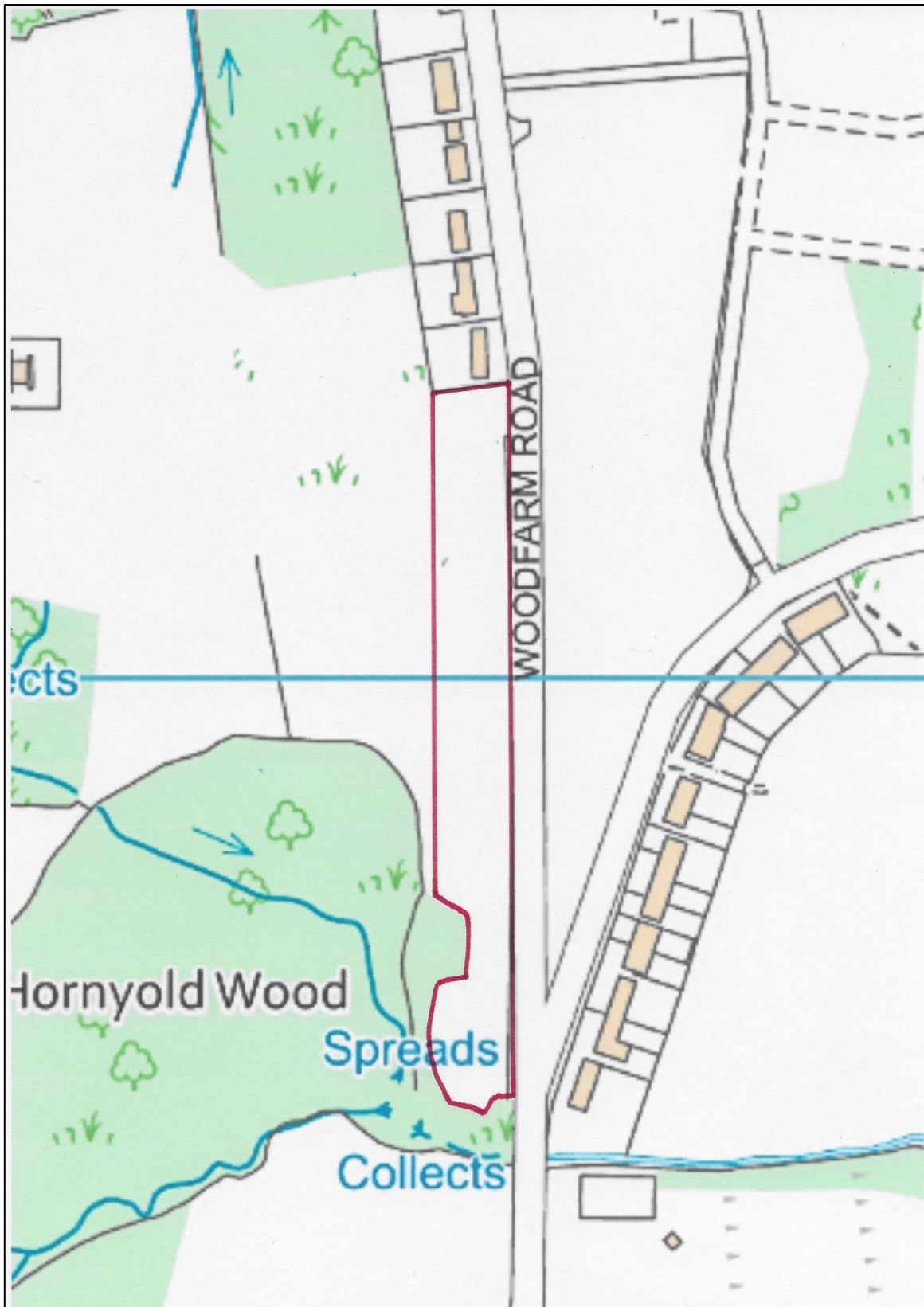
8. Demonstrate through a heritage statement that the proposed development does not harm the setting of nearby designated heritage assets including the Malvern Wells Conservation Area.

9. Assess the potential archaeological interest of the site, particularly in relation to its military heritage, protecting and recording any remains and, if appropriate, providing interpretation on site.

10. Investigate and address any ground contamination associated with the previous military use of the site.

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Figure 5.19: Woodfarm Road West



Reasoned Justification

5.10.16 The MWNDP seeks to identify land for high quality housing to meet the identified local housing need within the context of the parish's AONB designation. It seeks through the housing allocations policy and its other policies to strike the appropriate balance between conserving and enhancing the landscape and scenic beauty of the AONB and supporting housing development that meet local needs. The issues of housing development within AONB were explored within 'An Independent Review of Housing in England's Areas of Outstanding Natural Beauty 2012-2017'⁶⁶ (November 2017). The MWNDP, and its evidence base, seeks to:

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- provide an appropriate balance between the 'public interest' in conserving and enhancing the AONB and the 'public interest' in meeting local housing need;
- set a clear understanding of local needs housing and the importance of finding appropriate sites locally to meet such needs; and
- create sensitive and high quality development of an appropriate scale which minimises any harm to the qualities of the AONB and seeks to mitigate for that harm.

5.10.17 The NPPF, at paragraph 172, is clear that 'great weight should be given to conserving and enhancing landscape and scenic beauty' within Areas of Outstanding Natural Beauty and 'The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas'. This paragraph goes on to state 'The scale and extent of development'⁶⁷ within these areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest'. Consideration of such development should include an assessment of the need for the development ... and the impact of permitting it on the local economy; the cost of or scope for developing outside the designated area or meeting the need for it in some other way; and any detrimental effect on the environment, the landscape and recreational opportunities, and the extent it could be moderated'.

5.10.18 Paragraph 69 of NPPF states that neighbourhood planning groups should consider the opportunities for allocating small and medium-sized sites (no larger than one hectare) suitable for housing in their area. The NPPF in relation to rural housing states, at paragraph 77, planning policies should be responsive to local circumstances and support housing developments that reflect local needs. One of the key considerations for 'local circumstances' in this area is the AONB designation.

5.10.19 The NPPF, at paragraph 11, states in relation to 'plan-making' that policies should provide for need unless there are areas or assets of particular importance such as an AONB which provide a strong reason to restrict that provision and any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole. The above paragraphs within NPPF demonstrate

⁶⁶ <https://landscapesforlife.org.uk/application/files/5315/5552/0923/Housing-in-AONBs-Report.pdf>

⁶⁷ Footnote 55 with NPPF states 'For the purposes of paragraphs 172 and 173, whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.'

the weight that is to be attached to protecting and enhancing the landscape, scenic beauty, wildlife and cultural heritage of the AONB.

5.10.20 Malvern Wells Parish Council undertook and commissioned a number of studies to examine the local need for additional housing and the suitability of 'available' sites within the parish to meet the local need which included:

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- Malvern Wells Housing Needs Survey: Analysis of Survey Results Report (HNS), MHDC (November 2019);
- Malvern Wells Landscape Sensitivity and Capacity Assessment (LSCA), Carly Tinkler (November 2019); and
- Malvern Wells Site Assessment Report (SAR), MWPC (November 2019).

5.10.21 There was a 22% response rate to the HNS showing a 99% confidence level of plus or minus 6%. The HNS identified that 59 households have identified a need for alternative housing within the parish over the next five years and beyond. The vast majority of the need is for one bedroom properties and open market housing as summarised in the two paragraphs below.

5.10.22 The breakdown in terms of numbers of bedrooms from the HNS, is based on the Home Choice Plus calculation for bedroom need, is (one response did not provide an indication of bedroom need):

- 50no. (86%) one bed
- 2no. (3.5%) one to two bed
- 3no (5%) 2 bed
- 2no. (3.5%) 2-3 bed
- 1 no. (2%) 3-4 bed

5.10.23 The breakdown in terms of tenure of property required from the HNS is (four respondents did not state their preferred tenure):

- 41 (74%) would like to buy on the open market
- 5 (9%) would like to purchase shared ownership
- 3 (5%) would like to rent from a housing association
- 2 (4%) stated they would like to self-build
- 1 (2%) stated that they would either buy on the open market or self-build
- 1 (2%) would like to have a buy-to-rent property
- 1 (2%) would like to purchase a starter home
- 1 (2%) would like a smaller property with a community warden – the type of tenure for this response is unknown.

5.10.24 According to the HNS, at the bottom of Table 6.2, only three households currently living in the parish are registered on Home Choice Plus⁶⁸ (as at 22 October 2019). Two of these households have a 1 bed need and one household has a 3 bed need. This highlights the low need for affordable (shared ownership and social rented) housing within the parish.

5.10.25 Policy SWDP15: Meeting Affordable Housing Needs states that 'the number, size, type, tenure and distribution of affordable dwellings to be provided within new

⁶⁸ The scheme used by MHDC for people to register for and be allocated affordable housing within the area.

residential development will be subject to negotiation, dependent on recognised local housing need, specific site and location factors, and development viability'. On sites of 15 or more dwellings on brownfield land in Malvern Hills 30% of units should be affordable and provided on site. However, the HNS and the information from Homes Choice Plus indicate that there is a lower need for affordable housing than elsewhere within the area. As such the above allocations require a lower level of 20% of units to be affordable and on site. This meets the identified local need for affordable housing within the HNS and is similar to the requirements for developments of between 5-9 dwellings within the Designated Rural Areas⁶⁹ of Malvern Hills District as per the Council's 'formal position with respect to affordable housing and tariff style developer contributions following the publication of National Planning Policy Framework 2019 (June 2019)'⁷⁰.

5.10.26 The LSCA identified only a very small number of parcels of land on the edge of the existing development boundary where the landscape was not considered to be highly sensitivity to change and where development may be appropriate from a landscape perspective. The vast majority of land around the edge of the existing development boundary is considered to be highly sensitivity to development and has a 'very low to low' capacity for change.

5.10.27 The results of the LSCA along with a range of other criteria were used in the Site Assessment⁷¹ exercise. This exercise assessed the suitability of 14no. sites which were put forward in the SWDPR Strategic Housing & Employment Land Availability Assessment exercise in summer 2018 and were therefore considered 'available' for development. Bearing in mind the parish's location within the AONB the results of the LSCA were determinative in the overall assessment. Only sites within the range from 'medium' to 'high' capacity for change were consider 'suitable' and were considered against the other criteria. This exercise concluded that there were only two 'available' sites that satisfied the criteria; Worcestershire Golf Club Site B (referred to in the MWNDP as Woodfarm Road East) and Worcestershire Golf Club Site A (referred to as Woodfarm Road West in the MWNDP).

5.10.28 Policy MWH4A and MWH4B sets out a number criterion to ensure that future development meets the identified local needs and is appropriate within its AONB context. In terms of meeting identified local need development proposals will:

- 80% of all new dwellings will be one or two bed properties with the remaining 20% being a mix of 3 and 4 bed properties;
- 20% of all new dwellings will be affordable housing which can include (as per Annex 2 of the NPPF) discounted market sales housing; starter homes, social rented housing, and shared ownership and
- In relation to Woodfarm Road East, 50% of the residential units should consist of age-restricted housing for people aged 55 years or over and a proportion for sheltered housing.

⁶⁹ Malvern Wells Parish is not a Designated Rural Area as per the legislation SI 2016 No.587, Housing, England, The Housing (Right to Buy) (Designated Rural Areas and Designated Regions) (England) Order 2016 http://www.legislation.gov.uk/ukxi/2016/587/pdfs/ukxi_20160587_en.pdf

⁷⁰ <https://www.swdevelopmentplan.org/wp-content/uploads/2019/06/Updated-Formal-Position-June-2019-FINAL.pdf>

⁷¹ Add link to Site Assessment Report on MWPC website

5.10.29 Planning permission for any housing development on both sites will have a planning obligation or condition imposed on it requiring all of the open market dwellings to be occupied by people currently resident and have been resident during the last three years within the parish. Having a local occupancy restriction on the new dwellings irrespective of tenure enables the development to be available to people from the local area and will meet the expressed demand identified through the HNS. The allocations will help to meet a large part of the need identified within the HNS and of the growing older population within the parish who wish to remain there but cannot currently access accommodation to meet their current and future needs.

5.10.30 In order that proposals are appropriate to the site's sensitive location within the AONB the policies include a series of criteria to ensure that development will fully integrate into its immediate and wider surroundings. These include:

- The provision of 40% of Site A and 20% of Site B for publicly accessible Green Infrastructure to include the retention of important existing landscape and biodiversity features along with additional provision. The area for GI must also include provision for sustainable drainage systems to help manage surface water run off;
- Public open space provision associated with the developments will be made off-site in line with the Woodfarm Road Public Open Space allocation at policy MWG3;
- A landscape and visual impact assessment will be required to demonstrate the suitability of proposals against views to and from the Hills and in respect of the wider landscape character within which the sites are located (relevant AONB guidance should be used for these purposes);
- The colour of buildings, boundary treatments and other structures associated with the development should be appropriate to its location and again relevant AONB guidance should be used to inform the proposals;
- Access to the sites will be off Woodfarm Road. Proposals will need to comply with WCC's Design Guide and should incorporate sustainable transport infrastructure to enable opportunities for walking and cycling from the development to the wider network and key local services. Opportunities for shared surface areas within the development are encouraged; and
- Street lighting and other outdoor lighting should be kept to a minimum and in accordance with policy MV1: Night Skies.

5.10.31 Malvern Wells Conservation is approximately 270m, at its closest point, west of the Woodfarm Road West site and approximately 380m west of the Woodfarm Road East site. The Conservation Area lies on higher ground at approximately 145m AOD compared with the Woodfarm Road West site at 95m AOD and the Woodfarm Road East site at 80m AOD. Due to the proximity of the Conservation Area and the levels difference between it and the sites, the policies require a heritage statement to be submitted for both sites. This should demonstrate the proposed development does not harm the setting of the Conservation Area and how the layout and form of the proposed development has taken account of views to and from the Conservation Area.

5.10.32 Due to the previous military use of the site as a field hospital during World War 2 the policies require a Desk Based Archaeological Assessment and Field Evaluation to ascertain the evidence of below ground heritage assets and their significance. In addition due to its former military use, a Desk Based Site Investigation

will be required to ascertain possible ground contamination issues and, should contamination be found, the applicant will be required to put forward a strategy to remediate the site to enable a safe development.

5.10.33 In accordance with policy MWD2: Energy Efficient Design all new dwellings will be built to zero carbon emission standards with a high level of sustainable design and construction and be optimised for energy efficiency and should incorporate 100% on-site energy generation from renewable or low carbon sources.

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5.10.34 In order to protect the character of the developments and their surrounding areas, planning permission for development on both sites will be subject to an Article 4 Direction removing the permitted development rights for 'development within the curtilage of a dwellinghouse' and 'minor operations' under Part 1 and Part 2 in Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

5.10.35 The capacities of the sites are calculated based on the net site area (taking account of the GI requirement) and using a density of 25 dwellings per hectare. Whilst this is higher than the average current density within the development boundary⁷² it ensures an effective use of land whilst minimising any harm to the character of the area.

- Woodfarm Road East – 2.03ha (gross) less 40% GI=1.218ha (net) x 25dph=30 dwellings
- Woodfarm Road West – 0.64ha (gross) less 20% GI=0.512ha (net) x 25dph=13 dwellings

Objectives

5.10.6 These policies fulfil the following NDP objectives:

1. Conserve and enhance the special landscape and natural beauty of the AONB through preserving the rural character and scale of the settlement (which includes the neighbourhoods of Malvern Wells, Upper and Lower Wyche, Fruitlands and Upper Welland); ensuring all new development responds to and reinforces the distinctive characteristics of the high-quality environment within the Parish; and protecting and enhancing key views to and from the Malvern Hills and other important visual features within the Parish.
9. Provide high quality and sustainable new housing to lifetime standards to meet identified local need on sites of a scale and size appropriate to the Parish's location within the AONB.

⁷² There are approximately 1,524 household spaces (dwellings) in the parish (2011 census) of which it is estimated around 95% (1,448) are within the development boundary which has an area of approx. 120ha. The average density within the development boundary is therefore around 12 dph.

6. Plan Delivery and Implementation

6.1 The MWNDP will become part of the statutory development plan once it has been 'made' (brought into legal force) by Malvern Hills District Council. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. This will be the principal way in which the plan will be delivered and implemented.

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6.2 The MWNDP will be delivered and implemented over a 21 year period (2020-2041) and by different stakeholders and partners subject to it being reviewed (see Section 7: Plan Monitoring and Review).

6.3 It is not, nor can it be, a rigid 'blueprint'. It is instead a spatial framework and set of policies that will help guide incremental and sustainable growth within the Neighbourhood Area. The MWNDP provides an indication of the hopes and aspirations of today's community. New challenges and opportunities will arise over the MWNDP period and it needs to be flexible enough to respond to these.

6.4 There are three principal sectors of development activity which will be influenced by the application of the policies within the MWNDP for development requiring planning permission. These sectors do not act in isolation and for development to be sustainable and the Neighbourhood Area to prosper these sectors need to work together.

1. Investment in, and management of, public services, assets and facilities to support the provision of local services. This will help to provide and maintain the appropriate environment and circumstances for investment from other sectors.
2. Investment and sustainable development from the private sector (from homeowners to developers) will help the Neighbourhood Area prosper and deliver the objectives of the MWNDP. The MWNDP will provide, as part of the statutory planning process, the framework to guide development of an appropriate scale to the right locations within the Neighbourhood Area.
3. The third sector (voluntary and community) has a strong role to play in delivery of sustainable development. They have made a significant contribution to the realisation of the MWNDP. Their continued involvement will be necessary to realize the aims and objectives of the MWNDP. In many respects it will be difficult to achieve this without their continued support.

6.5 The following summarises the Parish Council's approach to delivery and implementation of each of the key issues and policy themes identified within the MWNDP.

Malvern Hills Area of Outstanding Natural Beauty (Policy MWA1)

6.6 The Parish Council will work with the Malvern Hills AONB Partnership to ensure that the special qualities of the Malvern Hills AONB is conserved and enhanced. A key objective of the policy within the MWNDP is aimed at ensuring that new development should not only safeguard the AONB but that it enhances its landscape and scenic beauty.

Green Infrastructure (Policies MWG1-6)

6.7 The Parish Council will work with landowners and managers, such as the Malvern Hills Trust, the Malvern Hills AONB Partnership, Worcestershire County Council and others, to ensure that the Neighbourhood Area's green spaces, countryside, woodlands, trees and hedgerows and wildlife, as identified within the MWNDP, are protected and enhanced. The Parish Council will work with landowners and managers to plant more trees and create additional woodland within the Neighbourhood Area. The Parish Council will work with the landowner and other stakeholders to deliver a new public open space in the parish.

Visual Amenity (Policy MWV1-4)

6.8 The Parish Council will use the MWNDP to protect the dark night skies and the tranquillity that this provides to residents, the landscape character and exceptional key local views within the Neighbourhood Area and support renewable and low-carbon microgeneration proposals provided they do not harm visual amenity. It will also work with stakeholders, including the MHAONB Partnership, MHDC and WCC, to improve street and other external lighting, local views and vistas and bring forward renewable and low-carbon community microgeneration schemes as part of an initiative to make Malvern Wells a carbon neutral parish.

Heritage (Policies MWHE1-3)

6.9 The Parish Council will work with stakeholders (landowners, managers, MHDC, Heritage England and other local heritage organisations) to ensure the Neighbourhood Area's designated and non-designated heritage assets are identified, protected and, where possible, enhanced.

Community Infrastructure (Policies MWC1 and 2)

6.10 The Parish Council will work with local organisations, landowners and developers, WCC and MHDC to improve facilities and services for local people where there is an identified need. A key proposal is providing community allotments and cemetery land at land off Hanley Road.

