

Pebworth Neighbourhood Development Plan

Welcome to our consultation event!

After two years of extensive research and hard work the Pebworth Neighbourhood Plan Steering Group have produced a draft Plan for you to consider, known more formally as the Regulation 14 Consultation.

This draft Plan will be out for consultation for almost 8 weeks from **30th July until 5pm on Friday 21st September 2018**. We welcome comments and feedback on the policies in the plan.

The content of the Plan is based on community responses gained from regular surveys and events that have been held over the last two years, including focussed discussion groups, a residents' questionnaire, a short survey at the Party in the Park, and a site options survey sent to every adult on the electoral register.

The vision and objectives of the Plan were derived from the residents' questionnaire and the issues that were raised by the community. At the Party in the Park 2017 and in a feature published in the Petrus we checked that the community were happy with our interpretation and direction of travel.

The overarching vision and objectives have provided a framework for the policies that we have now developed. Today we are presenting the draft policies to you along with a brief rationale.

Please do take the time to read them and ask us any questions you may have. If you would like to see the entire document or read any of the background research papers hard copies are available to view today, after the event by contacting the parish clerk, or they can be seen online at www.pebworth.org/ndp

There is a response form for you to collect today or again these can be requested from the parish clerk or downloaded online at www.pebworth.org/ndp Once you have completed the form please post it into the red post box that will be outside the Village Hall for the entire consultation period or email it to the parish clerk. We really do welcome your thoughts and thank you for taking the time to come to our event.

Pebworth NDP Steering Group

The Pebworth Parish NDP Vision

By 2030 the tranquil and peaceful character of the parish of Pebworth will have been preserved. The traditional character of the village of Pebworth and the hamlets of Broad Marston and Ullington with their scattered trees, green spaces, open views and well dispersed traditional village buildings will have been conserved and enhanced.

The community will continue to be friendly, welcoming, and inclusive with thriving facilities for all age groups, including young families.

The rural economy will be prospering with more people working from home, small-scale employment opportunities realised and appropriate agricultural development and diversification supported.

The Objectives

1. To protect and enhance the local natural environment for the benefit of future generations including green and open spaces, footpaths and views.
2. To protect and enhance the built environment through well designed buildings which reflect local architecture and building traditions and are tailored to the needs and context of Pebworth parish and its settlements.
3. To prioritise local distinctiveness in every element of change and development including taking account of: the landscape character; architectural styles; building materials; traditional layout; local features and detailing; boundary treatments; native planting; open spaces; and views.
4. To encourage and enhance a strong sense of community by maintaining, supporting and improving existing facilities for a range of age groups.
5. To actively support a thriving rural economy that enables and encourages small-scale employment opportunities and appropriate agricultural development and diversification.

All of the policies we have drafted link back to these objectives.

Housing

We asked the community to select their preferred site for housing in May/June 2018, in a survey that was sent to every household. The following option was preferred and the policy below is in the draft plan.

