

Broadwas and Cotheridge Neighbourhood Development Plan 2018-2030



**Made Version
September 2019**

Broadwas and Cotheridge Neighbourhood Development Plan

Made Version

This document is the **Broadwas & Cotheridge Neighbourhood Development Plan** which has been developed to help deliver the local community's requirements and aspirations for the plan period up to 2030.

The Plan will provide a means of guiding, promoting and enabling balanced and sustainable change and growth within the Broadwas & Cotheridge Neighbourhood Area.

Details of Residents' Surveys, background documentation, consultation version and responses, Examiner's Report and other relevant information that has informed the creation of the Plan can be viewed online at the Parish Council's website:

<https://www.broadwas-cotheridge.com/>

Broadwas and Cotheridge Neighbourhood Development Plan

Made Version - September 2019

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Foreword

Neighbourhood Development Planning – an introduction.

The Neighbourhood Development Plan (NDP) for Broadwas and Cotheridge is part of the planning framework of policies that guide and direct development in the two parishes. It is a formal document that had to meet certain requirements before it could be “made” (adopted), including having regard to national planning policies and being in general conformity with the strategic planning policies in the South Worcestershire Development Plan (SWDP). The NDP has now been through the processes of public consultation, independent Examination and a referendum. As a formal document this may all seem a bit daunting at first glance – but to do its job it has to fall squarely within the remit of planning law. Thus, it deals with “Development” in the planning sense – i.e. the kinds of projects that need planning permission.

When Neighbourhood Development Plans were first introduced in the Localism Act 2011 the then Government Minister of State for Decentralisation, Rt Hon Greg Clark MP, described them thus¹:

“Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live. The Act introduces a new right for communities to draw up a neighbourhood plan.

Neighbourhood planning will allow communities, both residents, employees and business, to come together through a local parish council or neighbourhood forum and say where they think new houses, businesses and shops should go – and what they should look like.

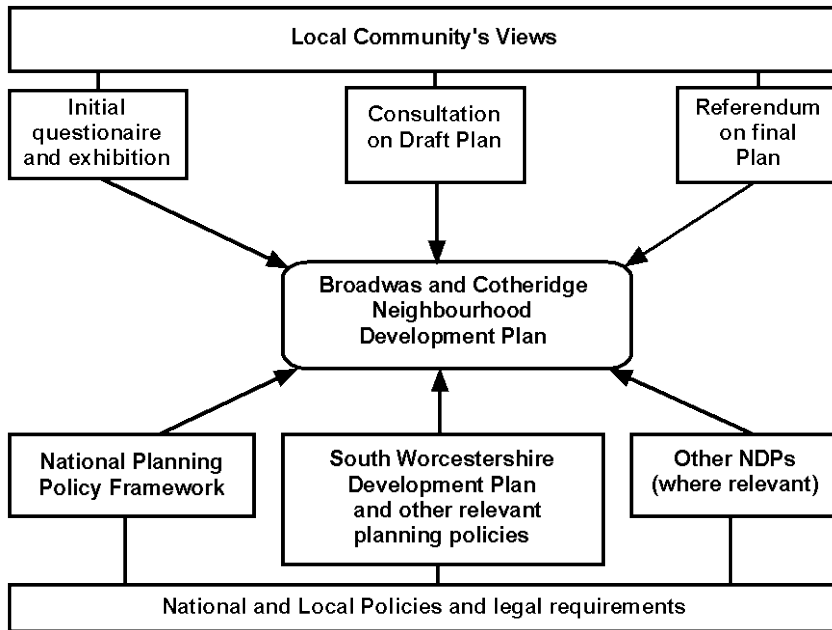
These plans can be very simple and concise, or go into considerable detail where people want. Local communities will be able to use neighbourhood planning to grant full or outline planning permission in areas where they most want to see new homes and businesses, making it easier and quicker for development to go ahead.

Provided a neighbourhood development plan or order is in line with national planning policy, with the strategic vision for the wider area set by the local authority, and with other legal requirements, local people will be able to vote on it in a referendum. If the plan is approved by a majority of those who vote, then the local authority will bring it into force.”

*The process for making an NDP thus had to meet various tests of compliance with national planning policy, in the form of the National Planning Policy Framework (the “**Framework**”), supplemented by guidance in Planning Practice Guidance, along with the South Worcestershire Development Plan (the “**SWDP**”) which was adopted in February 2016.*

There is no need for this NDP to replicate the policies in the Framework and the SWDP which will apply anyway – but there is a need to interpret them meaningfully where specific local issues are involved, and to do so in the light of what the Community have said through the consultation process. The Community also, and very importantly, has the final say in a Referendum which took place before the NDP was formally “made”.

¹ “A plain English guide to the Localism Act” published by the Department of Communities and Local Government, November 2012



Supporting documents were published at the formal submission stage to demonstrate that there has been adequate consultation and that the NDP is compliant with relevant national and local policies. (The latter includes consideration of any other NDPs nearby which may touch on similar issues.) Thus the overall pattern of community involvement can be expressed in the diagram above.

The process itself involved a series of stages including the Examination by an Independent Examiner who recommended that the NDP go forward to a Referendum in accordance with all statutory requirements. The local referendum was held in the parishes of Broadwas and Cotheridge on 1 August 2019 to decide whether the local community were in favour of the Broadwas and Cotheridge Neighbourhood Plan. 84% of those who voted were in favour of the Plan. Following the referendum, Malvern Hills District Council decided on 24 September 2019 to make (adopt) the Neighbourhood Plan so that it is part of the statutory Development Plan for Malvern Hills District, sitting alongside the South Worcestershire Development Plan and other material considerations in determining planning applications in the parishes of Broadwas and Cotheridge. These various stages are summarised in the table below.

Action/Event	Responsible bodies and participants	Date
Application for Designation as NDP body and confirmation of the plan boundary.	Broadwas Parish Council	May 2016
Designation agreed, NDP body and area established	Malvern Hills District Council	June 2016
Initial consultation with Community – Open Day, public meetings, questionnaire	Local Community with the Parish Council	May - July 2017
Initial Draft of NDP	NDP Steering Group (appointed by the Parish Council)	October 2017 - February 2018
Consultation Draft NDP presented to public meeting of Parish Council	The Parish Council	April 2018
Consultations by Parish Council (“regulation 14”)	Local Community Malvern Hills District Council	September to October 2018

stage)	Statutory Consultees	
NDP Revised in response to consultation results	The Parish Council	November 2018 and January 2019
NDP submitted to Malvern Hills District Council	Malvern Hill District Council carried out “Regulation 16” consultations with: Local residents, Local businesses Statutory consultees	February and March 2019
Examination by Independent Examiner and publication of report	(organised by) Malvern Hills District Council	May 2019
Referendum	Local Community	August 2019
Plan made (adopted) if more than 50% of those voting approve of the plan	Malvern Hills District Council	September 2019 (anticipated)

It is important that the theme of “Sustainable Development” runs through the whole document – and one aspect of sustainability is the meaningful engagement of the public with the process. Thus, whilst consultants have been involved in the preparation – the plan is definitely “Ours” – i.e. one that the communities of Broadwas and Cotheridge can “own” as their own work.

Once adopted the Neighbourhood Development Plan will be a formal document used to assess relevant planning applications for development in the area.

This is the “made” version of the Neighbourhood Development Plan. It is the draft Neighbourhood Plan approved by the Parish Council in November 2018 and January 2019, updated to include the modifications recommended by the independent Examiner to ensure that the Neighbourhood Plan meets all the statutory requirements and meets the Basic Conditions.

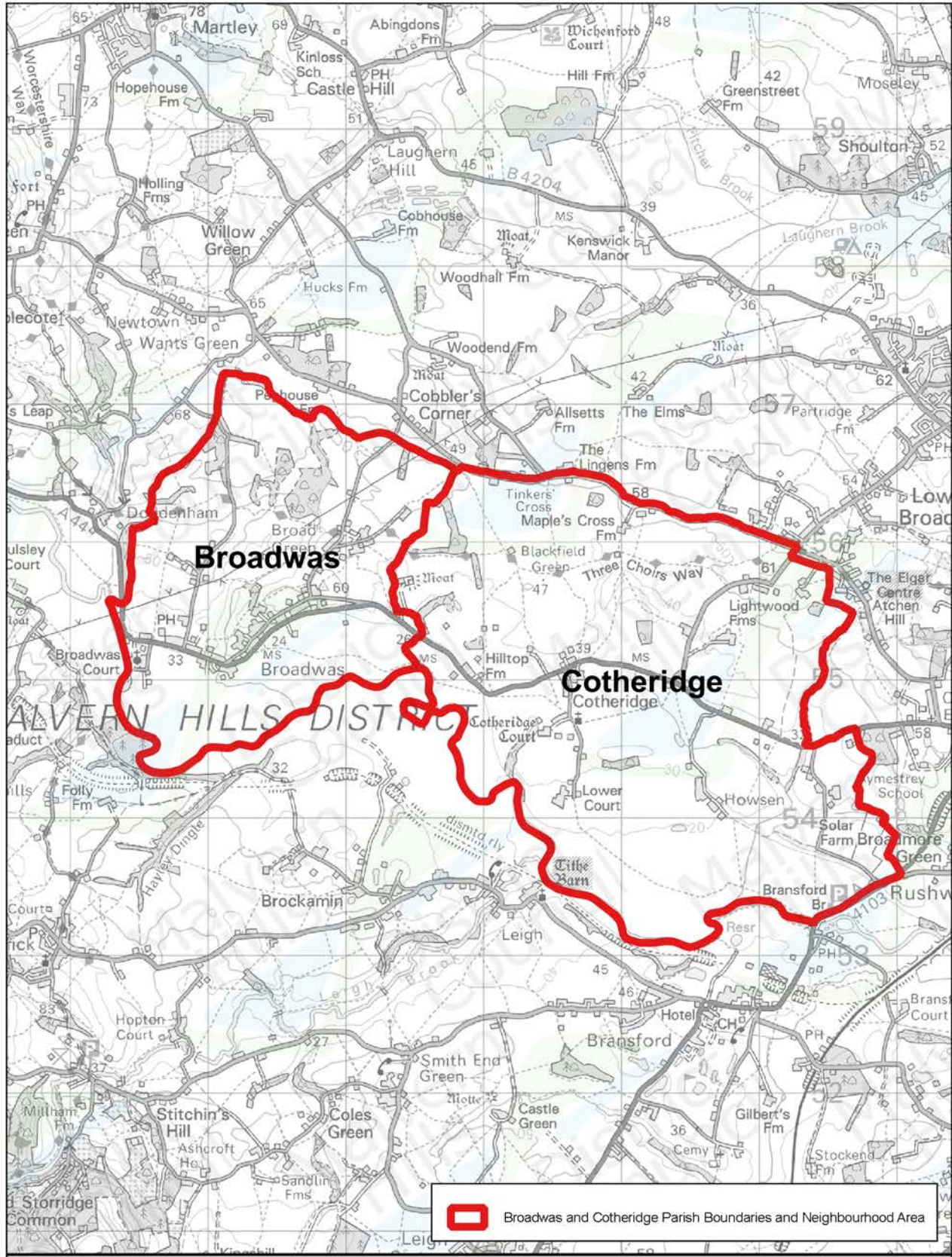
The four Background Papers which accompanied the Plan during its preparation covered the following topics:

1. Options for New Housing
2. Analysis of candidates for Local Green Spaces
3. Built Heritage
4. Key Views

1 Broadwas and Cotheridge

- 1.1 Broadwas Parish Council serves both Broadwas and Cotheridge - two adjacent parishes with a long history nestled into the Teme Valley to the west of the City of Worcester. The total area of the two parishes is 1,290 hectares with a total population at the 2011 census of 539.
- 1.2 The southern boundary of both parishes is formed by the River Teme with its adjacent floodplain and the A44 Worcester to Leominster Road is a major road running approximately east/west through both parishes. The northern half of both parishes is typified by gentle rolling hills with a long-distance leisure footpath, the Three Choirs Way, passing through it.
- 1.3 In addition to the River Teme itself the parishes are rich in natural habitats with agriculture, both pasture and arable, being a predominant land use. There are several family farms in Cotheridge but most land in Broadwas is farmed by enterprises based outside the parish.
- 1.4 In terms of built heritage both villages have fine listed churches and several other listed buildings and structures. Malvern Hills District Council is also developing a "Local List" of heritage assets.
- 1.5 Recent significant developments in the two parishes include the development of two allocated housing sites in Broadwas and the establishment of a large solar array in Cotheridge. The allocations in Broadwas were for a total of 18 dwellings but were completed in 2018 with a total of 22.
- 1.6 In Neighbourhood Development Plan (NDP) terms, the adjoining parishes to the north and west have also made an NDP: the Martley, Knightwick and Doddenham NDP, January 2018.
- 1.7 The overall context of this NDP is thus of two small rural village communities which are far from isolated being only a few miles west of Worcester with a direct main road connection.