Design (Policies MWD1 and MWD2)

6.11 The Parish Council will work with developers and owners of land and buildings to ensure that new and existing development makes a positive contribution to the character of the area. The Parish Council aims to ensure that all new development is built of sustainable construction and to zero carbon emissions.

Transport (Policies MWT1 and MWT2)

6.12 The Parish Council will use the MWNDP to ensure that all new development brings forward the infrastructure to charge electric vehicles and works with the relevant stakeholders to deliver the Malvern to Upton-upon-Severn Active Travel Corridor within the Neighbourhood Area. It will also work with the WCC Local Highways Authority, public transport infrastructure and service providers and developers to improve road safety and capacity and address issues around the Neighbourhood Area's public transport provision and off road cycle provision.

Local Employment (Policies MWE1-MWE5)

6.13 The Parish Council has set out, through the policies in the MWNDP, the framework for guiding any future development at the Three Counties Showground and Worcestershire Golf Club. The MWNDP has also identified the Wells Business Centre and the area around the existing post office and Daniels garage on Wells Road as Neighbourhood Centres which are to be protected for retail and service uses. The Parish Council will continue to work with the key local businesses, landowners and relevant economic development agencies to improve local employment opportunities. The MWNDP recognises the need for improvements to the communications infrastructure within the Neighbourhood Area.

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Housing Land (Policies MWH1-4B)

6.14 The Parish Council will work with all those in the housing industry (including Registered Social Landlords, house builders, developers and MHDC) and the local community to deliver high quality and sustainably built housing on the housing allocations, Sites A and B on Woodfarm Road, and windfall sites within appropriate locations. The MWNDP will help deliver housing which meets identified local need which protects the AONB and reflects and responds to local character.

6.15 To demonstrate that the requirements of Policy MH1 (Housing Mix) will be met, MHDC require all applications for new housing development of 5 units or more in the Neighbourhood Area to demonstrate that they provide a range of types, sizes and tenures of housing to meet local housing need. MHDC's local validation requirements can be viewed at the link at the footnote below⁷³.

⁷³ <https://www.malvern hills.gov.uk/planning/making-a-planning-application>

7. Community Projects

7.1 Malvern Wells Parish Council and the local community have identified a range of projects and initiatives that they consider will help to make the parish a more sustainable place to live, work and visit. These projects and initiatives are not neighbourhood plan policies but in some cases may in part be supported by policies within the NDP. These projects and initiatives will be prioritised by MWPC and an action plan for their delivery produced. The action plan will be monitored and reviewed on a regular basis.

1. Community Hall

7.2 Although the parish includes the Village Hall and the Wyche Institute, both have limited facilities and are constrained in terms of capacity and the type of services they can provide to the local community. MWPC has identified a need for a more appropriate facility to be provided within the parish. MWPC will investigate opportunities to purchase a suitable site and mechanisms to deliver a community hall with car parking within the parish.

2. Cemetery land

7.3 Malvern Wells Cemetery on Green Lane is the only cemetery within the parish. In 2013 the Parish Council had identified that there is only 10 years of burial space left within the cemetery. In 2013 the Parish Council attempted to buy some land to the south of the existing cemetery, used as a paddock, to allow an extension of the cemetery. However, this was not successful. The MWNDP has identified land off Hanley Road within close proximity of the existing cemetery as an appropriate location of additional cemetery land. This is allocated within the MWNDP.

3. Allotments

7.4 There are no publicly owned allotments in the parish. The nearest allotments are located within the Malvern Town parish area or Colwall parish. Over the years there have been requests to the Parish Council to provide allotments for parishioners. The MWNDP has identified land off Hanley Road as an appropriate location of community allotments. This is allocated within the MWNDP.

4. Community orchard and wildflower meadow

7.5 The MWNDP has identified a site off Woodfarm Road as an appropriate location for Public Open Space incorporating a community orchard. This is part of the wider proposals for housing development on adjacent sites. MWPC will work with the landowner and other stakeholders in delivering the Public Open Space with the community orchard and wildflower meadow.

5. Replacement of old sodium lamps with specific LED models and standardising the type and colour of street lighting columns

7.6 Malvern Wells is a semi-rural community and is located between Malvern Town, which has full street lighting plus commercial and car park lighting, and the village of Welland which has no street lighting at all. Malvern Wells is very unusual in that it has gas lighting along the main Wells Road whilst its other roads are conventionally lit by

orange sodium street lighting. However, as the sodium lamps fail they are now being replaced (albeit randomly) by three different types of energy efficient LED luminaries, sometimes retro fitted into the existing streetlamps and sometimes installed on new industrial style, bright galvanised lampposts of various heights.

7.7 It is therefore proposed that the Malvern Wells community will work with 'stakeholder' organisations (WCC LHA, MHDC and the MHAONB Partnership) to establish a local street lighting policy within the Neighbourhood Area which will consider the optimum luminary for the area, whether street lighting is needed on all roads and throughout the whole of the night (eg, could street lights in some areas be controlled by a timer to further minimise light pollution and energy wastage) and should the new industrial type, bright, galvanised lampposts be top coated, say, matt green to match the existing lampposts on (for example) the Wyche and Wells Roads etc.

8. Plan Monitoring and Review

8.1 The Parish Council will ensure that the MWNDP is pro-actively monitored and reviewed over its lifetime. The MWNDP will be monitored on an annual basis following its adoption. The results of this will be reported annually at the meeting of the Parish Council. This will monitor the progress of the aims and objectives of the MWNDP and the success or otherwise of the various policies and progress with the implementation of the projects identified within the 'Community Projects' Section 7 of the MWNDP.

8.2 The MWNDP will also be monitored on a monthly basis by the Parish Council's Planning Committee. This committee currently monitors and makes representations on planning applications submitted to the MHDC. It will continue to do this but with the benefit of applying the policies within the MWNDP to its responses. The MHDC Officer's reports in relation to the application of the MWNDP policies, the decisions by the LPA and any appeal decisions will be monitored and reviewed on a monthly basis by this Committee. This information will provide the key data to be included in the report to the annual meeting. The annual report will also be submitted to MHDC.

8.3 The South Worcestershire Councils (SWC) started a review of the SWDP in late 2017. This is in line with Government requirements that local plans should be updated every five years, and therefore a revised SWDP is required by 2021. The review will provide an updated plan period to the year 2041. The plan will update the existing SWDP and where necessary it's Vision, Objectives, Spatial Strategy and policies for the future development of the South Worcestershire area. The second part of the plan will include site allocations, policies and policy designations that will provide for the development needs of the area up to 2041 (11 years beyond the current SWDP). The SWC publicised the SWDP Review Preferred Options for consultation on 4 November 2019⁷⁴.

8.4 According to MHDC's Local Development Scheme⁷⁵ (November 2019 Update) it is anticipated that the publication version of the SWDP Review document (i.e. the document to be submitted for Examination) will go out for consultation in October/November 2020.

8.5 When new issues are identified, or policies are found to be out of date, or in need of change, for example due to changing national or strategic planning policy, the Parish Council, in consultation with MHDC, may decide to update the MWNDP, or part of it. The Parish Council will assess whether the MWNDP is in general conformity with the strategic policies of the emerging SWDP Review and will consult MHDC on its findings before making the review publically available.

⁷⁴ https://www.swdevelopmentplan.org/?page_id=14555

⁷⁵ <https://www.swdevelopmentplan.org/wp-content/uploads/2019/11/Malvern-LDS-2019.pdf>

Appendices

5.1 Local Green Space Individual Site Plans (Figures 5.1.1-5.1.9)

5.2 Local Open Space Individual Site Plans (Figures 5.2.1-5.2.6)

5.3 Woodlands Individual Site Plans (Figures 5.4.1-5.4.7)

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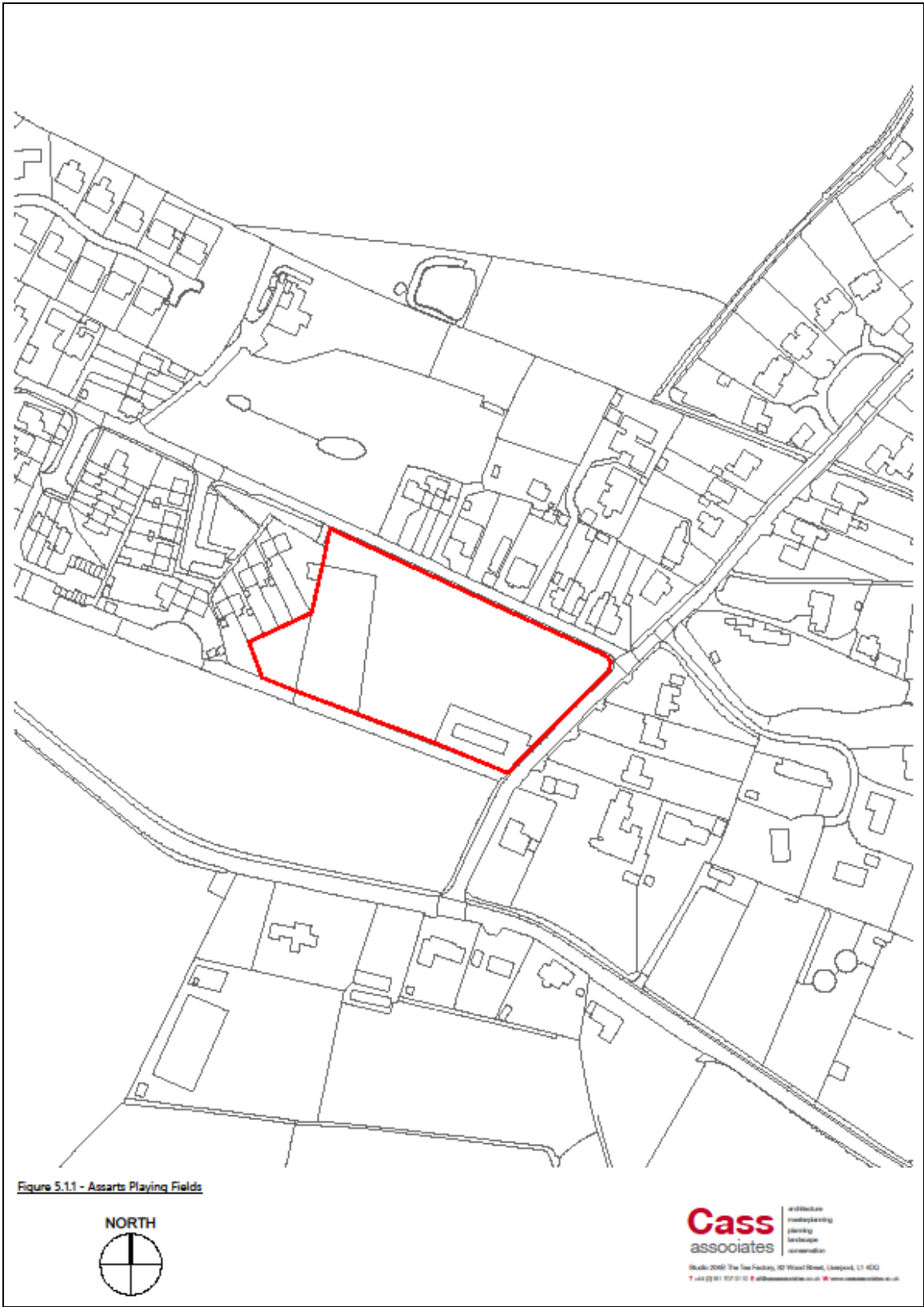
5.4 List of buildings proposed for local listing by the MHAONB Partnership

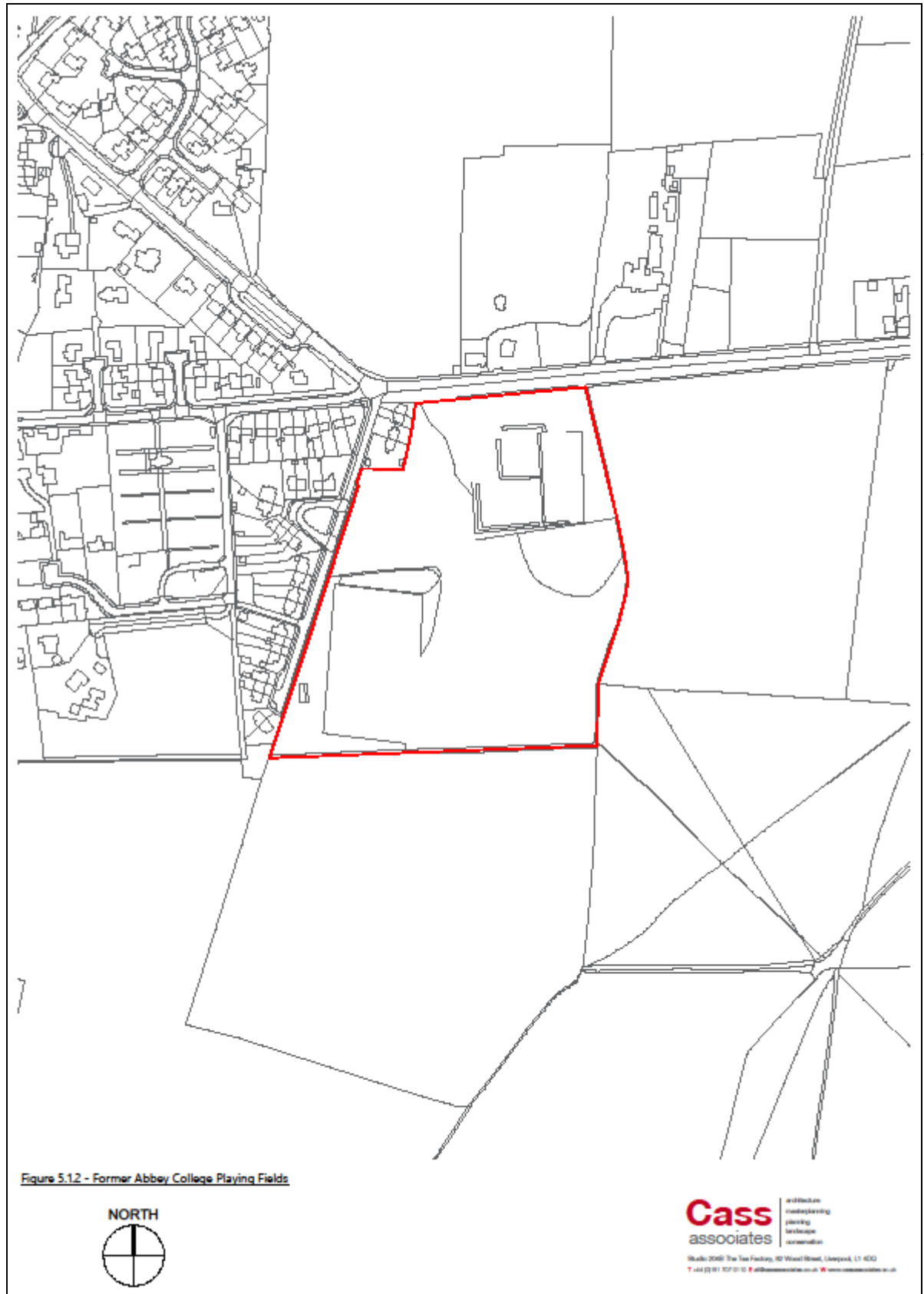
**5.5 Existing Community Facilities Individual Site Plans
(Figures 5.9.1-5.9.5)**

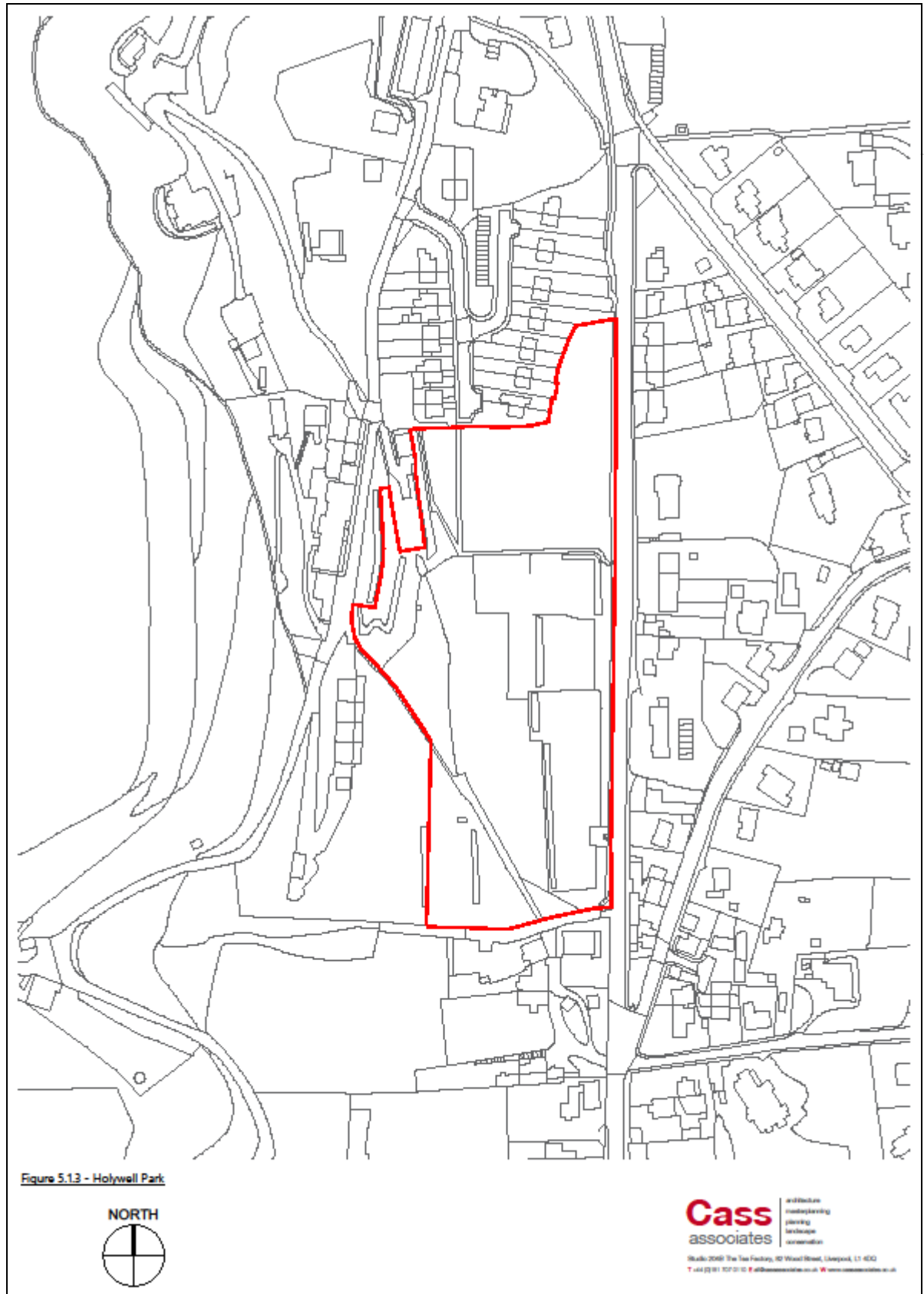
**5.6 Residential Character Areas Maps
(Figures 5.11.1-5.11.8 for individual RCA maps)**