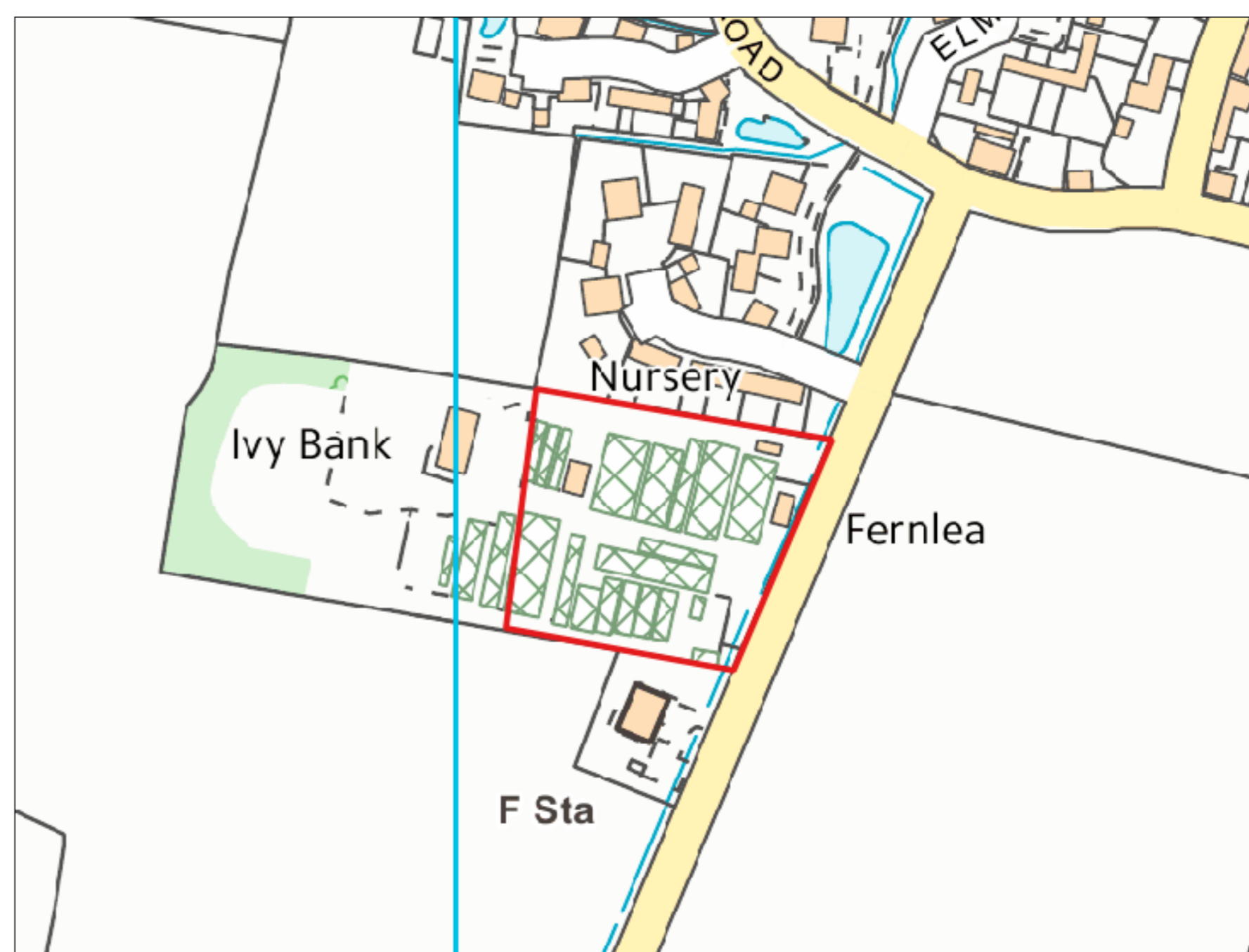
If you would like to read more about the process we went through, the site assessments and the evidence reviewed is published in a Housing Background Paper that is available to read online or a hard copy is on display today.

Policy 1. Site Allocation Policy

Land at Fibrex Nurseries

Development proposals for housing on a 1 hectare site at Fibrex Nurseries, as shown on the Map, will be supported, subject to them having regard to the development principles outlined below:

- development is of a low density to reflect its gateway location within the settlement of approximately 10-12 dwellings;
- an attenuation pond is provided to address surface water and flooding issues at the entrance of the site and on the road; and
- a footpath connection is provided to link up with the Cala development to the north and the rest of the village.



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Rationale

Demolishing the existing glass houses and developing the site for residential use would provide the opportunity to deliver a small number of homes to meet local needs and provide an attractive gateway into the village.

The scheme would provide an attenuation pond to help to alleviate flood issues at the entrance to the site and on the road into the village.

The residents' questionnaire in 2017 showed you supported new homes to meet specific needs.

Therefore we felt it was important to draft a housing mix policy to ensure any new development provides the right type of homes.

Policy 2. Housing Mix Policy

New housing development (of 3 or more homes) should provide an appropriate mix of dwelling types and sizes to meet the needs of current and future residents of Pebworth. New development should include:

- bungalows; and
- affordable market homes including:
 - small family homes with up to three bedrooms, and
 - starter homes with up to two bedrooms.

Housing developments of homes with four or more bedrooms will be discouraged unless there is overwhelming evidence to support the development of a home of this size.

Rationale

The parish has an aging population with the over 65 age group growing ahead of the county average. There is a need for bungalows to enable older residents to stay in the parish by downsizing to more manageable homes. This would free up larger family homes for families already established on the property market to move into the area.

