



Drakes Broughton and
Wadborough with Pirton
Neighbourhood Plan
2015 - 2030

Regulation 14 Consultation Version
January 2016

How to Comment on this Document

This is the Regulation 14 Consultation Draft of the Drakes Broughton and Wadborough with Pirton Neighbourhood Plan. The consultation period will run from Monday 25th January 2016 to 5pm Monday 8th March 2016.

If you would like to comment or make representations on this document, please use the representation form available.

The document, and representation form are available to view and download at the following website address:

<http://www.dbwp-parish.com/plan.html>

Hard copies of these document are available to view at the following locations:

Drakes Broughton

Post Office and Spar
The Old Oak
St Barnabas C of E First and Middle School

Wadborough

The Mason's Arms

Pirton

On request from Parish Councillor J Butterworth
On request from Parish Councillor F Mead

All comments should be returned by 5pm Monday 8th March 2016 to:

Mrs Fiona Eagle
Stratheden
Mill Lane
Wadborough
WR8 9HB

Or by email to: dbwppcneighbourhoodplan@gmail.com

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

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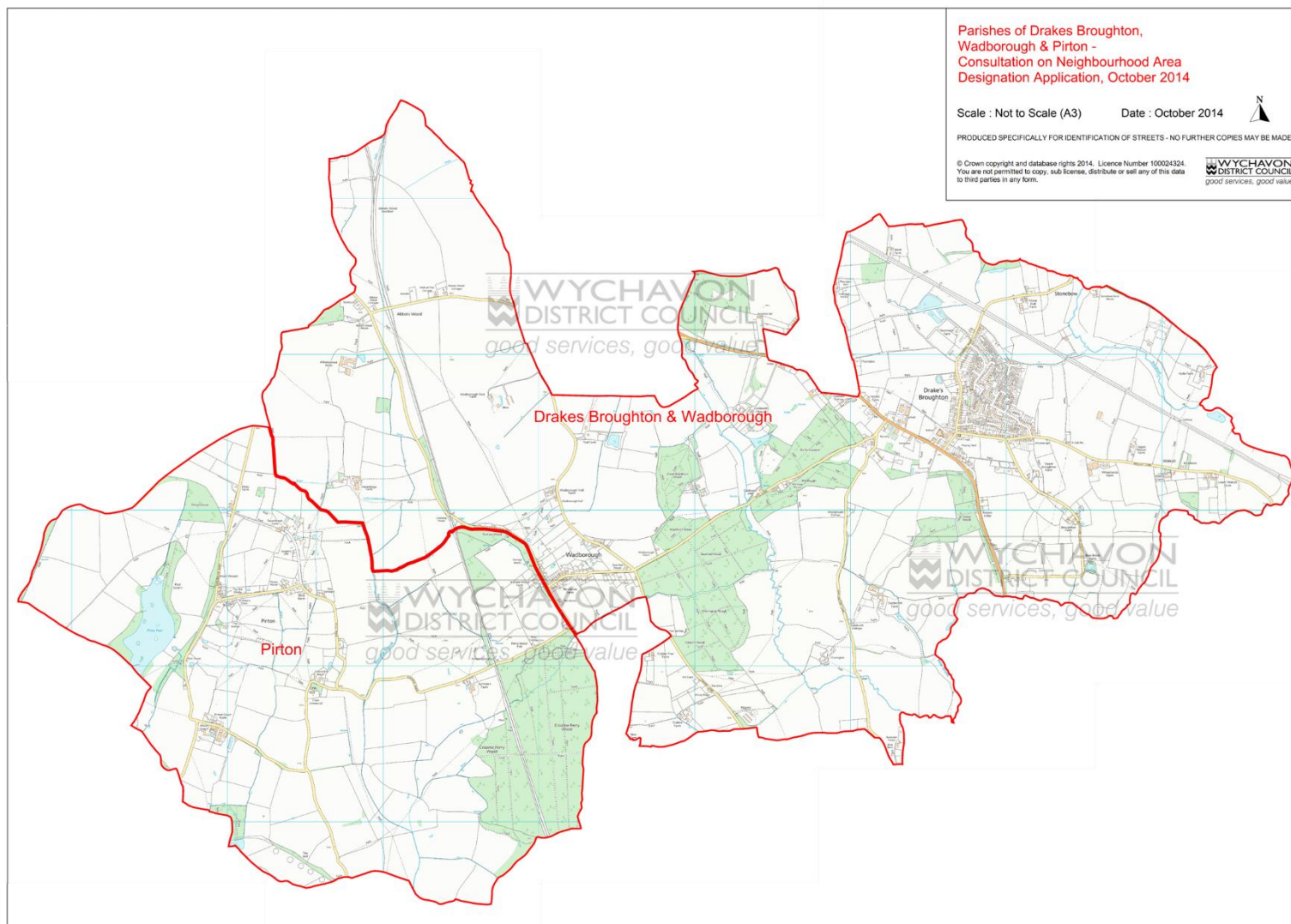
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1 Introduction

- 1.1 Welcome to the Drakes Broughton and Wadborough with Pirton Neighbourhood Plan. This document has been prepared by the Neighbourhood Plan Steering Group, a group of volunteers brought together to assist the Parish Council to develop the Neighbourhood Plan. The Plan is being published to engage all those who live, work and carry out business in the area on the future development of the Parishes.
- 1.2 The Localism Act 2011 introduced significant reforms to the planning system in England. These reforms gave local communities more say in shaping future development in their area. The most significant reform gave local Parish Councils the power to prepare a Neighbourhood Plan for their area.
- 1.3 Drakes Broughton and Wadborough with Pirton Parish Council decided it was essential to use this new power.
- 1.4 The Parish Council, therefore, applied to be designated a neighbourhood planning body for the whole of Drakes Broughton and Wadborough with Pirton. The area covered by the Parish Council was approved as a neighbourhood planning area by Wychavon District Council on 5th February 2015. This designation has allowed the local community to come together, through the preparation of this Neighbourhood Plan, to set out how the future development of the area should be shaped up to 2030.
- 1.5 The neighbourhood plan will cover the area of the Parishes as detailed in Figure 1. This area includes the three villages of Drakes Broughton, Wadborough and Pirton.