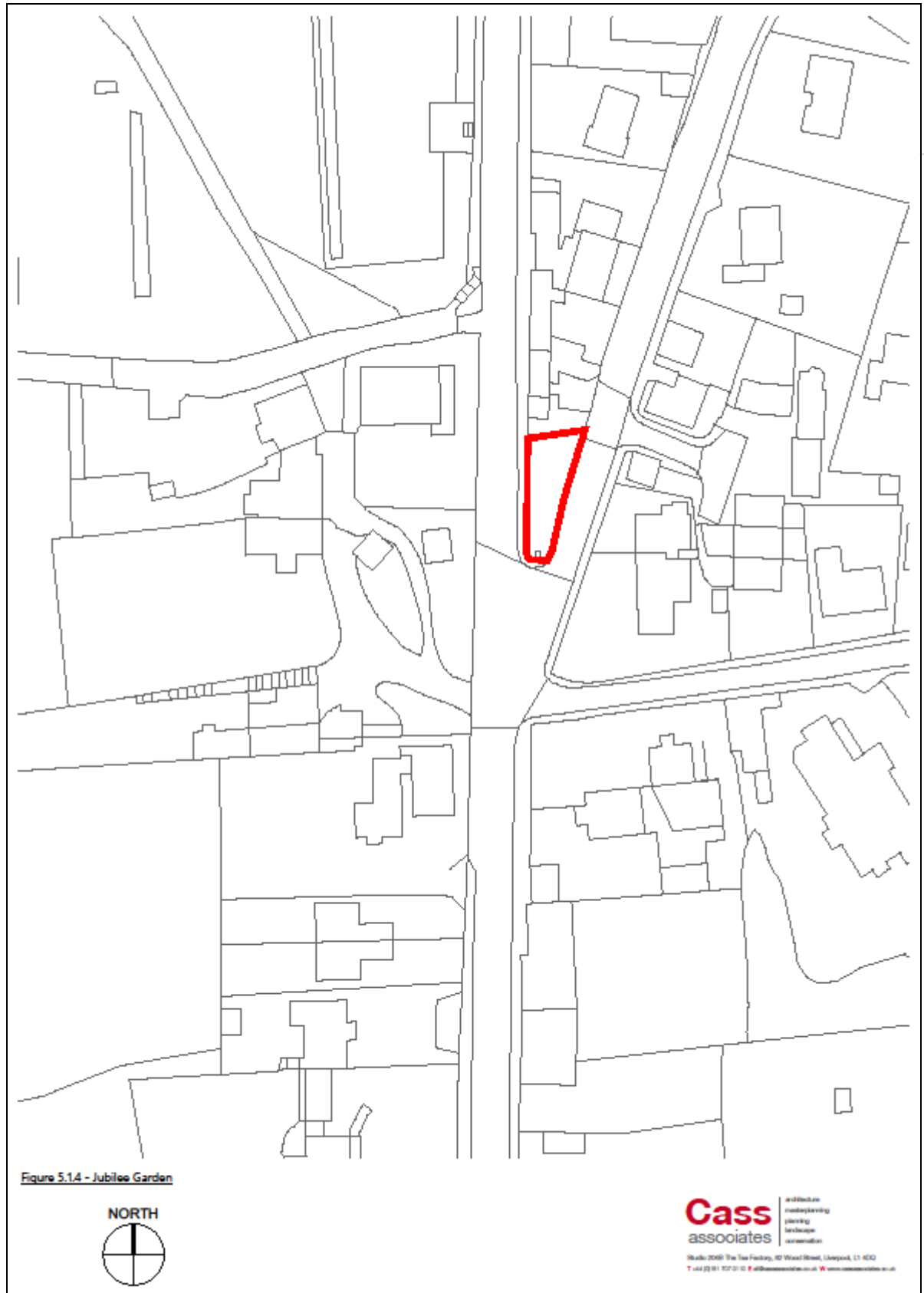
**5.7 Malvern Wells Parish Development Boundary amendments to the
SWDP Development Boundary**

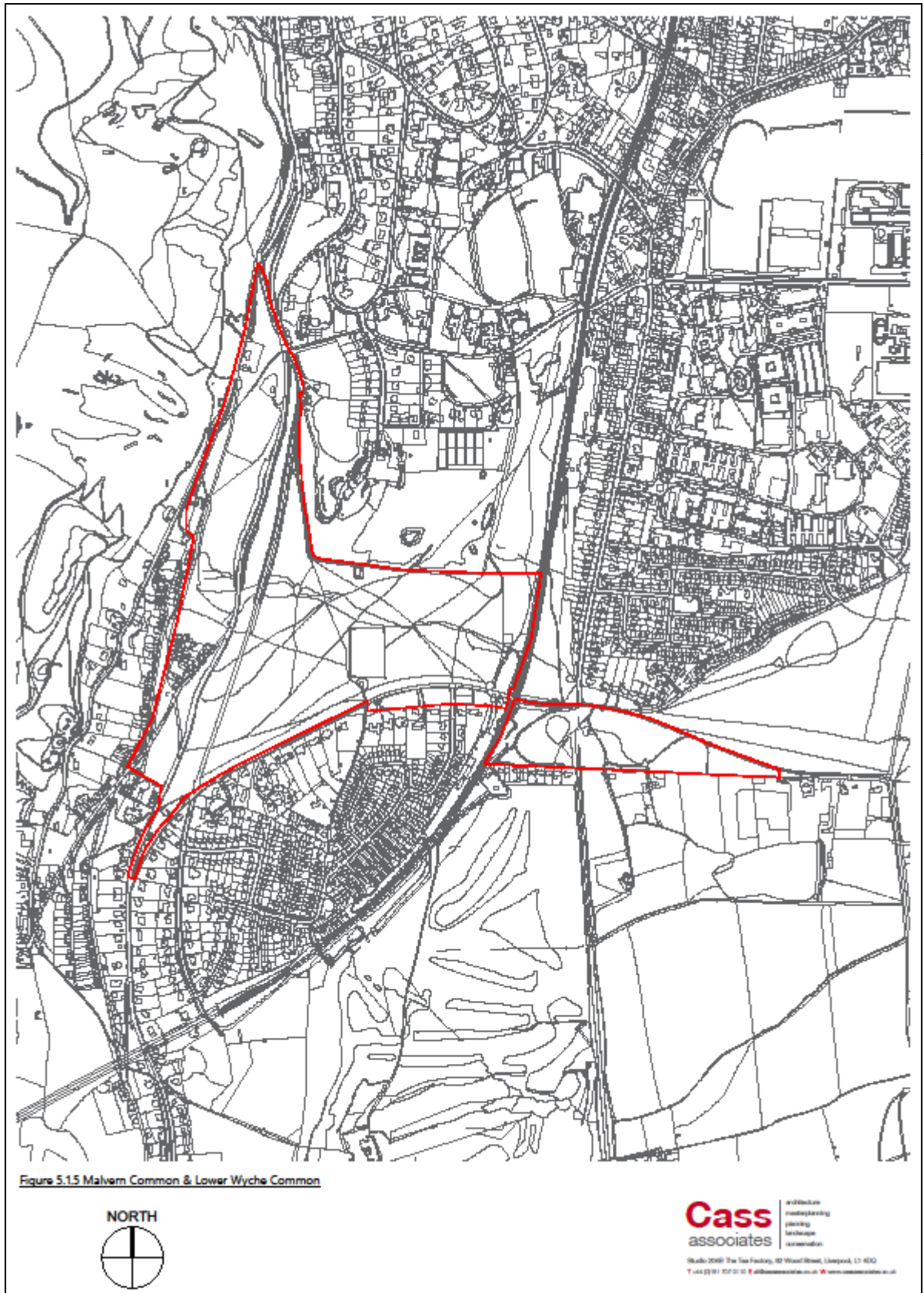
Appendix 5.1: Local Green Space Individual Site Plans (Figures 5.1.1-5.1.8)

