

# Pebworth Parish Neighbourhood Development Plan



Draft for Consultation  
Regulation 14 Statutory Consultation  
July 2018



# Pebworth Parish Neighbourhood Plan

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## 1.0 Background

1.1 The Localism Act 2011 introduced significant reforms to the planning system in England; it gave local communities more say in shaping future development in their area. The most significant reform gave local parish councils the power to prepare a neighbourhood development plan.

1.2 In 2013 Pebworth Parish Council applied to designate the whole parish as a Neighbourhood Area and successfully bid for funding from the Government to help prepare a Neighbourhood Plan.

1.3 A Neighbourhood Plan produced and agreed by the people who live in Pebworth, gives us a very strong say in the future development of the parish. A Neighbourhood Plan, once adopted, becomes part of the statutory “Local Development Plan” alongside the South Worcestershire Development Plan. This means that planning decisions in the parish must be taken in accordance with the Neighbourhood Plan.

1.4 To guide the preparation of the Plan we asked volunteers to join a Neighbourhood Plan Steering Group; this included local residents and parish councillors. The process has been overseen by independent planning consultants Brodie Planning Associates (BPA) appointed by the Parish Council to provide professional planning advice.

1.5 Throughout the Plan preparation process the steering group has attempted to involve all members of our community to gain a full picture of the issues affecting them. We have gathered information from you through focussed discussion groups, a residents’ questionnaire which went to everyone in the parish, a short survey at the Party in the Park and a housing site options survey delivered to every home. We wanted to be confident that we were developing a Plan you would support. We have also published regular updates in the Pebworth Petrus to try and keep residents up to speed with Plan developments.

1.6 This Draft Neighbourhood Plan has now been published for your comments. It sets out what you have told us over the past year or so and translates that into

- a **vision** for the future of the parish
- some broad **objectives** which we think will help achieve the vision and
- a set of **policies and actions** which will make the vision a reality.

1.7 Without your support and involvement, the Plan will be of very little value; so we hope you will take this opportunity to tell us what you think. We will then make any changes which are necessary before submitting the Plan to Wychavon District Council.

1.8 The Council will then carry out a further statutory six week consultation period before appointing an independent examiner to consider the Plan and any representations made during the second consultation stage. The independent examiner's task is limited to considering whether the Plan meets the basic conditions. A Plan must:

- conform with EU and UK law;
- conform with the National Planning Policy Framework (NPPF);
- be in general conformity with the strategic policies of the Local Development Plan, the South Worcestershire Development Plan (SWDP) 2016, and
- contribute to sustainable development.

1.9 The independent examiner will prepare a report that can recommend that the Plan proceeds to local referendum; proceeds to local referendum with appropriate modifications; or does not meet the basic conditions and should not proceed to referendum.

1.10 Assuming it proceeds to referendum, Wychavon District Council will organise for a parish referendum to take place. If the referendum vote is in favour of the Plan, then we can go through to the final stages needed for it to become part of Wychavon District's statutory Development Plan, which means it must be taken into account when planning applications and appeals are determined in the parish.

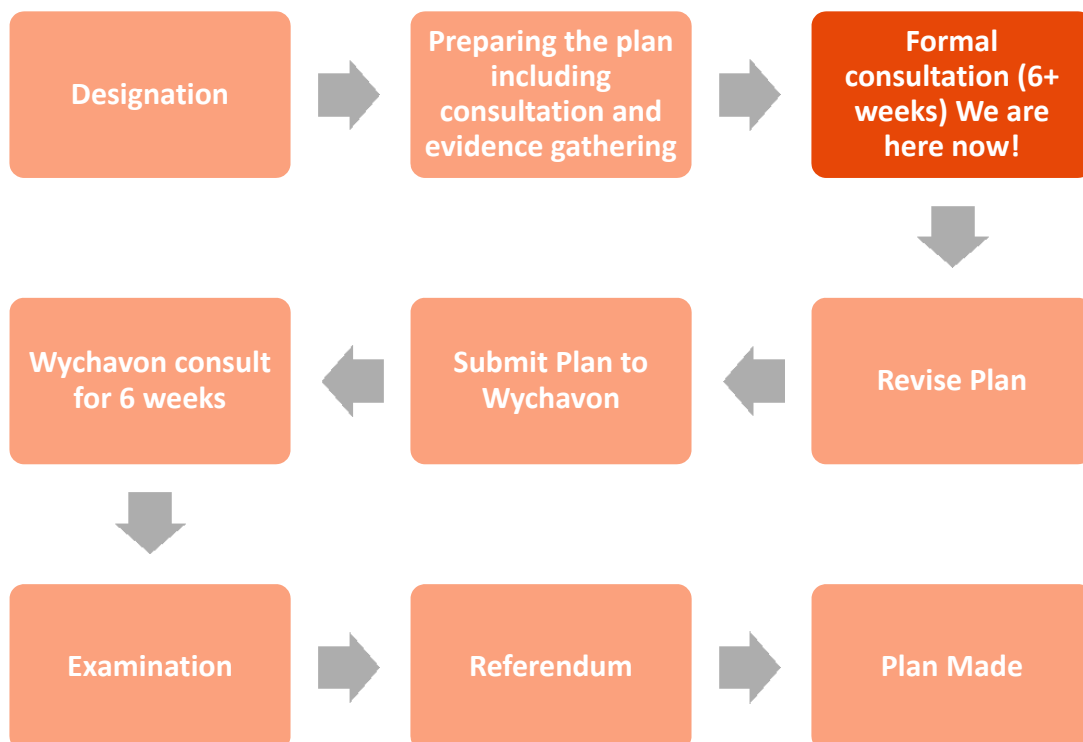


Figure 1. The Neighbourhood Development Plan Preparation Process

## 2.0 Pebworth Neighbourhood Plan boundary

2.1 The whole parish of Pebworth (Fig 2) has been formally designated as a Neighbourhood Area through an application made on 15 November 2012 under the Neighbourhood Planning Regulations 2012 (part 2 S6) and approved by Wychavon District Council on 10 April 2013.

2.2 The parish of Pebworth, including the settlements of Pebworth, Broad Marston and Ullington, amounts to an area of approximately 1,623 hectares.

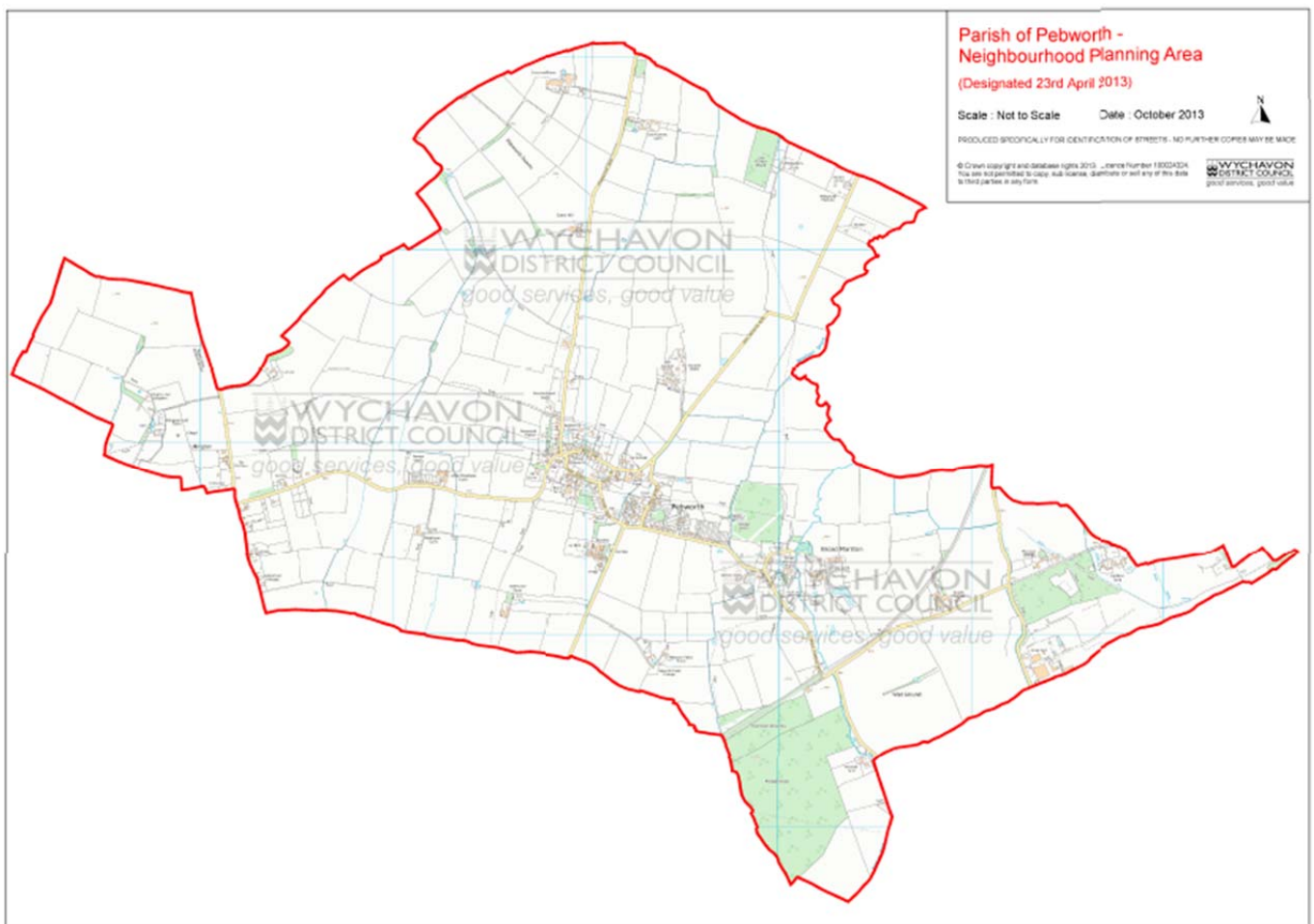


Figure 2 Pebworth Neighbourhood Plan Area.