Drakes Broughton and Wadborough with Pirton Neighbourhood Plan
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Figure 1. Drakes Broughton and Wadborough with Pirton Neighbourhood Plan Area



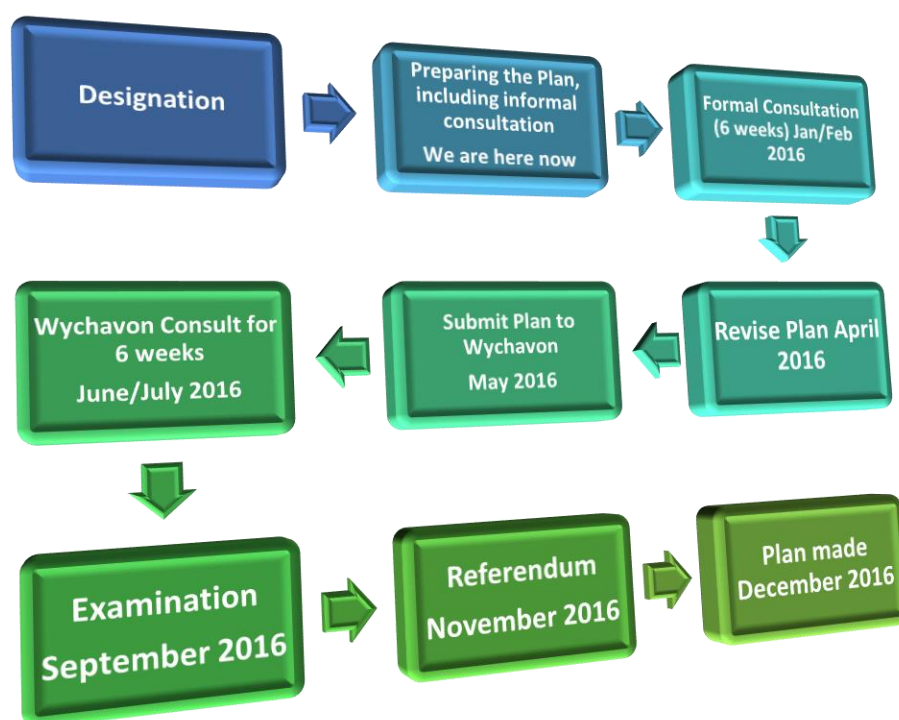
2 Why is the Drakes Broughton and Wadborough with Pirton Neighbourhood Plan important?

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

3 The Neighbourhood Plan process

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

Figure 2. The Neighbourhood Plan Preparation Process



- 3.2 The Neighbourhood Plan preparation process includes a number of stages during which we must ensure we consult all those who live, work and carry out business in the area. We are currently beginning the first formal consultation. The second period of consultation is undertaken by Wychavon District Council.
- 3.3 After these consultations the plan will be sent for examination by an independent expert. This examiner will be jointly appointed by the Parish Council and Wychavon District.
- 3.4 At the examination the examiner will assess whether the plan meets the basic conditions of the Localism Act. This is something all neighbourhood plans must comply with if they are to be

formally made part of the development plan. The basic conditions are:

- Is the Neighbourhood Plan in line with national planning policy and guidance?
- Is the Neighbourhood Plan in general conformity with the strategic planning policies for the area?
- Is the plan compatible with European Union obligations?

- 3.5 If the examiner decides the answer to these questions is “yes” the Drakes Broughton and Wadborough with Pirton Neighbourhood Plan will be subject to a local referendum. The referendum will give all eligible voters on the electoral register in the Parishes the opportunity to vote and decide if the Drakes Broughton and Wadborough with Pirton Neighbourhood Plan should in future be used to help determine planning applications. The final decision, therefore, rests with the people of Drakes Broughton, and Wadborough with Pirton and will be a straight forward majority of those voting in the referendum.
- 3.6 On our current timetable the aim is to complete the process by December 2016.

4 History and Background

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

Drakes Broughton

- 4.4 Drakes Broughton is a village in Worcestershire, England. The village is located on the B4084 road (previously the A44) 2 miles north-west of Pershore and 7 miles south-east of Worcester.
- 4.5 In 1857 the Rev Richard Williamson D. D., vicar of Pershore founded a chapel of ease for the benefit of the inhabitants of the then small community of Drakes Broughton, about 8 miles south-east of Worcester. The structure was completed within a few years by the addition of a vestry and wooden steeple. The church came near to national fame when, on the night of 23rd/24th December 1977 the steeple was blown over in a fierce gale. The parishioners succeeded in raising the £11,000 required for its replacement in exactly one year.
- 4.6 St Barnabas school was built in 1891 for 80 children. Before the advent of school buses pupils walked from Wadborough carrying satchels containing all their requirements for the day, including packed lunches. They of course had to walk back home after lessons in the afternoon. After the closure of Stoulton School, pupils from there were transferred to St Barnabas.
- 4.7 In 1954 a fund for a village hall was started with £75 left over from the Coronation celebrations in 1953. For the next five years' annual ox roasts and flower shows were held in addition to other money raising events, and the village hall was opened on 12th November 1958.