Broadwas and Cotheridge Neighbourhood Area



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Scale 1:35,000



2. Planning Policy Context: existing and emerging planning policies

- 2.1 The NDP, as a formal planning document, must fit within the national planning policies as set out in the National Planning Policy Framework and must also be in general conformity with the local planning strategy as set out in the relevant “Local Plan”, which for Broadwas and Cotheridge is the South Worcestershire Development Plan.

The National Planning Policy Framework (The Framework)

- 2.2 The Framework was published in 2012 (and revised in July 2018 and February 2019) and places “Sustainable Development” at the heart of its approach. The advice in paragraphs 7 and 8 of the revised Framework is that the purpose of the planning system is to contribute to the achievement of sustainable development and that the planning system has to perform an economic role, a social role and an environmental role.

- 2.3 Neighbourhood Planning is described in paragraphs 183 to 185 of the original Framework (now replaced with paragraphs 29 and 30 of the revised Framework) thus:

183 Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

184 Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

185 Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non- strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.

The “Local Plan” – the South Worcestershire Development Plan (SWDP)

- 2.4 The SWDP was prepared jointly by the Malvern Hills District Council, Worcester City Council and Wychavon District Council and was adopted in February 2016. The “Plan Period” for the SWDP goes up to 2030 – and therefore that is also the target end date for the Broadwas and Cotheridge NDP.
- 2.5 A significant feature of the SWDP is the way it categorises settlements into a hierarchy with the intention of directing development to the most sustainable locations. Broadwas is a “Category 2” Settlement whereby the role is “predominantly aimed at meeting locally identified housing and employment needs.” Broadwas was thus regarded as suited to accommodate market and affordable housing needs alongside limited employment development for local needs. This role is likely to be replicated in any future revision of the SWDP and will be based on an updated Village Facilities and Rural Transport Services Study due to be republished in 2019.

- 2.6 Broadwas does have some key facilities including the Primary School, a village hall, two places of worship and a public house, but the absence of any shop or post office in the village and the infrequent bus service are together significant constraints on its ability to sustain significant new development.
- 2.7 Cotheridge does not have a development boundary and is defined as “Open Countryside” in Policy SWDP 2 (Development Strategy and Settlement Hierarchy) where development will be strictly controlled.
- 2.8 A key policy tool for controlling unsustainable development in the open countryside is through the use of “Development Boundaries” whereby those villages where small scale, infill development would be acceptable have a defined Development Boundary drawn around them to show the limits of where such small scale development could take place. Broadwas has a Development Boundary as shown in the SWDP. Cotheridge, as an Open Countryside settlement, has no Development Boundary.
- 2.9 In the SWDP there are two specific site allocations in the NDP area, both in Broadwas. They are at Berryfields Close (10 units) and Highcroft Close which has been developed between the Royal Oak car park and Stoney Ley (12 units). They were both substantially developed during 2017. Both are outside the Development Boundary.
- 2.10 Whilst paragraph 69 of the revised Framework says that neighbourhood planning groups should consider the opportunities for allocating small and medium-sized sites suitable for housing in their area, the Framework does not require a Neighbourhood Plan to allocate sites. Paragraph 14 of the revised Framework states that if the Local Plan becomes out-of-date because the District Council cannot demonstrate a 5-year supply of deliverable housing sites or does not meet the Housing Delivery Test, then Neighbourhood Plan policies relating to the provision of housing will remain relevant if the Neighbourhood Plan was adopted in the last 2 years and allocates sites to meet its identified housing requirement.
- 2.11 Malvern Hills District Council currently (March 2019) has a five-year supply of land for housing such that there is currently no overarching need to identify new development sites for housing in this NDP.
- 2.12 Other policies of significance in the SWDP are those seeking to protect natural and built heritage assets throughout South Worcestershire. In this regard it is notable that there are two Sites of Special Scientific Interest (SSSIs) in the NDP area: the River Teme and Broad Green. Additionally much of the NDP area falls within the Green Infrastructure area identified by SWDP policy SWDP5 as an area where planning policies (and decisions) should seek to “Protect and Enhance” or “Protect and Restore” the various aspects of Green Infrastructure. (The latter category applies to the River Teme and the riverside meadows; most of the NDP area is in the “Protect and Enhance” category).
- 2.13 The current list of Listed Buildings is included in Appendix 2 of this document, and Malvern Hills District Council is in the process (from 2018) of developing a Local List of heritage assets.
- 2.14 Where the policies of the SWDP have a direct influence on the proposed policies in Section 5 below this is explained further in the relevant section. Also, of course, where planning interests are adequately protected by the SWDP policies there is no need for this NDP to repeat them unless there is a specifically local context of key importance.
- 2.15 The South Worcestershire Councils have started work on a review of the SWDP with the intention of submitting a revised version for examination in 2021. National Planning practice Guidance states that NDPs can be developed before or at the same time as the relevant strategic plan is being reviewed. Many of the issues addressed in the NDP are local in character and are therefore unlikely to be directly affected by the intended review of the SWDP. Malvern Hills District

Council will be working with parish councils to minimise any conflicts between recently made NDPs and the emerging SWDP review.

Other Development Plan Policies

- 2.16 The NDP cannot include policies for certain types of development, for example matters relating to Minerals and Waste. These are covered by the planning policies of Worcestershire County Council: the Minerals Local Plan and the Waste Core Strategy.
- 2.17 This NDP does, however, have to take account of any relevant planning policies in any adjoining NDP area that may touch on a common interest. In this case the Martley, Knightwick and Doddenham NDP adjoins the Broadwas and Cotheridge NDP boundary to the north and west.

Other Supplementary Planning Policies

- 2.18 The South Worcestershire planning authorities have jointly prepared various Supplementary Planning Guidance (SPD) documents including the following of particular significance:
- the Developer Contributions SPD² – adopted July 2018,
 - the Community Infrastructure Levy charging schedule³ which was adopted by Malvern Hills District Council on 5th June 2017. (Together these two set out the requirements for any developer to make appropriate contributions towards local and county infrastructure needs arising from the development in question.)
 - the Design Guide SPD – adopted March 2018
 - Planning for Health SPD – adopted September 2017
 - Affordable Housing SPD – adopted October 2016
 - Renewable and Low Carbon Energy SPD - adopted July 2018
 - Water Management and Flooding SPD -adopted July 2018

² <http://www.swdevelopmentplan.org/wp-content/uploads/2017/01/Adopted-Developer-Contributions-SPD-Oct-2016-FINAL.pdf>

³ <https://www.malvern hills.gov.uk/documents/10558/125552/CIL+2017+and+Reg+123+Final+Verison++MHDC.pdf/0c31fd69-41a1-6e7c-47f7-20c6890edf88>

3. Results of Consultation

- 3.1 The initial consultation with the local community took place from May to July 2017 with a public meeting, exhibition and questionnaire. Key issues that emerged included:
- Concerns over public transport including whether there was enough demand for it, and whether what was provided was adequate
 - Need for smaller new homes both for young families and for older residents wishing to “downsize”
 - Acceptance of need for limited new housing – but only on a small scale
 - Where “brownfield” sites are available they should be used in preference to greenfield sites
 - Concern at the lack of a local shop
 - Conflicting views over the development of the Lightwood Farm sites, whether they should be treated as an employment opportunity or an environmental problem
 - Various concerns over the impact of traffic on the A44 and how that could be best managed
 - The possibility of a pedestrian crossing of the A44 in the vicinity of the school
 - Lack of broadband for Cotheridge
 - Various detailed comments over improvements to Broadwas village hall
- 3.2 Other issues raised through the initial consultation process included:
- Lack of need for significant new housing
 - Concern that any new housing should “fit in”
 - Concern that poor performance of SWDP over time may give rise to more housing demand – that does not relate to the needs of the villages
 - Traffic issues – speeding traffic on the A44
 - Flood water run-off onto the A44
 - Employment – adverse effects on nearby residential properties and the environment generally
 - Farm diversification – especially where this has resulted in loss of agricultural land and buildings and impact on the local environment.
- 3.3 The formal pre-submission public six-week consultation on the Draft Plan (Regulation 14 of the Neighbourhood Planning General Regulations) was undertaken by the Parish Council from Monday 17th September to Monday 29th October 2018 and resulted in 19 separate submissions. These are tabulated in the schedule of representations as part of the Consultation Statement which accompanied the submission version of the NDP. That schedule sets out how the Plan was amended and updated to accommodate the representations as far as possible whilst retaining the basic character of the Plan and its intentions for the future of Broadwas and Cotheridge.
- 3.4 The Parish Council submitted the draft Broadwas and Cotheridge Neighbourhood Plan to Malvern Hills District Council in January 2019. In accordance with Regulation 16 of the Neighbourhood Planning General Regulations, the District Council undertook a further statutory public consultation from 15th February to 29th March 2019 which generated a further 10 responses which were considered along with the Parish Council’s comments, by the Examiner appointed by Malvern Hills District Council to carry out an independent examination of the NDP and related documentation to consider whether the draft Plan complies with statutory requirements and meets Basic Conditions. The Examiner’s Report was published in May 2019 and recommended the NDP, as amended (i.e. this document) be submitted to Referendum for local residents to vote on the Plan. At the referendum, held on 1 August 2019, 84% of those who voted were in favour of the Plan.

3.5 All the related documentation referred to above is available for public inspection on the District and Parish Council websites at: <https://www.malvern hills.gov.uk/broadwas-and-cotheridge> and <https://www.broadwas-cotheridge.com/>

4. Vision and Objectives

4.1 Vision

The residents of Broadwas & Cotheridge have identified the rural nature of their villages as being fundamental to the character of their neighbourhood. We aim to maintain and improve that character and to address the needs and wishes of those who live, work, socialise and relax within it.

4.2 Objectives

Objective 1 – Rural Character

To protect the rural character of our Parishes with their communities located within an open landscape of fields, woodlands and riverside meadows, together with associated views.

Objective 2 – Housing

To support small scale sustainable high-quality housing development within the Broadwas Development Boundary and on other exception sites consistent with the SWDP.

Objective 3 – Employment

To support the development of sustainable local employment, including farm diversification, in forms that do not adversely impact upon nearby homes, businesses, the local road network or the environment.

Objective 4 – Community Facilities

To support and enhance existing key community facilities including: -

Broadwas & Cotheridge Village Hall, Broadwas Primary School, St Mary Magdalene's Church Broadwas, St Leonard's Church Cotheridge, Broadwas Gospel Hall, Berryfields Children's Play Area and Playing Field, Broadwas Sports Ground and The Royal Oak Public House.