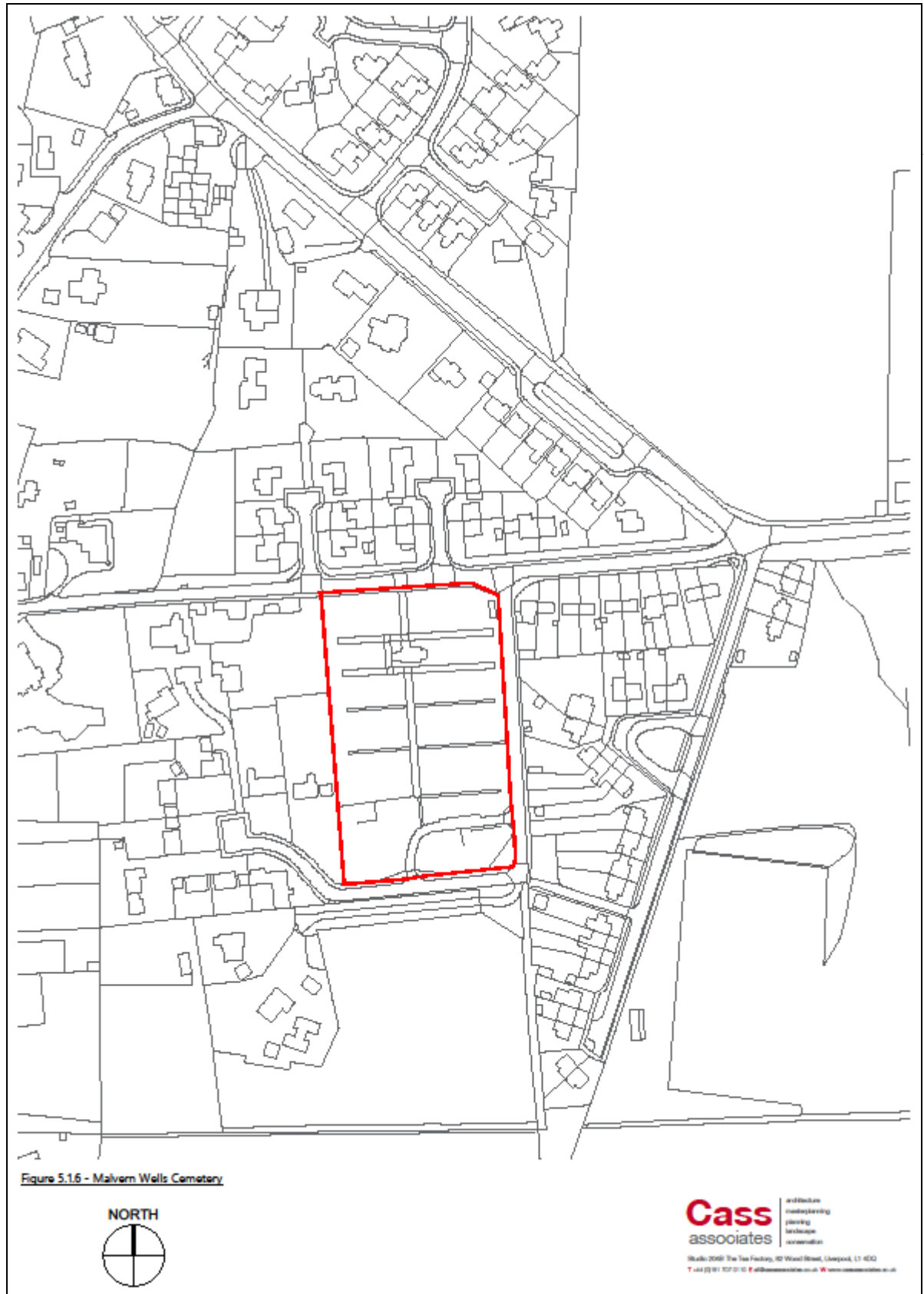


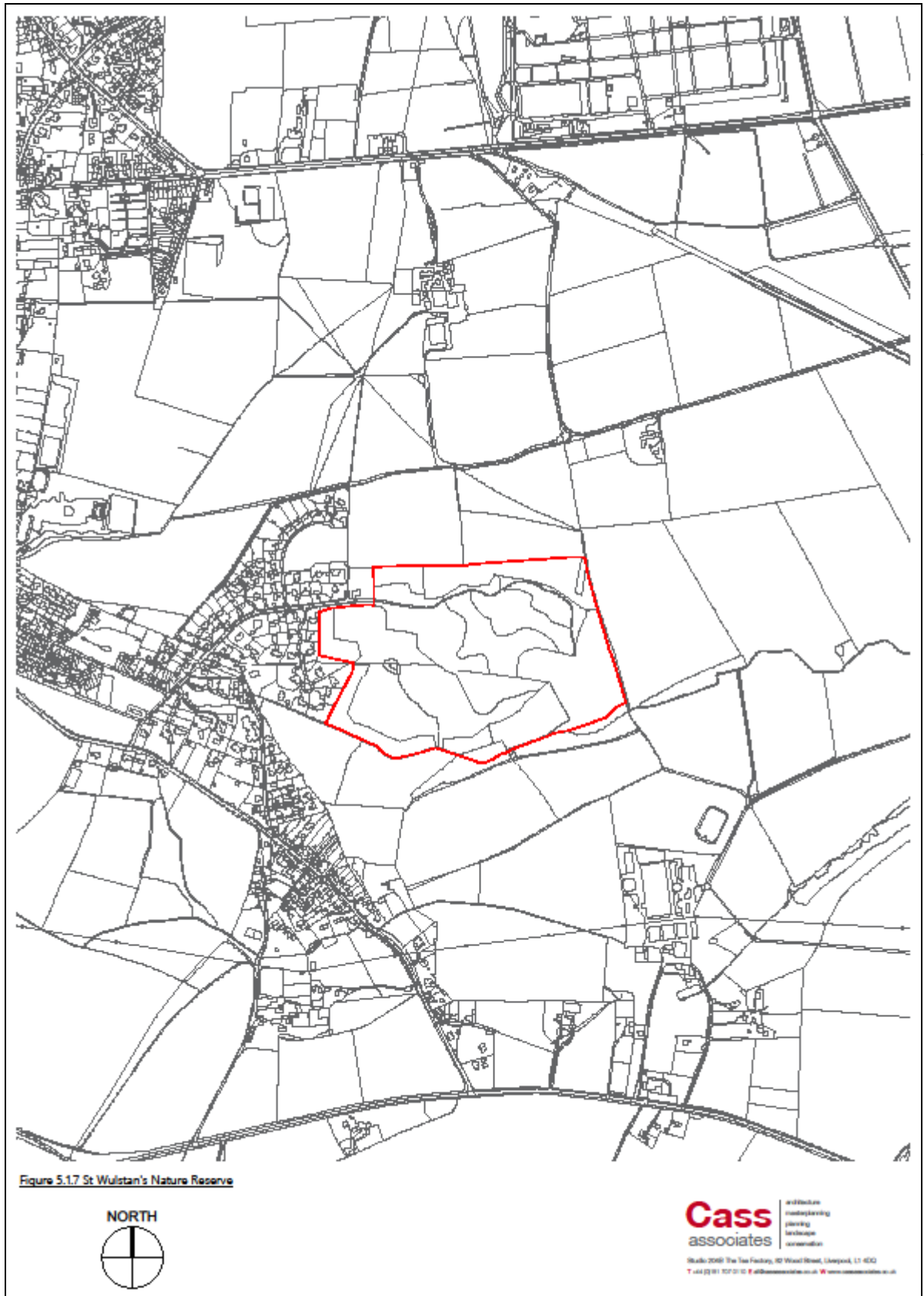


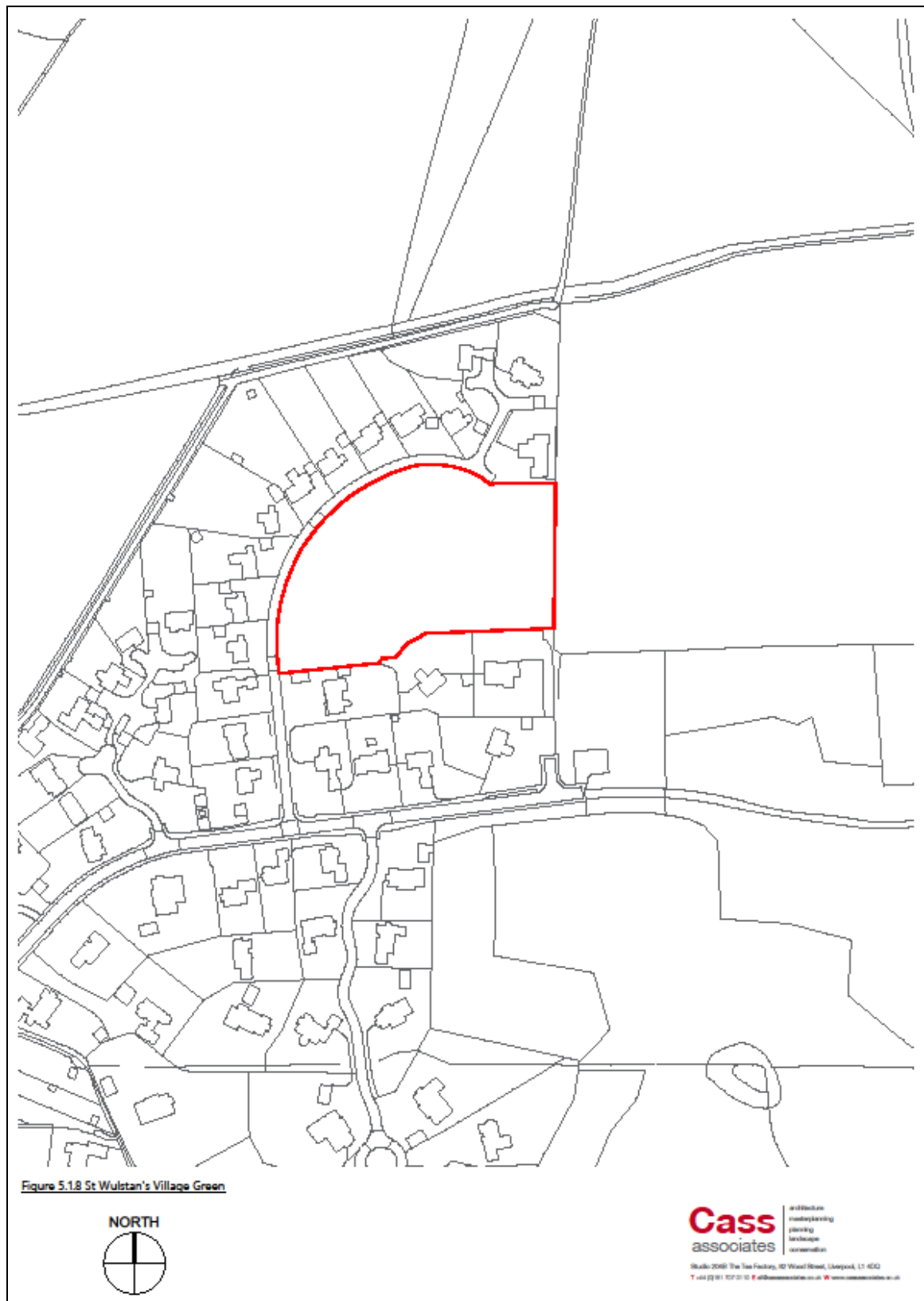


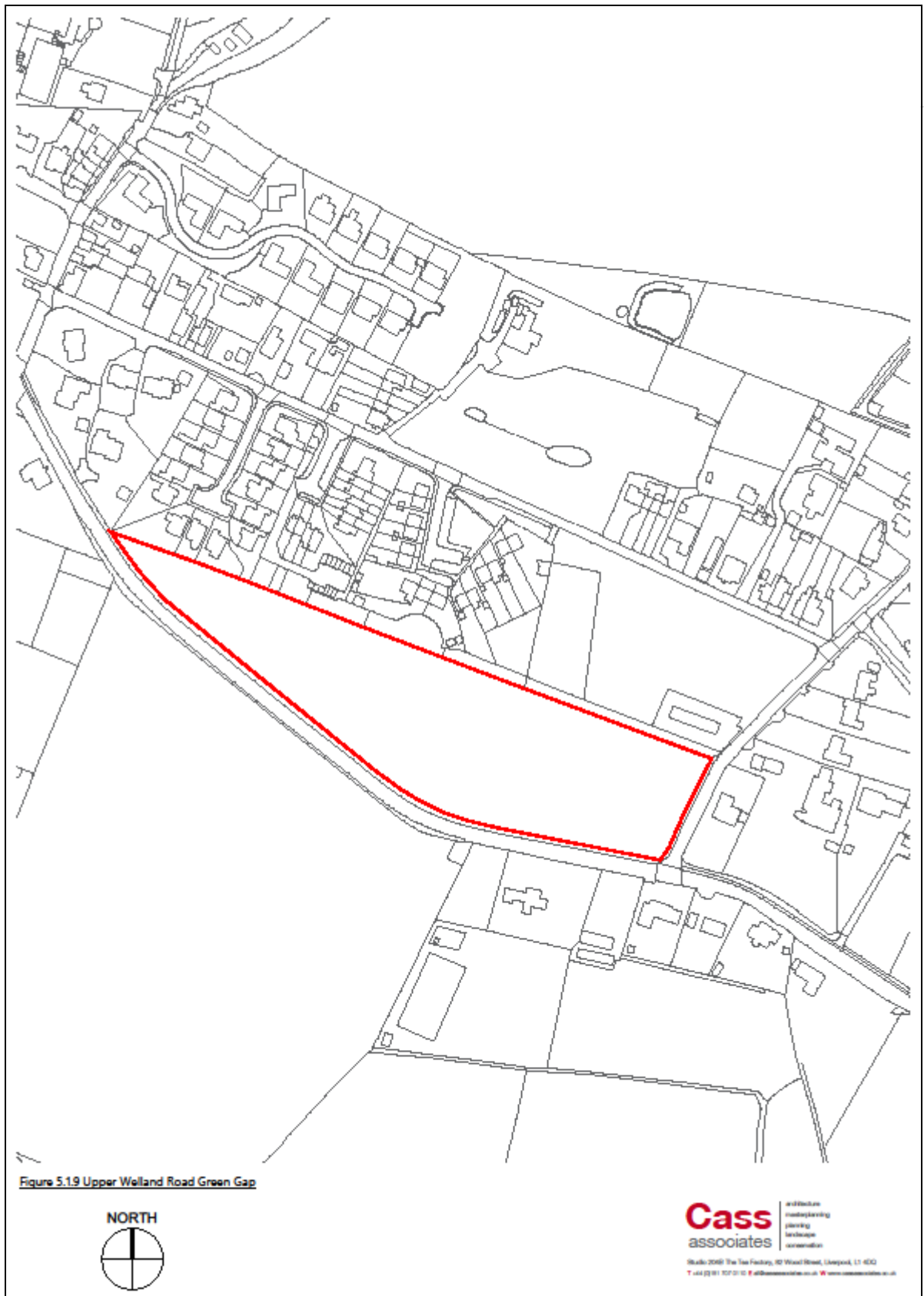




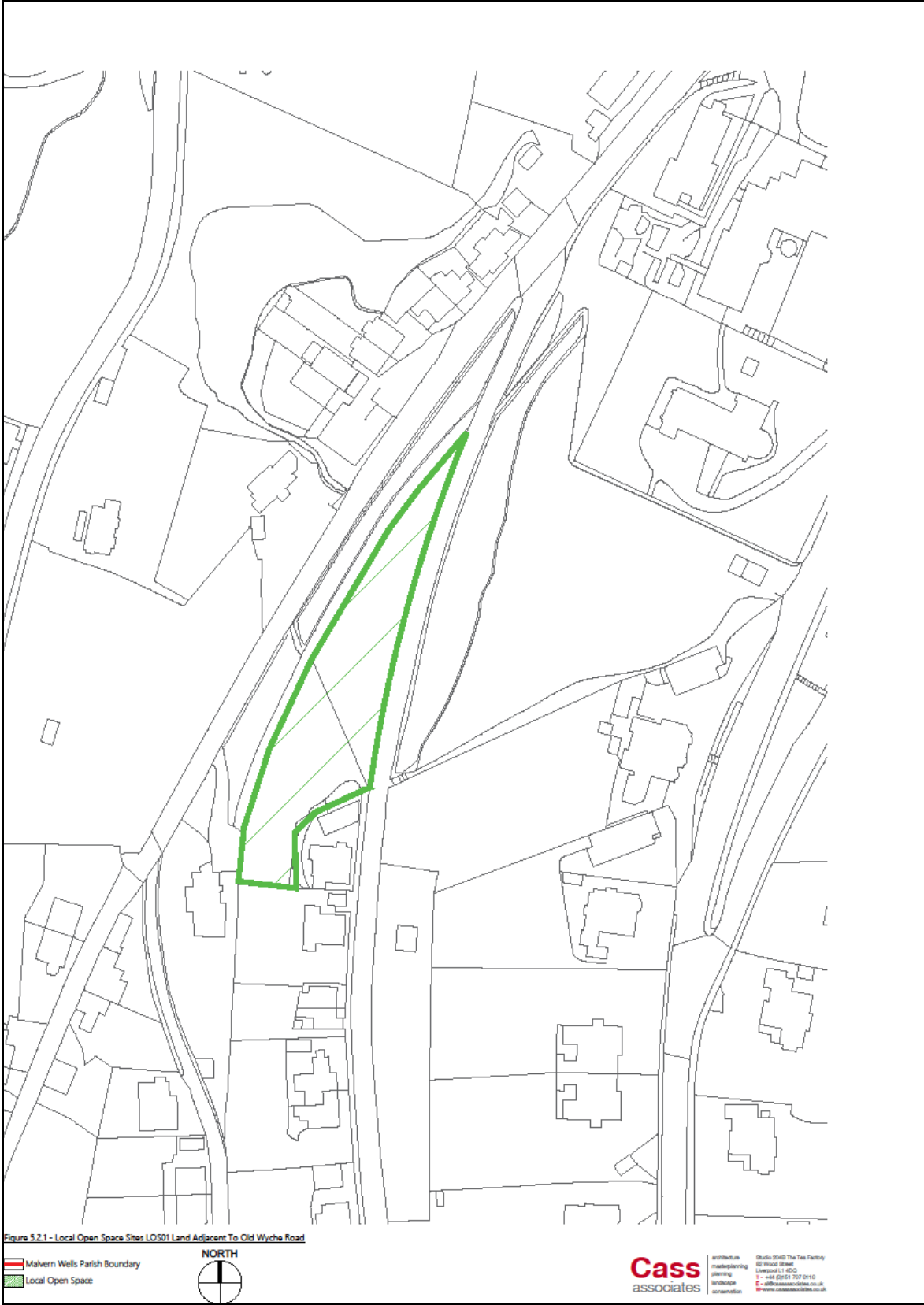


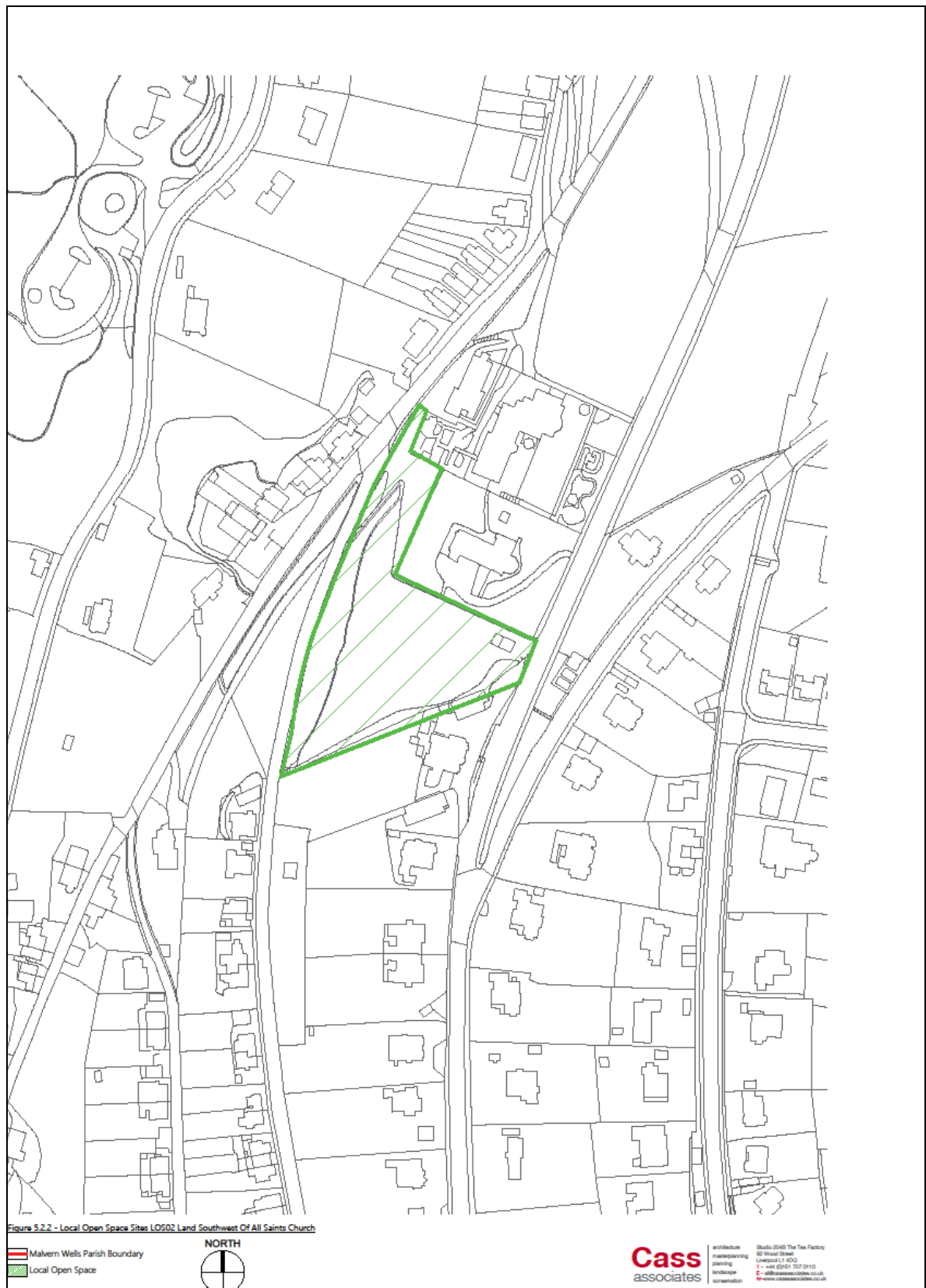




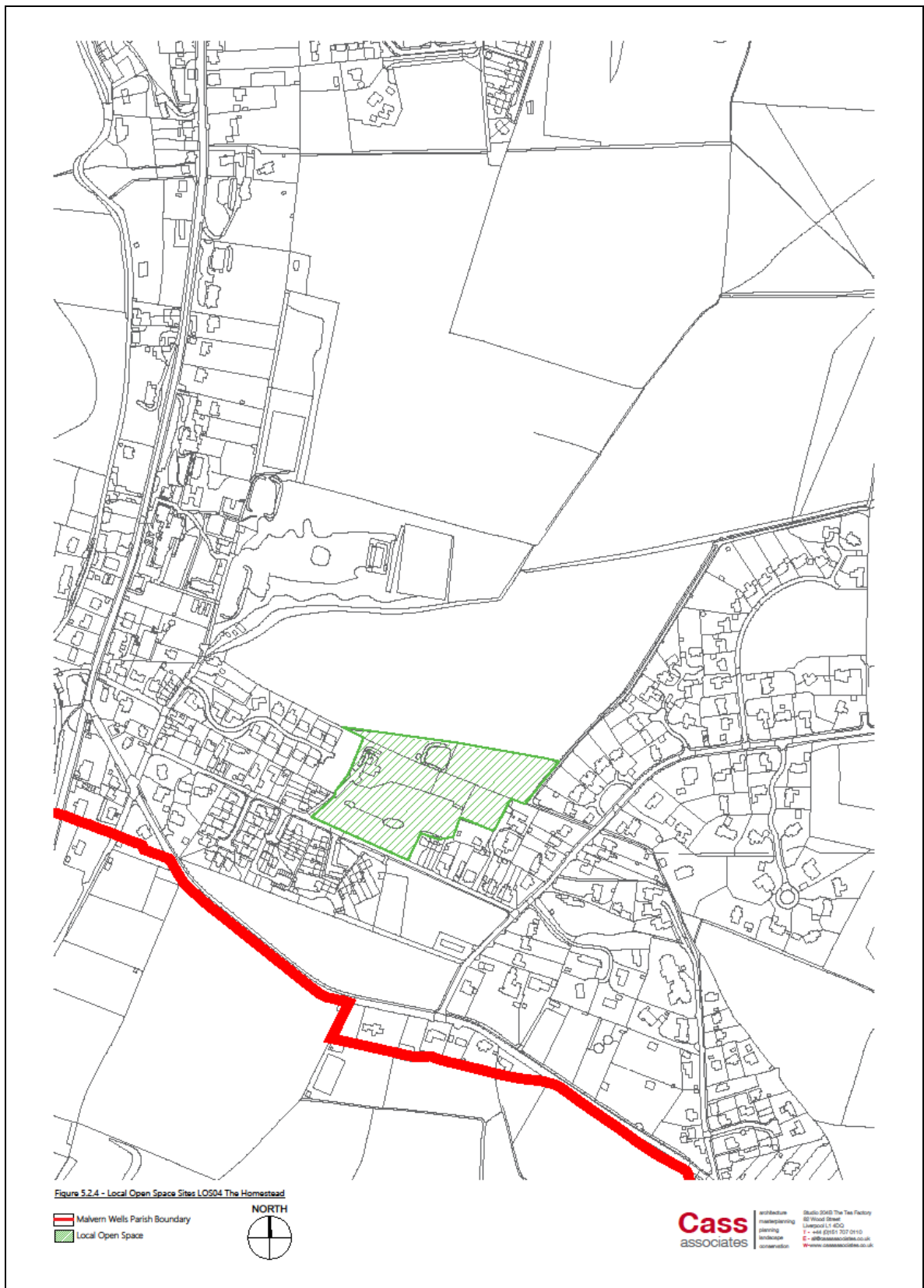


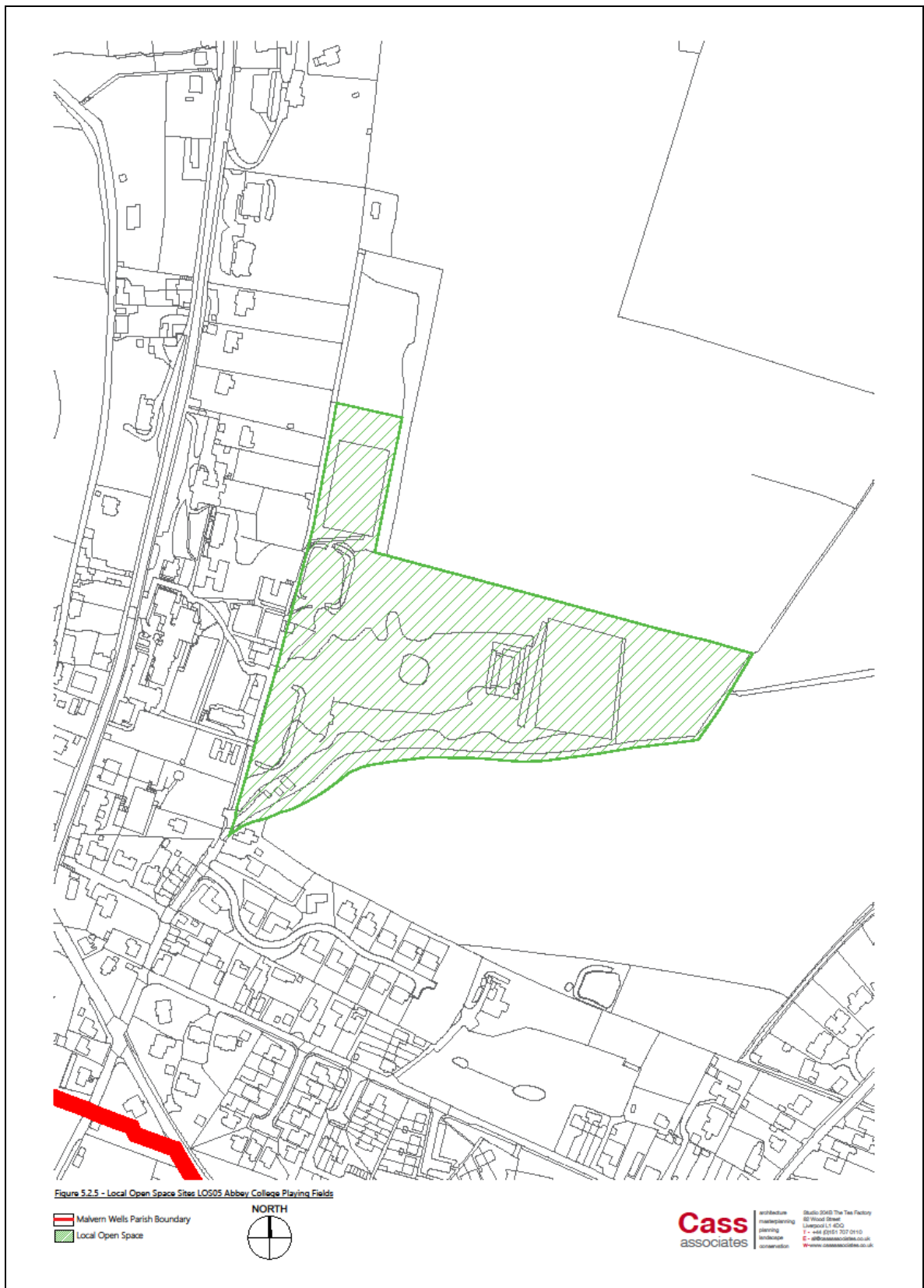
Appendix 5.2: Local Open Space Sites Individual Site Plans (Figs 5.2.1-5.2.6)