There is a dominance of large homes in the village with 79% of the homes identified in the 2011 Census having three or more bedrooms. Only 7% of homes in the parish have one bedroom and 14% have two bedrooms.

Property prices are exceptionally high in the parish and young people are forced to move out of the area to get onto the housing market. The expense of homes coupled with the limited supply of smaller homes means that younger people and young families are unable to move into the area.

In order to maintain the existing facilities, including the school, it is critical that smaller more affordable homes are developed to encourage younger residents to live in the parish including starter homes and houses with a maximum of three bedrooms.

Design

The inclusion of design guidance in the Plan was well supported (91%); and the results were clear that any new development should be in keeping with the existing architecture and materials found in the parish (91%).

Therefore we have developed a comprehensive design policy that we think will ensure that any new development is in keeping with its surroundings and will help to maintain our local distinctiveness and enhance the protected assets in our parish.

Policy 3. Design policy

All new development and changes should make a positive contribution towards the distinctive character and form of the village, hamlet or countryside and demonstrate that they meet the following criteria:

Local Character

- preserve or enhance the distinctive local character of Pebworth parish (in particular the village of Pebworth and hamlet of Broad Marston) and demonstrate that they have taken full account of the relevant Conservation Area Appraisals;
- make a positive contribution to the street scene and surroundings;
- are of a scale, density, height and proportion that reflects the character of the area it is located in;
- have regard to the impact on tranquillity, including dark skies, noise and traffic movements;



Siting and Layout

- reflect the established plot sizes, building orientation and building line in each settlement;
- are sited sensitively to avoid overlooking and loss of privacy to neighbouring buildings;

Detailed Design and Materials

- incorporate building styles, designs and materials that are in keeping with the street scene; where appropriate use traditional vernacular design features, detailing and materials found locally to maintain a similar mix. Contemporary design and innovation may be appropriate provided it is sympathetic to the existing architecture;
- ensure that where the provision of street furniture is required, for example benches, bins, planters, bus stops, bicycle parking and lampposts, it is sympathetic to the historic character of the settlement through the use of traditional detailing and local materials;
- ensure the retention of local stone and granite kerbs to pavements and the traditional paving identified in the Conservation Area Appraisals;



Boundary Treatments

- include green space and boundary treatments that are in keeping with the character of the area and provide wildlife corridors including grass verges and planting to frontages, and structural planting incorporating native hedges to rear boundaries. Wrought iron fences, and local stone and brick walls may be appropriate within the village of Pebworth but elsewhere within the parish soft landscaping is the presiding characteristic;
- boundary treatments should permit where possible the traffic of hedgehogs or similar wildlife through appropriately positioned and sized gaps;

Landscaping and the Natural Environment

- protect, or enhance landscape and biodiversity by incorporating landscaping consistent with Worcestershire Landscape Guidelines and where possible retaining and enhancing existing vegetation;
- reduce the risk of flooding by including sustainable drainage design features which show a betterment in surface water run-off rates on both greenfield and brownfield sites when compared with the pre-development situation and mitigate against any increased flood risk;



- incorporate features which contribute to the efficient use of water and reduce surface water run-off including water butts and where possible rainwater harvesting;
- incorporate the use of renewable energy to generate power for example Photo Voltaic panels and tiles, solar panels and air source heat pumps where appropriate to reduce the reliance on fossil fuels;



Links and connections

- maintain communal open spaces and existing pedestrian routes;
- restrict road markings and highway signs to a minimum to reflect the rural setting;
- integrate footpaths and connections into developments in a sensitive way avoiding wide areas of hard surfacing;

Facilities



- make provision for off-road parking for residents and visitors in accordance with County Council 2016 interim minimum parking standards to minimise on street parking; avoid large areas of hardstanding and ensure driveways are in materials that are in keeping with the rural character, e.g. loose gravel or bonded resin so that they do not detract from the historic road layout;

- ensure there is secure storage space for cycles;
- ensure buildings are built to meet Lifetime Homes Standards, allowing for easy adaptation of internal spaces for the occupants existing and future needs; and
- incorporate facilities into the design to allow occupiers to separate and store waste for recycling and recovery.



Rationale

We live in a beautiful area with a lot of heritage assets on our doorstep, therefore we want any new development to be of high quality and respect the character of the area. New development that is at odds with the local area can be harmful so will be resisted.