Objective 5 – Environment

Within the Neighbourhood Plan area, to support and protect the Green Space identified in the SWDP and the Local Green Spaces and historic buildings referred to in this Plan and to enhance public access to and enjoyment of the rural landscape as a whole.

Objective 6 – Transport

To retain the rural nature of the roads within the Neighbourhood Plan area through support for:-

- Maintenance and improvement of public transport links
- Traffic management along the A44 to improve safety and quality of life for residents of our Parishes and users of the community facilities
- Measures to substantially reduce the incidents of flooding along the A44.

Objective 7 – Utilities

To support improvements to local public services and infrastructure and to facilitate access to both high speed broadband and reliable mobile-phone coverage.

Objective 8 – Green Energy

To support and encourage small scale green energy initiatives including solar panels on domestic and commercial buildings and the use of ground and air source heat pumps.

5. Neighbourhood Development Plan Policies

Overall Housing Need for the NDP Area.

- 5.1 The “Objectively Assessed Housing Need” (the term used by government) for the period 1st April 2006 to 31st March 2030 for South Worcestershire is for 28,370 new dwellings. Allocations to meet this need included 18 in Broadwas comprising the two allocations SWDP 60/2 and 60a. These are the two sites mentioned in paragraph 2.10 above: i.e. at Berryfields and Highcroft Close where, in the event, 22 new houses have been built. Furthermore, Malvern Hills District Council currently (March 2019) has a five-year supply of permissions for new housing. Consequently, there is no immediate need in this NDP to identify significant new allocations of land for residential development.
- 5.2 Consideration has also been made of a very substantial strategic housing land allocation nearby in SWDP Policy 45/2 Temple Laugherne (West Worcester Urban Extension) which makes provision for around 2,150 dwellings of which 40% are required to be affordable housing. That allocation covers land in the two adjoining parishes of Rushwick and Lower Broadheath with development extending to within 1 km of the Cotheridge parish boundary. Any strategic need for new housing in the vicinity of this NDP, both open market and affordable, could potentially be met by Policy SWDP 45/2.
- 5.3 In April 2018 a Housing Needs Survey undertaken on behalf of a developer was published for an area covering the parishes of Broadwas, Cotheridge, Doddenham, Lulsley and Wichenford which suggested an additional need for open market and affordable housing. For the reasons set out in Background Paper No 1 (published with the Draft NDP at Regulation 14 stage and available at <https://www.malvern hills.gov.uk/broadwas-and-cotheridge>) that study was not considered of sufficient accuracy and weight to justify additional allocations in Broadwas or Cotheridge.

Broadwas

- 5.4 Broadwas is identified as a Category 2 village in the Hierarchy of Settlements in Appendix D of the SWDP and consequently can expect to be the subject of some applications for new dwellings during the plan period. Development boundaries are a key planning policy tool for controlling unsustainable development in the open countryside. In effect where new housing is proposed within the Development Boundary only design and other site-specific details need to be taken into account. The “Open Countryside” is defined as land beyond any development boundary. In the Open Countryside, development will be strictly controlled in accordance with Policy SWDP 2C. (This is explained further in the section on Open Countryside below).
- 5.5 Consideration of whether the extant Development Boundary is still appropriate is an important issue for the NDP to address. Significantly, both the sites allocated for development in the SWDP are outside the Development Boundary. Furthermore, there is only very limited scope within it for new development. Such development would have to take the form of relatively high-density development such as subdividing existing plots – which may raise design issues.
- 5.6 Extending the Development Boundary is possible in this NDP but a clear justification for any change would be required given the lack of outstanding need for new releases of land for residential development in the plan period (i.e. up to 2030) and the lack of support for such change through the consultations to date (including the Regulation 14 stage). Additionally, as noted in Section 2 above, the absence of a shop to serve the village restricts its ability to service significant new development and may even result in a revision of its categorisation in the new Village Facilities and Transport Services Study. Consequently it is proposed that the Development Boundary is retained as shown on the Proposals Map of the SWDP and SWDP 2C is applied to the rest of Broadwas parish. Options for changes and/or additions to the Development Boundary were considered in detail as part of the process of plan preparation but for the reasons explained further in Background Paper No.1 it is proposed to retain the Development Boundary consistent with the strategic planning policy SWDP 2.

Policy P1 – New Residential Development within the Development Boundary
The Development Boundary for Broadwas is defined as shown on Policy Map Inset 1.
Within the Development Boundary new housing development will be supported.

Cotheridge

- 5.7 The village of Cotheridge is defined as a settlement in Open Countryside in the SWDP settlement hierarchy. No proposals for development have come forward through consultations on the NDP.

Open Countryside

- 5.8 Outside the development boundary for Broadwas all other land in the Neighbourhood Area is regarded as Open Countryside. Paragraph 55 of the Framework (paragraph 79 of the revised Framework) says that isolated homes in the countryside should be avoided unless there are special circumstances. The SWDP Policy SWDP 2C will therefore apply to all proposals for new development. The policy allows for certain types of development and these are considered appropriate to the circumstances of Broadwas and Cotheridge. It should be noted that Policy SWDP 2C supports replacement dwellings and house extensions in the open countryside. Development proposals should not unavoidably harm, or lead to loss of, irreplaceable habitat, including ancient and veteran trees unless the need for, and benefits of, the development in that location clearly outweigh the loss.

Policy P2 – Development in Open Countryside

Land outside the Development Boundary for Broadwas (identified on Policy Map Inset 1) is defined as Open Countryside where proposals for development will only be supported where they are:

- **dwellings for rural workers in accordance with Policy SWDP19; or**
- **employment development in rural areas in accordance with Policy SWDP12; or**
- **rural exception site schemes in accordance with Policy SWDP16; or**
- **buildings for agriculture and forestry; or**
- **replacement dwellings in accordance with Policy SWDP18 and other replacement buildings; or**
- **house extensions that are subordinate to, and do not dominate the character and appearance of the original dwelling; or**
- **conversions or re-use of existing buildings for residential purposes that do not require substantial reconstruction or need for large extensions; or**
- **dwellings of exceptional quality or innovative design in accordance with paragraph 55 of the Framework; or**
- **dwellings that represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or**
- **renewable energy projects in accordance with Policy SWDP27; or**
- **development specifically permitted by other SWDP policies (see SWDP Policy 2C and footnote 3); and**

in all cases proposals demonstrate they will not unavoidably harm, or lead to loss of, irreplaceable habitat, including ancient and veteran trees unless the need for, and benefits of, the development in that location clearly outweigh the loss.

- 5.9 The SWDP policies referred to in Policy P2 above are listed in Appendix 1

Local Green Spaces

5.10 Not all land within the boundary is suitable for development and may need protection as valuable Local Green Space for amenity, landscape, wildlife or recreation purposes. This is specifically allowed for in the Framework (paragraph 77 of the original Framework and paragraph 100 in the revised one). The Framework requires that designation as Local Green Space can be justified provided that such sites are:

- in reasonably close proximity to the community they serve
- demonstrably special to the local community and holds a particular local significance, for example because of their beauty, historic significance, recreational value, tranquillity or richness of its wildlife, and
- are local in character and not an extensive tract of land.

Two specific sites inside the development boundary have been identified as meeting all these tests Broadwas, namely the bank along the north side of the main A44, mainly opposite the school, and the stand of trees and grass in front of Taberness Close. They currently have no designation that would indicate their value as an essential part of the character of Broadwas.

5.11 Outside the Development Boundary there are many sites that form an essential part of the rural character of the village but, for being in Open Countryside, are unlikely to be proposed for development. However, one such site with a very important role is the open field on the south side of the A44 between Berryfields and Church Lane. This site provides views from the main road in the centre of Broadwas south across the Teme valley and thereby has a very important landscape function. It passes the tests for Local Green Spaces set out in the Framework (as above) and would therefore benefit from designation as a Local Green Space so that its open character can be protected from inappropriate development. The small areas of open space within the Highcroft Close development are also important to the character of that development and are worthy of designation. The green at Broad Green is protected though its status as a Site of Special Scientific Interest and is also a registered Village Green. As an essential part of the character of Broad Green it is included in the policy below.

5.12 A summary appraisal of the candidates for “Local Green Space” designation is set out in Background Paper No. 2 published with this NDP.

Policy P3 – Designation of Local Green Spaces

The following areas (identified on the Policies Map Insets 1 and 2) are designated as Local Green Space where development will be ruled out other than in very special circumstances:

- **Bank on the north side of the A44 opposite Broadwas School;**
- **Land adjacent to Taberness Close;**
- **Land between Berryfields Close and Church Lane;**
- **Amenity land within Highcroft Close development; and**
- **Broad Green SSSI and Village Green**

- 5.13 “Green Space” as a general term also includes recreation facilities, notably Berryfields Children’s Play Area and Playing Field, Broadwas Sports Ground and Stoney Ley Sports Ground. These are the sites within the NDP area which meet the tests set out in paragraph 5.10 above (taken from the Framework) and to which SWDP Policy 38 should be applied. In order to ensure that they benefit from the protection afforded by that policy, they are named in the policy below and identified on the Proposals map. Where the opportunity arises to enhance these spaces, possibly through the benefit of Developer Contributions, the Parish Council will encourage such action.

Policy P4 – Protection and Enhancement of Recreational Green Spaces

Proposals that enhance the Berryfields Children’s Play area and Sports Ground, and the Stoney Ley Sports Ground as recreational green spaces will be supported. Proposals that reduce the recreational value of these facilities will only be supported if it is clearly demonstrated the reduction of facility is surplus to requirements or that alternative equivalent facilities are secured in an equally accessible location for users.

Key Views

- 5.14 Of great significance to the character of rural villages are the views of Open Countryside from within the developed areas, and the open views of key landscape features both within and beyond the parish boundaries. For example in Broadwas the land between Berryfields and Church Lane on the south side of the A44 affords views from the village centre towards the historic development around St Mary Magdalene Church and the River Teme and also from the southern end of Church Lane back towards the village centre. It is therefore an important characteristic of Broadwas. In addition there are extensive views across the Teme valley and to the Malvern Hills from the A44 between Broadwas and Cotheridge and from the escarpment adjacent to Otherton Lane, Cotheridge. The policy below addresses the potential for development in and near these sites which could have a detrimental effect on their landscape qualities.
- 5.15 Background Paper No. 4 shows the locations of the key views to which this policy relates.

Policy P5 - Key Views

To be supported development proposals must demonstrate that they are sited, designed and of a scale such that they do not substantially harm the Key Views identified on the Policies Map and Inset 1 when seen from locations that are freely accessible to members of the general public.

Design

- 5.16 This section sets out how the NDP policies are intended to carry forward Objectives 1 and 2 of the NDP (as set out in section 4 above) with regard to new housing design and the design of house extensions. The principles set out below will also be applied to non-residential buildings where appropriate. It goes into the detail appropriate to maintain the character and integrity of the two parishes.

External Materials

- 5.17 Dwellings in the Parishes have predominantly external finishes of brick, timber and painted render. Together with painted woodwork, this gives a harmonious appearance and a visual unity to groups of dwellings and semi-detached properties. Similar treatment of extensions and new buildings is particularly important. Matching the brickwork on extensions should be viewed as a prerequisite. Reclaimed materials will often give the best finish to new building work, although new bricks that blend with the existing in general colour, shading and size may make a suitable alternative. It is also important to match the jointing or pointing in terms of type of mortar and pattern of finish, as well as the original brick bond. Painting walls bold or garish colours and painting over previously unpainted surfaces is not acceptable. Where such changes fall within planning control slight changes in the colour of external surfaces may be appropriate, provided colours are in harmony with neighbouring properties and groups of dwellings and semi-detached properties adopt the same overall colour scheme. The use of artificial cladding will not be supported.