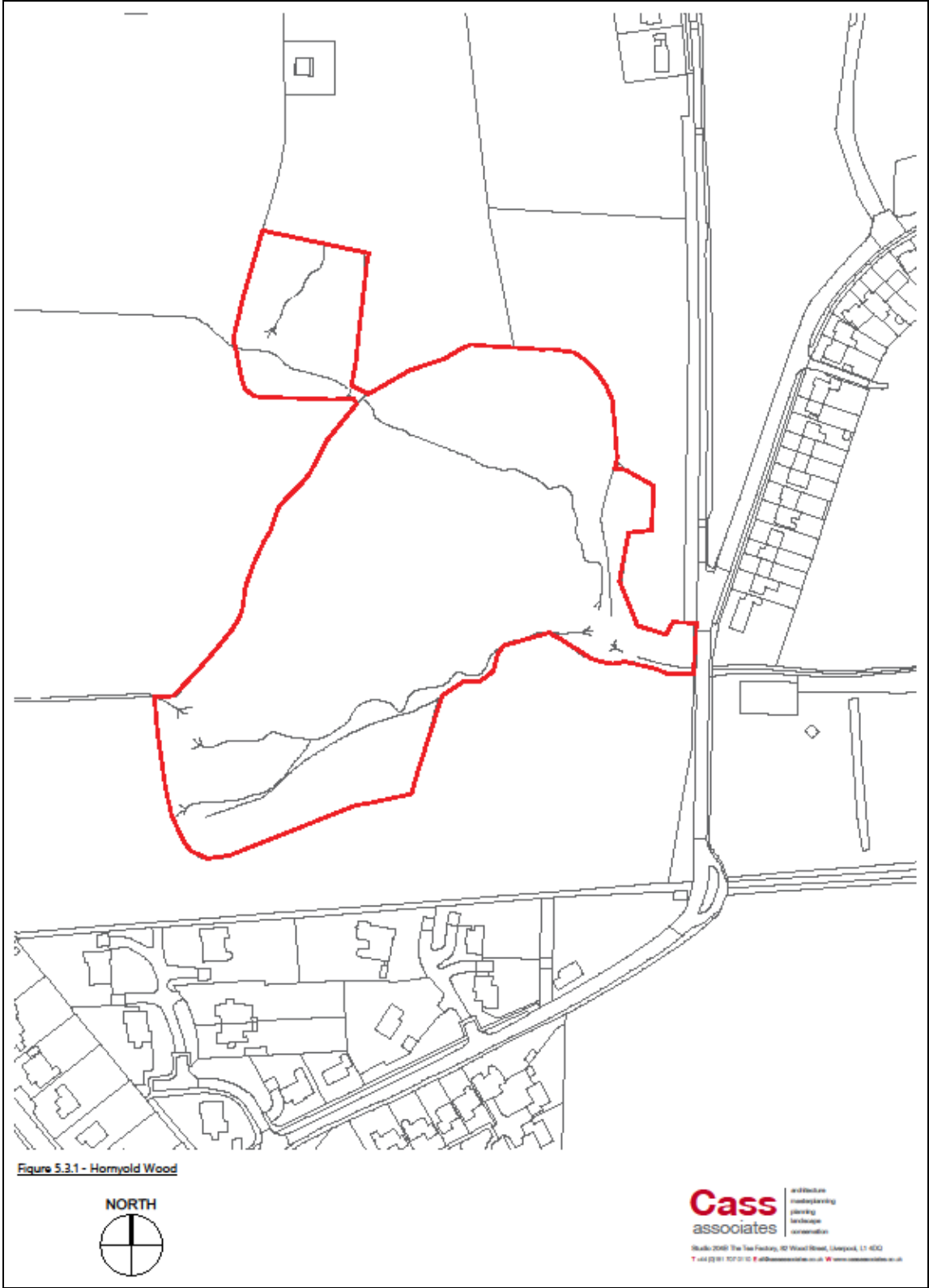


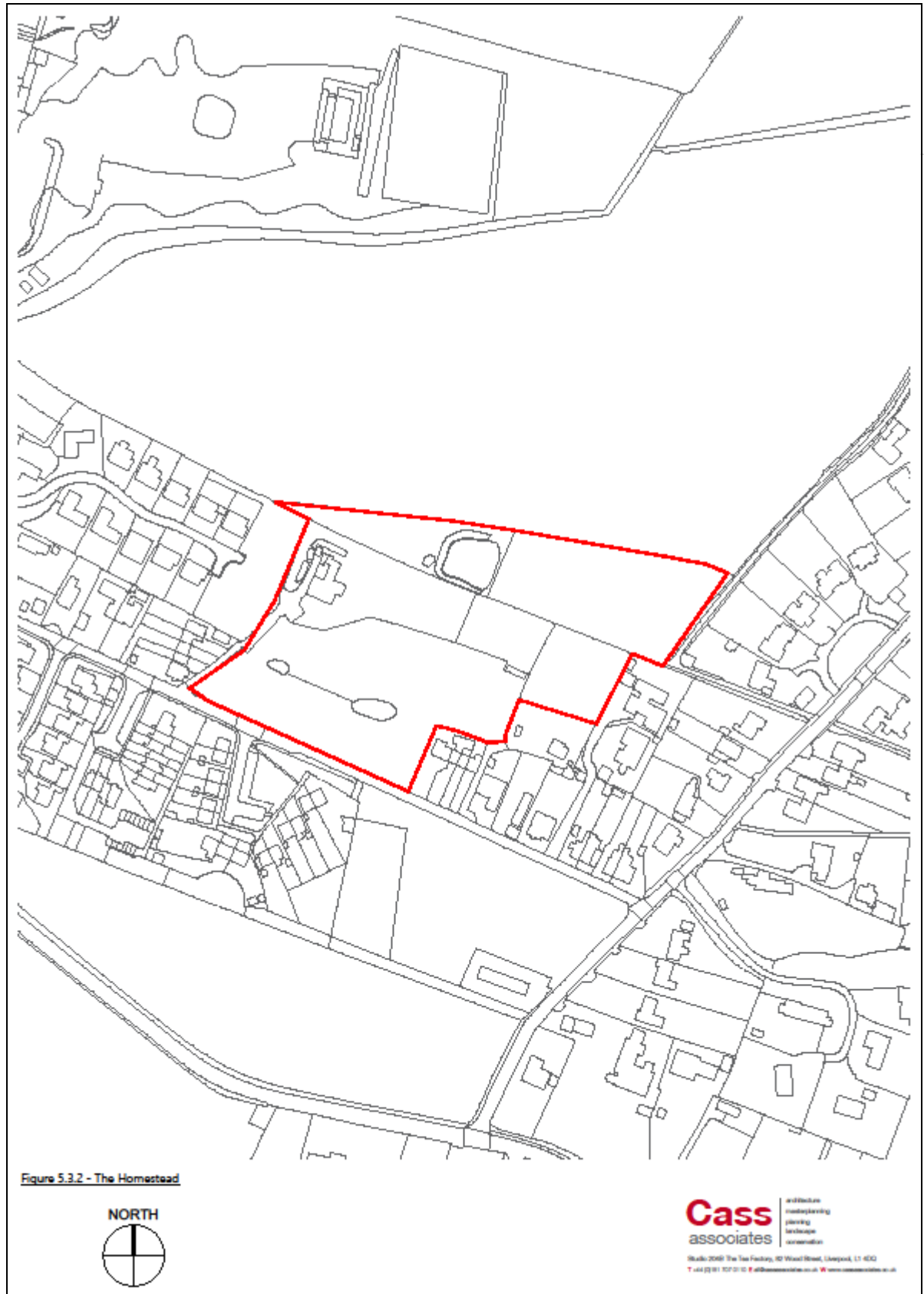


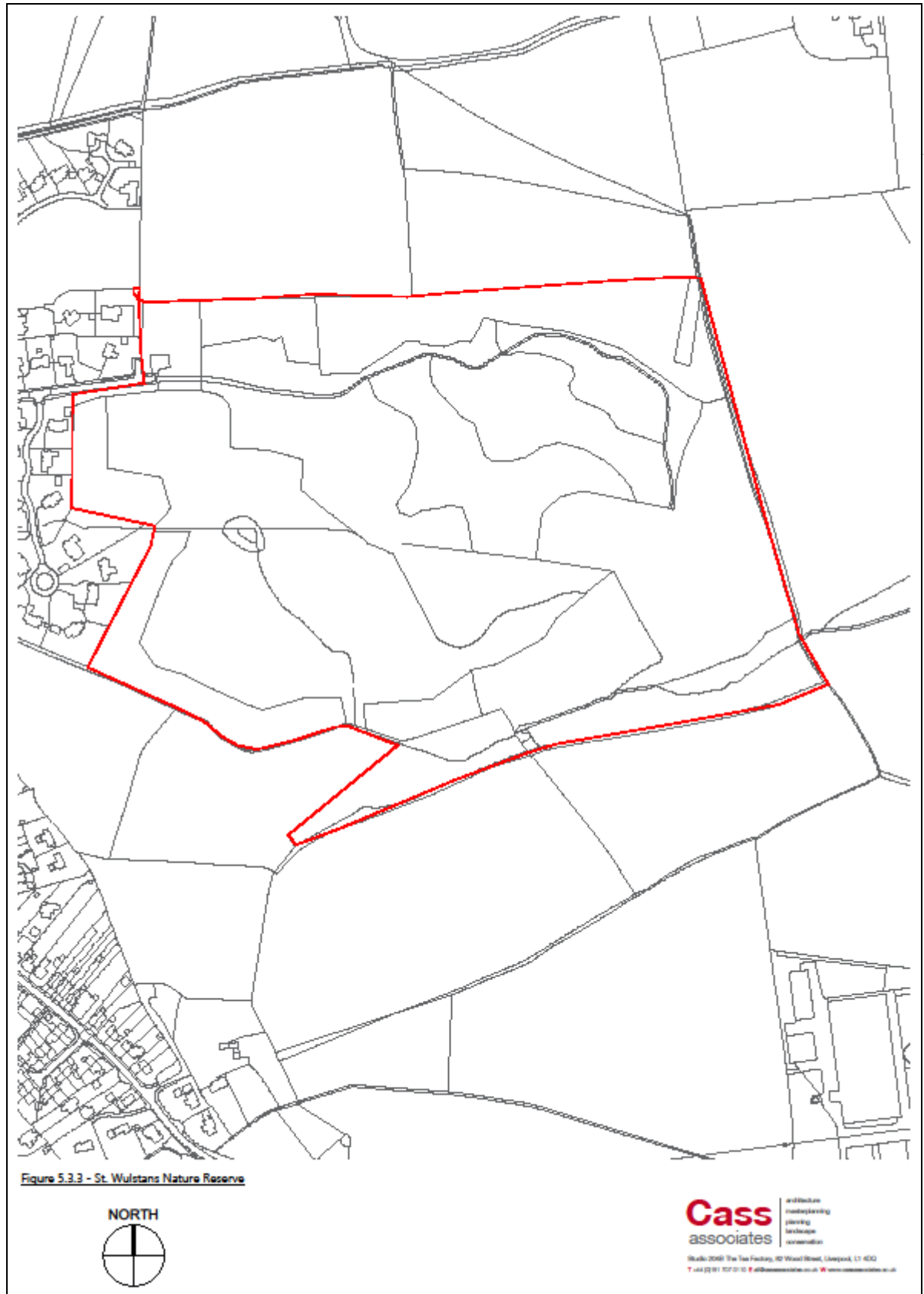


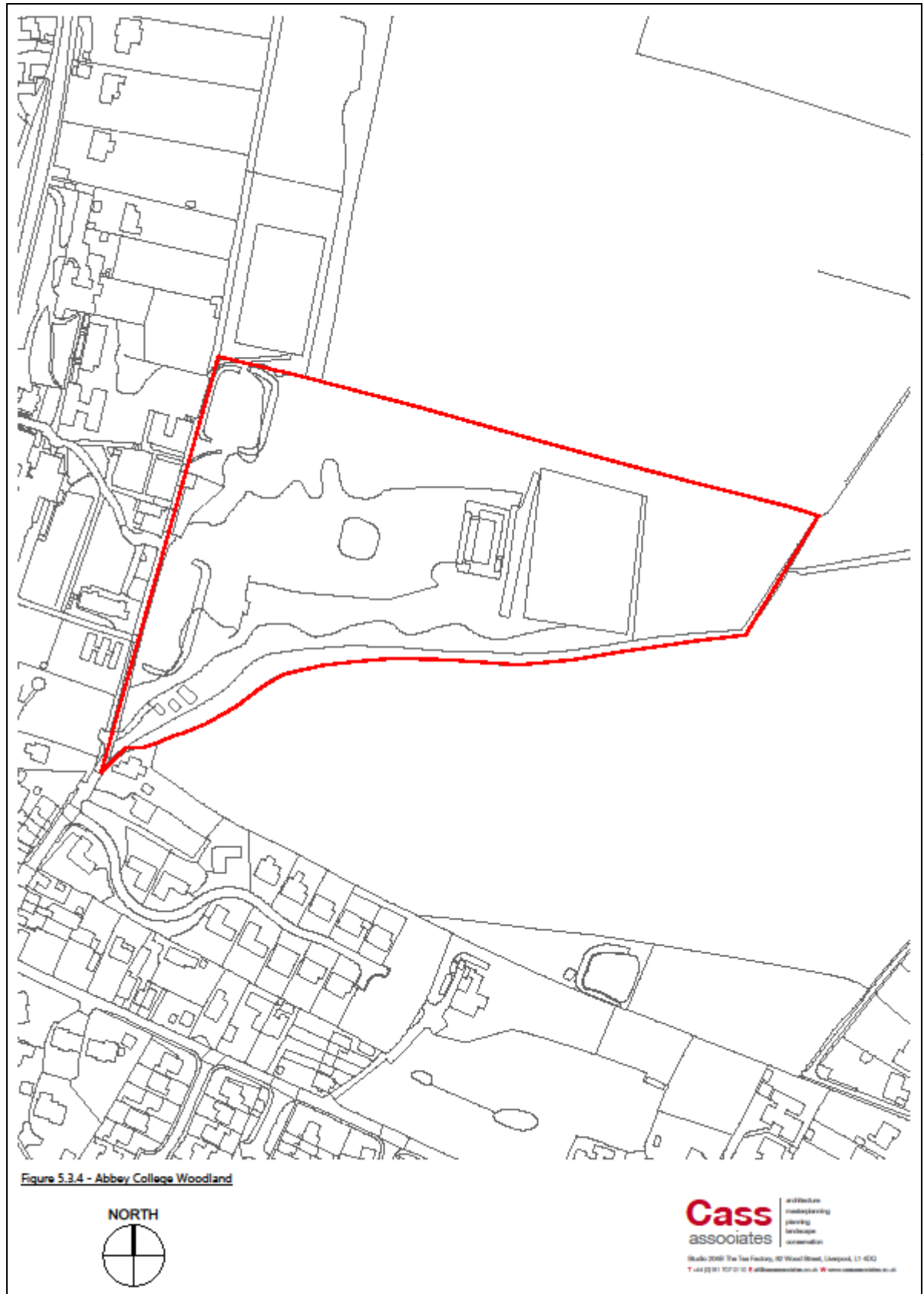


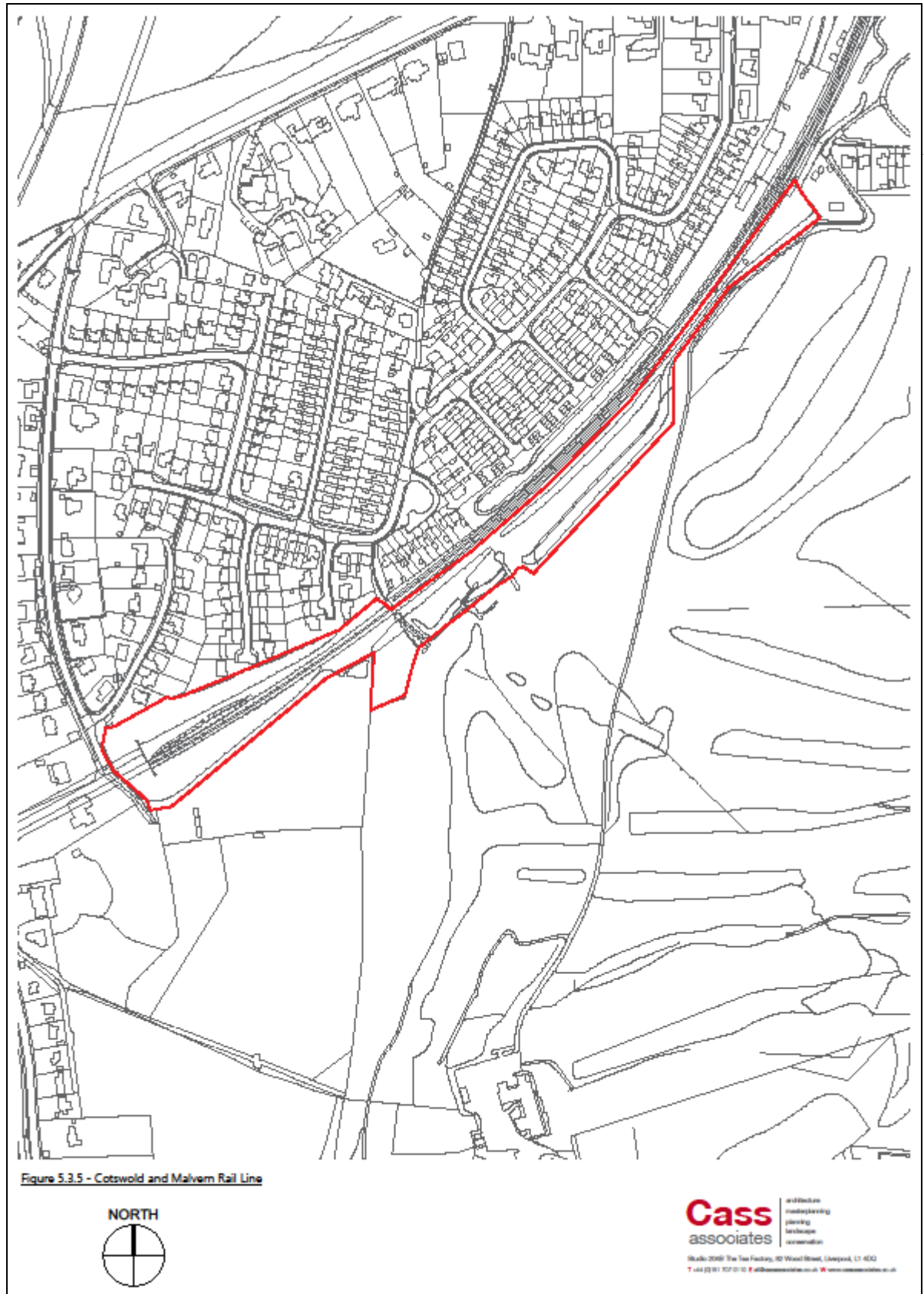
Appendix 5.3: Woodlands Individual Site Plans (Figures 5.3.1-5.3.7)