- 4.8 Prior to 1958 having no village hall was a handicap but not an impossibility. If someone wanted to organise any indoor event, it had to be held in St Barnabas School.
- 4.9 This was a major upheaval. Heavy desks had to be removed and as the village had no electricity until 1949, hanging paraffin lamps had to be trimmed and water heated on coal fires for beverages!
- 4.10 Traditional local occupations were mainly animal and fruit farming and market gardening. It was a common occurrence to see horse-drawn vehicles taking their produce to Pershore market and the drovers with sheep and cattle bound for Worcester market. Among the resident craftsmen the village could boast a blacksmith, a miller, a shoemaker, a thatcher and a wheelwright. Villagers were also fortunate in having the services of a resident District Nurse, and of course the convenience of a local post office.
- 4.11 There were brickworks in Brickyard Lane and a family of builders known as 'The Kid Glove Builders' because of their perfection, also lived in the village. In 1841 the blacksmith's shop was situated on the main Pershore to Worcester road, not far from Turnpike House, which stood on the corner of Stonebow Road and Worcester Road.
- 4.12 Turnpike House, a well-known landmark, was demolished in about 1956/57. In the late 19th century and early 20th century the blacksmith lived and worked at 'The Old Forge' in Mill Lane. Farther down the lane the Old Flour Mill still stands where the blacksmith's craft has now been revived.
- 4.13 Presently, the village has two pubs; the Old Oak and the Plough and Harrow. Its school, St Barnabas, contains a Pre-School, First School and a Middle School, which then feeds into Pershore High School in nearby Pershore.
- 4.14 Drakes Broughton has a recreation ground, on which the village's football teams play. The recreation ground is situated next to the village's church, St Barnabas School, and the village hall. Drakes Broughton has other amenities including a general store, hairdressers, and a fish and chip shop.

Wadborough

- 4.15 Wadborough is a small village 2 miles outside Pershore and 7 miles from Worcester. The village is in Worcestershire, England. The village is an old farming community, with its nearest church a mile away in Pirton.

- 4.16 Wadborough is first mentioned in the 10th century when King Edgar of England confirmed that four manse (priest's houses) there belonged to Pershore Abbey. The Abbey owned most of the land in the area. Place names like Abbottswood and Hermitage Farm reflect a long church ownership. Wadborough appears in Domesday Book as Wadberge, meaning Old English wad "woad" and beorg "hill". Woad dye production was usually carried out at some distance from towns because of the offensive smells produced.
- 4.17 Wadborough railway station was situated west of the village on the Bristol to Birmingham main rail line. The line remains open and high-speed trains regularly pass through, but the station closed in January 1965.
- 4.18 The village has one bus service, the 382, which runs between Pershore and Worcester, once an hour in both directions frequently passing each other in the narrow lanes of the village centre.
- 4.19 Views from Station Road/Sidings Road towards the Malverns are of open rural beauty, and 180 degrees opposite are views towards Bredon. From Mill Lane towards the cross roads, there are views north across open pasture and to the south across grassland towards Bredon Hill are classic vistas undisturbed since Woden times.
- 4.20 The village of Wadborough is encased in woodland jewels of varying types - ancient deciduous to more recently (in the last 100 years or so) replanted coniferous and mixed. For a map of woodland areas: -
<http://www.pentalocal.uk/england/worcestershire/deerfold-wood/>
- 4.21 The surrounding areas of open farmland (pasture, arable, and managed woodland) make for the classical rural scene where game keeping and farming, knowing country folk and educated settlers all live and work harmoniously.
- 4.22 The woodlands to the east of Wadborough, either side of Mill Lane heading out to towards Drakes Broughton are known as Deerfold Wood and Great Blaythorn Wood, Blaythorn Wood, Mill Rough and Dufty Coppice.
- 4.23 The Woods are spectacular homes to wide ranging bird and animal wildlife and whilst privately owned they provide quiet and natural, unenhanced footpaths for local leisure.

- 4.24 Similarly, to the west and south-west of the hamlet are wooded areas with paths and tracks running through Croome Perry Wood and to the north-west in Narrowood, with a mesh of crossing pathways linking the 'station' road to the Stoulton Road. Further to the north are rolling pastures which provide wide open scented aspects towards Littleworth and Stoulton. This land is likely to become considered for a wide range of unthought-of uses as the new Parkway station at Norton develops.
- 4.25 The hamlet of Wadborough itself is a minimal ancient settlement of ribbon type development, with a central Mill Lane with two divided tails creating the H shape. The older farm houses are interspersed with cottages, with some infilling and minor twos and threes of new properties of varying heights.
- 4.26 Small pockets remain within the village boundary where further infill could be imagined however any larger scale plans to extend the village boundary would seriously impact on the rural scene which is its essence.
- 4.27 Wadborough is not a chocolate box picture village but because of its continuity in its present form, it maintains a quality of community and stability. Its population has not shrunk as its children leave to make their fortunes/living elsewhere because given time and experience they or those of similar disposition return in due course.
- 4.28 There are no publicly owned "green" areas in the village, but there are numerous footpaths criss-crossing privately owned lands where locals can enjoy some freedom to enjoy open spaces. See: <http://gis.worcestershire.gov.uk/website/Countryside/>
- 4.29 There are no public equipped play areas in need of protection - because this is a rural scene not an urban squeeze where small open spaces need defending. However, almost every property in the hamlet has garden size suitable for installing domestic play equipment and if this is not practical or if mass group play time is seen as essential, then Drakes Broughton has such facilities.