New Houses

- 5.18 The design of new housing invariably requires sensitive handling of scale and detail to retain the integrity of the villages and their rural nature. This principle also applies to extensions of existing properties, although in these cases the original design of the property must be taken into account. The design objectives are to ensure that:
- any new or extended property is proportionate in size to the plot and existing building,
 - the materials used are, wherever appropriate, typical of the more traditional properties in the parish
 - the development is landscaped appropriately, and
 - proper provision is made for parking within the plot including visitor parking.

Extensions to dwellings

- 5.19 Overdevelopment of existing dwellings and their plots should be avoided by applying the following principles to house extensions:
- it should not dominate the original property
 - it should preserve or enhance the overall appearance of the property and the opportunity should be taken to improve and previous unsympathetic alternations and extensions.
 - It should pay regard to the role the house plays within the street and not detract from the balance and harmony of the neighbourhood.
 - It should respect the amenities of neighbours, avoiding overlooking and overshadowing of adjacent properties.
 - The pitch of the roof on extensions should reflect the pitch of the roof of the main property
 - Access from front to back gardens should be retained or created.
- 5.20 In addition to these basic principles, it should be recognised that rear extensions are usually the least obtrusive from the public viewpoint and, in most cases, offer the most practical solution,

although this should not be confused with an acceptance of lower standards. Side extensions may be supported, depending on the available space, provided they do not result in a cramped visual appearance or “terraced” effect in a street where that style of development is not characteristic. Front extensions are potentially the most visually damaging, needing great sensitivity and care.

- 5.21 The appearance of conservatories should reflect the character of the main house in terms of design, scale and materials. The colour of the window frames should match the colour of window frames in the existing house.
- 5.22 Care needs to be taken in designing roofs that are appropriate. Throughout the parishes there is a general preponderance of pitched roofs, although flat roofs may be acceptable in circumstances where for example the physical characteristics prevent the provision of a pitched roof. In the case of extensions to bungalows, roofs should normally be pitched. In the case of two storey extensions and those in excess of two storeys, roofs should normally be pitched, either gabled or hipped. This approach ensures that the extension becomes an integral part of the existing building.

Space between properties

- 5.23 The space around individual properties is one of the hallmarks of the Parishes and any two storey extensions, particularly to the side of properties, should seek to retain the character of the street in terms of the relationship between buildings and spaces, as well as any established views. In the case of extensions on the side of a building, a distance of at least 1 metre (3’3”) should be retained between the proposed extension and the boundary between the two properties to avoid creating a terrace of properties or a continuous built frontage. The aim is to retain a distance of at least 2m (6’6”) between adjacent properties.

Roofs and Dormers

- 5.24 The expansive roofs and roof voids on many of the properties in the villages provides an opportunity to create additional living space. This option will introduce the need for new window openings, the design and location of which should be treated with great care. On some properties dormer windows are an integral feature of the original design, in others any interruption to the sweep of the roof will be inappropriate. Loft conversions will not always be suitable to the style of the property and therefore loft conversions (where they fall within planning control) will not automatically be supported.
- 5.25 Where appropriate, dormer windows should be modest in relation to the size of the roof, without dominating or overbalancing elevations. The dormer windows should be smaller than windows on the floor immediately below the roof (normally first floor). Their design should reflect the style and appearance of the house, perhaps taking ideas from dormers on nearby properties. Dormers should normally have a pitched or hipped roof. However, in some cases a flat roof may be more appropriate to the style of the original property. Materials identical to those on the parent property such as tiles, bricks and frames, should be used. Dormers on front roof slopes may be suitable, but this will largely depend on the effect of the dormer on the character and appearance of the property, the street, and where relevant, the group of properties of which it forms a part. Care should be taken to avoid the overlooking of adjoining or nearby properties. The use of roof lights in unobtrusive locations may be acceptable. Roof lights will not normally be permitted on front or side elevations where they can be particularly conspicuous. Care should be taken in selecting the right location, style of roof light and minimising the impact on nearby properties. Windows on side elevations may be permitted in appropriate circumstances.

- 5.26 The building of chimneys should be encouraged as this is a design feature of the Parishes. (Chimneys can be designed to give greater strength to the roof structure and provide additional options for the means of heating the house.)
- 5.27 The style and pitch of a roof are essential ingredients in the character of an individual property and ensure new buildings fit in with the more traditional buildings in the parishes. Design and detail of eaves, verges, hips, gables, fascias and parapets are of equal importance. Whatever the age of the house and adjoining new properties, extreme care should be taken to match the original or predominant design and detail. Similarly, the profile, colour and materials used for original roof tiles, together with the method of hanging, should be reproduced.
- 5.28 The pitch of roof on extensions should reflect the pitch of the main property. Original tiles can often be re-laid and will usually give the best finish to new building work, although new tiles that blend with the existing in general colour, shading and size, will often make a suitable alternative as a means of ensuring continuity. New properties should also consider the use of reclaimed materials to ensure they fit in
- 5.29 The original gutters and drainpipes throughout the Parishes were constructed from a variety of materials, principally cast iron and more recently uPVC. If replacement or new gutters and drainpipes are required, these should match the originals in colour and materials, although authentic replicas using substitute materials are available and can be appropriate in certain circumstances. It is desirable to retain ornamental pipes and retain hopper heads, particularly those with dates or distinguishing features. The use of unsightly external plumbing stacks with multiple branches should be avoided. Ideally additional soil and waste pipes should be located internally to avoid clutter on the outside of the building. Alternatively they could be located on elevations which cannot be seen from the street or public places. Facias and soffits should be of a dark colour so as not to appear prominent on skyline.

Landscaping and External Spaces

- 5.30 Properties in the villages have mainly mature gardens any new buildings should have large shrub and tree planting so that they fit in as soon as practicable after completion of the development. A feature of the villages is the enclosure of the front gardens by hedges and low garden walls. These are just as important as the trees and open spaces in contributing to the rural charm of the area and should be provided in new dwellings. In front gardens new fences and walls should be in keeping with those already existing in the same road and should not normally exceed 1 metre (3'3") in height.
- 5.31 Some groups of houses were designed with open garden frontages and, even though not normally within planning control, these should be retained to preserve the existing street scene. Proposals for enclosures that disrupt this design will be discouraged. Rear walling and fencing materials should also match in colour and texture those already existing in the area and should not normally exceed 2 metres (6'6") in height.
- 5.32 Leylandii are a popular form of hedging perhaps because they are inexpensive and extremely fast growing. However, they can quickly disrupt the street scene and the amenity of neighbours and consequently alternative hedging material should be considered where possible, preferably using native species.
- 5.33 The use of artificial lighting in domestic situations does not normally come within planning control despite the fact that it can have a dramatic effect on the character of individual buildings and the street at night. To maintain the character of the parishes garden lights and lights designed

to illuminate a building subtly to display a feature should be installed in a manner which is not obtrusive (during the day or night) and does not detract from the amenity of other residents. Security lighting presents a different problem as the intensity of light is often much stronger and directed onto specific areas. Care should be taken over the choice of the lighting unit so that it does not detract from the appearance of the building on which it is situated or shine directly into neighbouring properties. Any lighting required should be directed downwards and provide the minimum illumination to achieve its security purpose.

- 5.34 The highways in both Broadwas and Cotheridge are typically narrow and adequate parking within each site is always to be preferred along with safe access to and from the nearest highway. The storage of refuse bins can be an unfortunate addition to the appearance of otherwise rural site frontages and care in providing suitable screening is always to be preferred. These two matters can also be of concern in non-domestic developments.

Non-residential Development

- 5.35 The basic principles of good design apply in equal measure to non-residential development. With commercial development the scale of both the enterprise and buildings will typically be significantly larger, but the impact on landscape and amenities of residents of nearby dwellings still need to be managed in accordance with Objectives 1 and 5 in Section 4 above. The SWDP policies apply with equal measure to non-residential developments as does the South Worcestershire Design Guide Supplementary Planning Document adopted by the authorities in March 2018. The design approach to use and the non-statutory policies set out in the latter document are especially important in regard to commercial development in the Open Countryside where, whilst rural enterprise is to be encouraged, its impact on the landscape and local amenities needs to be taken into account for sound Sustainability reasons. Worcestershire County Council has also published a Worcestershire Farmstead Assessment Framework to assist with the design process where historic farmsteads are involved.

Drainage

- 5.36 One of the issues that has arisen during the preparation of this Plan has been run-off, especially from fields, onto the A44. All new development should avoid adding to rainwater run-off from the site, especially onto roads or other properties nearby. One way to manage this is by using Sustainable Urban Drainage Systems (SuDS) and other techniques as set out in the Water Management and Flooding Supplementary Planning Document which was adopted by the South Worcestershire Authorities in July 2018.
- 5.37 The principles set out above are summarised in Policy P6 thus:

Policy P6 – Design of Development

Part A: Residential Development:

To be supported residential development proposals must comply with the following design principles:

- **The existing development within the NDP area has a very diverse style that has evolved over many years. New development should be sympathetic and complimentary to the surrounding residential properties.**
- **Extensions and alterations to existing buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building.**

Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment.

- **Red brick and plain clay tiles or other materials commonly used in existing surrounding development should be used.**
- **Proposals should not significantly adversely impact on local residential amenity and give careful consideration to noise, odour and light spillage beyond site boundaries.**
- **Provision should be made for safe access and development should not result in additional on-road parking.**
- **Any hard-surfaced areas must be drained to prevent rainwater run-off from the site as developed.**
- **The site should be landscaped using native species wherever appropriate and avoid expanses of high fences and walls especially to the site frontage.**
- **Provision should be included for integrated or well screened bin storage or recycling facilities.**

Part B: Non-residential Development:

To be supported non-residential development proposals must comply with the design principles in Part A of the Policy and:

- **Not significantly adversely affect the landscape qualities of the locality as a result of the siting, bulk and height of new buildings.**
- **May use a wider palette of materials taking into account both the nature of the development and its setting.**
- **Not adversely impact on the amenity of any nearby residential properties arising from noise, odour and light pollution.**
- **Provide safe access and not result in additional on-road parking.**
- **Use SuDS to prevent on-site and off-site flooding.**
- **Landscaping should use native species wherever appropriate and avoid expanses of high fences and walls especially to the site frontage, and**
- **Provision is made for waste storage avoiding where practicable open storage of commercial or industrial waste.**

Employment

5.38 New employment uses will be encouraged particularly in the form of Farm Diversification and re-use of existing buildings and structures, unless the development gives rise to undue environmental effects. This is acknowledged in Policy SWDP 12 covering employment, tourism and leisure uses in the rural areas of South Worcestershire. However, within the villages of Broadwas and Cotheridge themselves there is little scope for new buildings for employment use. During the initial consultation in 2017 concerns were raised about employment sites off Lightwood Lane, Cotheridge in the context of adverse effects that these developments have had on nearby residential properties. When considering new employment uses and farm diversification projects care will need to be taken to ensure that there are no adverse environmental or amenity consequences for any nearby dwellings. Homeworking is also encouraged both within and outside the Development Boundary particularly as it will, in many cases, be achievable without the need for a planning application. Where such uses do come within planning control then it is to be welcomed where it can be achieved without undue effects on the local environment.

Policy P7 – Employment Uses and Farm Diversification

Employment development proposals in accordance with Policy SWDP12 will be supported where: there are no significant adverse residential and other amenity effects on nearby uses; and no significant adverse environmental effects on wildlife or on the landscape; and which respect the setting of heritage assets.

Homeworking proposals requiring planning permission must additionally not result in changes to the appearance of the building; not cause noise disturbance to occupiers of neighbouring properties from traffic movements or parking; and not involve storage of hazard materials.