Source: Wychavon District Council 2016

### 3.0 Preparing the Plan

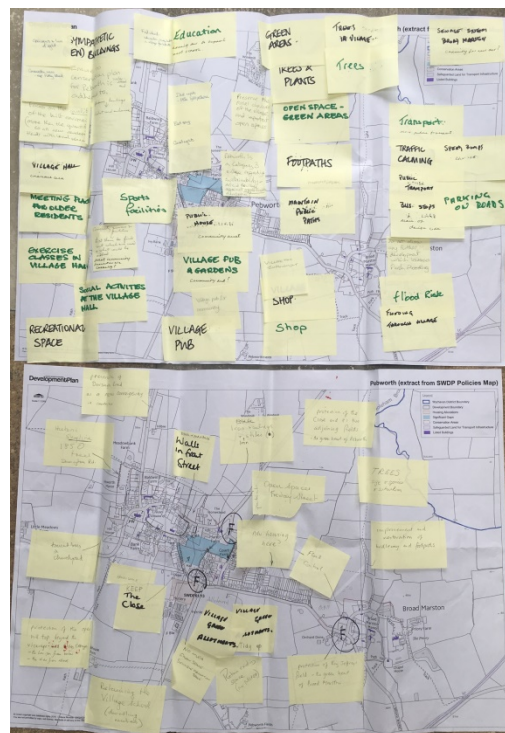
3.1 The Neighbourhood Plan has been developed in full consultation with the community.

3.2 From the outset the Parish Council invited the community to attend public meetings held in Pebworth Village Hall. Local residents along with some members of the Parish Council formed a steering group to lead the development of the Plan at a meeting on the 20<sup>th</sup> June 2016. Although all meetings held during the process have been open to the public, in most cases they have been attended by a smaller group of core members of the steering group and interested parties.

3.3 To provide some context, an earlier attempt to develop a Neighbourhood Plan had been abandoned partly due to a large scale development for 380 homes gaining approval at appeal on a site adjacent to the parish boundary in 2014. To assist in getting a Plan produced, independent planning consultants, BPA Planning Associates, were appointed by the Parish Council in 2016 to steer the process and to provide impartial professional planning advice. Early discussions included a potential change in the Neighbourhood Area boundary, but it was agreed to continue with the existing parish boundary.

3.4 A meeting with the steering group was held at the Village Hall in June 2016. Its purpose was to identify how best to engage with all the sectors of the community and also to identify key issues that could potentially be addressed through land use planning. This stimulated much discussion and revealed consensus on a number of key issues, including:

- the importance of key open spaces;
- the preservation and enhancement of the rural character of the village;
- the maintenance and retention of public footpaths and bridleways that form important connections within the parish;
- the importance of social activities, including the retention of the pub;
- support for the school; and
- the protection of heritage and the need for good design.



Issues exercise at meeting June 2016

3.5 It was agreed that a series of focus group meetings based on demographics would form the initial way of engaging with the community. These events were hosted by a

member of the steering group, an experienced market researcher, and assisted by BPA. These focus group sessions targeted different demographic groups in the community: parents of younger children; retired people; and working age people. Three separate sessions were held on each of the following dates: 1<sup>st</sup>, 15<sup>th</sup> and 22<sup>nd</sup> September 2016. Everyone in the community was invited by a letter delivered to individual addresses.

3.6 Each session covered the same subject areas including:

- What makes Pebworth;
- Future development, location and type;
- Public buildings and facilities;
- Natural environment;
- Energy;
- Flooding;
- Footpaths and pavements;
- Business and agriculture; and
- Public transport and highways.

Head of Household Questionnaire

**Pebworth Neighbourhood Plan**

**More houses?**  
or no more houses?

**Better footpaths?**

**or a Community Orchard?**

**Better play equipment?**

**or a Community pub?**

We want to know what you think.  
This is not about who speaks the loudest or the longest. You don't have to have been involved up to now.  
The Neighbourhood Plan is about consensus – we want to know what the majority of people in Pebworth want.  
What do you want? We really want to know!  
Please set aside half an hour to fill out this questionnaire.

**Win £100!**

The Unique Codes of all completed questionnaires will be entered into a draw to win a prize of £100 cash.  
The Unique Code for this questionnaire is:  
XXXXXX

Resident Questionnaire

3.7 As a result of understanding the issues that were important to the different sectors of the community, a wider resident questionnaire was designed and distributed during the spring of 2017. This was sent to every adult in the parish and a teenager survey was conducted online through Facebook.

3.8 The results of the residents' questionnaire (which are presented under the relevant sections within this document and published on the website) were presented back to the community July 2017 at a public meeting that was well attended and were also published on the parish website and advertised in the Petrus newsletter.

3.9 These results and the identified trends were used to inform the development of the overall vision and objectives of the Plan. These along with the general direction of policies were consulted on at the Pebworth Party in the Park in September 2017 and subsequently published in the Pebworth Petrus. A brief survey conducted on the day identified that 98% of those that commented were in support of the vision and support for each of the five objectives ranged from 88% to 100%. This gave the group confidence to continue with their work.



Party in the Park 2017

3.10 Work then began in earnest on researching each of the identified policy areas and collating the necessary evidence to be able to justify a local policy. The five general policy areas identified were:

- housing;
- design;
- the natural environment;
- community facilities; and
- the local economy.

3.11 Background work, including numerous site assessments, have been undertaken by core members of the steering group under the direction of BPA. Where evidence is particularly detailed this is published in separate background papers on the website (key elements are contained within this document under the relevant sections). This evidence has been pulled together and informed the drafting of policies which have then been reviewed and agreed by members of the steering group at a number of topic specific meetings.

3.12 A housing site options consultation was carried out in May/ June 2018 where the community were asked to select their preferred housing site from four options. This was done through a survey that was distributed to every household in the parish with enough copies in each envelope for every adult registered on the electoral register to respond. The community was also asked whether they would support more than one site being allocated for housing. The results from this survey have been taken account of and reflected in the relevant policies in this draft Plan.

3.13 This draft Plan has now been completed and is being shared with the community to establish public opinion on all of the policy areas included in the Plan. Based on the responses received we will then make any changes which are necessary before submitting the Plan to Wychavon District Council.

## 4.0 The Local Context

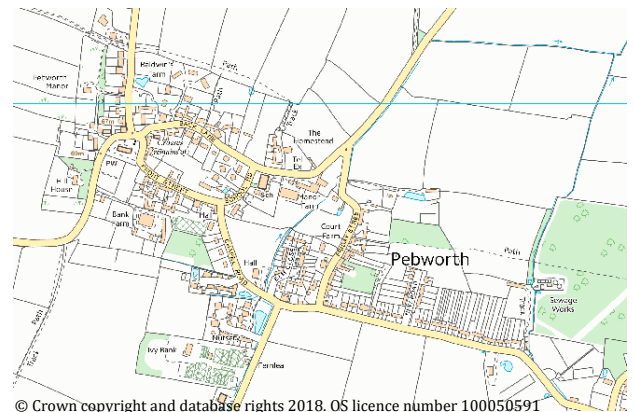
4.1 Pebworth parish lies in the east of Wychavon District in Worcestershire, in the gently undulating Vale of Evesham close to the Cotswold scarp – about half way between Evesham and Stratford-upon-Avon. It is a rural parish of 1622.59 hectares, largely undeveloped, with agriculture and horticulture being the dominant land uses. The total population in the 2011 Census was 808 residents.

4.2 Settlement development has taken place along the route of Blake Hill – Broad Marston Road which runs broadly west to south-east across the south of the parish. In the north there is a sparse scattering of farm groups and buildings. In the east, industrial development has taken place, where part of the former Long Marston army camp crosses the county boundary with Warwickshire; this site is shortly to be redeveloped for housing. Other than Broad Marston Road, roads through the parish are on a north-south routing and mostly only of local importance. Buckle Street (the local name for Icknield Street a Roman road) passes through the west and roads between Honeybourne and Dorsington and Long Marston pass through Pebworth.

4.3 The route of the former Cheltenham-Stratford railway line runs into Long Marston camp; but is now disused, with the section north of the camp now the Greenway cycle route to Stratford-upon-Avon.

4.4 The two main population centres, Pebworth and Broad Marston lie between Buckle Street and Campden Road and although considered to be isolated from any major through roads do, at peak times, experience high volumes of traffic. Both have Conservation Areas, and a brief assessment of the character of each these is set out below; a more detailed assessment can be found in Wychavon’s adopted Conservation Area Character Appraisals (see [Pebworth Conservation Area](#) and [Broad Marston Conservation Area](#) ).

4.5 **Pebworth** is the largest village, set in the centre of the parish. It is home to the majority of the population in the parish with 263 homes. It has a loose development form in two parts, based on a meandering, looping street layout on a west-east axis. The earliest loop consists of development on a low hill and focussed on the 14<sup>th</sup> century St Peter’s Church. The second focus is a cluster of workers cottages lower down on Friday Street. Although originally separate settlements, later development



Village of Pebworth

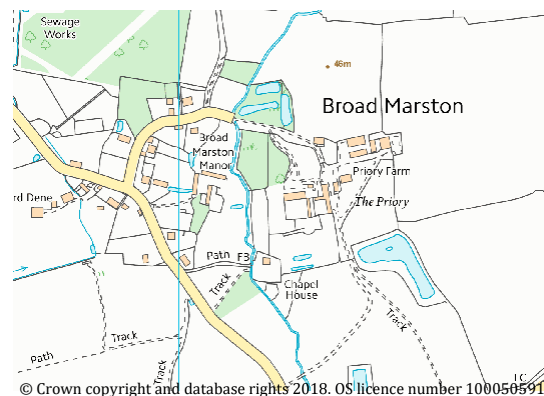
has linked these two parts of the village.