We will expect any proposals to demonstrate how they have taken account of The Pebworth and Broad Marston Conservation Area Appraisals as they provide excellent information on the character of the area including the layout and architectural styles in the settlements and surrounds. They also identify the attributes that are locally distinctive including: materials, detailing, boundary treatments, the natural environment and views.



The policy also addresses other areas including:

- the need to incorporate flood prevention measures to deal with flooding from surface water and fluvial flooding; this was seen as very important to the community;
- renewable technology, as an opportunity to reduce the community's reliance on fossil fuels and the number of tankers coming into the parish;
- parking, ensuring that there is sufficient and suitably designed space for any new residents; and to avoid adding to the existing issue of on-street parking; and
- ensuring new homes are adaptable, which means they are capable of being easily altered to meet the changing needs of their occupants. For example as an occupant gets older their requirements may change, but they want to remain in their own home.



Green Space

The focus groups and resident questionnaires identified that Green Space is very important to the parish. It contributes to its character, provides recreation and is an important habitat for wildlife. There was significant support for designating several areas as Local Green Space.

Designating an area as Local Green Space means that any development on that land must ensure the retention of its open character.

We identified and assessed 19 green spaces. If you would like to read more about the process we went through the assessments and the evidence reviewed is published in a Green Space Background Paper that is available to read online or a hard copy is on display today.

We had to assess each site using the established government criteria for designating Local Green Space. It states that this designation should only be used:

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

Having considered each site we established an original shortlist of seven green spaces which we felt met the criteria. This has since been whittled down to three as we were only happy to designate land where landowners were supportive.

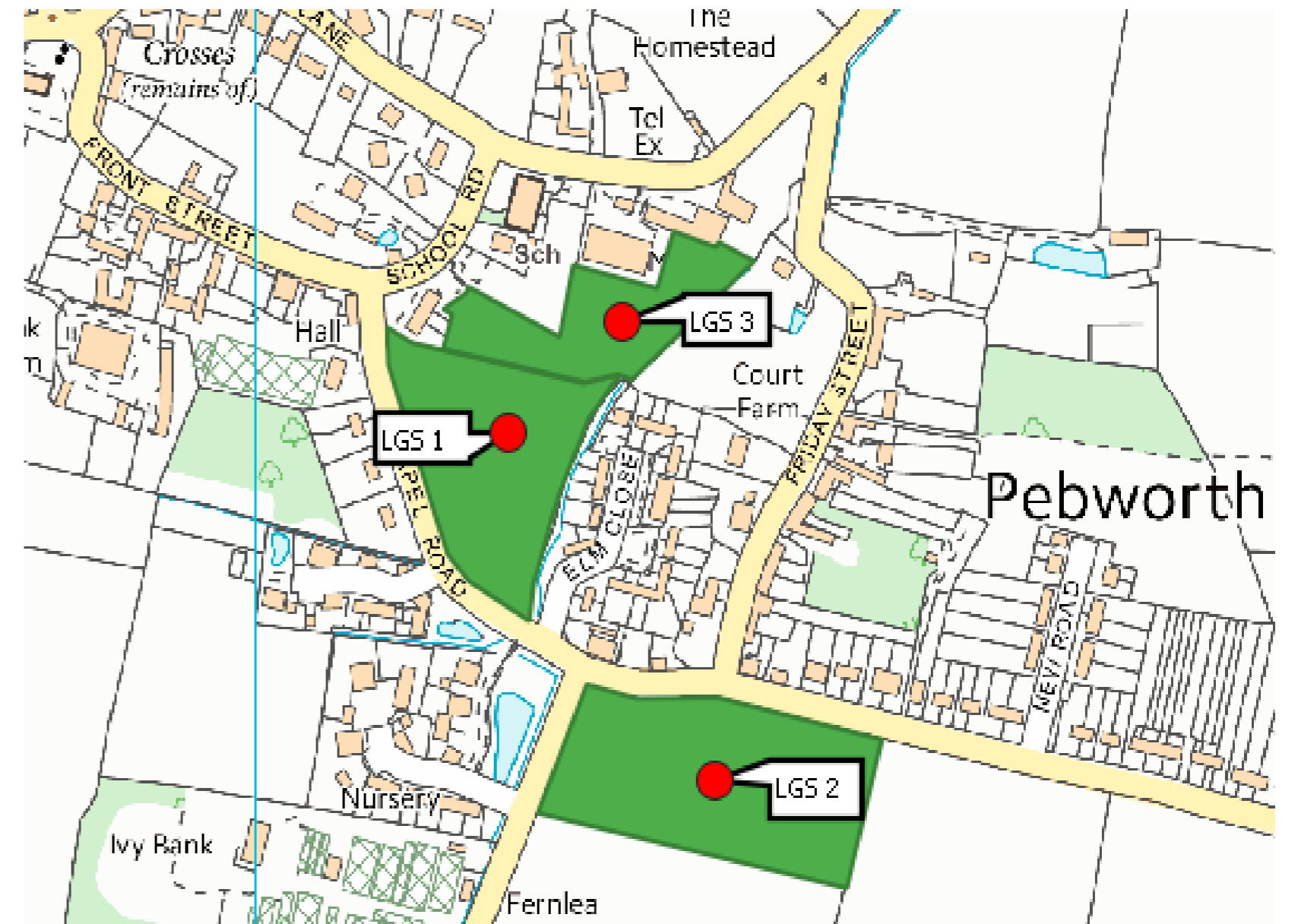
The site known as the Field opposite Low Furrow has not been designated but is already afforded a similar level of protection as a Significant Gap through the South Worcestershire Development Plan in policy SWDP2.