Retention of Community Facilities

5.39 SWDP Policy 37 Built Community Facilities encourages the creation of new community facilities and the enhancement of existing ones. In the case of Broadwas and Cotheridge this policy can be applied to all the (built) items listed in Objective 4 above. These are all facilities that add to the cultural and community life of the two parishes and their retention, and preferably enhancement, is therefore important. Whilst the development of completely new community facilities are not anticipated during the plan period should opportunities for such development come forward they will be supported subject to the considerations in part B of Policy P8.

Policy P8 – Built Community Facilities

Part A – Existing Community Facilities

Development that fails to protect or seeks to change the use of an existing community facility will not be acceptable unless the criteria in Policy SWDP 37B are met. The built community facilities to which this relates are:

- **Broadwas & Cotheridge Village Hall,**
- **Broadwas Primary School,**
- **St Mary Magdalene’s Church Broadwas,**
- **St Leonard’s Church Cotheridge,**
- **Broadwas Gospel Hall,**
- **The Royal Oak Public House.**
- **Berryfields Play Area and Sports Ground**
- **Stoney Ley Sports Field**

Part B – Potential New Community Facilities

The provision of new built community facilities or the enhancement of existing facilities will be required to demonstrate that:

- The siting, scale and design respects the character of the surrounding area, including any historic and natural assets;
- The local road network can accommodate the additional traffic without compromising highway safety, and;
- Sufficient parking provision is made to accommodate the vehicles and cycles of all users and staff.

Renewable Energy

- 5.40 The community is keen to reduce its carbon footprint, in particular by exploring the production of renewable energy. An extensive Solar farm has been developed adjacent to Otherton Lane, Cotheridge and was sited to ensure minimal visual intrusion into the landscape from nearby public rights of way. Renewable energy schemes can have communal or individual benefits. Any further large scale schemes such as the one at Otherton Lane must include safeguards to ensure proposals are brought forward sensitively. Large wind turbines would not, for example, be welcome due to their adverse impact on the landscape character of the NDP area, and they would not comply with either current government guidance or the SWDP. For individual households the most practical means of securing energy efficiency rests with proper application of the Buildings Regulations and is therefore outside the scope of this Neighbourhood Planning document. Note that Policy SWDP 27 applies throughout the NDP area setting out the general principles which will apply.
- 5.41 Broadwas and Cotheridge are supportive of renewable and low carbon energy. In particular the parishes would support stand alone renewable and low carbon energy schemes that demonstrate evidence of community consultation at early stages in the development especially where this leads to tangible community benefit. This could, for example, be in the form of allowing community investment in the scheme or developer investment in other low carbon initiatives in Broadwas and Cotheridge.

Policy P9 Renewable and Low Carbon Energy

With the exception of wind turbines, proposals for stand-alone renewable and low carbon energy proposals will be supported where they meet the requirements of SWDP Policy 27. Considerations that should be taken into account when assessing proposals include:

- Visual impact in the immediate locality and the wider area
- Impact on heritage assets and their settings
- Impact on biodiversity
- Impact on adjoining and nearby uses including noise, vibration or electromagnetic interference
- Evidence of community consultation.

Stand-alone and renewable low carbon energy proposals will need to include specific assessments relating to the above considerations and consider the wider cumulative impacts.

Developer Contributions

5.42 Developer Contributions can have an important and positive role to play in the future of Broadwas and Cotheridge. The Community Infrastructure Charging Levy was adopted by Malvern Hill District Council in June 2017 and hence new development of the liable types (including residential development) may provide some income for the Parish Council. The priorities for any use of such funds will initially be directed to those items listed below, noting that some of the items in Objective 4 (above) are funded from other sources including, in some cases, site specific developer contributions arising from Planning Obligation agreements. This list will be regularly reviewed by the Parish Council and any updates published on its website. The Parish Council currently (2019) has no policy or proposal to re-locate the village hall.

Policy P10 Developer Contributions

Locally determined expenditure arising from developer contributions and other development related sources will initially be directed towards the following projects:

- **Traffic management measures on the A44**
- **Broadband provision for Cotheridge**
- **Improvements to footpaths and bridleways**
- **Improvements to Berryfields Children's Play Area and Playing Field,**
- **Upgrading the Village Hall**

6. Implementation, Monitoring and Review

- 6.1 The Parish Council will review progress towards the achievement of the policies in the Neighbourhood Development Plan primarily through a process of reporting to the Annual Parish Council meeting. It is intended to review the NDP formally at least once every five years.
- 6.2 When new issues are identified, or policies are found to be out of date or otherwise in need of change, for example due to changing national or strategic planning policy, the Parish Council in consultation with Malvern Hills District Council may decide to update all or part of the NDP.
- 6.3 The Parish Council will also be giving active consideration to providing further illustrative guidance to assist with the interpretation of Design Policy P6.

Policies Maps

(including Inset 1 Broadwas Village, Inset 2 Broad Green Local Green Space and Inset 3 Stoney Ley Sports Ground Recreational Green Space)

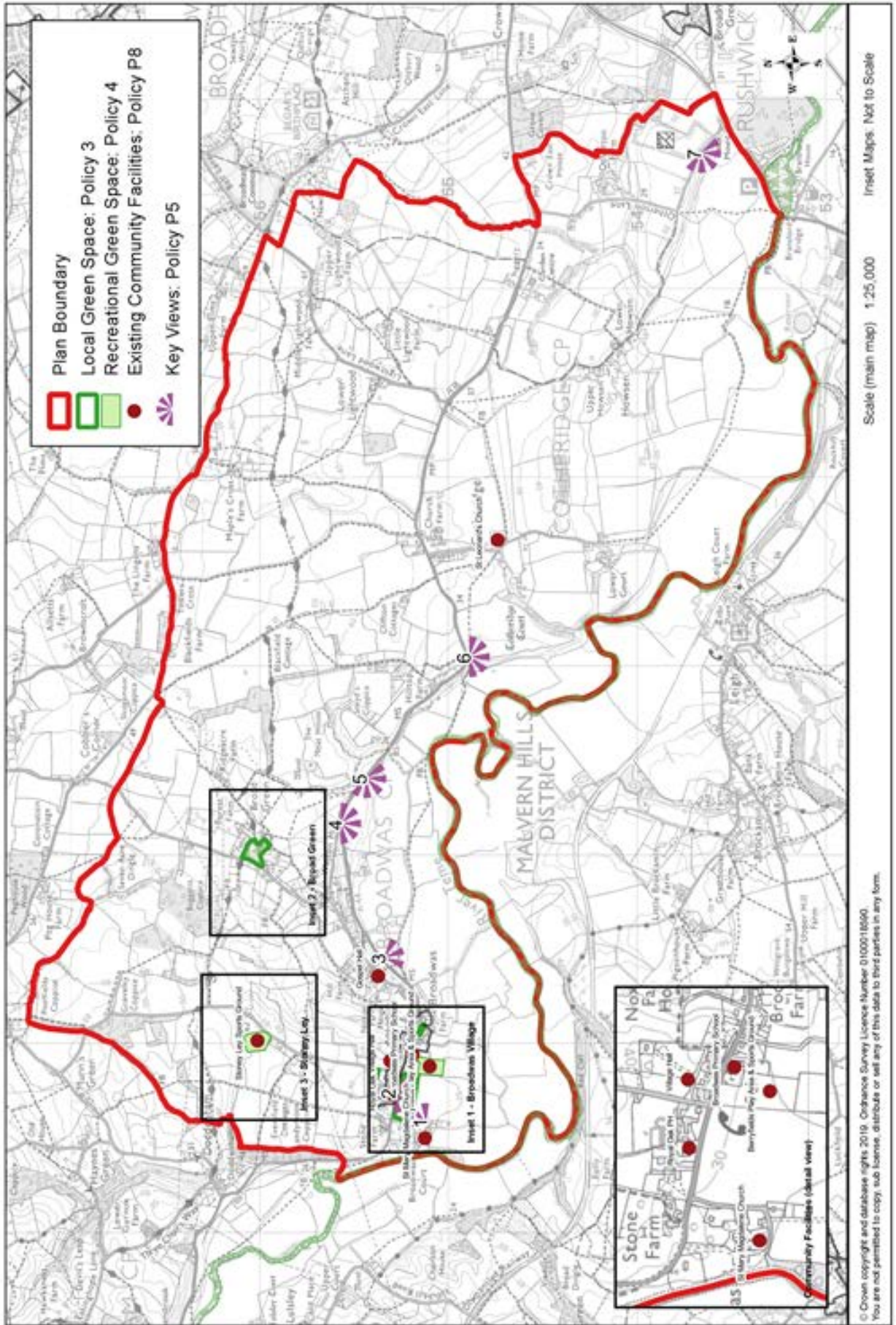
Appendices

- I SWDP Policies referred to in the NDP Policies
- II List of Heritage Assets
- III Designation of the two SSSIs

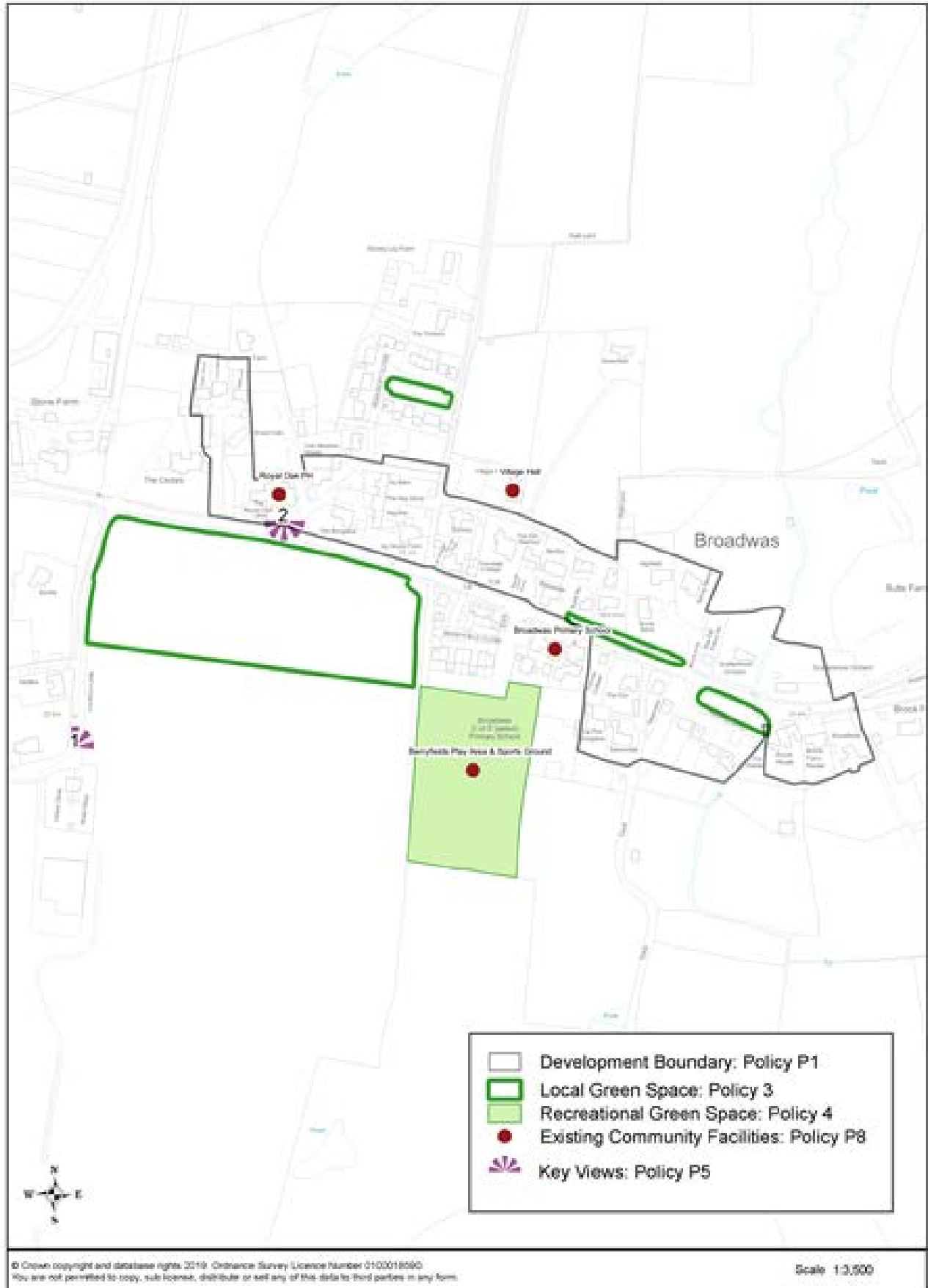
Background Papers

- No.1 Options for New Housing
- No.2 Analysis of Candidate Green Spaces
- No.3 Built Heritage
- No.4 Key Views