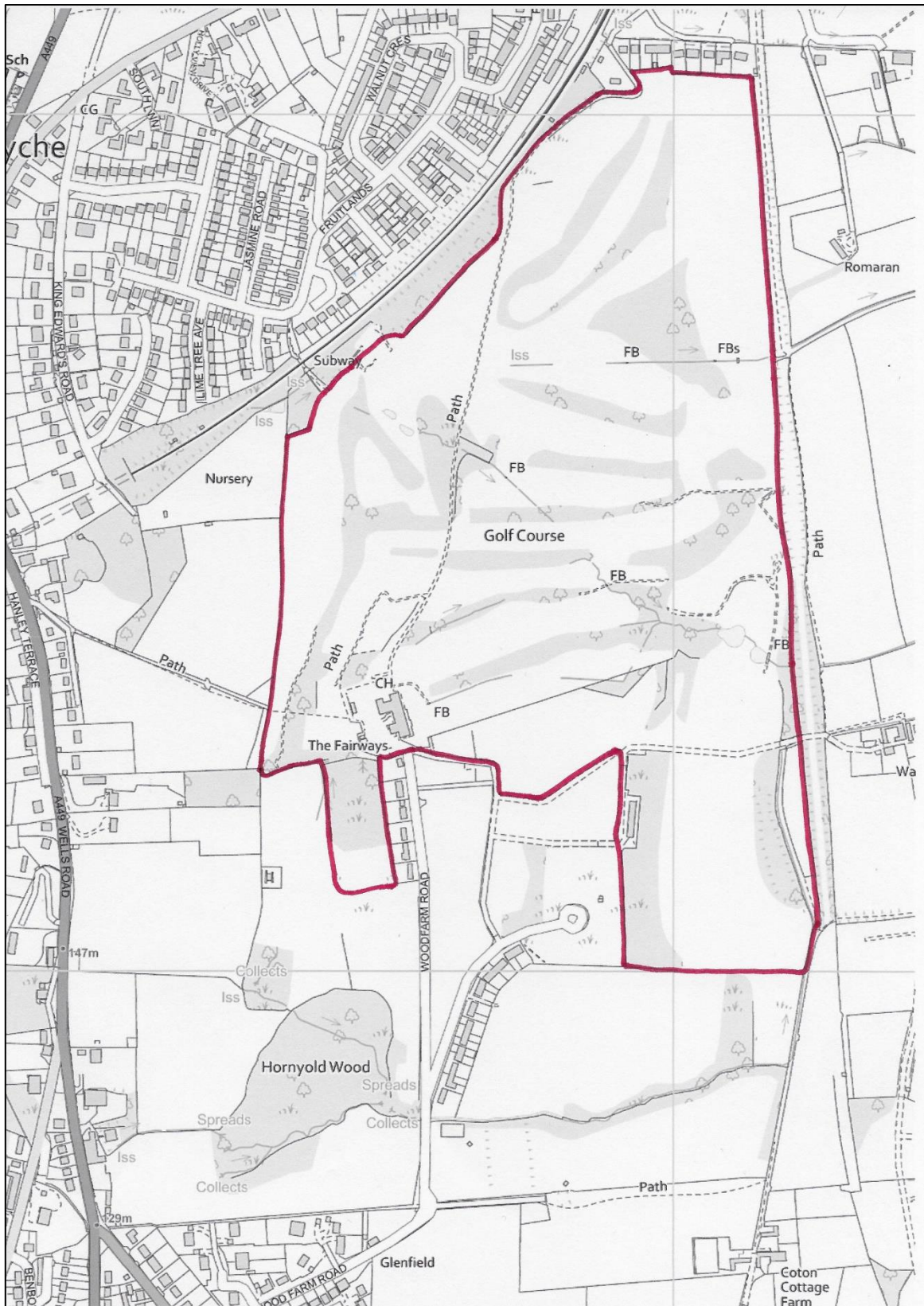


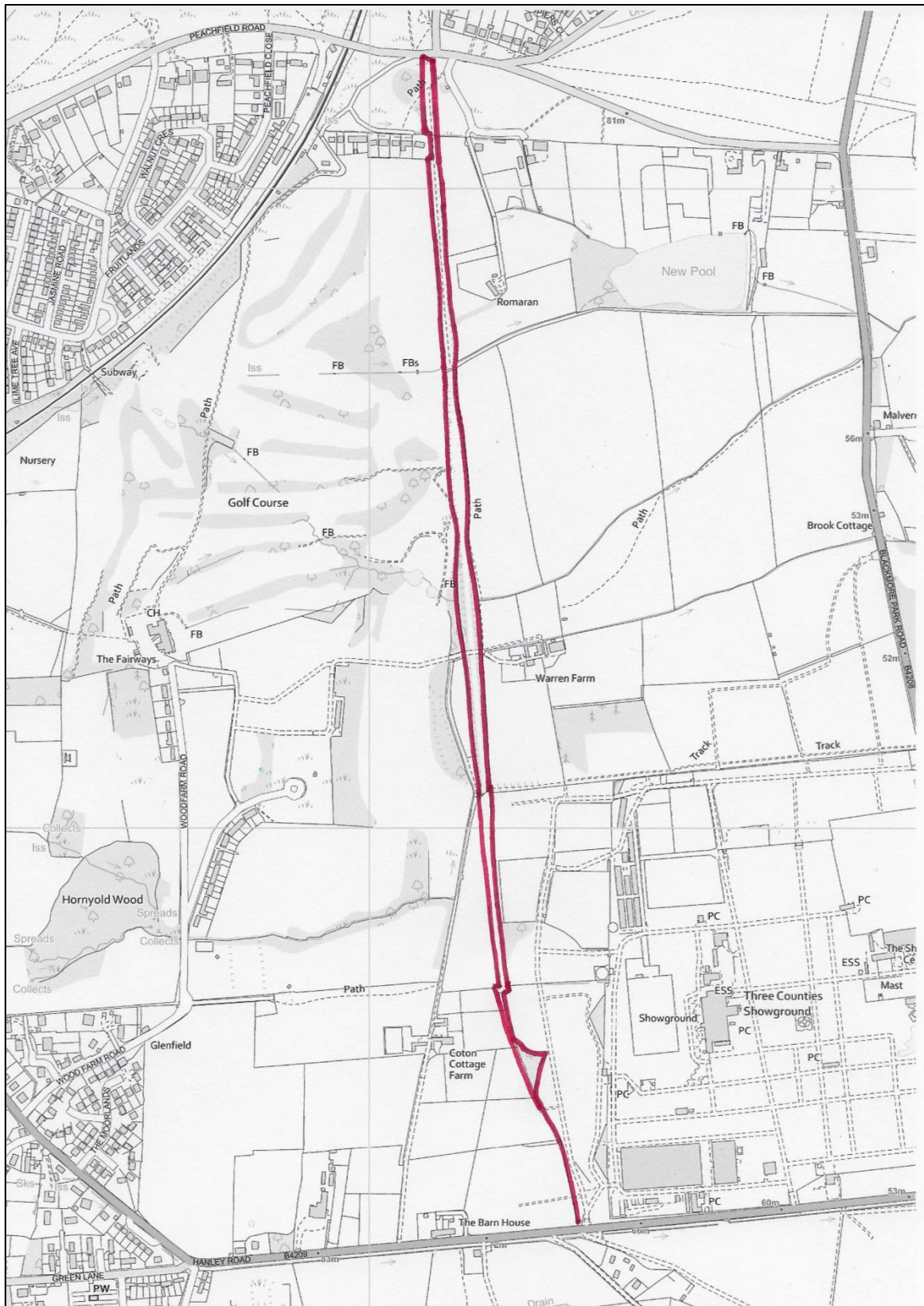












Appendix 5.4: List of buildings proposed for local listing by the MHAONB Partnership

1. Malvern Wells Cemetery Chapel, Green Lane, Malvern Wells
2. All Saints church, Wells Road, Lower Wyche
3. Brick Barns Farm, 82 Hanley Road, Malvern Wells
4. Malvern Wells C of E Primary School, Wells Road, Malvern Wells
5. Old Fire Station, Grundys Road, Malvern Wells
6. Sherbourne Tower, Hanley Road, Malvern Wells
7. St Peters Church, Green Lane, Malvern Wells
8. The Abbey School (Abbey College), Wells Road, Malvern Wells
9. The Dell, 2 Green Lane, Malvern Wells
10. Wells House, Holywell Road, Malvern Wells
11. Church Cottages, Hanley Road, Malvern Wells
12. Fair View, 18 Lower Wyche Road, Lower Wyche

Appendix 5.5: Existing community facilities Individual Site Plans (Figures 5.9.1-5.9.5)

Figure 5.9.1: CF01-The Village Hall and CF09-The Post Office, Wells Road

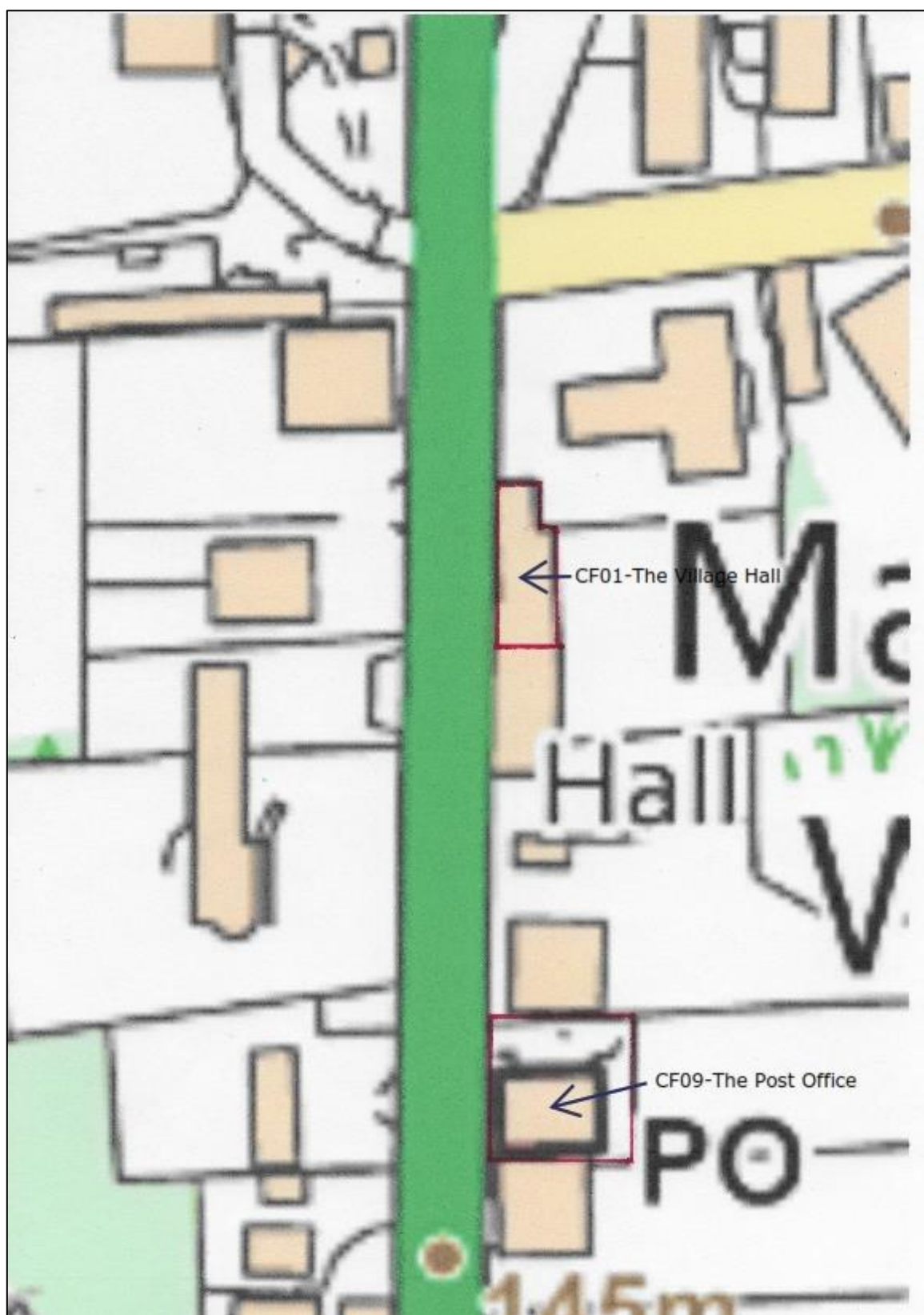


Figure 5.9.2: CF02-The Wyche Institute, Old Wyche Road; CF03-All Saints Malvern Wells and Wyche Church, Wells Road; CF05-The Railway Inn, Wells Road and CF08-Wyche Church of England Primary School, Old Wyche Road

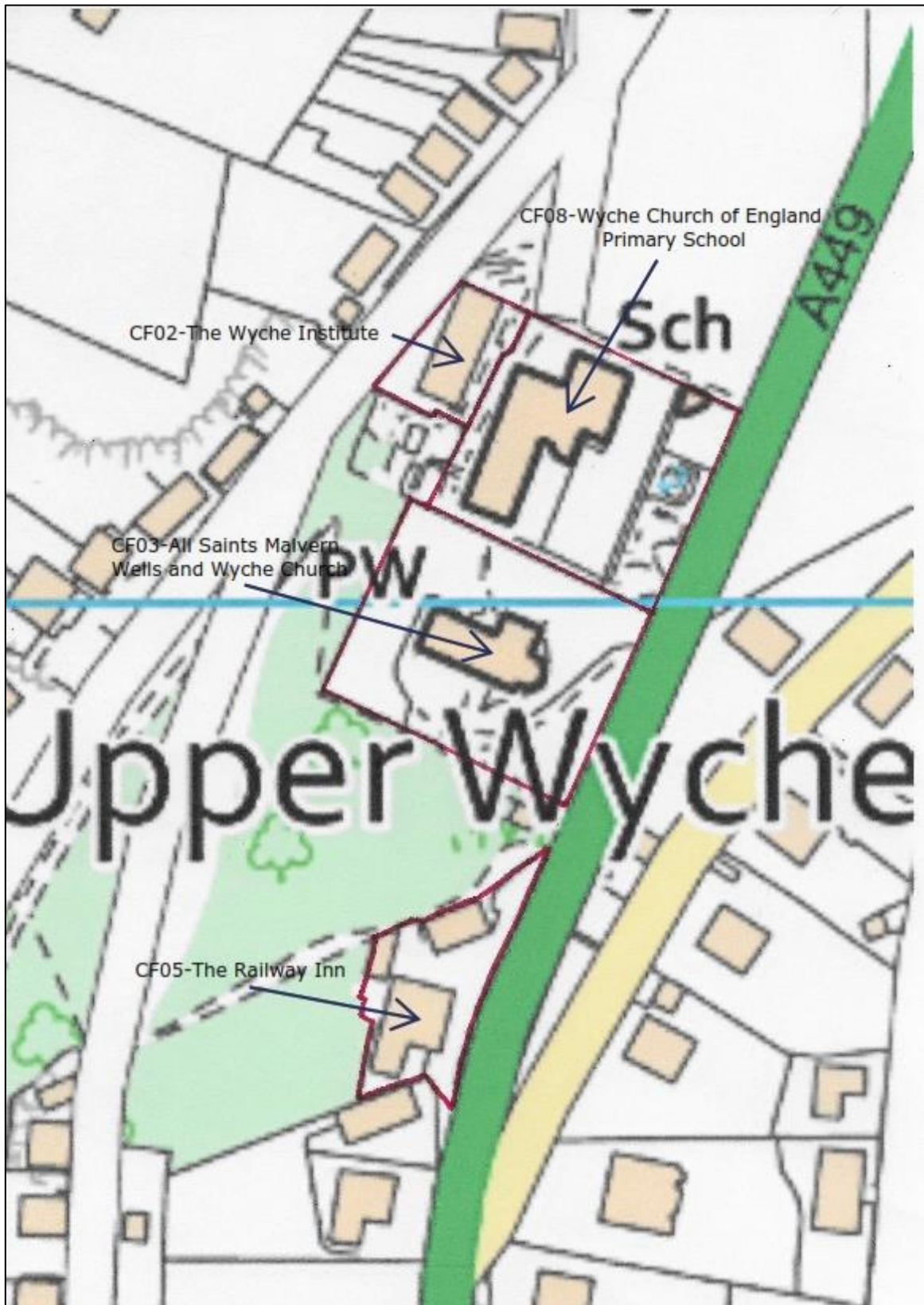


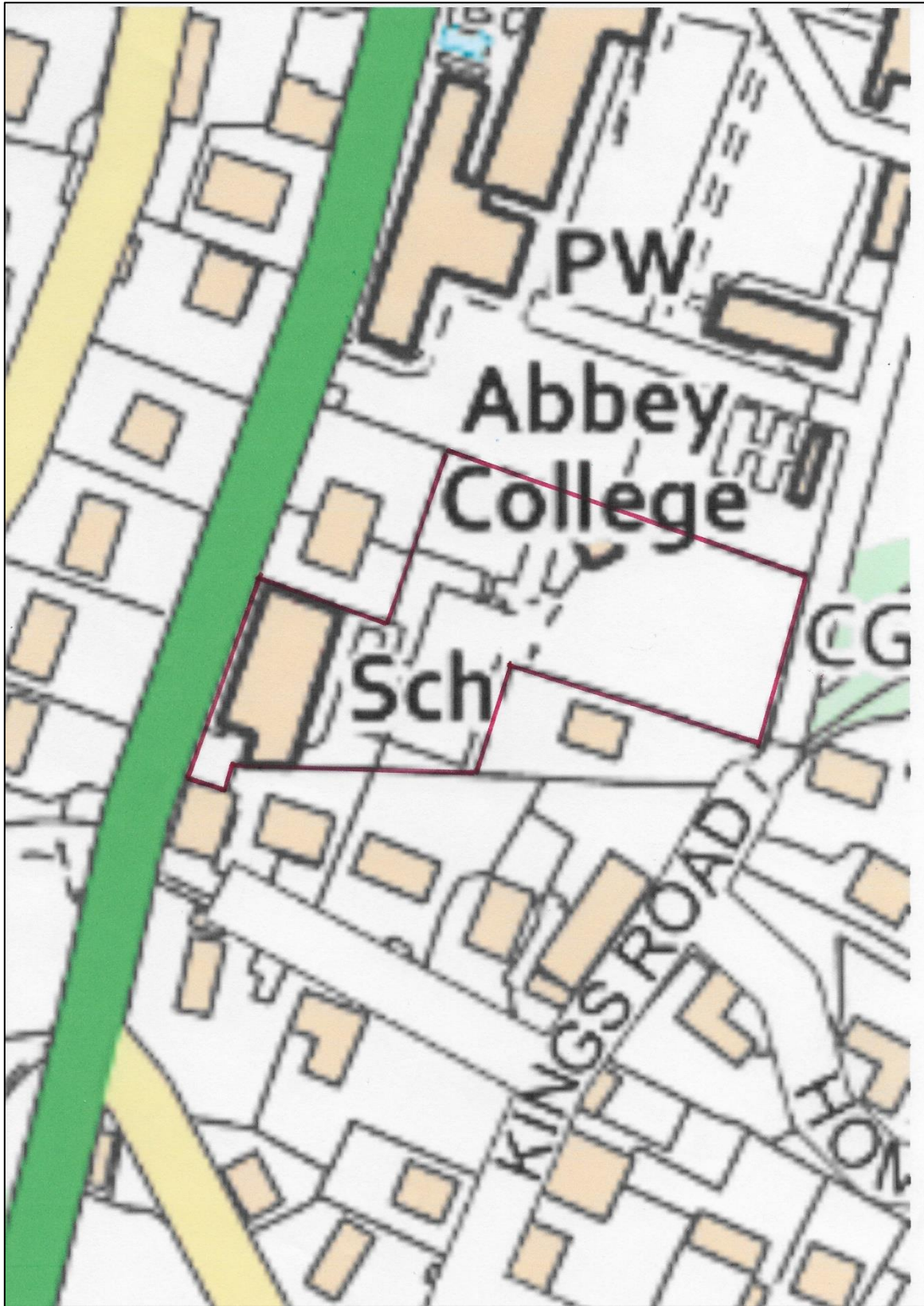
Figure 5.9.3: CF04-Upper Welland Methodist Church