Pirton

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

5 Community Consultation

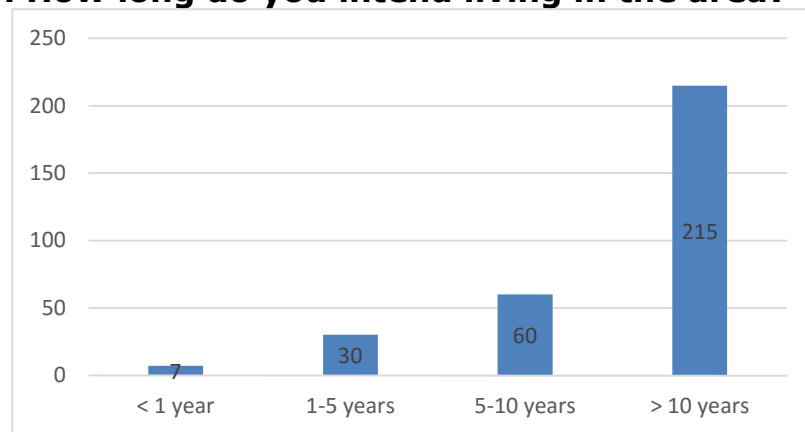
- 5.1 This draft plan has been prepared following a significant amount of consultation with local people and others.
- 5.2 This has included a number of open, public meetings and a survey. The consultation process has included a community event to which all statutory bodies were invited, and the involvement of the local school children.
- 5.3 A comprehensive set of pages on the Parish Council web site is also devoted to the Drakes Broughton and Wadborough with Pirton Neighbourhood Plan. (<http://www.dbwp-Parish.com/plan.html>)
- 5.4 Our initial community consultation was conducted through a survey delivered to all households in Drakes Broughton in February 2014. Overall 54% of households responded. A further survey was circulated in Wadborough and Pirton in September 2014, when it was agreed by the Parish Council that the designated area should go forward covering both the Parishes.
- 5.5 A full set of results from the survey of the residents of Drakes Broughton can be seen in the accompanying survey report, but, in summary, the survey revealed the following:
(the percentages are of the respondents and not the total population)
- More than 80% of households felt that housing in the Parishes was good or excellent
 - Almost 57% of households rated transport as good or excellent; whilst 34% felt it was average
 - Just over a quarter of respondents felt leisure facilities were excellent or good
 - 42% of respondents considered shopping to be good or excellent; 41% considered such facilities average and 15% considered them poor
 - 57% of respondents felt safety in the area was excellent or good; 36% felt safety in the area was average
 - Village life was felt to be good or excellent by 64% of respondents, whilst almost another third (30%) considered it to be average
 - Responses on drainage in the area, perhaps reflecting different experiences across the Parishes, showed a wide variation: 20% considered drainage to be excellent or good; 33% average; 32% poor; and 14.5% inadequate

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

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

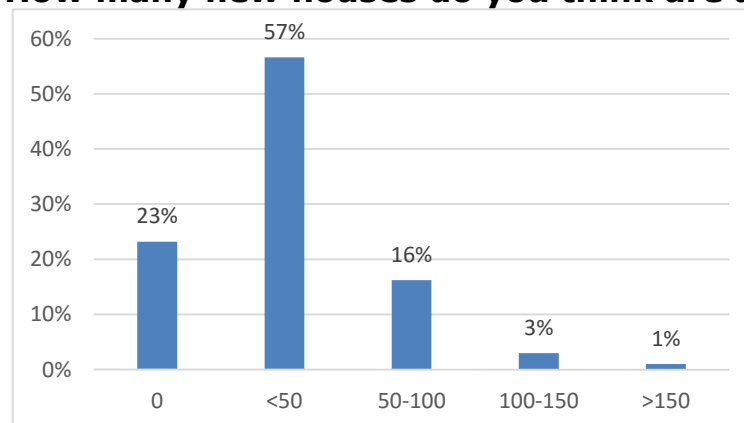
5.7 Most people said they intend to stay in the area for more than 10 years, see Figure 3.

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



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

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



5.9 Most people think the quality of the village environment is excellent or good and the top four things people like about the area are:

- Friendly village
- Safe community
- Convenient location
- Rural surroundings with access to the countryside.

5.10 The things that could be improved are:

- The area around the shops
- Footpaths
- Dog fouling
- Better enforcement of speed limits.

5.11 Overall over 80% of people who responded to the survey considered their current lifestyle to be good (56%) or excellent (24.6%); 16.9% felt their lifestyle was average and only 2.2% felt their lifestyle was poor or very poor.

5.12 68% of respondents wanted to be consulted in the future on the neighbourhood plan; and 90% wanted be kept informed on progress. Most people (94%) supported the idea of preparing a neighbourhood plan.

5.13 In addition to the survey a Neighbourhood Planning Event was held on 21st of March 2015 at St Barnabas C of E First and Middle School, Drakes Broughton.



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

Consultation with School children

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

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

6 Key Issues for the Neighbourhood Plan

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

Key Issues Identified in the Community Consultations

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

Key Issues arising from National and Strategic Planning Policy

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

- 6.5 Taking account of the NPPF means the neighbourhood plan must “plan positively to promote local development” and must “support the strategic development needs” set out in strategic planning policy, currently the Wychavon District Plan (adopted June 2006) and the South Worcestershire’s Development Plan (SWDP).
- 6.6 Existing planning policy for Wychavon is contained in the saved policies of the Wychavon Local Plan 2006. The Local Plan includes a number of strategic planning policies that affect the Parishes and it also defines settlement boundaries for Drakes Broughton and Wadborough, see Appendix 1. These settlement boundaries have been used to manage development, particularly that of housing. A key issue for the neighbourhood plan is how it is used to manage housing growth up to 2030.
- 6.7 Future strategic planning policy up to 2030 will be set by a new emerging plan the draft South Worcestershire Development Plan. This new plan will soon replace the Wychavon Local Plan. The draft SWDP has the following implications for the Parishes:
- The draft SWDP sets out a new settlement hierarchy for the area. Drakes Broughton is identified as a Category 2 village. A village that has a more limited range of services. Specific housing development allocations are identified in such villages. In Drakes Broughton these are:
 - Proposal SWDP60/14 Land south of B4084, 90 units on a 4.47 hectare site. ¹
 - Proposal SWDP60x Land west of Stonebow Road, 39 units on a 2.87 hectare site. ²
 - Further housing development will also be allowed in Drakes Broughton when:
 - It is located on land within defined development boundaries and it complies with relevant other Plan policies.
 - It is identified in Neighbourhood Plans, Community Right to Build Orders or Neighbourhood Development Order.
 - It is a rural exception site for affordable housing.
 - Wadborough with its existing settlement boundary (see Appendix 1) is considered to be a lower category village within which infill development within the defined development boundary will be acceptable in principle, subject to the more detailed draft SWDP policies. Small