Green Space

Policy 4. Local Green Space Policy

The following areas are designated as Local Green Space and will be protected from development due to their particular local significance or community value:

1. The Close (including land around the Village Hall);
2. The recreation field; and
3. The field between Manor Farm and the Close.



Development on land designated as Local Green Space will only be permitted in exceptional circumstances where it can be clearly demonstrated that the development will not conflict with the purpose of the designation.

Rationale:

Green open spaces are a vital part of the character, identity and setting of the village of Peabworth and the hamlets of Broad Marston and Ullington.

A Neighbourhood Plan can designate areas of 'Local Green Space' for special protection, ruling out new development on these sites other than in very special circumstances.

Development which is permissible under very special circumstances might include the creation of playing fields, or other open land uses. However, it would exclude residential buildings, employment development, caravan parks, equine development or traveller sites.

Local Green Space does not need to be publicly accessible although two of those included in the policy are accessible to the public and are well used by local people for a range of purposes.

All three of the sites are well contained, local in scale and located in or immediately adjacent to the Village of Peabworth. They are demonstrably special to a local community and hold a particular local significance as demonstrated in the Green Space Background Paper.

Views

We are lucky enough to live in an area with beautiful views and the residents' questionnaire showed us that you supported a policy to protect them.

All of our background work in assessing views is captured in the Assessment of Important Views in Pebworth document which is available to view today or online.

Policy 5. Protect Locally Important Views

The views and vistas important to Pebworth should be protected from any adverse impact of new development. New development affecting any views listed will be required to identify the full extent of any impact through a Landscape Visual Impact Assessment.

Development will not be supported where its design, scale, height, massing, or light generated will cause the loss of, or have a detrimental impact on these existing views and vistas.

These views and vistas are:

1. Panoramic views of Cotswold escarpment including Meon Hill and Dover's Hill from Broad Marston Road and Honeybourne Road.



2. Elevated view down Front Street of buildings within the Conservation Area framing Meon Hill in the distance.



3. Expansive views of the local traditional landscape including historic field patterns and ridge and furrow, toward Long Marston and toward Meon Hill from the Slingate Footpath (522C) off Dorsington Road.



4. Contained view of grade I listed St Peter's Church and cemetery from the road from Little Meadows.



5. Panoramic views of the countryside capturing the local traditional landscape in the foreground and Malvern Hills on the skyline from the open space between Manor Cottage and Hill House.



6. Views up and down Friday Street including historic buildings, identified focal features, open spaces and boundary treatments all characteristic of the Conservation Area.



7. Expansive view of the Cotswold escarpment including Meon Hill and Dover's Hill from the road to Little Meadows.



8. View of the grade I listed St Peter's Church from the top of Front Street.



9. View of cottages on Dorsington Lane considered a focal feature in the Conservation Area.



10. Open view across the public open space (The Close) at the heart of the village of Pebworth, and the Conservation Area, framed by village properties.