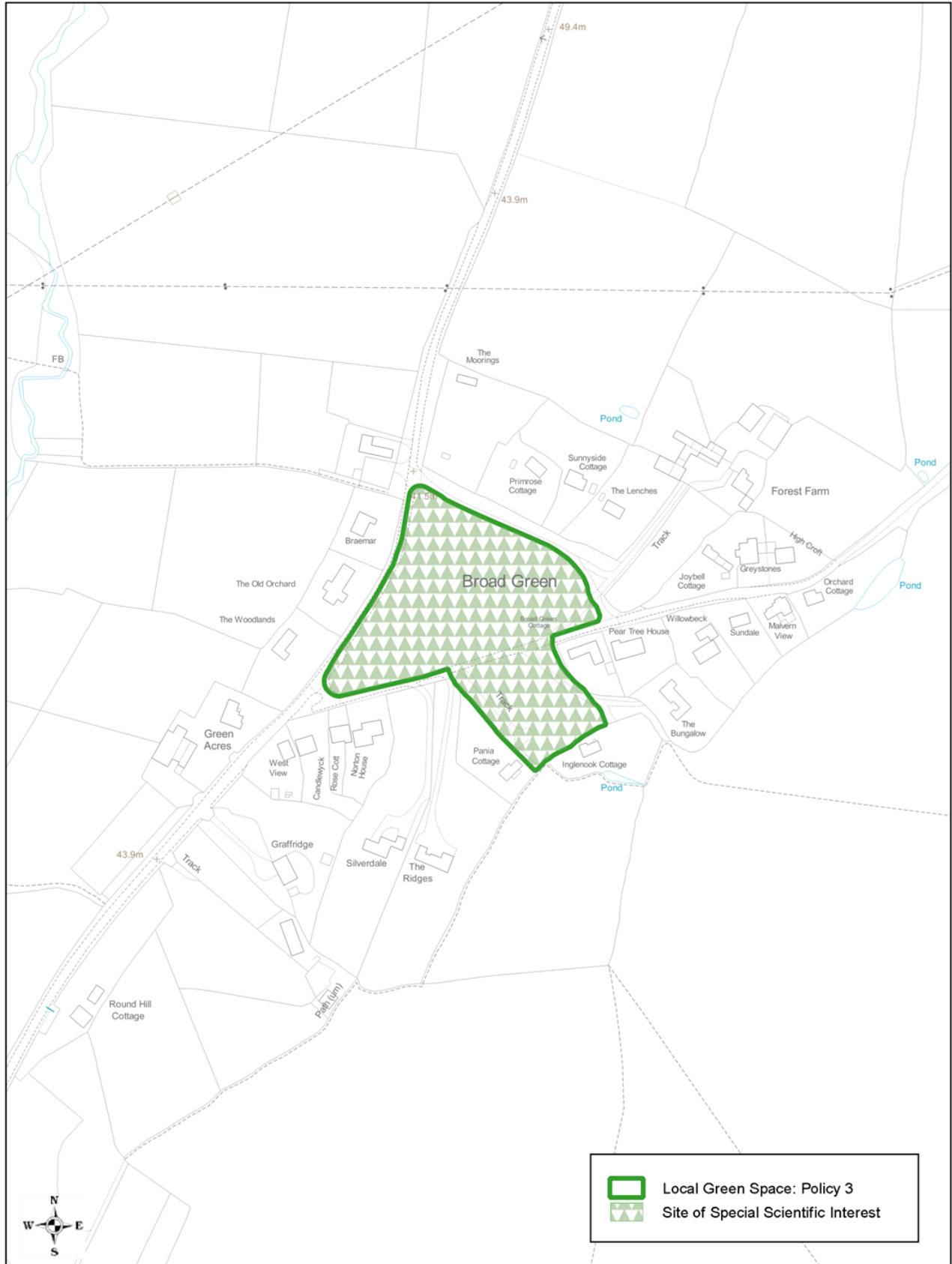
Policies Map



Policies Map Inset 1: Broadwas Village



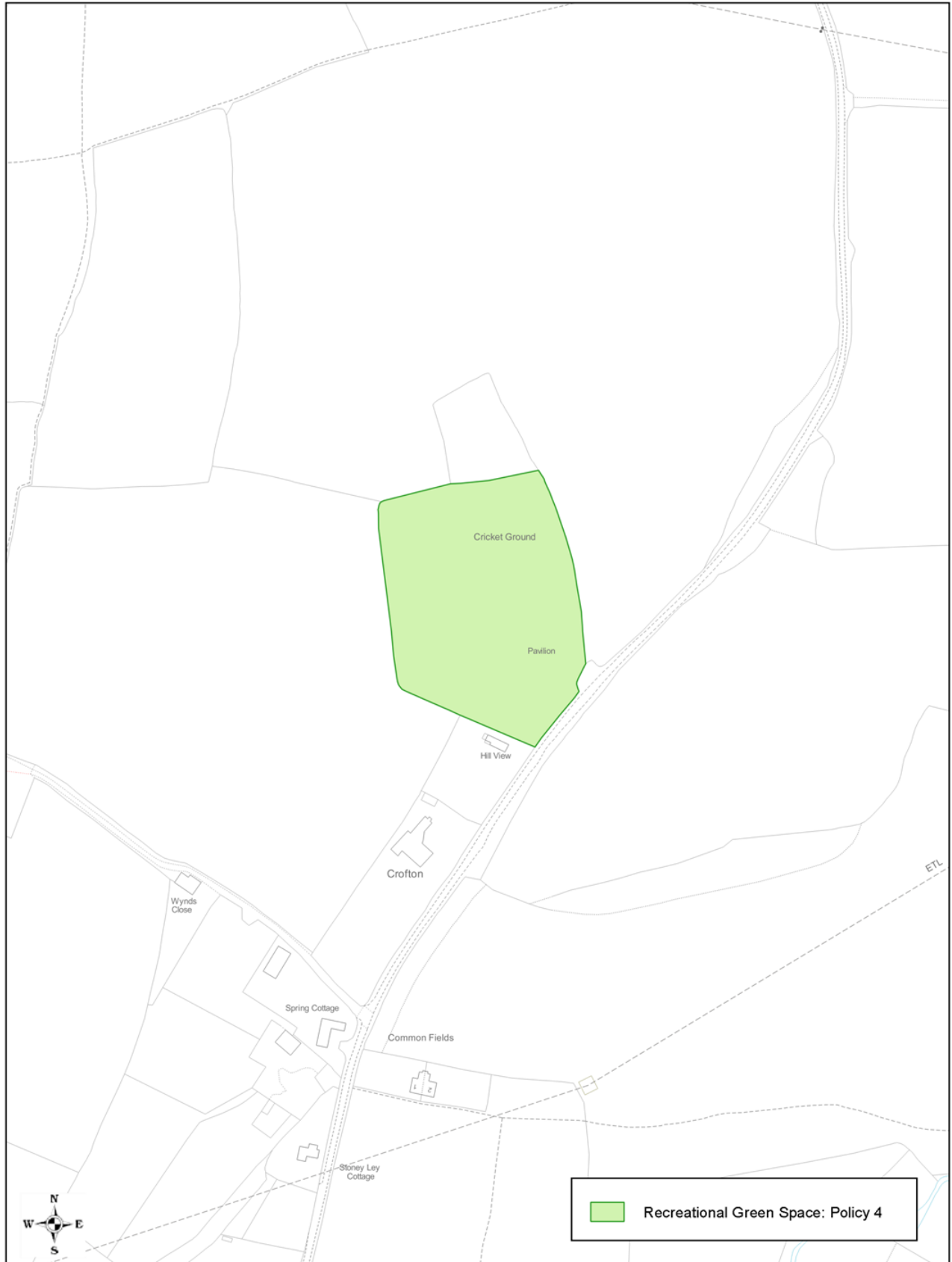
Policies Map Inset 2 : Broad Green SSSI



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Scale 1:2,500

Policies Map Inset 3 : Stoney Ley Sports Ground



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Scale 1:2,500

Appendix 1 – SWDP Policies Referred to in NDP Draft Policies

SWDP Policies	NDP Policy
<p>SWDP Policy 2C</p> <p>The open countryside is defined as land beyond any development boundary. In the open countryside, development will be strictly controlled and will be limited to dwellings for rural workers (see policy SWDP 19), employment development in rural areas (see SWDP 12), rural exception sites (see SWDP 16), buildings for agriculture and forestry, replacement dwellings (see SWDP 18), house extensions, replacement buildings and renewable energy projects (see policy SWDP 27) and development specifically permitted by other SWDP policies.</p>	Policy P1
<p>SWDP 5: Green Infrastructure</p> <p>A. Housing development proposals (including mixed-use schemes) are required to contribute towards the provision, maintenance, improvement and connectivity of Green Infrastructure (GI) as follows (subject to financial viability):</p> <ol style="list-style-type: none"> I. For greenfield sites exceeding 1ha (gross) - 40% Green Infrastructure II. For greenfield sites of less than 1ha but more than 0.2ha (gross) – 20% Green Infrastructure III. For brownfield sites – no specific Green Infrastructure <p>B. The precise form and function(s) of GI will depend on local circumstances and the Worcestershire Green Infrastructure Strategy’s priorities. Developers should seek to agree these matters with the local planning authority in advance of a planning application. Effective management arrangements should also be clearly set out and secured. Once a planning permission has been implemented, the associated GI will be protected as Green Space (SWDP 38 refers).</p> <p>C. Other than specific site allocations in the development plan, development proposals that would have a detrimental impact on important GI attributes within the areas identified as “protect and enhance” or “protect and restore”, as identified on the Environmental Character Areas Map , will not be permitted unless:</p> <ul style="list-style-type: none"> • A robust, independent assessment of community and technical need shows the specific GI typology to be surplus to requirements in that location; and • Replacement of, or investment in, GI of at least equal community and technical benefit is secured. 	Policies P3, P4 and P5
<p>SWDP 6: Historic Environment</p> <p>A. Development proposals should conserve and enhance heritage assets, including assets of potential archaeological interest, subject to the provisions of SWDP 24. Their contribution to the character of the landscape or townscape should be protected in order to sustain the historic quality, sense of place, environmental quality and economic vibrancy of south Worcestershire.</p> <p>b. Development proposals will be supported where they conserve and enhance the significance of heritage assets, including their setting. In</p>	Policies P3, P4 and P5