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

² http://www.swdevelopmentplan.org/wp-content/uploads/2014/09/DRAKESBROUGHTON_AS092014.pdf

scale employment development and rural exception sites are also acceptable in principle.

- Pirton as a much smaller settlement is considered to be open countryside. Here development will be more strictly controlled.
- Shrubbery Road is identified as a neighbourhood centre (Policy SWDP10)
- Policy SWDP12 also seeks to protect existing employment premises, and supports their expansion and proposals for rural diversification.

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

7 Vision and Objectives

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

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

- 7.2 In order for us to achieve this Vision and to address the Key Issues identified in Section 5 of this plan we have set the following Key Objectives for the Drakes Broughton and Wadborough with Pirton Neighbourhood Plan:

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

OBJECTIVE 2 – To protect and enhance community facilities

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

OBJECTIVE 4 – To improve transport provision and other local infrastructure

OBJECTIVE 5 – To protect and enhance key environmental assets

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

8 Drakes Broughton and Wadborough with Pirton Neighbourhood Plan Policies

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

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

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

Within Drakes Broughton new housing development will be supported when it is within the defined development boundary (see Appendix 1). All new housing development proposals will be assessed against the following criteria:

- (a) They are of good quality design;
- (b) They do not have an adverse impact on the Parish's rural landscape;
- (c) They do not have an adverse impact on designated and non-designated heritage assets;
- (d) They do not have an adverse impact on existing and future residential amenity;
- (e) They do not lead to the inappropriate development of residential gardens that would cause harm to the village by reason of over-development, significant loss of useable garden spaces for both existing and proposed new properties, and loss of off-street car parking;

- (f) They are appropriately located for the users and residents to access local facilities and services; and
- (g) They reflect the size, scale, design and character of the surrounding area.

8.4

POLICY DBWP2 – NEW HOUSING IN WADBOROUGH

Within Wadborough new housing development will only be permitted when it is within the defined development boundary (see Appendix 1). All new housing development proposals will be assessed against the following criteria:

- (a) They are of good quality design and build;
- (b) They do not have an adverse impact on the rural landscape of the Parishes;
- (c) They do not have an adverse impact on designated and non-designated heritage assets;
- (d) They do not have an adverse impact on existing and future residential amenity;
- (e) They do not lead to the inappropriate development of residential gardens that would cause harm to the village by reason of over-development, significant loss of useable garden spaces for both existing and proposed new properties, and loss of off-street car parking;
- (f) They are replacement dwellings that are not significantly and disproportionately larger than the dwellings they replace;
- (g) They are appropriately located for the users and residents to access local facilities and services; and
- (h) They reflect the size, scale, design and character of the surrounding area.

8.5

POLICY DBWP3 – NEW HOUSING IN PIRTON AND THE WIDER COUNTRYSIDE

Proposals for new housing development in Pirton and the open countryside will only be permitted in the following circumstances:

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

8.6

POLICY DBWP4 – HOUSING MIX AND TENURE

All new residential developments of five or more units, having regard to location, site size and scheme viability, should contain a mix of types and sizes of market housing. The mix will be informed by the latest Strategic Housing Market Assessment and / or other local data, for example, Local Housing Needs Surveys, Parish Plans and developers' assessments.

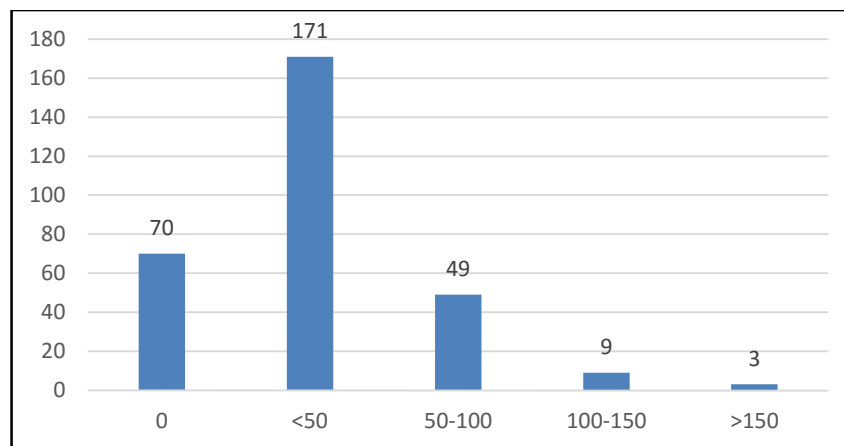
Sites including starter homes, accommodation for the elderly and sheltered accommodation will be supported.

- (a) On sites of 15 or more dwellings on greenfield land, 40% of the units should be affordable and provided on site.
- (b) On sites of 10 – 14 dwellings, 30% of units should be affordable and be provided on site.
- (c) On sites of 5 – 9 dwellings, 20% of units should be affordable and be provided on site.

- (d) On sites of less than 5 dwellings a financial contribution towards local affordable housing provision should be made, based on the cost of providing the equivalent in value to 20% of the units as affordable housing on site.