11. Views of the village set within the traditional landscape from Long Marston Road including glimpses of the Grade II listed Manor Farmhouse.



12. Views of the church from Long Marston Road set within the rural landscape. *This view is more visible in the autumn and winter.*



Rationale

This policy aims to prevent development that by means of its design, scale, massing, height, or the amount of light emitted would have a detrimental impact on Locally Important Views that contribute to defining the character and setting of Pebworth parish.

The policy does not rule out development, but requires that its location, scale and design have taken account of Important Views; and that the development will not obstruct or interfere with an Important View in a way that would undermine its contribution to the character and setting of Pebworth parish.

Footpaths

The residents' questionnaire identified the importance of pedestrian links, and support for improving them, therefore we have developed a footpaths policy.

Policy 6. Footpaths

Proposals for the enhancement and improvement of existing footpaths (including public rights of way, bridleways, cycle paths and restricted byways) within the designated area will be supported.

All new proposals should include the following enhancements to maximise accessibility to residents and to support local biodiversity:

- clear and unobstructed public access including appropriate signage;
- any enhancements should link into the existing network to provide opportunities to move around the parish without reliance on a motor vehicle;
- native planting should be retained and where possible enhanced to provide wildlife corridors, support local biodiversity and maintain the traditional landscape character; and
- where surface improvements are proposed these should not be at the detriment of the natural environment; any hard surfacing should be kept to a minimum and any materials used should be in keeping with a rural environment.

The following proposals will be supported:

- Footway link from Pebworth to Little Meadows.

Rationale

The parish is criss-crossed with a network of public rights of way these routes enable the community to take pleasant short cuts within the parish and move around without the reliance on a motor vehicle and are characteristic of both Pebworth and Broad Marston; they also provide access into to the wider countryside.

These footpaths also form important wildlife corridors and are habitats to a wide variety of flora and fauna. They are an important feature and asset within the parish.

Community Facilities

The residents' questionnaire identified that the pub and the school are important to the community and that their long term retention is a genuine concern. We felt it was important to develop a policy to protect our community facilities from inappropriate development.

Policy 7. Protect Community Facilities

In order to promote a thriving village for all ages, there will be a strong presumption against the redevelopment of community facilities for non-community uses. Identified Community Facilities include but are not limited to:

- Pebworth Village Hall
- The Mason Arms Public House
- Pebworth First School
- Pebworth Recreation Ground
- The Close
- The Church



Proposals to sustain or extend the viable use of existing community facilities and the development of new facilities will normally be supported if they comply with other policies in this Neighbourhood Plan.

Development proposals that will result in the loss or significant reduction in the scale and value of a community facility will not be permitted unless:

- Alternative facilities of equal or better accessibility, size and suitability are provided; or
- It can be clearly demonstrated that the operation of the asset or its ongoing delivery is no longer of value to the community; or
- It is no longer economically viable for its current use and has been marketed at an independently agreed price by a property professional for at least two years as a community use or other suitable employment or service trade uses and it is verified that no interest in acquisition has been expressed.

Rationale

The facilities listed are held in high regard in the community. The policy protects them from harmful development proposals but encourages proposals that are intended to sustain or extend those facilities.

Rural employment

The residents' questionnaire identified support for small scale employment opportunities in the parish re-using existing buildings.

Policy 8. Rural Employment – Existing Buildings

The re-use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported in principle subject to the following criteria:

- (a) The building is structurally sound and capable of conversion without substantial reconstruction;
- (b) The use proposed is appropriate to a rural location;
- (c) The conversion/adaptation works respect the local character of the surrounding area and/or buildings;
- (d) The use proposed will not have an adverse impact on any archaeological, architectural, historic or environmental features;
- (e) There is no significant adverse effect on residential amenity;
- (f) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site.

Rationale

There are a number of farms within the parish with buildings that could be suitable for a variety of uses which would be appropriate in a rural location. These could include the following:

- small businesses – craft or artisan related workshops and studios, small offices for start-up or established local businesses;
- recreation – health studios, rural educational centres, artist studios; and
- tourism – market holiday accommodation, specialist interest holiday bases.



There are not many employers in the parish and the majority of the working population travel for work; this policy deals with trying to retain employment opportunities.