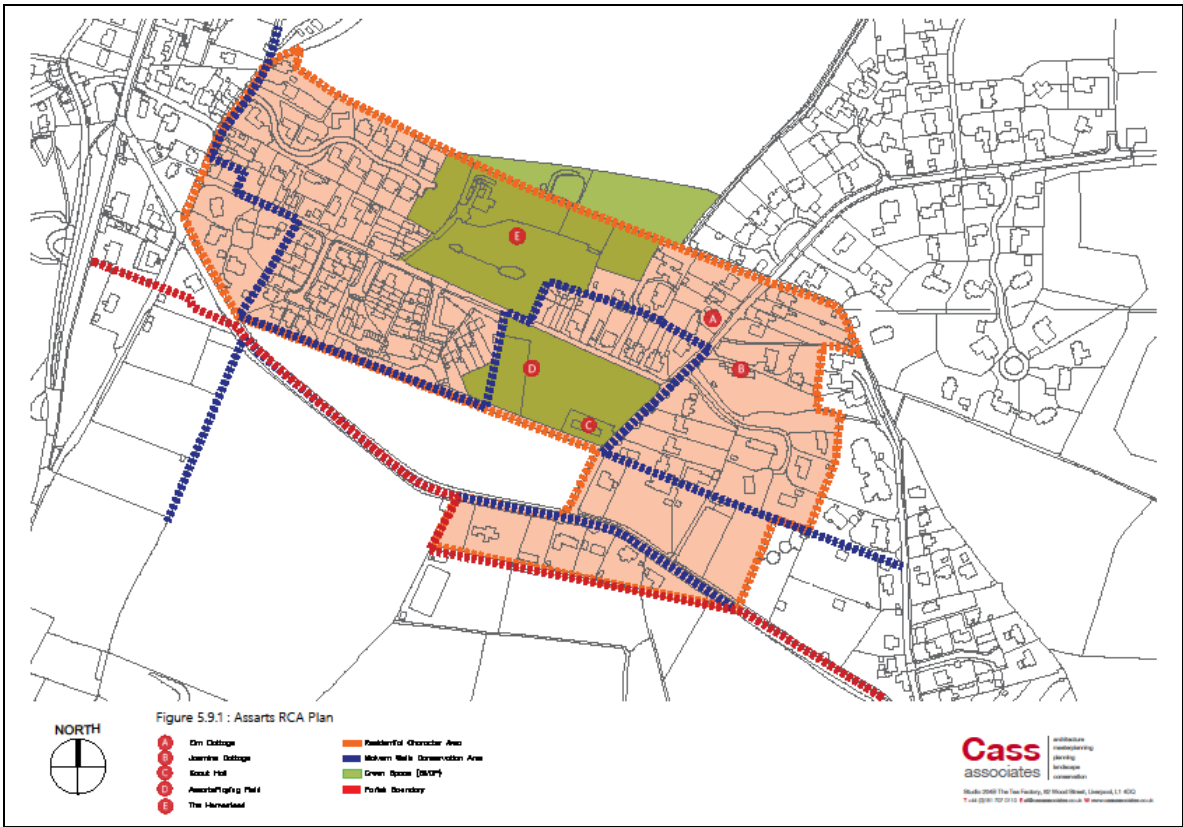
Figure 5.9.4: CF06-The Wyche Inn, Wyche Road

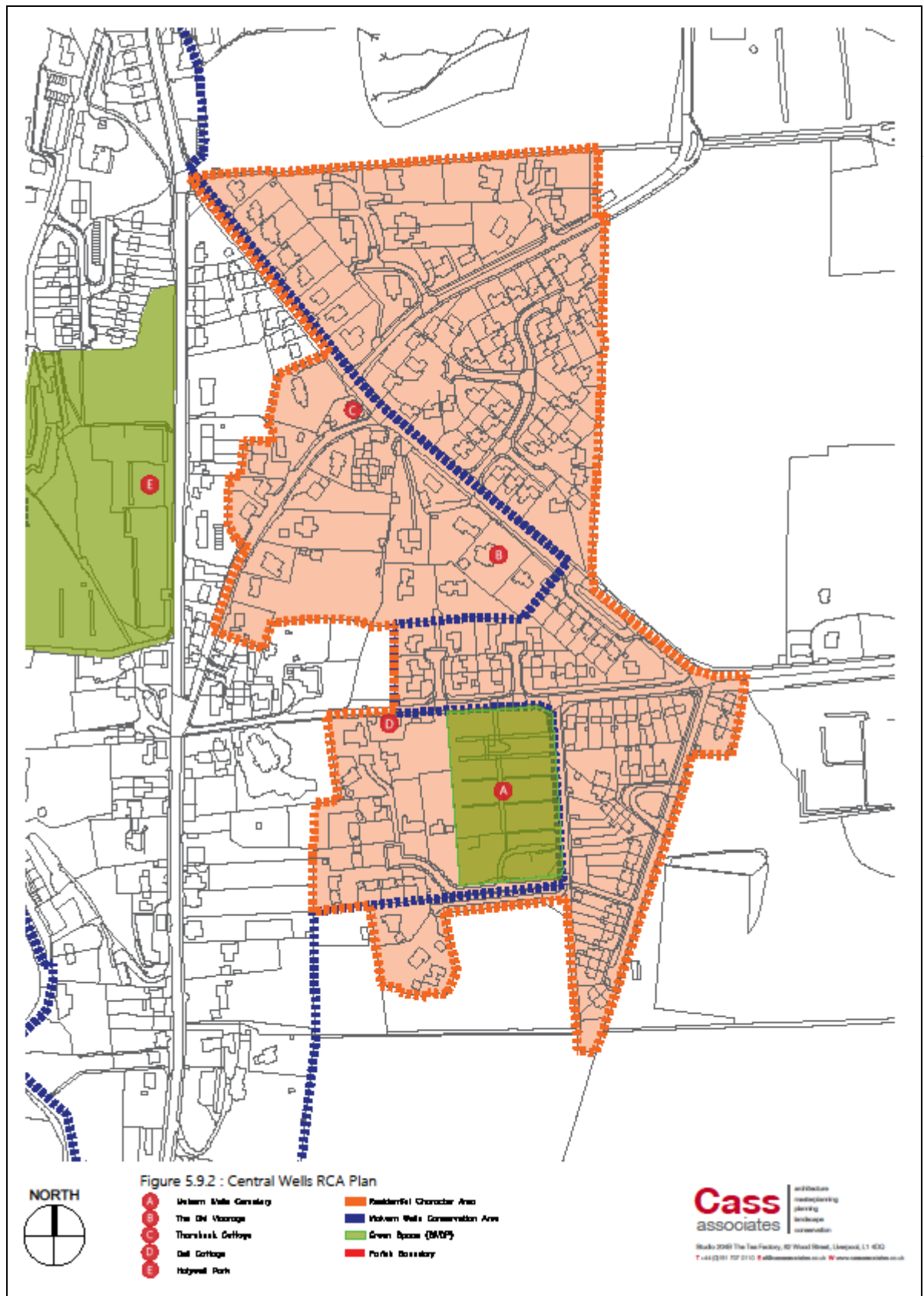


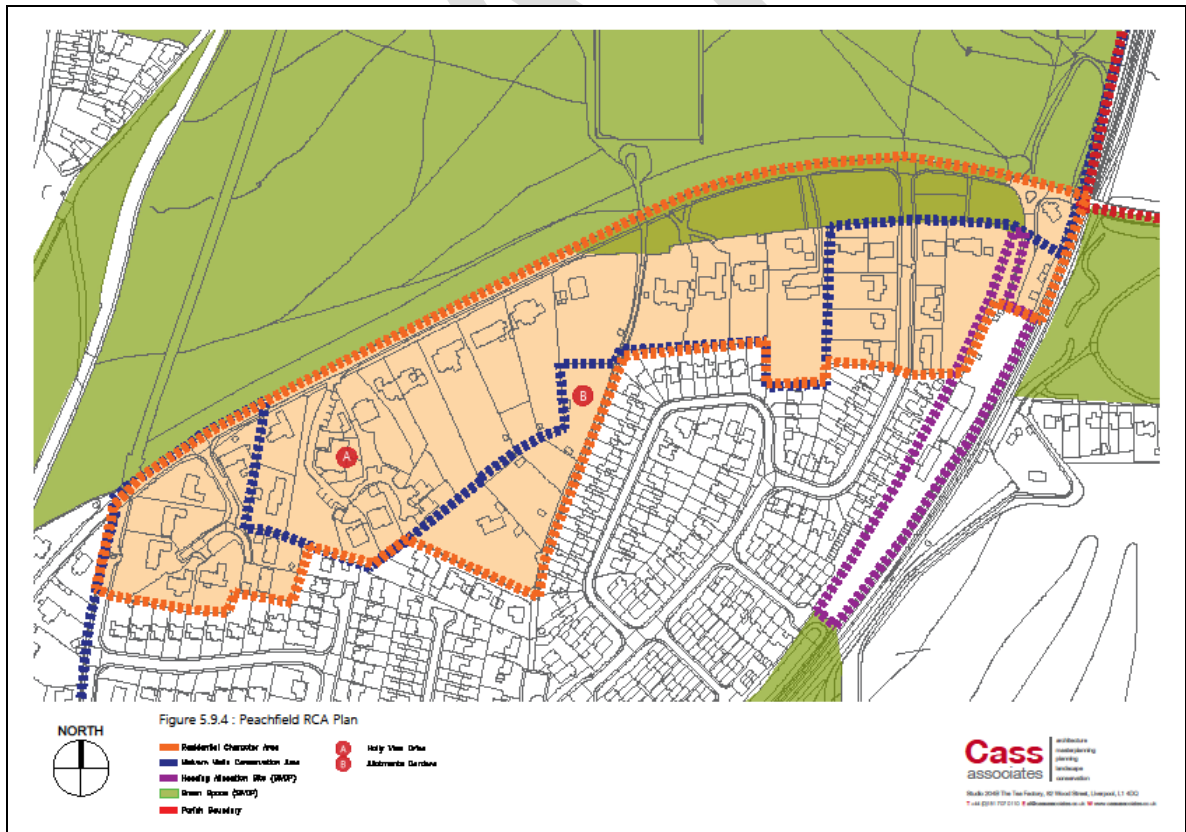
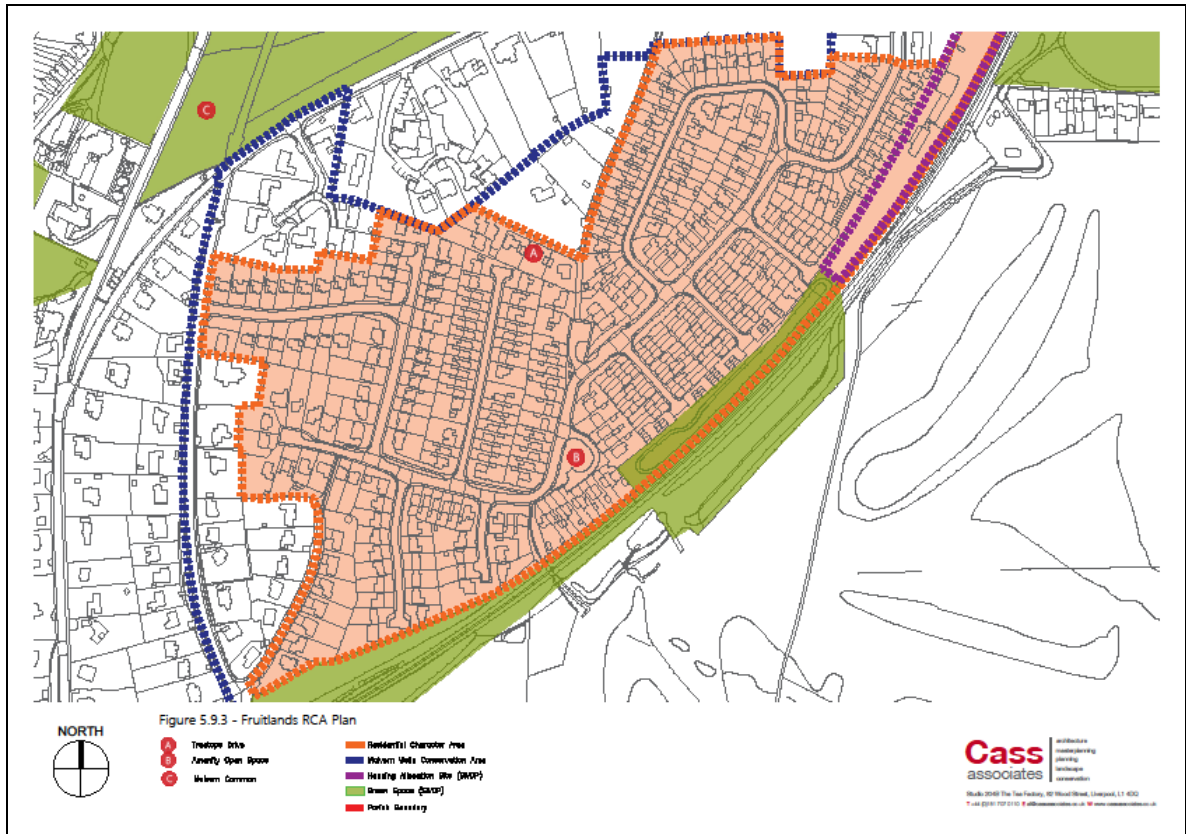
Figure 5.9.5: CF07-Malvern Wells Church of England Primary School, Wells Road

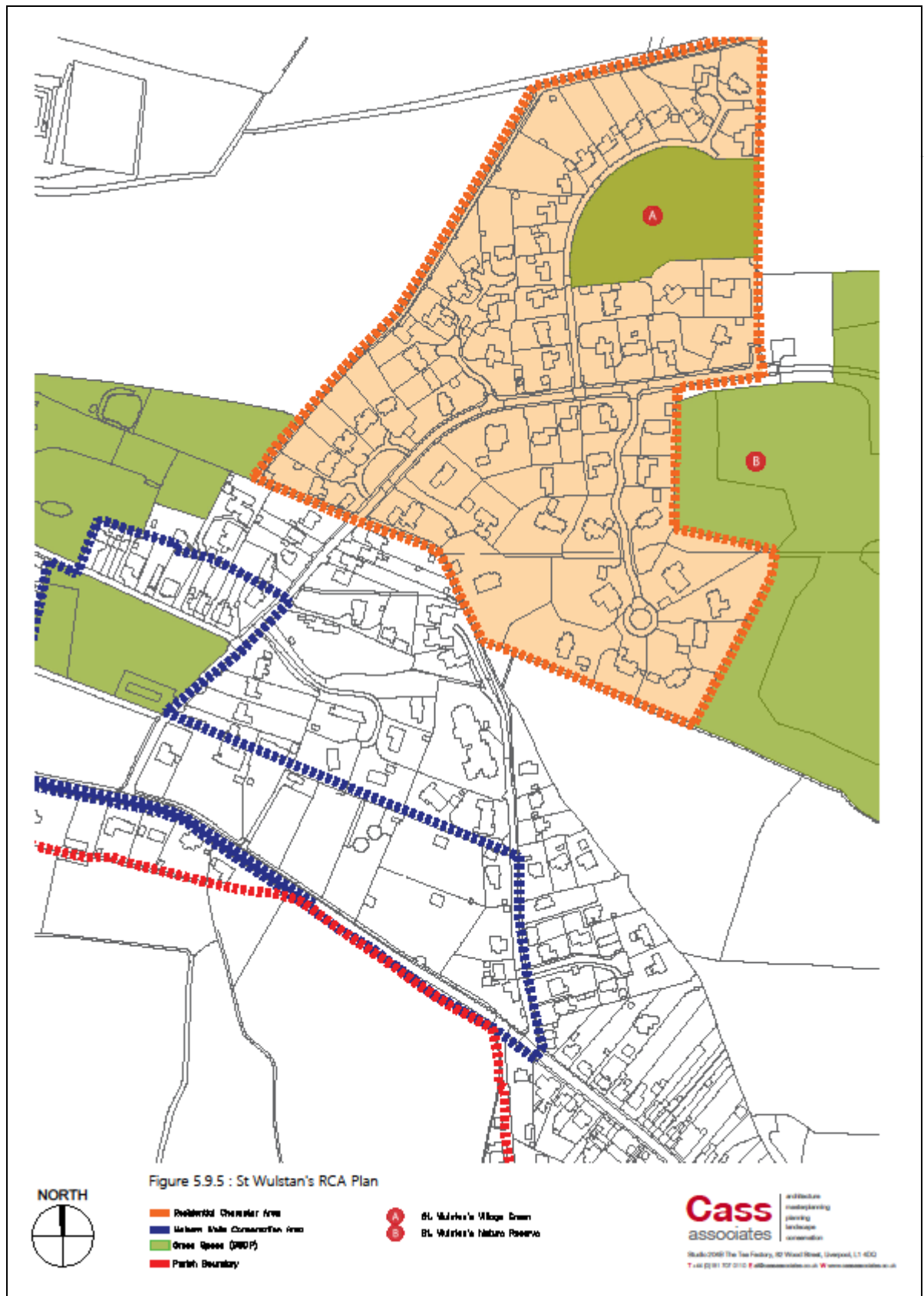


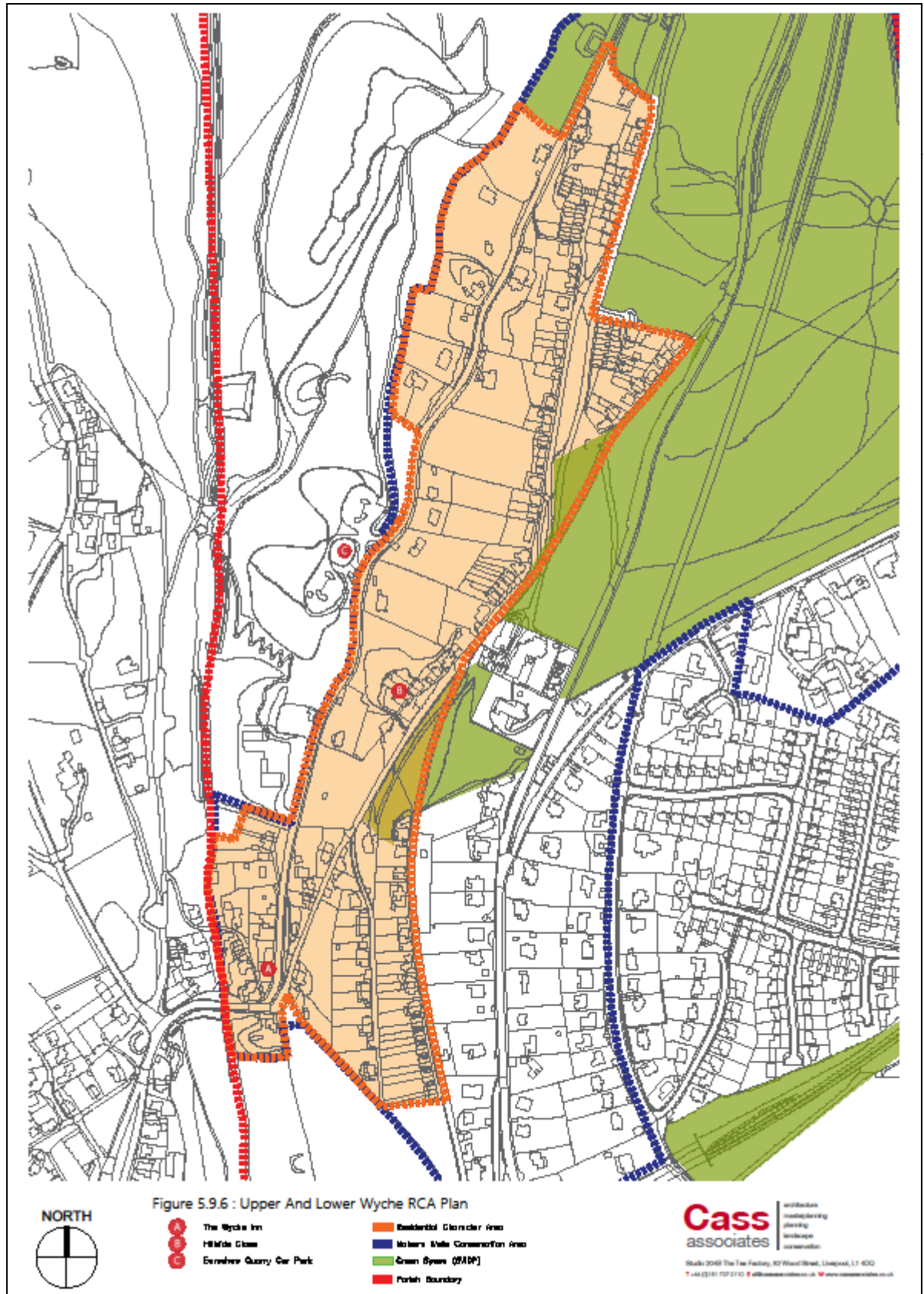
Appendix 5.6: Residential Character Areas Maps (Figs 5.11.1-5.11.8 for individual RCA maps)