4.6 Views to surrounding farmland and the presence of green spaces running through the village are important to its open character. Significant tree planting in the village, along with hedges, soft verges and the green spaces connect the village with the surrounding open countryside.

4.7 Buildings are modest in scale and their style, details and materials reflect Worcestershire traditions across the village's history. Thatch, tile, stone and brick are all in evidence. There has been some recent housing growth – distinctly modern but in keeping with the prevailing character in layout and form.

4.8 In amongst the residential village development, some farms remain. Community infrastructure includes a first school (ages 4-10), a church, a village hall and a fire station; the only pub is currently vacant but it is anticipated that it will reopen shortly.

4.9 **Broad Marston** is a smaller hamlet containing 46 dwellings on low lying land immediately east of Pebworth. Despite its proximity to Pebworth village, it is a separate settlement with its own distinct form and a long settlement history.



Broad Marston

4.10 It is a random scattering of modest cottages and larger houses in grounds, along quiet rural lanes. The form and built fabric of the settlement has seen little change over time. The oldest buildings are medieval, and there are remnants of a moat and medieval fishpond. As with Pebworth, the buildings reflect Worcestershire traditions. They are largely modest in size, with notable exceptions at Broad Marston Manor and the Priory.



Ullington

4.11 The rural character of the developed form is supported by a network of hedges, spaces, large gardens and an abundance of trees. Land use is almost exclusively residential, with some farming. There are no community facilities.

4.12 **Ullington** is a small, but identifiable loose settlement grouping; a hamlet of 23 residences scattered near the cross-roads on Buckle Street. The dwellings are well spaced, surrounded by farmland, a mix of traditional buildings and more modern homes. Land use is a mix of residential and

farming, there are no community facilities.

4.13 Important to understanding the parish's development context to 2030 is the development of a substantial new village, Meon Vale, on the site of a former army camp. The village is currently under construction and will consist of over 1000 dwellings, 800,000 square feet of employment space, a primary school and 300 holiday lodges /homes. This development lies within Stratford-on-Avon District but is immediately adjacent to Pebworth parish. Immediately adjacent to Meon Vale and within the parish, planning permission has been granted for 380 dwellings at land to the rear of Sims Metals approximately 2km east of Pebworth village.

4.14 A little further north on the Long Marston airfield site within Stratford-on-Avon District the government have selected it as one of 14 Garden Villages in the Country. It will become a settlement of approximately 3500 dwellings.

4.15 Surrounding the parish to the south east and south west are two other settlements that have also experienced significant growth. Mickleton, within Cotswold District, has had 258 dwellings permitted since 2011 and at least 130 have been completed to-date (figures published November 2017). Honeybourne, within Wychavon District, has had 227 dwellings permitted with at least 184 completed to-date (figures published July 2017).



Buckle Street junction

4.16 The impact of this extensive development on Pebworth and Broad Marston is unclear. Whilst there is an undeniable threat to the quiet rural character of the villages; their location off the nearby north-south routes may give some protection, although traffic flows at peak times suggest that development has already started to have an impact. Opportunities arise from both the potential for employment growth and the potential to support community infrastructure within the parish although no additional funding has been secured.

## 5.0 Issues and evidence

5.1 The focus groups and questionnaire identified the main issues in the parish for the Neighbourhood Plan group to concentrate on. Although public opinion had been captured, in order to develop policies, the group needed to substantiate it with robust and proportionate evidence.

5.2 Multiple sources of evidence have been used including Census data, Conservation Area Appraisals, Public Rights of Way mapping, Environment Agency flood mapping, historic asset mapping and evidence used to support the development of the South Worcestershire Development Plan.

5.3 In some cases assessments have been undertaken by members of the steering group to inform policy development including researching housing sites, local green spaces and locally important views. These have used robust and transparent methodologies based on national guidance and best practice; background papers have been produced and published separately to support policies that involve an informed selection being made.

5.4 The key areas that the Plan focuses on are set out below along with the evidence associated with the issues and a summary of public opinion.

### Housing

5.5 A review of the 2011 census identified that there were 808 residents in the parish of Pebworth living in 319 households. The number of dwellings is estimated to have increased to 348 based on the latest electoral register (2018).

5.6 Population estimates for the ward of Honeybourne and Pebworth (2015) suggest that there has been larger rate of growth of those aged 65 or above than in Wychavon or Worcestershire and a decline in those aged 16- 65. In 2011 27% of the community were aged over 60 and 24% fell into the 45-59 age bracket. Less than a quarter of the population (22%) was made up of children with 10% falling into the 18-29 age bracket and the 17% into the 30-44 age bracket.

5.7 In terms of the makeup of households 63% of households in Pebworth were small, made up of 2 or less people; 22% were single person households (Census, 2011).

5.8 Within the existing housing stock there is a dominance of large homes with 79% (over three quarters) of the homes identified in the 2011 Census having three or more bedrooms (37% have four or more bedrooms). Only 7% of homes in the parish have one bedroom and 14% have two bedrooms. The size of homes is at odds with the size of households.

5.9 Property prices are high in the parish and young people are forced to move out of the area to enter 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.

5.10 A Housing Needs Survey conducted by Wychavon District Council in 2017 identified that there was a need for up to 20 affordable homes in the parish. It is anticipated that much of this will be met by the new development permitted on the edge of the parish where approximately 133 affordable homes of differing tenures and sizes will be delivered as part of a scheme for 380 homes.

5.11 The residents' questionnaire identified support for small scale housing development of approximately 10 dwellings to provide homes to meet specific needs including smaller bungalows or housing for older people, starter homes, homes for young families and affordable market homes.

5.12 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. A choice of smaller homes would also enable older residents to downsize and free up larger family homes for families already established on the property market to move into the area.

### Local Character and Distinctiveness

5.13 The Conservation Area Appraisals undertaken by Wychavon District Council for both Broad Marston and Pebworth form the main source of evidence for identifying the key characteristics of these settlements and the local area. They help to understand which features are locally distinctive and what makes these individual settlements special.

5.14 The special interest of Broad Marston identified in the Wychavon Conservation Area Appraisal includes:

*“Its long history, still evident in the layout of the village, in its buildings and in visible archaeological remains;*

*The survival of a clear demonstration of historic social hierarchy within the village, evident in the size, design and siting of buildings;*

*The survival of the historic form of buildings, plots and village layout;*



Martins, Broad Marston

*The number of historic buildings;*

*The significant contribution of the natural environment in trees, gardens, open spaces, hedges and water.”*

5.15 The special interest of Pebworth identified in the Wychavon Conservation Area Appraisal includes:

*“Its long history, still evident in the layout of the village, in its buildings and other visible surviving features;*

*The survival of a clear demonstration of historic social hierarchy within the village, evident in the size, design and siting of buildings;*

*The survival of the historic form of buildings, plots, and village layout;*

*The number of historic buildings;*

*The contribution of trees, gardens and open spaces.”*



Front Street

5.16 The two settlements although very close in proximity have defining features that are unique to each settlement, as well as having some features in common. It is important that any development whether it is new build, alterations to existing buildings, boundary treatments, changes of use of buildings or spaces all demonstrate that they have taken account of the local character and where possible enhanced the appearance of the area.

5.17 The residents' questionnaire highlighted that the community strongly supported the inclusion of design guidance in the Plan with 91% showing some level of support. The community were also clear in their view that any new development should be in keeping with the existing architecture and materials (again with 91% in support of this). The use of modern materials was less well supported with only 27% supporting their use.

5.18 In order to maintain local distinctiveness and enhance the protected assets of the parish strong design policies are required to ensure that any new development is in keeping with its surroundings and contributes in a positive way to the built and natural environment.

### **Green space**

5.19 Open green space is a really important feature in and around the settlements of Pebworth and Broad Marston and adds to their quality and distinctiveness. The parish is predominantly rural in nature, with an abundance of open countryside surrounding each of the settlements.

5.20 Within each settlement there are pockets of open space used for grazing; these connect each settlement with the open countryside along with numerous public rights of way that criss-cross the parish. These provide countless opportunities for walking and physical activity together with more formal green spaces where sport and recreation facilities are provided, for example the Recreation Field and The Close (their facilities are detailed under the Community Facilities).

5.21 There is a relatively large area in the centre of the village of Pebworth identified and protected as a significant gap in the SWDP under policy SWDP 2. Green spaces are also identified and described as an important feature in the Conservation Area Appraisals for Pebworth and Broad Marston.

5.22 The parish of Pebworth falls into two landscape types defined by the Worcestershire Landscape Assessment: Principal Village Farmlands and Village Claylands. Both of these identify the importance of hedgerows and planting of trees and orchards around villages. These documents are useful to understand the important features of the area. The area is also covered by Natural England's Severn and Avon Vales Character Area.

5.23 In terms of the SWDP Green Infrastructure (GI) Environmental Character Areas, the parish is predominantly defined as Protect and Restore with some areas defined as Restore and Create. This means that any development should not be permitted that has a detrimental impact on important GI attributes unless it can be demonstrated that it is surplus to requirements or a replacement will be provided.



The Village Hall and The Close



Significant Gap (SWDP2)

5.24 The focus groups and resident questionnaires identified that green space is particularly important to Pebworth in terms of the character and setting of the village and surrounding areas; as an important recreational resource; and also as a habitat to wildlife. There was significant support for designating

several areas as Local Green Space.

5.25 A full green space audit and individual site assessments are contained within a background paper, along with the rationale for designating sites as Local Green Space.