<p>particular this applies to:</p> <ol style="list-style-type: none"> I. Designated heritage assets; i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens and registered battlefields, as well as undesignated heritage assets. II. The historic landscape, including locally distinctive settlement patterns, field systems, woodlands and commons and historic farmsteads and smallholdings. III. Designed landscapes, including parkland, gardens, cemeteries, churchyards, public parks, urban open spaces and industrial, military or institutional landscapes. IV. Archaeological remains of all periods. V. Historic transportation networks and infrastructure including roads and trackways, canals, river navigations, railways and their associated industries. VI. The historic core of the cathedral city of Worcester, with its complex heritage of street and plot patterns, buildings, open spaces and archaeological remains, along with their settings and views of the city. VII. The civic, religious and market cores of south Worcestershire's city, town and village fabric with their wide variety of building styles, materials and street and plot patterns. 	
<p>SWDP Policy 12 Employment in Rural Areas</p> <p>A. Where rural areas are referred to in this policy, this means Category 1, 2 and 3 villages, lower category villages and the open countryside, all as defined in SWDP 2.</p> <p>Protection of Existing Employment Sites</p> <p>B. To help promote rural regeneration across south Worcestershire, existing employment sites in rural areas that are currently or were last used for B1, B2, B8, tourism, leisure and /or recreation-related purposes will be safeguarded for employment-generating uses during the plan period. Proposals to change the use of such sites to any non-employment-generating purpose will need to demonstrate that the site has been actively marketed for employment, tourism, leisure or recreation purposes for a period of at least 12 months and that it is no longer viable for an employment-generating use. Details of what is required of a marketing exercise are contained in Annex F.</p> <p>Expansion of Existing Employment Sites in Rural Areas</p> <p>C. The expansion of existing employment sites in rural areas will be supported where it has been demonstrated that intensification of the existing site is not viable or practical.</p> <p>Farm Diversification</p> <p>D. Proposals to diversify farm businesses for employment, tourism, leisure and recreation uses will be permitted providing:</p> <ul style="list-style-type: none"> •The proposed new use does not detract from or prejudice the existing agricultural undertaking or its future operation. • The scale of activities associated with the proposed development is appropriate to the rural character of the area. • Wherever possible existing buildings are used to reduce the need for additional built development. 	<p>Policies P2 and P7</p>

<ul style="list-style-type: none"> • Where planning permission is required for the residential conversion of a building as part of a farm diversification project, it will only be granted where a marketing exercise has shown that employment, tourism, leisure and recreation uses are unviable. 	
<p>SWDP 16 – Rural Exception Sites</p> <p>A. Affordable housing development will be permitted on small sites beyond, but reasonably adjacent to, the development boundaries of villages where the following is demonstrated:</p> <ol style="list-style-type: none"> I. There is a proven and as yet unmet local need, having regard to the latest Worcestershire Strategic Housing Market Assessment, the Sub-regional Choice-based Letting Scheme and other local data e.g. Neighbourhood Plan, Parish Survey or Parish Plan; II. No other suitable and available sites exist within the development boundary of the settlement; and III. Secure arrangements exist to ensure the housing will remain affordable and available to meet the continuing needs of local people. <p>B. Where viability for 100% affordable housing provision cannot be achieved, an element of market housing may be included within a rural exception scheme, to provide sufficient cross-subsidy to facilitate the delivery of affordable homes. In such cases, land owners will be required to provide additional supporting evidence in the form of an open book development appraisal for the proposal containing inputs assessed and verified by a chartered surveyor.</p> <p>C. Further details on the manner in which the policy will be implemented will be set out in an Affordable Housing Supplementary Planning Document.</p>	Policy P2
<p>SWDP 18 – Replacement Dwellings in the Open Countryside</p> <p>The replacement of an existing dwelling in the open countryside with another single dwelling will be permitted where:</p> <ol style="list-style-type: none"> I. The existing dwelling is not a caravan, mobile home or subject to a temporary planning permission. II. It can be demonstrated that accommodation needs cannot be met through the alteration, extension and / or refurbishment of the existing dwelling. III. The replacement is not disproportionately larger than the existing dwelling and will not exceed the size of the original footprint by more than 30%. IV. The proposed dwelling is positioned on the footprint of the existing dwelling, unless there are visual, landscape or highway safety or other environmental grounds to justify an alternative location within the existing curtilage. V. The curtilage of the replacement building is no greater than that of the existing dwelling. VI. The proposal includes the demolition of the dwelling to be replaced. VII. Where the existing dwelling has been provided for agricultural purposes, a condition will be attached to ensure that the replacement 	Policy P2

<p>dwelling can only be occupied by an agricultural worker once it has been built.</p>	
<p>SWDP 19 – Dwellings for Rural Workers</p> <p>A. Proposals for permanent agricultural, horticultural, forestry and rural enterprise-related dwellings will be permitted provided that:</p> <ul style="list-style-type: none"> • The functional and economic tests contained in Annex G are met; • No dwelling serving or closely associated with the holding has been sold or changed from residential use, or otherwise separated from the holding within the previous five years; • The dwelling does not exceed 150 sq. m. of net usable floorspace, unless a larger property is robustly justified; • Where practical for its purpose, the dwelling is located close to existing buildings / dwellings, to minimise its visual and environmental impact; and • Planning conditions are imposed to control the occupancy of the dwelling to ensure that it cannot be sold on or sublet for general accommodation unrelated to the enterprise. <p>B. For a new agricultural, horticultural, forestry or other rural enterprise, a time-limited permission may be granted for a temporary dwelling, such as a mobile home or caravan, until the economic viability of the enterprise is established. Applications for such dwellings must meet the functional and economic tests contained in Annex G.</p> <p>C. Temporary or seasonal accommodation requirements to serve rural enterprises will be considered on a case-by-case basis, but will need to demonstrate:</p> <ol style="list-style-type: none"> i. that there is a proven business case for the accommodation; ii. that there is no appropriate accommodation available in nearby settlements; and iii. that impacts on local services, landscape and amenity are mitigated 	<p>Policy P2</p>
<p>SWDP 25: Landscape Character</p> <p>A. Development proposals and their associated landscaping schemes must demonstrate the following:</p> <ol style="list-style-type: none"> I. That they take into account the latest Landscape Character Assessment and its guidelines; and II. That they are appropriate to, and integrate with, the character of the landscape setting; and III. That they conserve, and where appropriate, enhance the primary characteristics defined in character assessments and important features of the Land Cover Parcel, and have taken any available opportunity to enhance the landscape. <p>B. A Landscape and Visual Impact Assessment (LVIA) will be required for all major development proposals and for other proposals where they are likely to have a detrimental impact upon:</p> <ol style="list-style-type: none"> I. A significant landscape attribute; II. An irreplaceable landscape feature; or III. The landscape as a resource. <p>The Landscape and Visual Impact Assessment should include</p>	<p>Policy P5</p>

<p>proposals to protect and conserve key landscape features and attributes and, where appropriate, enhance landscape quality.</p>	
<p>SWDP 27 – Renewable and Low Carbon Energy</p> <p>Incorporating Renewable and Low Carbon Energy into New Development</p> <p>A. To reduce carbon emissions and secure sustainable energy solutions, all new developments over 100 square metres gross or one or more dwellings should incorporate the generation of energy from renewable or low carbon sources equivalent to at least 10% of predicted energy requirements, unless it has been demonstrated that this would make the development unviable.</p> <p>B. Large scale development proposals should examine the potential for a decentralised energy and heating network. If practical and viable, a decentralised energy and heating network should be provided as part of the development.</p> <p>Stand Alone Renewable and Low Carbon Energy Schemes</p> <p>C. With the exception of wind turbines (see D below) proposals for stand-alone renewable and other low carbon energy schemes are welcomed and will be considered favourably having regard to the provisions of other relevant policies in the Plan.</p> <p>D. Proposals for stand-alone wind turbines will only be considered favourably if:</p> <ol style="list-style-type: none"> I. The site is identified as suitable for wind energy development in a Neighbourhood Plan; and II. Following consultation, it can be demonstrated that any significant planning impacts identified by the affected local community have been fully addressed and that the proposal has the local community's backing. <p>E. The South Worcestershire Councils (SWC) will set out associated advice and guidance on the implementation of this policy in a Renewable and Low Carbon Energy Supplementary Planning Document.</p>	<p>Policies P2 and P9</p>
<p>Policy SWDP 37 – Built Community Facilities</p> <p>A. The provision of new community facilities or the enhancement of existing facilities will be permitted, particularly where the proposals have resulted from neighbourhood planning, subject to satisfying the sequential test in the Framework where applicable. Applicants will be required to consider whether the combining or rationalisation of existing facilities would be more appropriate than the provision of a new facility.</p> <p>B. Any proposal that would result in the loss of a site or building currently or last used as a community facility will only be permitted if the following criteria are met:</p> <ol style="list-style-type: none"> i. An alternative community facility which meets local needs to at least the same extent is, or will be, provided in an equally or more accessible location; or ii. It has been demonstrated that there is an excess of similar provision in the appropriate catchment area for that particular facility and the site or building is not needed for any other community facility; or iii. In the case of commercial community facilities, it has been 	<p>Policy P8</p>

<p>demonstrated that it would not be economically or operationally viable to retain the facility for community use; or</p> <p>iv. In the case of non-commercial community facilities, the use is no longer operationally viable; or</p> <p>v. The community facility could not be provided or operated by either the current occupier or by an alternative occupier (e.g. by a local community body, public-private partnership, etc.) and it has been marketed in accordance with Annex F (Marketing Requirements).</p> <p>vi. Applicants are required to scope existing facilities in the area and consider whether it would be more appropriate to combine or rationalise existing facilities in the first instance.</p> <p>vii. Applicants proposing to re-develop or convert a community facility should consult the appropriate community prior to the submission of a planning application.</p>	
<p>SWDP 38 – Green Space</p> <p>A. Green Space, as identified on the Policies Map, includes a range of private and public open spaces and associated community facilities.</p> <p>B. Development of Green Space will not be permitted unless the following exceptional circumstances are demonstrated:</p> <p>i. The proposal is for a community / recreational use that does not compromise the essential quality and character of the Green Space; or</p> <p>ii. An assessment of community and technical need (using recognised national methodology where appropriate) clearly demonstrates that the Green Space is surplus to requirements; or</p> <p>iii. Alternative / replacement Green Space of at least equivalent value to the community has been secured in a suitable location.</p> <p>C. This policy should be read in conjunction with policies SWDP 5, 22, 29 & 39 as any new Green Infrastructure secured under these policies will be designated and protected as Green Space.</p>	<p>Policies P3 and P4</p>

Appendix 2 – Heritage Assets – Listed Buildings **(see also Background Paper No.3 Built Heritage)**

List 1: the Broadwas list

BROADWAS COURT, Bromyard Road

- List Entry Number: 1302179
- Heritage Category: Listed Grade: II

CRUCK BARN, Little Green, Butts Bank

- List Entry Number: 1349344
- Heritage Category: Listed Grade: II

STABLE ABOUT 25 YARDS NORTH OF STONE FARMHOUSE, Bromyard Road

- List Entry Number: 1082935
- Heritage Category: Listed Grade: II

OUTBUILDING ABOUT 45 YARDS NORTH EAST OF BUTTS FARMHOUSE,
Butts Bank

- List Entry Number: 1082936
- Heritage Category: Listed Grade: II

BADGERS BEND, Church Lane

- List Entry Number: 1082940
- Heritage Category: Listed Grade: II

INGLENOOK COTTAGE, Broad Green

- List Entry Number: 1082975
- Heritage Category: Listed Grade: II

BARN ABOUT 14 YARDS WEST OF STONE FARMHOUSE, Bromyard Road

- List Entry Number: 1302187
- Heritage Category: Listed Grade: II

HILL FARMHOUSE, Butts Bank

- List Entry Number: 1082937
- Heritage Category: Listed Grade: II

CHURCHYARD CROSS ABOUT 12 YARDS SOUTH OF THE CHANCEL OF THE CHURCH OF THE
CHURCH OF ST MARY MAGDALENE

- List Entry Number: 1082939
- Heritage Category: Listed Grade: II

BROOK FARMHOUSE, Bromyard Road

- List Entry Number: 1082976
- Heritage Category: Listed Grade: II

IVY HOUSE FARMYARD, Bromyard Road

- List Entry Number: 1302181
- Heritage Category: Listed Grade: II

GROUP OF 3 CHEST TOMBS ABOUT 9 YARDS SOUTH EAST OF CHANCEL OF THE CHANCEL OF
THE CHURCH OF ST MARY MAGDALENE, Church Lane