Policy 9. Retaining Existing Employment Opportunities in the Parish

Development proposals to expand existing businesses will be supported, provided they conform to other policies of the Neighbourhood Plan and Local Plan, and provided any negative impacts on flood risk, local amenity, traffic and landscape can be fully mitigated.

Proposals that result in the loss of an existing employment or business use, will be resisted, unless it can be demonstrated that continued use of the site as a business premises is no longer financially viable.

Rationale

The parish has a large working-age population, but provides relatively few employment opportunities. The majority of working residents commute further afield to neighbouring towns and beyond.

Within the parish, the largest employers are the Sims Group and MRW Ltd, who between them employ 100 people. The School and Fire Station employ 22 people between them and there are 5 farms known to be employing at least 10 people.

It is important that the parish retains existing employment sites where possible.



That concludes the policies in the Plan.

Areas of Concern / Actions

Other matters raised by residents that cannot be addressed through planning policy have not been forgotten, they are prioritised as actions in the Plan.

These actions may be delivered by or in conjunction with the Parish Council, through a community group, or through another appropriate body. The three main concerns for the residents of Pebworth are:

- traffic volume, speeding, parking and road safety on the village roads especially on Back Lane, Front Street, Friday Street and Broad Marston Road;
- survival of Pebworth First School; and
- improving access to the countryside.

We believe that improvements in these three areas would significantly enhance the quality of life for residents of Pebworth, and the surrounding communities.

- The Parish Council are already working with the County Council to attempt to identify a suitable solution to highway issues and would welcome any input from members of the community to assist with this matter.
- The Parish Council will share any data collected about the school with the Head Teacher and will, where necessary, assist in raising the profile of the school to new and existing residents and those outside the parish.
- The Countryside Access Pebworth Volunteers (CAPV) are already working with the County Council to assess and where necessary upgrade the existing footpath network to improve access to the countryside.

Funding

Future development in the parish may result in some funding becoming available. The Plan sets out where this could be spent. This is what it says:

Infrastructure Projects - Community Funding

The Parish Council proposes some or all of the projects listed below for investment of future New Homes Bonus, Section 106 financial contributions or Community Infrastructure Levy (CIL) funding allocated by the Local Planning Authority to the Parish Council:

- Provision of a community pub / cafe
- Flood prevention measures
- Pebworth First School
- Village Hall – repairs / extension
- The Close – children’s playground improvements
- Church – repairs / toilets
- Maintaining and upgrading public footpaths / bridleways
- Maintaining pavements within the village
- Provision of a community shop
- General grounds maintenance (of parish-owned land)
- Additional planting (highway and parish-owned land)
- The recreation field
- Provision of a wildflower meadow
- Provision of a community orchard
- The Close – new youth shelter
- The Allotments
- Provision of a business hub

These are listed in order of importance to the community and should be seen as a non-binding indication of local priorities at the time of drafting. This is not an exhaustive list and will be reviewed over the plan period and further projects may be included.

This series of local infrastructure projects will be prioritised for investment should development in the parish result in the availability of New Homes Bonus, Section 106 and CIL monies in the future. This will finance and deliver specific infrastructure projects relating to the development.

What Happens Next?

Please use our response form to let us know what you think of our policies.

All comments made will be considered by the steering group and any necessary amendments will be made to the Plan. All of this information will be published in a Consultation Statement.

The amended Plan will then be submitted to Wychavon District Council (Wychavon), together with a Consultation Statement and a Basic Conditions Statement. These two statements explain how the Plan satisfies the legal requirements.

Wychavon are required to run a further 6 week public consultation after which it will be submitted to an independent examiner who will consider the plan and any representations made at the final public consultation stage.

The independent examiner will prepare a report that can recommend that the Plan proceeds to local referendum, or proceeds to local referendum with appropriate modifications. If the examiner concludes that the Plan does not meet the basic conditions they will recommend that it does not proceed to referendum.

Assuming the examiner finds the Plan to be satisfactory, with modifications if necessary, Wychavon will then arrange for a local referendum to take place. All people on the electoral register in the parish will be entitled to vote.

If 50% or more of the votes are in support the plan, then Wychavon will bring the Plan into force. This means that it will become part of the statutory Development Plan, which requires Planning Officers and Inspectors to take it into account when determining planning applications and appeals in the Parish.

Thank you so much for taking the time to read these display boards.

Pebworth NDP Steering Group