## Views

5.26 One of the contributing factors to the rural character and setting of the parish are the views out into the open countryside. There are a number of significant landscape features that can be seen in long distance views from the parish including Dover's Hill, Meon Hill and the Malvern Hills. Some of these views are taken as glimpses between properties and trees within the settlements and some are wide open aspects appreciated as part of a panoramic view. In both cases they connect the viewer with the open countryside.



View to Dover's Hill



View from Churchyard

5.27 In addition to these longer distance views there are multiple short and middle distance views that are identified in the Conservation Area Appraisals for Pebworth and Broad Marston. These form an important part of the character and setting of the settlements and incorporate local materials, buildings, boundary features and open spaces.

5.28 There are some significant historic buildings and features that are captured in views within the parish including glimpses of St Peter's church from within and outside the settlement of Pebworth and views of The priory in Broad Marston.

## Flooding

5.29 The parish of Pebworth is at risk of flooding from the Noleham Brook and its several tributary watercourses. These water courses converge with the Noleham Brook to the north of Pebworth village. Numerous properties in the parish are at risk of flooding and previous flood events are known to have affected properties in: Elm Close, Friday Street and Broad Marston Road in Pebworth village; and many properties in the hamlet of Broad Marston. The risk and extent of flood events is intensified by surface water run-off that is exacerbated by the topography of the area.

5.30 Pebworth village is surrounded to the south and the east by hills and escarpments. To the south (in the direction of Honeybourne Road) the land falls 31 metres from south to north, from 80 metres above sea level at Bayliss Hill to 49 metres at the southern end of Friday Street, over a distance of 1.75 kilometres. An escarpment also runs from Bayliss Hill north to the highest point in Pebworth village at 69 metres. Within the village itself the land drops steeply from west to east (in the vicinities of Front Street and Back Lane), by 20 metres within half a kilometre. The effect of this is that in extreme weather conditions, for example torrential rainfall, flooding events have taken place.

5.31 In 1998 and 2007 torrential rain events caused flooding in Elm Close, Friday Street and Broadmarston Road in Pebworth. Large amounts of surface water run-off from the escarpment and hills to the south and south west entered the watercourse just before the bridge on Chapel Road (by the Village Hall). More surface water from run-off from the west also joined the watercourse between the Village Hall bridge and Old Manor Farm. At this point the water had to try and enter the semi-circular culvert, 1.2 metres wide, 0.7 metres high and approximately 80 metres long, which then emerges under a small very low bridge into a narrow ditch (0.8 metres wide) at the north end of



The watercourse by Old Manor Farm



Entrance to the old culvert which cannot cope with extreme rainfall



The exit from the culvert in Friday Street



Narrow ditch at the northern end of Friday Street. The main route for all the run off from the village and all of the farmland upstream



Friday Street, Pebworth



Elm Close, Pebworth



Chapel Road, Pebworth



Honeybourne Road, Pebworth

Friday Street. Due to the limited capacity of the culvert and the deluge of run-off water extensive flooding occurred. The culvert creates a pinch point, which acts like water being poured into a funnel; if too much water is poured in too quickly then it overflows.

5.32 The above description mainly affects Elm Close and Friday Street in Pebworth village. The flooding events in Broad Marston Road (by the old fire station) and in Broad Marston Hamlet can be, and are often, caused by different events. Here the Noleham Brook carries water originating from the Cotswold Escarpment to the south west. Pinch points caused by bridges and the railway embankment contribute to extensive flooding between Broad Marston and the railway embankment in extreme weather conditions. For clarity it is worth noting that flood events in Pebworth and Broad Marston may happen independently or at the same time depending on whether torrential rain falls on land to the south west, south east or both.

5.33 The images to the left were taken during the flood events of 1998 and 2007 and show the central low lying areas of the village where the surface water converges. Some improvements have now been made at Elm Close which have coped in recent heavy rainfall; however they have yet to be fully tested with an extreme rainfall event.

5.34 The government flood maps show the known extent of flooding from rivers and surface water flooding. Appendix 1 provides extracts from their website showing the extent of flooding from the Noleham Brook and its tributaries and also the extent of flooding from surface water run-off.

5.35 All this evidence highlights the importance of considering flood risk at the design stage of development. It is critical that any development takes account of the existing extent of flooding and achieves betterment to assist in reducing the risk of flooding in the parish. Consideration should be given not only to the immediate vicinity of development to reduce surface water run-off and to mitigate against any fluvial flood risk, but also to any impact to lower lying parts of the parish and land further downstream.

### Getting Around

5.36 The settlements of Pebworth and Broad Marston lie off the main routes and the roads within these settlements are narrow and winding, with properties close to the highway and few pavements. Traffic in the parish is on the increase particularly during peak hours, as people commute to Honeybourne train station and other settlements further afield, using several routes through the parish. The Parish Council have conducted multiple surveys into the speed, volume and type of traffic, all of which are of concern, particularly on the routes in and through the village of Pebworth. HGV traffic is also on the increase and can cause damage to properties and frontages as the roads are narrow and properties close to the roadside. The narrow lanes and prevalence of on-street parking can prevent larger vehicles, including the bus, from getting through the village causing congestion.

5.37 There is very limited public transport within the parish. There are only three bus routes that run on an infrequent basis therefore there is a very heavy reliance on the privately owned motor vehicle. Buses provide services to get to Stratford-upon-Avon and Evesham where a wider range of services and facilities can be found but do not operate regularly enough to enable commuters to use them when working on a nine to five basis.



Broad Marston Road, Pebworth

5.38 There is a national cycle route (41) that passes through the parish and links up to Stratford Greenway (cycle route 5) at Long Marston. This is well used by cyclists for leisure pursuits.



Friday Street, Pebworth

5.39 The parish is rural in nature and is criss-crossed by numerous public rights of way including some restricted byways (allowing walkers, cyclists and horse riders) and one designated bridleway. The area is attractive for local walkers and visitors alike and many of the walks afford significant views

of the open countryside and landscape features including Dover's Hill, Meon Hill and the Malvern's. Footpaths pass close to the historic site of the medieval settlement at Ullington and provide glimpses of built features such as St Peter's Church.

5.40 There are paved and tarmac footpaths within the village of Pebworth and Broad Marston but where the historic layout remains there tends to be grass verges. There are a number of public rights of way that are used to cut through and gain quicker access to parts of the village of Pebworth. Beyond the settlement boundary footpaths generally peter out to grass verges for example on the way to Little Meadows.

5.41 There is a countryside access volunteer group within the parish (Countryside Access Pebworth Volunteers, CAPV) who are working with the County Council to improve access to the network of public rights of way by correctly designating and upgrading footpaths in the parish. The aim is to ensure footpaths have the correct classification (similar to roads) and to install kissing gates, bridges and stiles where appropriate.

5.42 The residents' questionnaire identified support for linking any new development to the main village via a footpath and requiring new development to improve existing pedestrian links. There was also support for linking Little Meadows to the main village of Pebworth.

### Community Facilities

5.43 Pebworth has a thriving community and a number of facilities and clubs are available in the village of Pebworth. They play an intrinsic role in the life of rural communities and are crucial for economic, social and environmental sustainability. They encourage and enhance a strong sense of community and contribute to the community's wellbeing.



Rural Cinema, Pebworth

5.44 A full list of all facilities available in the parish at the time of writing is published at Appendix 2.

### The Pub



Mason's Arms, Pebworth

5.45 At the time of writing the Mason's Arms, the only pub in Pebworth, remained closed after closing down in June 2016. Due to community concern and support for the retention of the building as a community facility, the Parish Council had applied to register the pub as an Asset of Community Value.

5.46 It is understood that as of July 2018 the sale of the pub has been secured and that it is likely to undergo a refurbishment before re-opening.

5.47 The importance of the pub to community life is perhaps best illustrated by the fact that it scored the highest amongst residents for where people would like to see any funding that becomes available to be spent. 83% of people supported the re-opening of the pub as a café/ pub giving a score of between 5 and 7 for this proposal (7 being strongly support).

### The School

5.48 Pebworth First School is currently a small village school which caters for pupils from the age of 4 to 10 (reception to year 5). It is run in federation with Blackminster Middle School which caters for children up to the age of 13 (years 6-8) and has one head teacher overseeing both schools. The school was established in 1904.

5.49 The school currently has 31 children on the Roll (January 2018) but has the capacity to take up to 72 pupils. There is genuine community concern over the future of the school; the residents' questionnaire demonstrated overwhelming support for the school to remain open with 87% of respondents clearly supporting its retention. However, it was also evident that not all residents with school age children were using the school with 14 respondents with children aged 4-10 not sending their children to Pebworth First School.



Pebworth First School, Pebworth

5.50 The school falls within Worcestershire and more specifically within the Evesham catchment area of Wychavon. Here, the education authority has adopted a three-tier system of first, middle and high schools. Immediately adjacent to the parish boundary are the counties of Gloucestershire and Warwickshire where a two-tier education system has been adopted (primary followed by secondary school). The close proximity to schools in other counties and the conflicting years at which children change school have led to some parents opting to send their children to schools outside of the parish and very often the county as evidenced in the questionnaire responses.

5.51 Although the Neighbourhood Plan cannot influence the age range or intake of the school it is important to reflect the wishes of the majority of the community and recognise that the school's vitality is important to many in the community.

## Village Hall

5.52 The Village Hall is a very well used local resource which offers a large hall, a stage, kitchen facilities, and car parking and is set in extensive grounds in the heart of Pebworth. The building was constructed in 1955 and has served the local community for many years.

5.53 The hall is suitable for many different uses including indoor sports groups, regular meetings and as a venue for social gatherings and is well used within the community.

5.54 The importance of the Village Hall to community life is also illustrated by the fact that it scored fourth highest for where people would like to see any funding that becomes available to be spent.