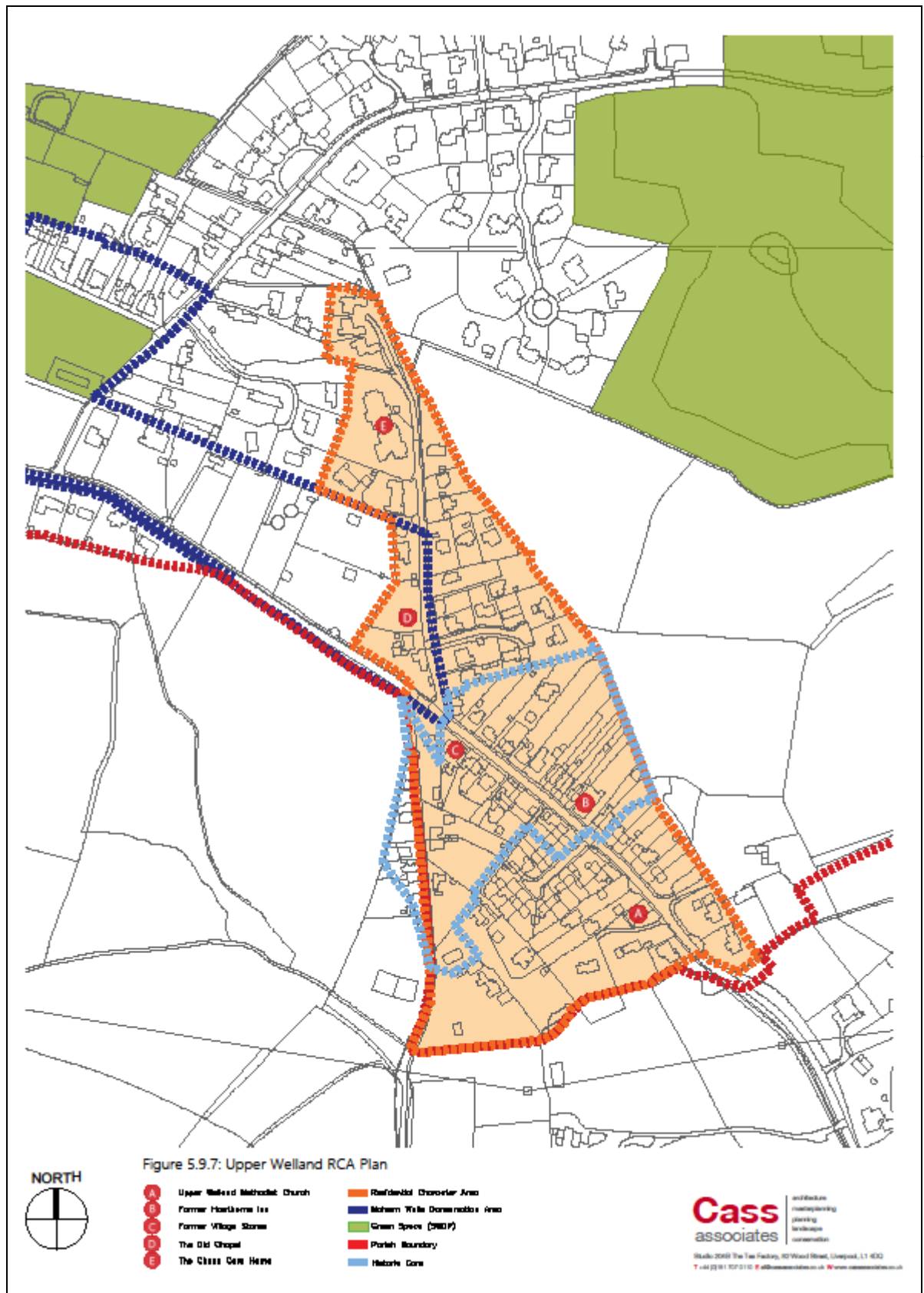






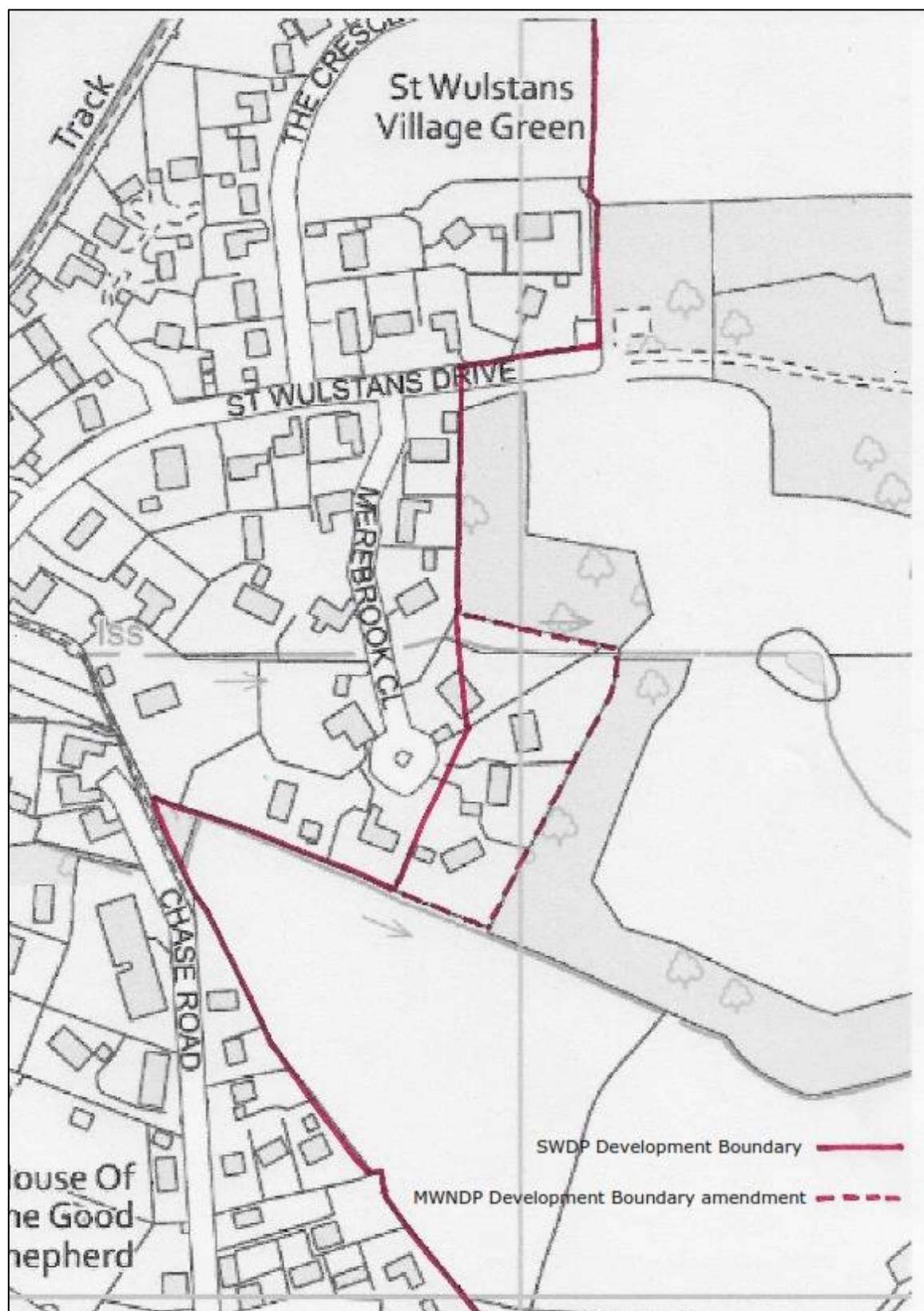




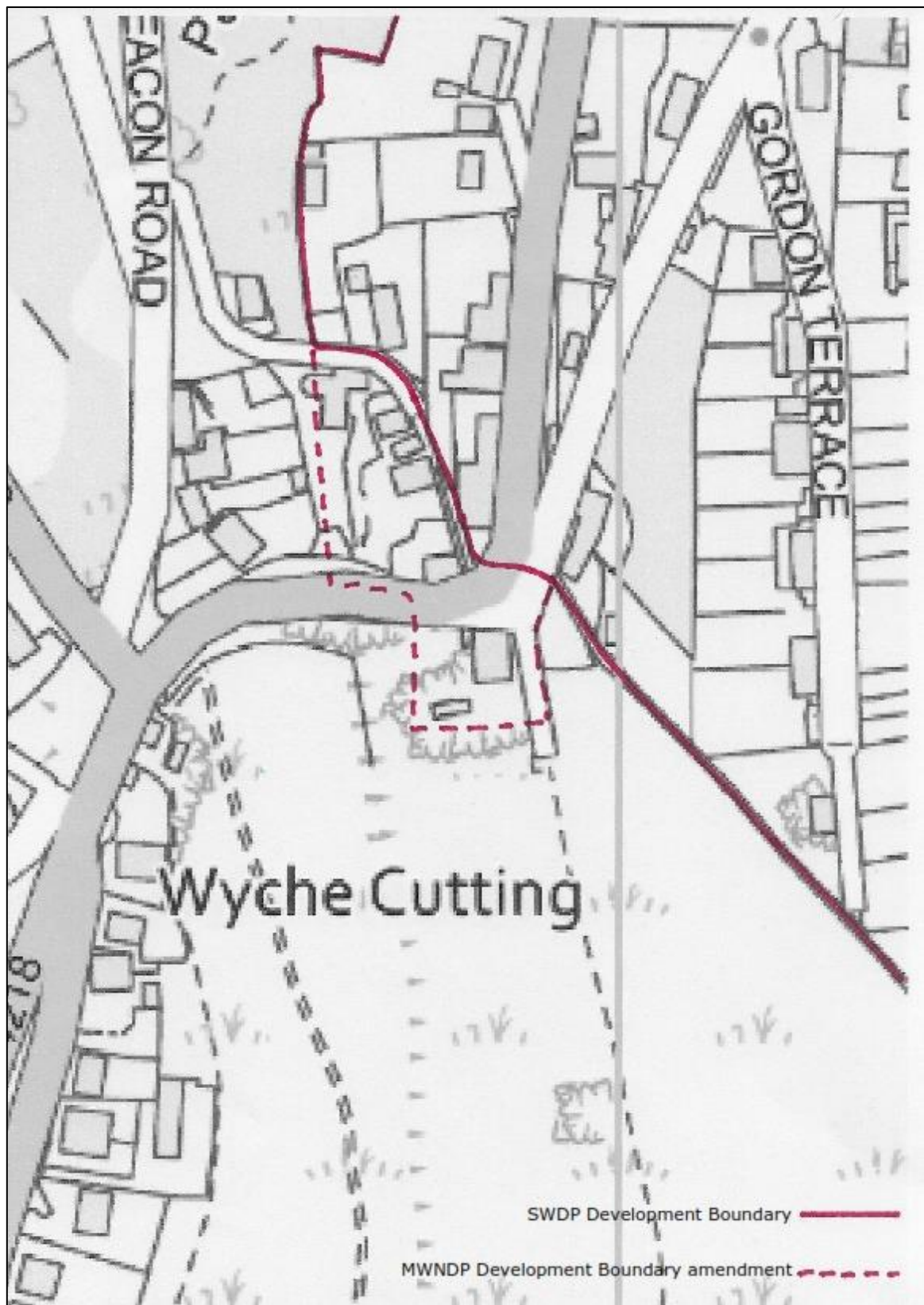


Appendix 5.7 Malvern Wells Parish Development Boundary amendments to the SWDP Development Boundary

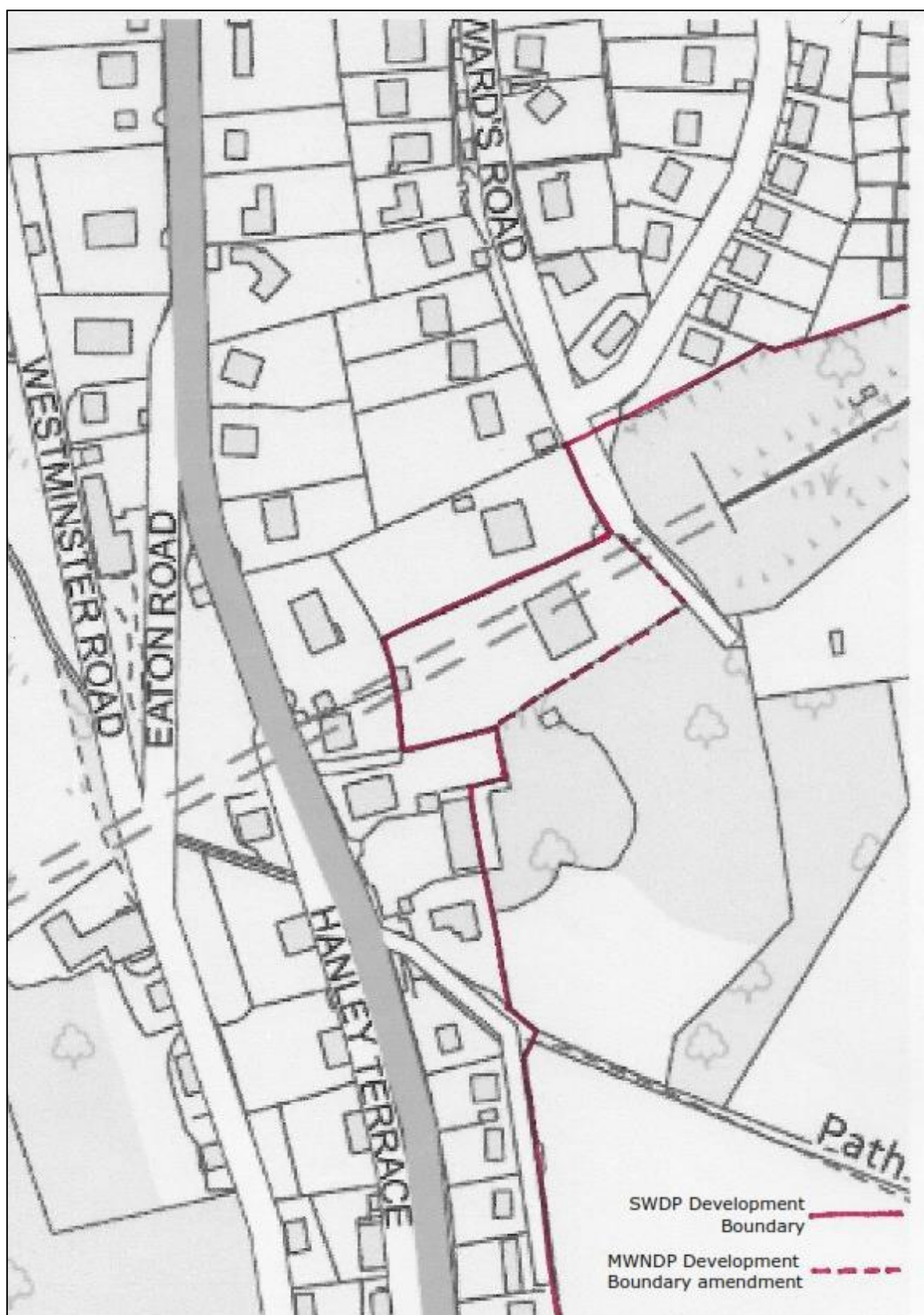
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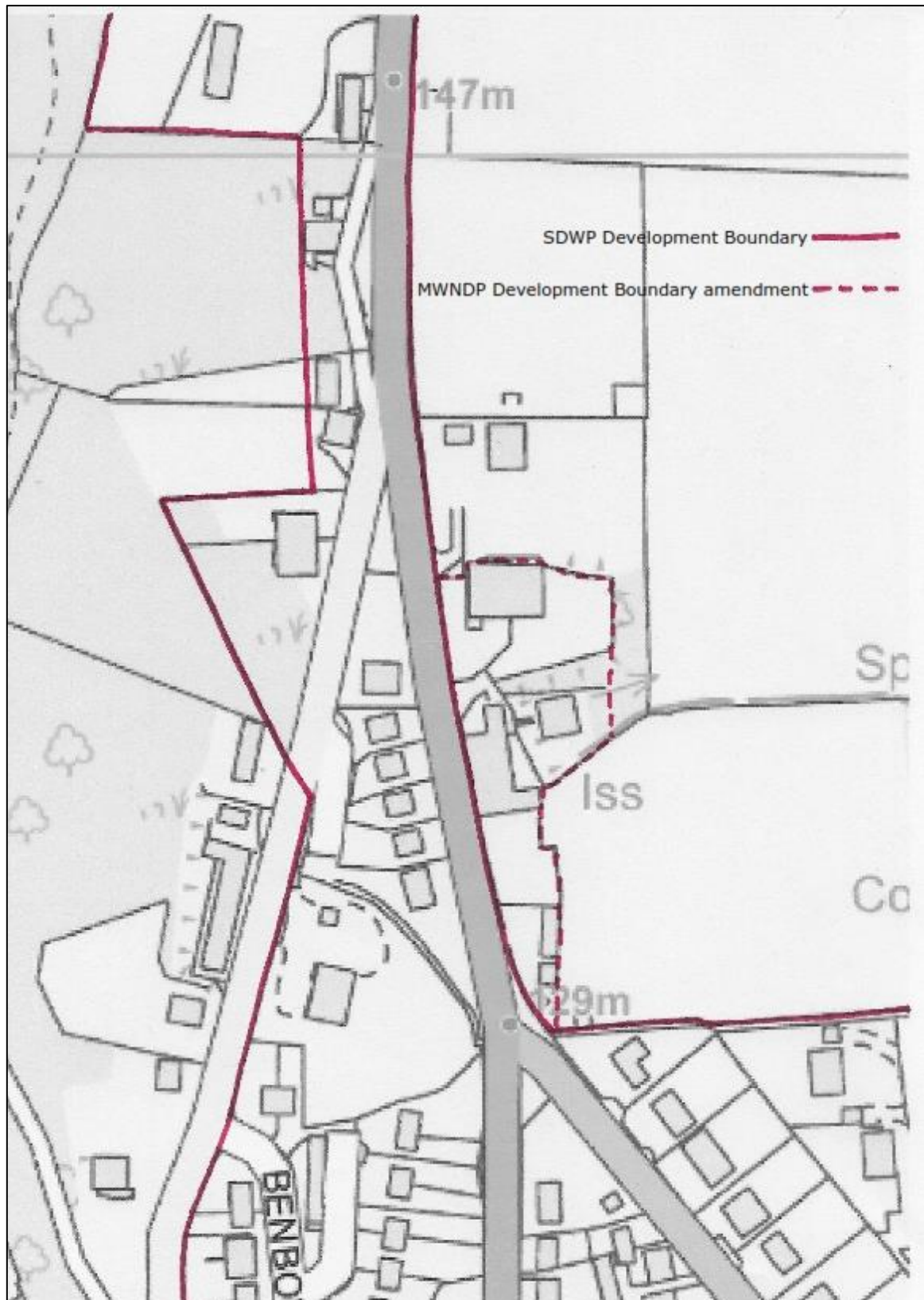
Inclusion of dwellings on Merebrook Close, St Wulstan's previously outwith the Development Boundary. This amendment is proposed within the SWDP Review.



Inclusion of dwellings in Upper Wyche previously outwith the Development Boundary. This amendment is proposed within the SWDP Review.



Inclusion of dwellings on St Edward's Road previously outwith the Development Boundary. This amendment is proposed within the SWDP Review.



Inclusion of Wells Business Centre, Hornyold Court and its associated garages and the former squash courts on Wells Road previously outwith the Development Boundary. Wells Business Centre is proposed as a Neighbourhood Centre and this site along with the adjacent buildings is a significant urban feature on the eastern side of Wells Road. This is not proposed within the SWDP Review.

Initialisms

TBC

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Glossary

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