Background/justification

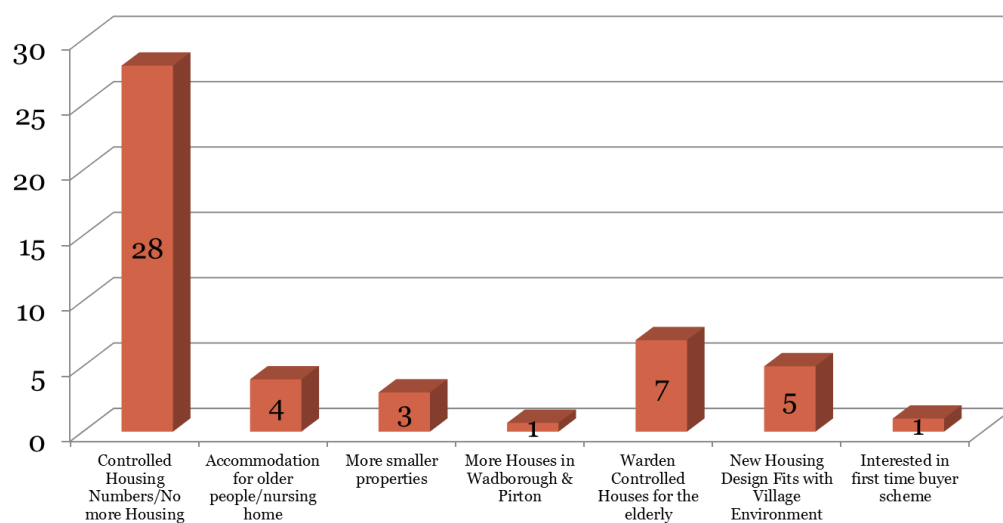
- 8.7 Questions were asked during the survey undertaken in the area about housing growth. Of the responses many residents wanted there to be none, but the majority of respondents in Drakes Broughton felt that it was acceptable to have only the lowest category option of between 1 to 50 new houses over the plan period. The survey was undertaken prior to planning permission being granted for over 150 dwellings

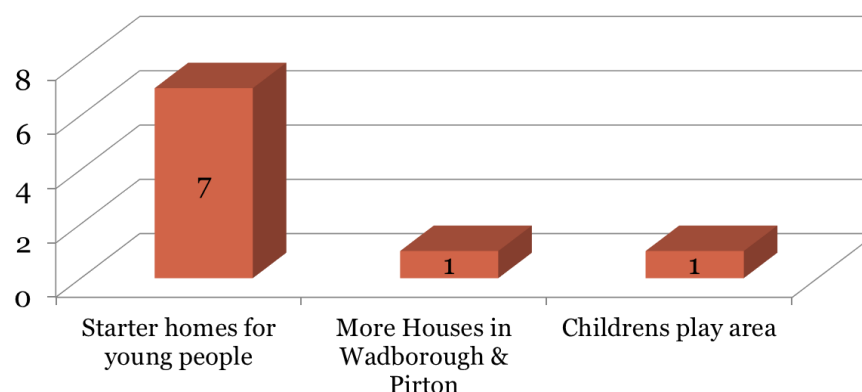


- 8.8 The housing stock within the village of Pirton consists of around 60 houses of which approximately 20% are available to rent either through housing associations, large institutions or the private rental sector.
- 8.9 The level of infrastructure within the village of Pirton does not lend itself to significant development. The majority of houses have access to private sewage treatment with only a small number having access to some form of mains drainage.
- 8.10 The lack of sustainable transport links from the village of Pirton to the major conurbations make the village impracticable for the development of social/affordable housing. The lack of transport services increases the need for residents to have more than one car available. This in turn may not fit with the needs of those requiring socially affordable housing.
- 8.11 Therefore, it is not considered appropriate to plan for new housing in the village of Pirton, due to the lack of infrastructure,

and the need to support the draft SWDP in identifying and designating the village as open countryside.

- 8.12 The draft South Worcestershire Development Plan has implications that are identified in Paragraph 6.7 for the Parishes.
- 8.13 To date, planning commitments in the Drakes Broughton amounts to the following:
- W/14/01419 – Land adjacent Langham, Worcester Road – 90 dwellings
 - W/13/02240 – Land opposite Longfield, Stonebow Road – 39 dwellings
 - An additional 30 dwellings have been constructed in Drakes Broughton over the past 4 years.
- 8.14 Planning permission was granted at appeal for W/14/00273 - Land opposite Woodmead, Walcot Lane for up to 32 dwellings. However, this is presently subject to a legal challenge by Wychavon DC in the High Court.
- 8.15 On this basis, the Parish Council are seeking to retain the settlement boundaries as identified in the draft South Worcestershire Development Plan and the Wychavon Local Plan, not allocate further sites over and above the draft SWDP and existing commitments and use a criteria based policy to manage further residential development in each of the three villages.
- 8.16 In relation to housing mix, the response from the community event in March 2015 are identified in the graphs below





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

OBJECTIVE 2 – To protect and enhance community facilities

8.18 POLICY DBWP5 – PROTECTING AND ENHANCING COMMUNITY FACILITIES

The following community assets will be protected and where possible enhanced:

- Drakes Broughton Village Hall
- Drakes Broughton Village Hall car park
- Drakes Broughton Playing Fields and car park
- St Barnabas Church
- St Barnabas Church of England School
- Plough and Harrow (Public House)
- Old Oak (Public House)
- St Peter's Church, Pirton
- Neighbourhood centre/Shops
- Mason Arms (Public House)

Development proposals for non-community uses of these buildings will only be permitted when the applicant can clearly demonstrate the building is no longer suited to future community uses.