Village Hall, Pebworth

## St Peter's Church

5.55 The church is considered an important historic building and focal point in the village, it is Grade I listed. It is predominantly a perpendicular 15th century building of blue lias stone with some cotswold stone, but there are traces of an earlier 13th century church.



St Peter's Church, Pebworth

5.56 The church has an active bell ringing society and a small congregation; it is also host to some village events such as the lighting of the Christmas tree.

5.57 Repairs and improvements to the church including the provision of toilets scored sixth highest for where people would like to see any funding that becomes available to be spent.

## The Close

5.58 The close is located right at the heart of the village of Pebworth and has a very popular younger children's play area set back from the Village Hall in a large area of public open space. The land is owned and managed by the Parish Council. The Close is a beautiful setting and is home to trees, bushes and shrubs and caters for at least two community events a year.



The Close, Pebworth

5.59 The Close is important to the community and is a valuable green space. Repairs and improvements to the children's play area scored fifth highest for where people would like to see any funding that becomes available to be spent.

### Recreation Field

5.60 The recreation field has a football pitch, golf practise nets, and a multi-use games area (MUGA) including 5 a-side football, netball and tennis. The site is large and is also home to allotments, a community orchard and the war memorial. It is very well used and offers a wide range of facilities.



The Recreation Ground, Pebworth

5.61 It is an important green space in the community offering a broad selection of facilities as well as superb open views across to Dover's Hill and Meon Hill. It has only recently seen the installation of a MUGA and therefore the community ranked it twelfth highest in where any funding that becomes available should be spent.

### Pebworth Fire Station

5.62 Pebworth Fire Station is a recently constructed retained fire station, and is staffed solely by on-call firefighters, who respond to emergency calls whenever they are needed. The building which is a new facility also has a meeting room which can be booked and used by the community for meetings.



Pebworth Fire Station, Pebworth

### Employment

5.63 70% of the resident population in the parish of Pebworth were economically active when asked in the 2011 Census. However, this figure is likely to have declined slightly in recent years as more people move into retirement. The 2015 mid-year estimates for Pebworth show that there has been 78.5% increase in residents in the 65+ age bracket since 2001 in the combined parishes of Honeybourne and Pebworth<sup>1</sup>.

5.64 The parish is not home to a large number of employment sites or job opportunities although there are a few employers within the parish. The largest employers are the Sims group and MRW Ltd, who between them employ 100 people. The School, Fire Station and

<sup>1</sup> [Wychavon Ward Profile Honeybourne and Pebworth](#)

Fibre Nurseries employ 29 people, and there are five farms known to be employing 10 people.

5.65 As the travel to work data overleaf suggests there are also a number of residents working from home and there are 17 known companies where someone is either self-employed, working from home or has a business registered at home.

5.66 The parish is rural and the majority of the land is in agricultural use, however only 6.4% of the working adults are employed in this sector (2011 census). There are no dominant industries identified in the Census instead people were employed in a diverse range of industries, the largest sector being the wholesale and retail trade which includes motor repairs. The table to the right shows a breakdown.

Industry	Value	%
All categories: Industry	408	100
A Agriculture, forestry and fishing	26	6.4
B Mining and quarrying	0	0.0
C Manufacturing	24	5.9
D Electricity, gas, steam and air conditioning supply	0	0.0
E Water supply; sewerage, waste management and remediation activities	2	0.5
F Construction	31	7.6
G Wholesale and retail trade; repair of motor vehicles and motor cycles	73	17.9
H Transport and storage	16	3.9
I Accommodation and food service activities	35	8.6
J Information and communication	15	3.7
K Financial and insurance activities	14	3.4
L Real estate activities	4	1.0
M Professional, scientific and technical activities	34	8.3
N Administrative and support service activities	27	6.6
O Public administration and defence; compulsory social security	9	2.2
P Education	46	11.3
Q Human health and social work activities	25	6.1
R, S, T, U Other	27	6.6

Table 1: Employment sectors, parish of Pebworth  
Source: Census 2011

5.67 Many of these jobs are not within the parish and involve residents travelling some distance to work. The Census reveals that the majority of those in employment travel beyond the parish boundary – 61% travel over 5km to work with 3% travelling over 60km.

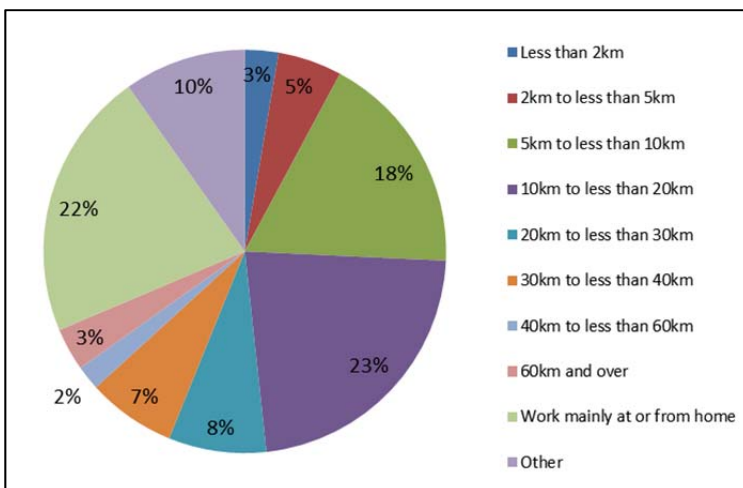


Figure 3: Residents distance travelled to work. Source: Census 2011

5.68 There are however a significant number of people that either work locally (travelling less the 5km) or work from home, 30% in all. Home working accounted for 22% of the working population in 2011 and with improvements in technology and communications (e.g.

broadband) this is likely to increase over time.

5.69 The residents' questionnaire identified support for small scale employment opportunities including craft workshops, studios or small offices, with a preference for them to be located within existing buildings, i.e. reusing redundant rural buildings located outside the main settlement in the countryside. There was very little support for large scale businesses to be located or developed anywhere in the parish.

## 6.0 The Plan Vision and Objectives

6.1 The group, having established the key issues in the community, developed a vision and objectives for the Plan derived from community engagement.

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.

6.2 In order to deliver the vision by the end of the Plan period a number of objectives have been identified; these link back to the issues identified and provide a framework for the policies that have been developed.

**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.**

## 7.0 Policies

7.1 This chapter sets out the planning policies that will be used to help achieve the vision and objectives. They are broken down into sub-areas and, as the diagram below shows, relate to the vision and objectives. Some policies by their nature will relate to more than one objective.



7.2 Throughout the development of the policies the group has referred back to the vision and objectives to ensure that the Plan addresses the issues identified through community consultation, and that it meets the Plan's overall aims.

## Housing

### P1. Site Allocation Policy

7.3 The steering group assessed a number of potential sites and arrived at a shortlist of four site options. These options were consulted upon in May/ June 2018; a site options survey was delivered to every adult on the electoral register in the parish. The community selected their preferred option; this was calculated on the basis of the gross number of positive votes cast, and this has been carried forward into the draft Plan.

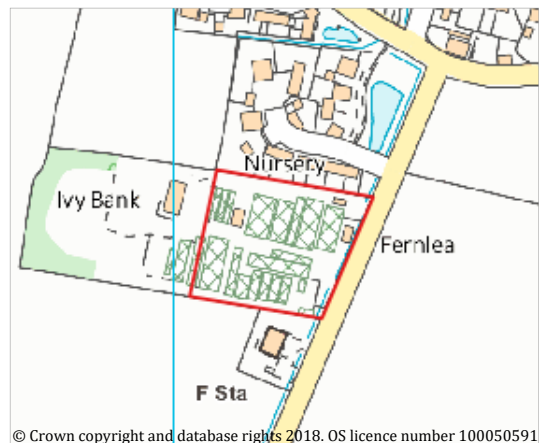
7.4 The community were also asked whether they would support an additional site allocation but the majority considered that one site was sufficient.

7.5 The selected site has a few constraints, but also has several opportunities for enhancements to be made. These matters are addressed through the site specific policy below.

#### 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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#### *Reasoned Justification*

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.

## P2. 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.**

### ***Reasoned justification***

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.

There is a dominance of large homes in the village with 79% (over three quarters) of the homes identified in the 2011 Census having three or more bedrooms (37% have four or more bedrooms). Only 7% of homes in the parish have one bedroom and 14% have two bedrooms.

It is also recognised that property prices are exceptionally high in the parish and young people are forced to move out of the area to enter 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. A choice of smaller homes will also enable older residents to downsize and free up larger family homes for families already established on the property market to move into the area.

It is intended to comply with policies SWDP 14 (Market Housing Mix), SWDP 15 (Meeting Affordable Housing Needs) by specifying local needs that are especially relevant to Pebworth parish. The policy also conforms with NPPF paragraph 50 by planning for a mix of housing based on current and future demographic trends, and identifying the size and type of housing that is required in Pebworth.

## Design

### P3. 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;
- any street lighting should be installed in accordance with the Parish Council's preferred style, colour temperature and illumination levels;
- ensure development proposals, wherever sited maintain visual connections with the surrounding countryside and retain the impression of openness;

#### 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 though 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<sup>2</sup>

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<sup>2</sup> See Appendix 3

**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.**

### ***Reasoned Justification***

This policy requires development proposals to deliver high quality schemes that reflect the distinctive character of different areas within Pebworth parish. It is important that local character is preserved and where appropriate enhanced. New development that is at odds with the local area can be harmful so will be resisted.

As the main settlements of both Pebworth and Broad Marston are removed from major north-south routes they retain a tranquil and peaceful setting with a strong rural feel, new development should not detract from this, or introduce urbanising features.

Any new development should reflect and respect its context and setting and not over power or dominate the street scene. The Pebworth Conservation Area Appraisal (2005) and the Broad Marston Conservation Area Appraisal (2005) 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. Therefore, applicants are expected to demonstrate how their proposals complement and enhance the qualities identified in these documents.