- List Entry Number: 1349346
- Heritage Category: Listed Grade: II

CIDERHOUSE, HOP STORE AND PAIR OF HOP KILNS ADJOINING HILL FARMHOUSE TO SOUTH-WEST, Butts Bank

- List Entry Number: 1082938
- Heritage Category: Listed Grade: II

BUTTS FARMHOUSE, Butts Bank

- List Entry Number: 1349343
- Heritage Category: Listed Grade: II*

STONE FARMHOUSE AND ATTACHED HOP KILN, Bromyard Road

- List Entry Number: 1082977
- Heritage Category: Listed Grade: II*

CHURCH OF ST MARY MAGDALENE, Church Lane

- List Entry Number: 1349345
- Heritage Category: Listed Grade: II*

Total: 16 list entries in Broadwas

List 2 – The Cotheridge List

COTHERIDGE COURT, Church Lane

- List Entry Number: 1082941
- Heritage Category: Listed Grade: II*

BARN ADJOINING LOWER COURT FARMHOUSE TO SOUTH, Church Lane

- List Entry Number: 1179113
- Heritage Category: Listed Grade: II

UPPER LIGHTWOOD FARMHOUSE, Upper Broadheath

- List Entry Number: 1082943
- Heritage Category: Listed Grade: II

LOWER COURT COTTAGE, Church Lane

- List Entry Number: 1302096
- Heritage Category: Listed Grade: II

LOWER HOWSEN FARMHOUSE, Howsen

- List Entry Number: 1302104
- Heritage Category: Listed Grade: II

ROSE COTTAGE, Bromyard Road

- List Entry Number: 1349347
- Heritage Category: Listed Grade: II

UPPER HOWSEN FARMHOUSE, Howsen

- List Entry Number: 1349348
- Heritage Category: Listed Grade: II

LOWER COURT FARMHOUSE, Church Lane

- List Entry Number: 1082942
- Heritage Category: Listed Grade: II

OTHERTON FARMHOUSE, Otherton Lane

- List Entry Number: 1302107
- Heritage Category: Listed Grade: II

CHURCH OF ST LEONARDS, Church Lane

- List Entry Number: 1179067
- Heritage Category: Listed Grade: II*

Total 10 entries in Cotheridge

Appendix 3 – Natural Heritage

The Broadwas and Cotheridge NDP area has two Sites of Special Scientific Interest (SSSI) and no Local Nature Reserves or Special Wildlife Sites. There are no sites of European level of protection (Special Conservation Areas) within the area.

The two SSSIs are the River Teme and Broad Green.

River Teme SSSI

The official designation of the River Teme as an SSSI describes is reproduced below. Note that not all of the characteristics are in evidence in the NDP area. The NDP includes no proposals which would affect the Teme directly, although run-off from development sites could have an impact if not managed correctly.

Description and Reasons for Notification:

The River Teme is the second largest tributary of the River Severn, draining a hilly, predominantly rural catchment of Silurian and Devonian rocks. The notified channel is of special interest as a representative, near-natural and biologically-rich river type associated with sandstone and mudstones. This type has a mainly northern and western distribution in Britain but is especially characteristic of the Welsh Marches.

The Teme demonstrates a close relationship with the underlying geology. A short, rapid-flowing upland section, with nutrient-poor and relatively acidic waters, changes to a more basic and naturally nutrient-rich system for most of the river's length as it passes over Silurian shales and mudstones, and the Old Red Sandstone strata. At its lowest section, the Teme is a sluggish, lowland river on soft deposits.

These attributes and the high water quality, support significant river plant, fish and invertebrate communities and otter populations. A small section of the lower River Clun is included in the SSSI for a notable species.

The Teme rises at 460 m on Cilfaesty Hill, Powys and falls steeply to Knighton, descending 122 m over 1.6 kms of the English/Welsh border. It then flows through a more gentle landscape via Ludlow and Tenbury Wells to join the River Severn just below Worcester. The river is actively eroding and fast flowing, with many shingle bars, especially above Leintwardine. Where the river cuts through the sandstone, the bed is often formed of submerged rock platforms. The banks are well tree-lined with alder *Alnus glutinosa*, with some willow *Salix* spp. stands.

There are extensive areas of rough grassland and wet flushes dominated by mosses and sedges on Cilfaesty Hill Common, but thereafter the adjoining land use is mostly permanent pasture, arable fields, hop-yards and orchards. Parts of the river run through deciduous woodland, mainly of oak *Quercus* spp. and ash *Fraxinus excelsior*, some of which occurs in steep ravines. Wetter areas hold small alder carrs, on both shingle and alluvial soils. Little flood plain wetland has survived, though some of the early river engineering schemes have left cut-off meander loops which have developed marsh vegetation.

Geology and Topography . Near to the source the young river drains an upland area based on Silurian siltstones, the bedrock geology being the dominant influence on the river bed. Numerous peaty flushes and several small moorland tributary streams join the river here as it passes through a small, steep-sided rocky gorge. The Ring, an active land slip located on Cilfaesty Common, deposits silt and gravel into the channel which has a locally enriching effect on the nutrient status of the waters. After leaving Cilfaesty Hill the Teme flows through the narrow valley of Cwm Owyn to Felindre and from there on to a wider floodplain. Downstream from here the river shows a variety of fluvial geomorphological features such as back channels, storm flow channels and cut-off pools.

Down to Brampton Bryan the rocks are predominantly shales and mudstones of neutral base status but below this they change to more calcareous types and sandstones. Devonian Old Red Sandstone is the bedrock from Downton to Knightwick, with Triassic Mercian Mudstone from there to the confluence. From Felindre down to Leintwardine the river has a well developed pool and riffle system, with a cobble and pebble river bed. There are also extensive lateral gravel banks. After Downton Gorge and past Ludlow, submerged sandstone rock platforms become a feature. The lowest reaches near to Worcester traverse clays and silts to give a lowland and mature river.

Such variations in geology, flow and substrate give rise to diverse river plant and animal communities,

ranging from species-poor upland spate types, to those more characteristic of slow flowing, alluvial rivers.

Flora . The highest section of the river has many small falls and pools with a good cover of the moss *Amblystegium tenax*, along with other bryophytes such as the liverwort *Marchantia polymorpha* and the moss *Fontinalis squamosa*. A small side pool supports the stonewort *Chara vulgaris* var. *vulgaris*. Characteristic higher plants in these upper stretches are round-

leaved water crowfoot *Ranunculus omiophyllus* and intermediate water starwort *Callitriche hamulata*, with the reed canary grass, *Phalaris arundinacea*, as a marginal species. There are also algal communities covering the pebble and small boulder-strewn river bed throughout its length, with various species of filamentous green algae and the distinctive red alga *Hildenbrandia rivularis*, the latter reflecting the high water quality.

With an increase in calcareous influence between Knighton and the Clun confluence, beds of the water crowfoots *Ranunculus fluitans* and *R. penicillatus* v *psuedofluitans* appear. The outcropping of the Lower Old Red Sandstone around Ludlow allows the river to cut deeply into the bedrock, with a subsequent change in the aquatic flora. There tends to be one major water plant community in these lower reaches, with the river water crowfoot *R. fluitans* dominating. The large algae *Enteromorpha* is found, together with pondweeds such as fennel pondweed *Potamogeton pectinatus* and perfoliate pondweed *P. perfoliatus*. Vigorous stands of the branched bur reed *Sparganium erectum* occur as a marginal species, along with water plantain *Alisma plantago-aquatica* and water figwort *Scrophularia auriculata*

The river banks between Tenbury Wells and Knightwick are often dominated by dense stands of comfrey *Symphytum officinalis*, with some areas suffering invasion from the alien Himalayan balsam *Impatiens glandulifera*.

Mammals . The otter *Lutra lutra* has well established populations on the Teme, the stronghold being between Ludlow and Knighton, but they are found all along the river from Cwm Gwyn to Powick. Mink *Mustela vison* are also reported to be widespread in the catchment.

Invertebrates . The Teme has a good population of Atlantic stream crayfish *Austropotomobius pallipes*, a globally threatened and seriously declining species. The extensive shingle shoals hold a particularly interesting and rare riffle beetle community, with some 17 species being recorded. Of these, *Normandia nitens* is classed as Vulnerable, with *Macronychus quadrituberculatus* being nationally rare. The nationally scarce beetles *Riolus subviolaceus* and *R. cupreus* are found in the channel, with the nationally scarce carabid beetle *Bembidium semipunctatum* occurring on the banks. The SSSI also holds a population of the freshwater pearl mussel *Margaritifera margaritifera*, a rare and specially protected species.

Fish . The River Teme has long been recognised as a quality salmonid and coarse fishery. The fish communities strongly reflect the ecological changes in the river as it descends the catchment.

The lower and middle reaches have eels *Anguilla anguilla*, dace *Leuciscus leuciscus*, barbel *Barbus barbus*, bream *Abramis brama*, perch *Perca fluviatilis*, roach *Rutilus rutilus* and chubb *Leuciscus cephalus*. The latter species is typical of the slow and deep flows of the lower and middle river and is found upstream as far as Ludlow, whereas the brown trout is found most commonly above this point. Salmon *Salmar salmo* and grayling *Thymallus thymallus* are also present up to the weir at Buckton. Brook lamprey *Lampetra planeri*, stone loach *Noemacheilus barbatulus* and bullhead *Cottus gobio* can be found in the fast and rocky stretches, though bullhead and stone loach do occur low down the river at Knightwick. Bullheads occur even in the very shallow and fast flows on the open hill near the source. Sea lamprey *Petromyzon marinus* has been recorded on the lower reaches of the Teme.

Of particular conservation interest are the records of the very rare twaite shad *Alosa fallax fallax* in the very lowest reaches of the Teme. This may represent an extension of the spawning ground from the Severn, which is one of only four confirmed breeding sites in the UK.

Breeding Birds . The bird community is typical of that found along medium to fast flowing rivers. The dipper *Cinclus cinclus* is to be found in almost all the rocky sections together with the grey wagtail *Motacilla cinerea*, though the latter species is equally at home on the silt banks of the lower reaches. Both kingfishers *Alcedo atthis* and sand martins *Riparia riparia* readily utilise the eroding earth banks which the river produces as it meanders, and common sandpipers *Tringa hypoleucos* occur on the shingle bars above Ludlow. There are also records of goosander *Mergus merganser*.

Broad Green SSSI

In common with the River Teme there are no development proposals in the NDP which would directly impact on this SSSI. The official description is:

Description and Reasons for Notification:

Broad Green lies in the village of the same name. It consists of an area of neutral grassland with a rich plant community of a type which is rare in this part of the West Midlands.

The sward is dominated by grasses such as meadow foxtail *Alopecurus pratensis*, sweet vernal-grass *Anthoxanthum odoratum* and cock's-foot *Dactylis glomerata*. Other plants include some locally uncommon species such as dyer's greenweed *Genista tinctoria*, pepper saxifrage *Silaum silaus*, adder's tongue *Ophioglossum vulgatum*, wild carrot *Daucus carota*, cowslip *Primula veris* and lady's bedstraw *Galium verum*. In the damper parts meadowsweet *Filipendula ulmaria* also occurs. The Green is particularly noted for an abundance of the uncommon grass vetchling *Lathyrus nissolia*.

In recent years some scrub, mainly hawthorn *Crataegus monogyna* and goat willow *Salix caprea*, has become established over parts of the site.

Note that Broad Green is also a registered "Village Green" register number CC78.