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

Background/Justification

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

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

8.22 **POLICY DBWP6 – GREEN INFRASTRUCTURE**

- (a) The network of paths, fields, watercourses and water features, woodland, grassland and other green infrastructure features within the Parishes should be maintained and enhanced for their recreational and ecological value.
- (b) Development proposals should seek to maintain this green infrastructure network and, where possible, should enhance the green infrastructure network by creating new connections and links in the network; restoring existing green infrastructure; or by introducing features that enhance the existing green infrastructure network.
- (c) Development that would disrupt or sever this network will not be permitted unless suitable compensatory provision can be provided to establish a new network connection within the immediate vicinity of the site.

Background/Justification

- 8.23 Green infrastructure is the network of paths, fields, watercourses, other water features, woodland, grassland and other similar features within the Parishes. This network is important for leisure, recreation, tourism and ecological reasons.
- 8.24 Policy SWDP5 “Green Infrastructure” of the draft South Worcestershire Development Plan sets out detailed green infrastructure requirements for housing.
- 8.25 The Parishes of Drakes Broughton and Wadborough with Pirton should primarily be considered within the plan for their wealth of fauna, flora, archaeological, natural history and heritage. In this context the hamlet of Pirton provides the green lung for the combined Parishes together with a rich, diverse source of educational opportunities it provides.
- 8.26 The designated area also provides for the provision of a number of recreational activities. These take the form of cycling, walking, and horse riding, fishing and shooting.
- 8.27 This is supported by a number of cycle routes and public rights of way which pass through the area. The 45 Worcester to Pershore cycle route passes through the designated area with an alternative route to Croome which encompasses the National Trust property. The 45 route links to the 442 cycle route through Wadborough and neighbouring Littleworth and Norton.
- 8.28 With links to the other villages within the Parishes and local community these routes provide for the creation of circular walks and cycle routes between the villages.
- 8.29 As part of the footpath network within the wider Parishes, a section of the Millennium Way passes through Wadborough on the border between Wadborough and Pirton. The Millennium Way is a beautiful 100 mile walk in the heart of England. This long distance walk incorporates 44 short circular walks, one of which can be accessed at Wadborough via footpaths which link from Pirton.
- 8.30 Continued development and maintenance of these routes will provide additional opportunities for increased tourism in the area as a result of the anticipated Parkway station located at Norton.

- 8.31 The ability to capitalise on the potential increase in tourism will provide opportunities for local public houses and agricultural diversity providing additional local employment potential.
- 8.32 The downside to this increased activity however is the conflict which arises from limited road space being available for horses, cyclists, walkers and traffic, particularly where agricultural vehicles are becoming ever larger and capable of greater speeds. These conflicts can be reduced by the provision of designated cycle and walking routes and the possibility of upgrading some of the farm tracks and public footpaths to bridle paths, providing safer access to both Stonehall and Kempsey Common for horse riders.

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

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

- (a) Height, scale, and form of buildings should not disrupt the visual amenities of the immediate surroundings or impact adversely on any significant wider landscape views.
- (b) Development proposals should give careful consideration to noise, odour and light, which might be detrimental to the enjoyment of the area by other residents. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient.
- (c) Development proposals should conserve, restore and enhance important local historic landscape features such as ridge and furrow fields, parkland planting and structures, hedges, ancient woodland and traditional orchards. Small groups of, or individual mature and established trees, should be retained and incorporated into landscaping schemes wherever possible.
- (d) Locally prominent views are considered special and development will be required to take into consideration any adverse impacts on these views through landscape appraisals and impact studies.

Locally important views and photographs are shown on Maps 3 and 4 in Appendix 1

8.34 **POLICY DBWP8 – DARK SKIES**

To reduce light pollution and to protect the views of our night time skies, planning proposals that include external lighting and significant openings that would allow internal lighting to be seen externally will have to demonstrate the following:

- (a) They have undertaken an appropriate assessment of the need for lighting and can demonstrate any need; and
- (b) The nature of the proposed lighting is appropriate for its use and location.

Background/Justification

- 8.35 Natural England produces profiles of the English landscape for each of the country's 159 defined National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment. The Parish lies within National Character Area 106: Severn and Avon Vales.
- 8.36 NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. NCA 106 has been used to inform the development of the neighbourhood plan and its policies. The overall description for NCA 106 is a low lying open agricultural vale with the Severn and Avon rivers, threading through the large and complex area, providing a unifying feature.
- 8.37 Further guidance is provided in the Worcestershire County Council Landscape Character Assessment Supplementary Planning Guidance (October 2011). This non-statutory document provides guidance on the landscape principles that should inform development. In this guidance the Parishes fall within two separate landscape character areas: Estate Farmlands and Principal Timbered Farmlands. In particular, the relics of extensive parkland planting are identified at Pirton and Croome in the Estate Farmlands.

8.38 **POLICY DBWP9 – LOCAL GREEN SPACES**

The following shown on Map 5 and Map 6 in Appendix 1 will be protected as local green spaces. Development for non-open land uses will only be permitted in very special circumstances: when the harm to the local green space and any other harm are clearly outweighed by other material considerations.

1. Walcot Lane Playing Fields
2. Strip of green field adjacent to Walcot Lane and Playing Fields
3. The Green behind the Old Oak Pub
4. Triangular green space on Shrubbery Road opposite the shops
5. Land at Walcot Lane
6. Playing Fields Pirton

8.39 **POLICY DBWP10 - PROTECTING AND ENHANCING OPEN SPACES**

Development that would result in the loss of other open spaces, identified below will only be permitted when:

- a) Equivalent or better provision is provided elsewhere within a sustainable location in the village; or
 - b) It can be clearly demonstrated that the open space performs no useful function.
7. Area between Thornleigh Farm and the 537 footpath of Stonebow Road (Last open green space along Stonebow Road with open views)
 8. Lodge Wood (Planted woodland containing wildlife and paths)
 9. Proposed green space/screening to the proposed Bovis development (Visual impact to the wider countryside, screening light pollution and maintaining wildlife)

Proposals to enhance the character and appropriate use of these spaces will be supported.