In terms of locally distinctive building materials these include blue lias stone, rich red/orange brick, Cotswold limestone and timber frames and in the case of agricultural buildings weatherboarding over timber frame, rubble stone and red brick. Roof tiles are predominantly plain red clay, in the same rich red/orange colour as the local brick, although there are also examples of thatch and blue slate. Brick is the prevalent material for chimney construction in all periods of buildings. Windows in the Conservation Areas are a mix of painted timber and wrought iron with painted timber sills, with direct glazing into stone surrounds in stone buildings.

Grass verges provide a soft edge to the lanes, and native hedgerows commonly form the rear boundaries to properties. Together these features form soft green edges to development and make an equally important contribution to its rural character and appearance.

Open green spaces are also characteristic of the area and it is important that these are retained to maintain the rural character of the settlements. Pedestrian routes through some of these green spaces provide important connections and views through the village and beyond into the open countryside and should be retained wherever possible.

Development should not be to the detriment of the landscape character or natural environment. The parish is washed over by two character areas identified by Worcestershire County Council: Principal Village Farmlands and Village Claylands. The County website provides guidelines on the characteristics and management of both of these types of landscape; account should be given to these in development proposals to ensure they conserve and enhance appropriate landscape features.

The parish of Pebworth is at risk of flooding from the Noleham Brook which diverges into several watercourses throughout the parish. Numerous properties in the parish are at risk of flooding and previous flood events in 1998 and 2007 are known to have affected properties in: Elm Close, Friday Street and Broad Marston Road in Pebworth village; and many properties in the hamlet of Broad Marston. The risk and extent of flood events is intensified by surface water run-off that is exacerbated by the topography of the area. Therefore it is critical that development does not heighten any existing problems and takes the opportunity to provide betterment, reducing the risk of flooding. Consideration should be given not only to the immediate vicinity of development to reduce surface water run-off and to mitigate against any fluvial flood risk, but also to any impact to lower lying parts of the parish and land further downstream.

The use of renewable technology is encouraged where it can be installed sensitively and reduces the community's reliance on fossil fuels and the number of tankers coming into the parish.

Development should be constructed to ensure that it is adaptable without significant cost to cope with changing needs of its occupants. This is considered important within Pebworth as it has an aging population and adaptable homes will enable residents to stay in their own homes as they get older. Building to the Lifetime Homes Standard means that buildings are able to meet the existing and changing needs of a diverse range of households.

The provision of facilities to meet with the demands of modern life including sufficient parking and storage for numerous bins and bikes needs to be accommodated sensitively so that they do not detract from the historic character of the village/area and the street scene.

The purpose of this policy is to manage development so that the most appropriate design is found for the site having regard to the local character and to ensure that all developments are of high quality to meet the demands of today's occupant. Good design that complements the special character of the area will be looked upon favourably.

This policy is not intended to impose a particular architectural style or stifle innovation and originality but is intended to encourage high quality development.

It is intended to comply with policies SWDP 6 (Historic Environment), SWDP 29 (Sustainable Drainage Systems), and it refines policies SWDP 21 (Design), SWDP 24 (Management of the Historic Environment), SWDP 25 (Landscape Character) and the South Worcestershire Design Guide Supplementary Planning Document (SPD) by specifying design details that are especially relevant to Pebworth parish. The policy also conforms with NPPF paragraph 126 by sustaining and enhancing the significance of heritage assets and by ensuring that new development makes a positive contribution to local character and distinctiveness.

## **The Natural Environment**

### **P4. Local Green Space Policy**

**The following areas identified on the Policies Map (appendix 6) 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.**

### ***Reasoned Justification***

Green open spaces are a vital part of the character, identity and setting of the village of Pebworth and the hamlets of Broad Marston and Ullington. Many of them have historic significance and provide a valuable habitat to flora and fauna. They contribute to the vibrancy and health of the local community by providing a valuable recreation resource, visual amenity and areas of peace and tranquillity. Uncontrolled changes to green spaces can irrevocably alter their special character or intrinsic value.

The NPPF enables the NDP to designate areas of 'Local Green Space' for special protection, thereby 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 Pebworth. They are demonstrably special to a local community and hold a particular local significance as demonstrated in the Green Space Background Paper.

It should be noted that the site known as the field opposite Low Furrow also met the criteria for designation as Local Green Space and was well supported by local residents. This site has not been designated but is already afforded a similar level of protection as a Significant Gap through the SWDP in policy SWDP2 and the NDP supports the retention of this.

A further three sites were also well supported by locals as being important green spaces in the parish, and were considered to meet the criteria. The field on Friday Street next to Low Furrow, the ridge and furrow fields behind the houses on Broad Marston Road and Brown's Wood in Broad Marston. These are not included in the policy as land owners were not supportive of their designation and the NDP group did not wish to proceed without their support.

This policy is intended to complement policy SWDP 2 Part D (Development Strategy and Settlement Hierarchy) and SWDP 38 (Green Space).

## **P5. 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<sup>3</sup>:**

- 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 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;**

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<sup>3</sup> See Appendix 4 for photographs of the views and Appendix 6 for the indicative locations of the viewpoints.

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; and
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.

### ***Reasoned Justification***

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 selection of Important Views has been informed by an Assessment of Important Views in Pebworth Parish (2018) which forms part of the evidence base. It has also been informed by the adopted Conservation Area Appraisals of both Pebworth (June 2005) and Broad Marston (June 2005).

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.

This policy refines Policies SWDP 24 (Management of the Historic Environment) and SWDP 25 (Landscape Character) by identifying at a local scale key landscape and heritage-related attributes that form an essential part of the character of the parish. It also conforms with the purpose of NPPF paragraph 109; to protect and enhance valued landscapes and NPPF paragraph 132 in seeking to prevent harm to the significance of the setting of heritage assets.

## **P6. 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.**

### ***Reasoned Justification***

The parish is criss-crossed with a network of public rights of way including some restricted byways and one designated bridleway. 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.

The area is extremely attractive for local walkers and visitors with many walks offering significant views of the open countryside and landscape features including Dover's Hill, Meon Hill and the Malvern Hills. Footpaths pass close to the historic site of the medieval settlement at Ullington and provide glimpses of built features such as St Peter's Church.

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 and there was community support for enhancements and in particular the provision of a link from Pebworth to Little Meadows.

This policy is intended to complement policy SWDP 4 (Moving Around South Worcestershire); SWDP 22 (Biodiversity and Geodiversity) and SWDP 25 (Landscape Character).

## Community Facilities

### P.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.**

#### ***Reasoned Justification***

The buildings and facilities listed in this policy are considered to have significant value to the community. The policy protects the popular and valued community facilities in the parish from harmful development proposals but encourages proposals that are intended to sustain or extend those facilities. In evaluating any proposals, relevant user groups and clubs should be consulted.

Due to a high level of community concern over the closing down of the village pub and support for the retention of the building as a community facility, the Parish Council applied to designate of the Masons Arms Public House as an Asset of Community Value. It took two years from 2016 to 2018 to secure a purchaser for the pub.

The importance of the pub to local community is clearly illustrated by the fact that it scored the highest amongst residents for where people would like to see any funding that becomes available to be spent. 83% of people supported the re-opening of the pub as a café/ pub giving a score of between 5 and 7 (7 being strongly support, and 1 being strongly opposed) for this proposal.

Evidence from the community shows that the facilities are all well used and held in high regard as they scored highly in the residents' survey for where people would like to see any funding spent.

This policy responds to NPPF paragraph 28 which states that neighbourhood plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. It also refines policy SWDP 37 (Built Community Facilities) by identifying the specific facilities in Pebworth parish to protect.

It assists in meeting the Plan objective to encourage and enhance a strong sense of community by maintaining, supporting and improving existing facilities for a range of age groups.

## **Rural employment**

### **P8. 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.**

### **Reasoned Justification**

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.
- Tourism –market holiday accommodation, specialist interest holiday bases.

Whilst seeking to re-use existing buildings, it is important to retain and protect the existing character of the buildings in question and thereby ensure that the proposals do not require substantial rebuilding works. Additionally, it is important to ensure that the location of the buildings in question can provide sufficient parking and access without creating undue pressure on the rural road system. Any proposed use must take account of the impact on neighbouring properties and should not have a detrimental effect on residential amenity.

It is a priority of the Plan to support a thriving rural economy and enable and encourage small-scale employment opportunities and appropriate agricultural development and diversification, whilst protecting sensitive locations from negative impact. This policy seeks to refine policy SWDP 12 Farm Diversification (Employment in Rural Areas part D).

## **P9. 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.**

### ***Reasoned Justification***

The parish has a large working-age population, but provides relatively few employment opportunities. The overwhelming 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 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. This policy seeks to refine policy SWDP 12 (Employment in Rural Areas) by retaining and supporting local economic development at existing sites.

## 8.0 Implementation

8.1 Once in force, the Neighbourhood Plan will form part of the statutory Development Plan, and will be used by decision takers to determine the outcome of planning applications and appeals within the parish. It will also be used to steer development-related investment towards the infrastructure projects set out below.

### Infrastructure Projects - Community Funding

8.2 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

8.3 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.

8.4 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, to make the scheme satisfactory in line with paragraphs 173 and 204 of the NPPF.

### Planning Applications and Appeals

8.5 Whilst the local planning authority will be responsible for development management and determining applications the Parish Council will use the Neighbourhood Plan to frame its representations on submitted planning applications. It will also work with

Wychavon District Council to monitor the progress of sites coming forward for development.

### Areas of Concern / Actions

8.6 Throughout the development of the Plan a number of concerns have been raised by residents over matters that cannot be addressed through planning policy but need to be acknowledged and prioritised as actions for the Plan period. These actions may be delivered by or in conjunction with the Parish Council, through a community group established to address the issue, or through another appropriate body. Three concerns for the residents of Pebworth are:

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

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

8.8 The Parish Council are 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. Numerous surveys have been conducted and options explored, but to date no appropriate solution has been found. It is the aspiration that during this Plan traffic calming measures will be installed and any increase in the volumes of traffic from neighbouring development will be monitored and effectively managed to avoid damage to roads, properties and verges and to ensure the safety of all residents.

8.9 In terms of promoting and retaining the first School 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.

8.10 The Countryside Access Pebworth Volunteers (CAPV) will work with the County Council to assess and where necessary upgrade the existing footpath network to improve access to the countryside by for example installing kissing gates and ensuring that footpaths are correctly classified according to their level of use and the connections they provide.

## 9.0 Monitoring and Review

9.1 The Pebworth Neighbourhood Development Plan covers the period 2018 to 2030 and will be monitored and where necessary reviewed.

9.2 A significant amount of development is proposed within and beyond the parish boundary and the impact of this on the community and its facilities and services is yet to be fully understood. It is therefore essential that the Plan is reviewed regularly to ensure it is meeting its objectives and to understand whether any new issues have arisen.

9.3 Where new issues are identified and changes may be required, for example, when policies are not working as intended, or are no longer relevant, or may have been superseded by new national planning policy, the Parish Council may make recommendations to Wychavon District Council that the Neighbourhood Plan should be changed.

## 10.0 How to comment on this document

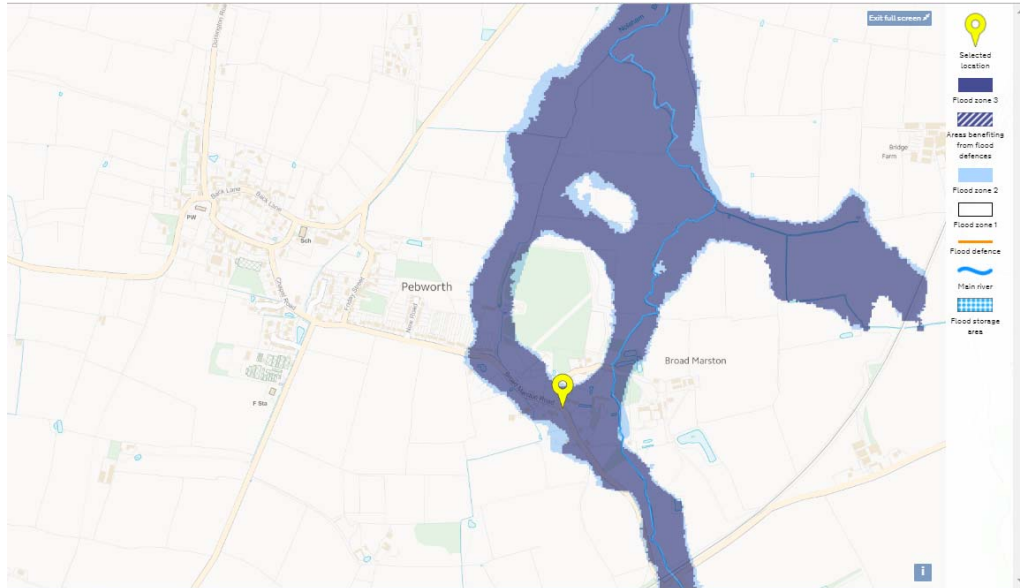
10.1 This is a Consultation Draft of the Pebworth Parish Neighbourhood Development Plan. It has been published for consultation between 30<sup>th</sup> July and 21<sup>st</sup> September 2018. To comment on the draft Plan you can:

- Attend the open day at the Village Hall on Tuesday 31<sup>st</sup> July 2018 between 3pm and 8pm and collect a response form;
- Fill in the comment form that is available to download online at [www.pebworth.org/ndp](http://www.pebworth.org/ndp) and email it to [j-stedman@btconnect.com](mailto:j-stedman@btconnect.com) the parish clerk, or print and post it into the collection box outside the Village Hall;
- Request a hard copy of the comment form from the parish clerk on 01789 773 999 or email at [j-stedman@btconnect.com](mailto:j-stedman@btconnect.com) and return it to the collection box outside the Village Hall.

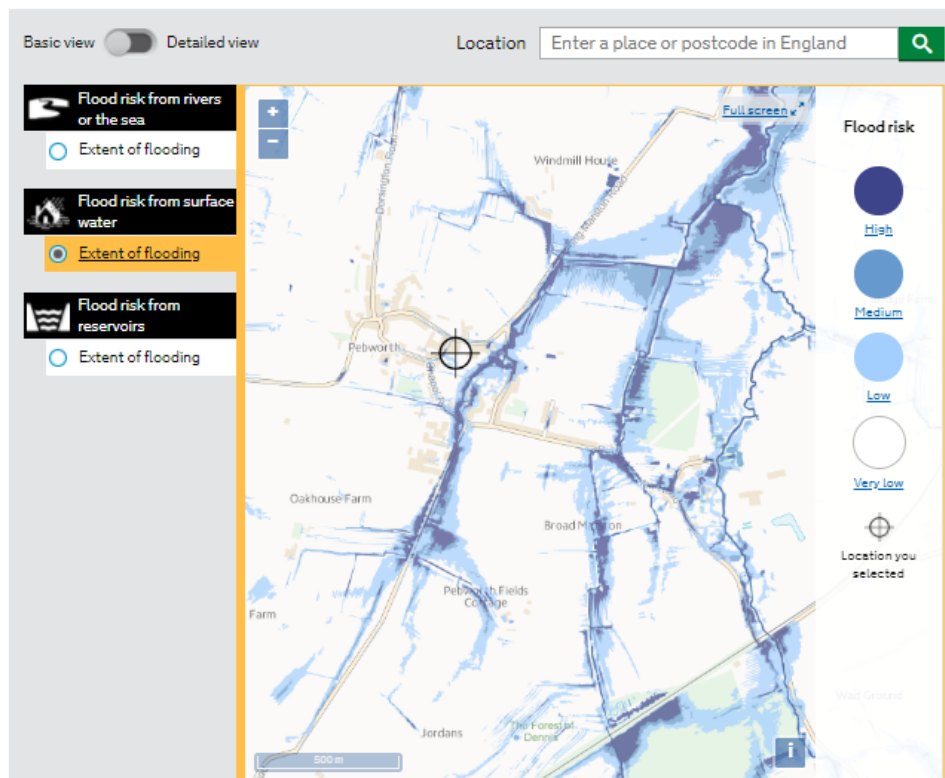
10.2 The draft Plan has been informed by: the results of various public consultations including focus groups, a residents' questionnaire, a survey at Pebworth Party in the Park and a housing options survey. A significant amount of research and evidence gathering has also been undertaken by the steering group and planning consultants BPA. Please do take the time to let us know your thoughts.

## Appendix 1

### Flood Risk Mapping



Extent of flood risk from fluvial sources. Source: © Environment Agency copyright and / or database rights 2018. All rights reserved. ©Crown Copyright and database right 2018. Ordnance Survey licence number 100024198



Extent of flood risk from surface water run-off. Source:© Environment Agency copyright and / or database rights 2018. All rights reserved. ©Crown Copyright and database right 2018. Ordnance Survey licence number 100024198

## Appendix 2

### Community Facilities

At the time of writing Pebworth parish has the following community facilities.

Outdoor facilities:

- Recreation Field: including football pitch, golf practice nets, MUGA (multi use games area) including 5 A-side Football, netball and tennis;
- The Close: Younger children's play facilities and picnic benches
- There are multiple public rights of way including some restricted byways (allowing walkers, cyclists and horse riders) across the parish and one designated bridleway;
- 3 parish noticeboards;
- Defibrillator in the red phone kiosk;

Indoor facilities:

- Village Hall – hosts multiple societies, clubs and activities including Rural Cinema and Indoor Bowls;
- St Peter's Church, Pebworth;
- Pebworth First School;
- The Mason's Arms Public House;
- Pebworth Fire Station where there are meeting rooms for community use; and
- Mobile library.

Transport:

- The parish is served by three bus routes:
  - o 27 - Stratford - Welford - Long Marston - Welford – Stratford
  - o 552 - Evesham - Offenham - Honeybourne – Evesham
  - o 553 - Evesham - Badsey - Honeybourne - Evesham
- Cycle route 41 passes through the parish and links up to Stratford Greenway (cycle route 5) at Long Marston

## Appendix 3

### Worcestershire County Council Interim Parking Standards, February 2016

#### RESIDENTIAL

There is a no direct relationship between car parking provision and choice of transport mode, so, a minimum provision for residential need should be made to ensure suitable in-curtilage storage as per the following:

#### FLATS WITH COMMUNAL PARKING AREA:

- 1 Bedroom Flat – 1 Car Space, 1 Cycle Space
- 2 Bedroom Flat – 2 Car Spaces, 2 Cycle Spaces

#### DWELLING HOUSES:

- 1 Bedroom House – 2 Spaces, 2 Cycle Spaces
- 2 / 3 Bedroom House – 2 Spaces, 4 Cycle Spaces
- 4 + Bedroom Houses – 3 Spaces, 6 Cycle Spaces

Garages are excluded from the car parking calculations due to the ability to convert them to habitable accommodation without the need for permission and their usage for personal storage rather than that of a vehicle. The exception to this being where they are equipped for electric vehicle charging and then a condition will be imposed ensuring its retention for the purposes of parking a vehicle. They can be considered as cycle storage but should be oversized if they are acting as a parking space as above.

#### CAR FREE DEVELOPMENT

In town and city centres it may be appropriate not to provide car parking spaces at all. In such cases, detailed consideration must be given to the opportunity to access the site sustainably, the proximity to local amenities, transport interchange points and parking restrictions.

#### VISITORS

These are permitted to be counted within the street due to their short term duration and infrequent occurrence. Where existing on street demand or parking restriction prevents this, off road provision should be made for 1 space per 5 dwellings.

Provision should also be made for cyclists; these spaces should be shared and the number proportionate to the scale of the development.

#### COMMERCIAL / INDUSTRIAL (NON-RESIDENTIAL)

Commercial operators are best placed to understand the needs of their business and to determine how land under their control should be managed. Car parking need is a subjective matter partially in the mind of neighbours; so a minimum parking provision for each development should be provided based on a car parking accumulation exercise using trip rates for that use class. Trip rates should either be derived from first principles or from existing data, for example; TRICS.

Adequate space for heavy goods, delivery and public service vehicles must be made within the site boundary, which should not conflict with the proposed parking arrangements.

**CAR FREE DEVELOPMENT**

As with private car provision, in certain highly accessible locations such as in town and city centres it may be appropriate not to provide car parking spaces at all. Consideration must be given to the opportunity to access the site sustainably, the availability and capacity of public car parks and the number of linked trips. Provision for servicing and deliveries must always be made within the site, unless there is a strong fall-back position which would remove this requirement.

**OTHER USERS NEEDS**

Consideration and provision must be made for disabled badge holders, motorcycles, bicycles and electric vehicles. The following ratios are required.

- Disabled: 1 space per 20 car parking spaces
- Motorcycle: 1 space per 20 car spaces
- Bicycle Space: 1 space per 10 car spaces, but a minimum provision of 6 spaces.
- Electric Vehicle Charging Spaces: 1 space per 50 car spaces, but a minimum provision of 1 space.

Commercial development should be supported by a travel plan to promote sustainable travel choices irrespective of the number of car parking spaces provided.

## Appendix 4

### Locally Important Views

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 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.



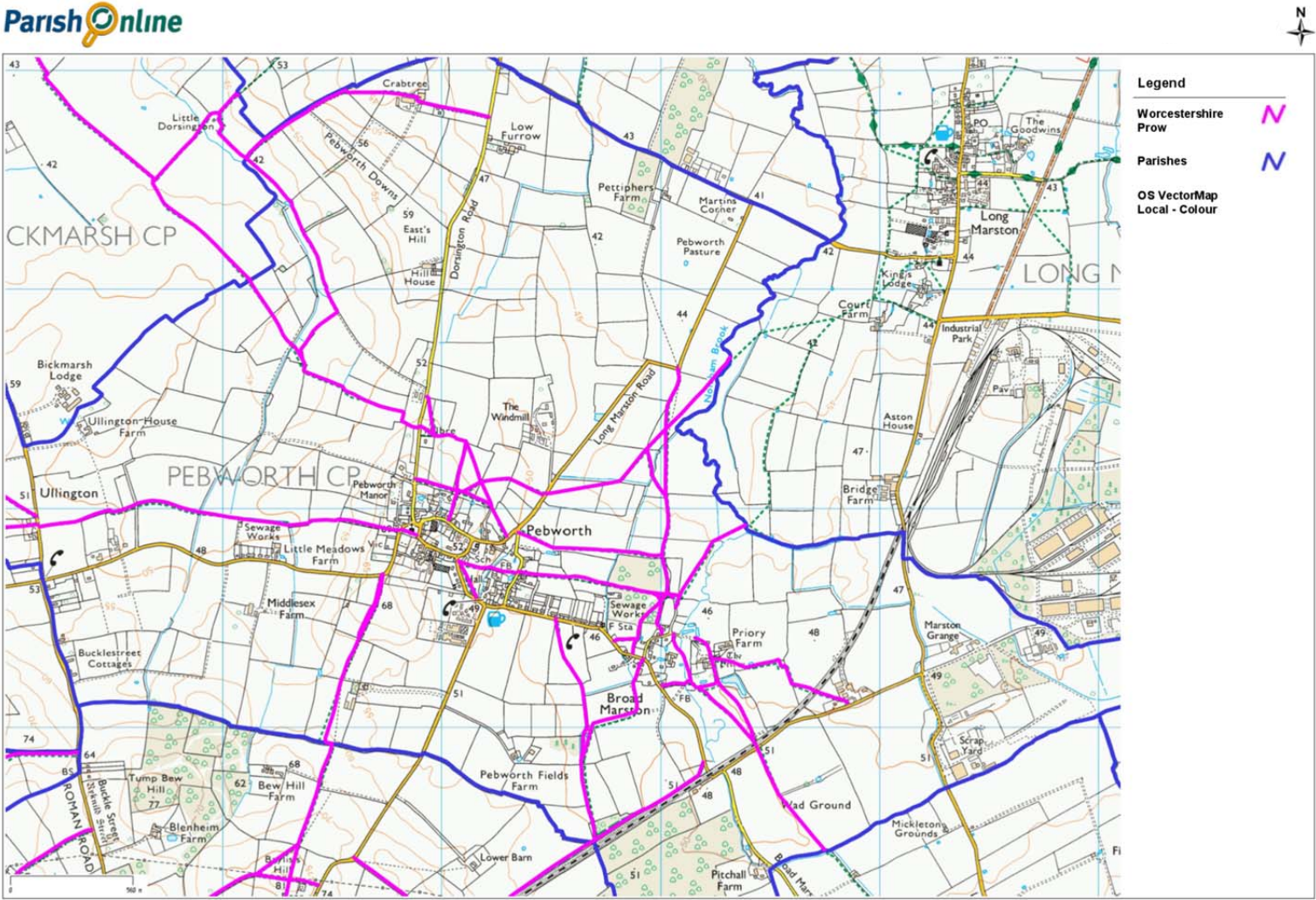
11. Views of the village set within the traditional landscape from Long Marston Road including glimpses of the Grade II listed Manor Farmhouse.



12. Views of the church from Long Marston Road set within the rural landscape.

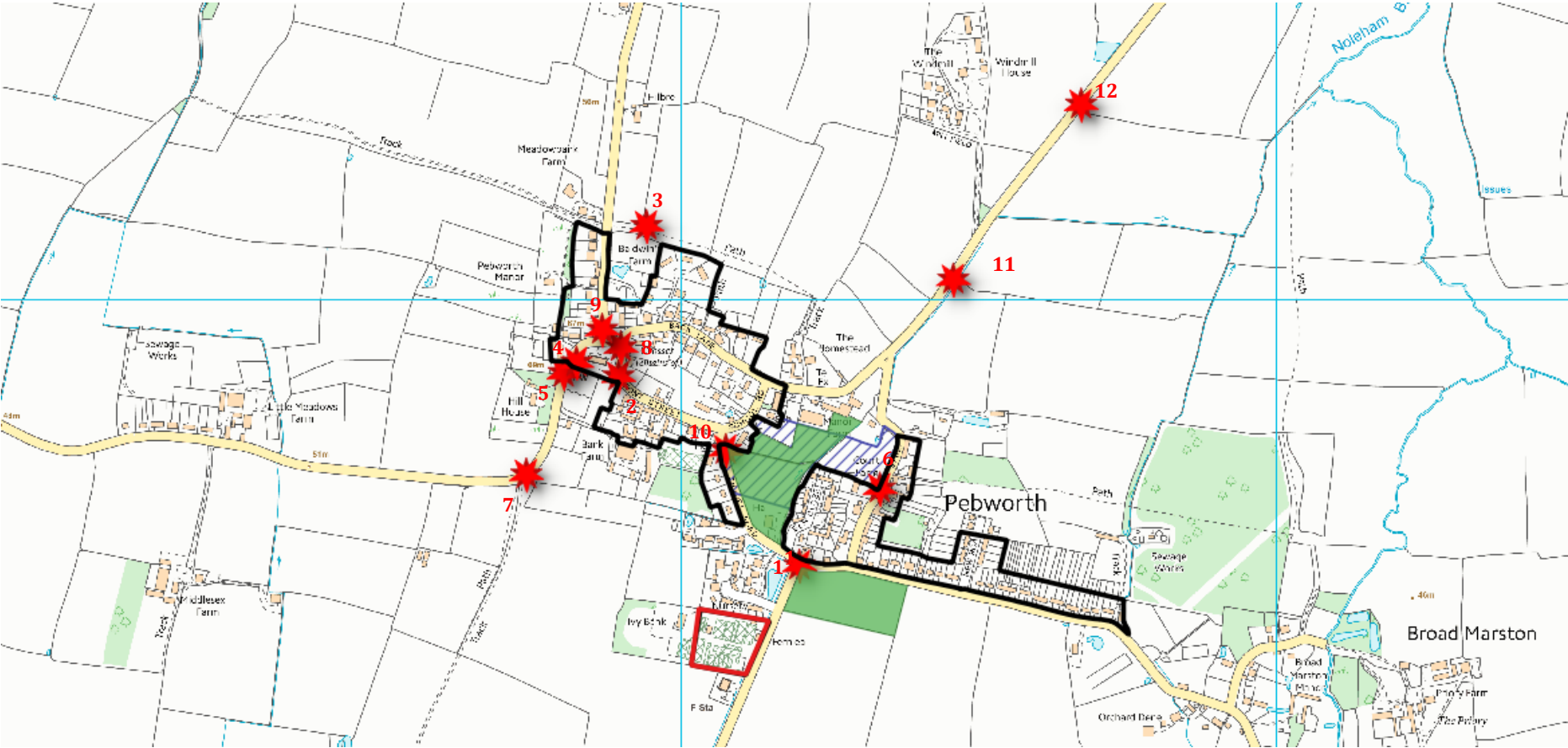


Appendix 5 Map of Public Rights of Way



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Appendix 6 Policies Map



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- Key**
- SWDP2 Development Boundary
  - P4 Local Green Space
  - SWDP2 Significant Gap
  - P5 Indicative Viewpoints
  - P1 Housing Allocation