Background/Justification

- 8.40 National planning policy has a very strong designation of “local green space”. Paragraphs 76 and 77 of the National Planning Policy Framework are as follows:

Para 76: Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

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

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

- 8.41 The following table shows how the land identified in Policy DBWP9 satisfies the criteria

Space	Close Proximity	Local in Character and Demonstrably special?	Not an extensive tract of land?
1. Playing fields Walcot Lane	Within the village	Used regularly by the village for play and leisure	No
2. Strip of green field adjacent to Walcot Lane and Playing Fields	Within the village	This area is one of the last strips of green space remaining that add to the rural nature of the outskirts of the village	No

3. The Green behind the Old Oak Pub	Within the village	Small green area with seating regularly used by local residents	No
4. Triangular green space on Shrubbery Road opposite the shops	Within the village	Green space in the centre of the village containing noticeboards and including community planting to encourage wildlife	No
5. Land adjacent to Walcot Lane	Adjacent to village boundary.	<p>The area is tranquil and rich in wildlife (Slow worms, Snakes, Rabbit, Fox, Bats, Deer) and the hedges provide habitat for various types of birds, there is also a pair of Hawks which regularly visit the site. Ramblers and dog walkers walk around this land throughout the year. There are country lanes on two sides and a public foot path and playing field on the other two sides.</p> <p>Drakes Broughton has seen a significant rise in the size and population of the village. Housing development has removed almost all the views from its roads and Lanes. It is important that any future development recognises the villages natural assets which should be protected for the future benefit of residents. These include maintaining views to Allesborough Hill, Tiddesley Wood, the Avon Valley and Bredon Hill which can be enjoyed from public areas, playing fields, footpaths and bridleways from Walcot Lane.</p>	No
6. Playing Fields Pirton	At the heart of the hamlet	This is the only playing/recreational facility in Pirton. The space is used for village social events such as "The Big Lunch" and informal gatherings	No

- 8.42 As well as the local green spaces identified and protected under policy DBWP8 the Parish also has a number of other important open spaces. Whilst not afforded the protection given to a local green space these areas are also protected through the neighbourhood plan and their development will only be permitted if such spaces are re-provided elsewhere at a sustainable location in the village where they are located; or if it can be clearly demonstrated that they perform no useful function.

OBJECTIVE 4 – To improve transport provision and other local infrastructure

8.43 POLICY DBWP11 – TRAFFIC AND TRANSPORT

New development proposals should include measures that minimise the traffic impact on existing and future residents and other land uses. Proposals will be assessed in terms of the following:

- (a) Measures that seek to reduce the need to travel;
- (b) Measures that maximise and enhance the use of non-car and public transport use;
- (c) Suitable inclusion of off-street car and other vehicle parking; and
- (d) Access and street design that prioritises safety for all, but, in particular pedestrians and seeks to provide shared surfaces for vehicles and pedestrians that will help to reduce speeds.

Proposals which seek to improve the following will be supported:

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

Background/Justification

- 8.44 The NPPF states at Paragraph 29 that transport policies have an important role to play in facilitating sustainable development, but also in contributing to wider sustainability

and health objectives. It also states at paragraph 30, that encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.

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

8.47 **POLICY DBWP12 – COMMUNITY INFRASTRUCTURE LEVY AND NEW HOMES BONUS**

Development will be required to support proposals for community facilities and infrastructure in the designated area. Priority will be given by the Parish Council for funds they receive through Community Infrastructure Levy and New Homes Bonus to the following proposals:

- Sports Pavilion
- Children's Play Areas
- Village Hall

OBJECTIVE 5 – To protect and enhance key environmental assets

8.48 **POLICY DBWP13 – ARCHAEOLOGY AND HISTORIC ENVIRONMENT**

- (a) All new development must take account of known designated and non-designated surface and subsurface archaeology and historic environment records, and ensure potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.
- (b) Proposals that would lead to the harm, or loss, of such assets will be assessed as to the scale of any harm or loss and the significance of the asset.
- (c) Where the loss of such an asset is proposed suitable arrangements should be made for recording of that asset.

- 8.49 The Worcestershire Archive and Archaeology Service Historic Environment Record identifies 105 sites of significant historical value within the Parish of Pirton, and 210 in Drakes Broughton and Wadborough. These range from ridge & furrow pasture land to a medieval preaching cross.
- 8.50 With regard to Statutory Listed Buildings, there are 8 Grade II listed buildings in Drakes Broughton and Wadborough, and 12 Grade II and 1 Grade I listed buildings in Pirton. In Pirton, these include the church and a 17th century cruck barn. (See appendix 2)
- 8.51 The Parish Council consider it is important to protect the undesignated assets and archaeology of the area.
- 8.52 Designated Heritage Assets are managed by the draft South Worcestershire Development Plan policy SWDP6: Historic Environment, which seeks to conserve and enhance aspects of the historic environment.

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

8.53 POLICY DWBP14 – SUPPORTING AND ENHANCING LOCAL EMPLOYMENT

Existing sources of local employment will be protected from change from business to residential use where planning permission is required.

Development that would lead to the expansion or improvement of existing business premises will be considered when it:

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

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

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

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

- 8.54 Employment in the designated area is essentially characterised by small numbers of local businesses mainly in the service sector. Examples include Public Houses (3), small shops including a convenience store and post office, a school, a double glazing company, carpet company and a taxi business.
- 8.55 Other businesses in the designated area include a number of significant agricultural operations and a health and social care provider.
- 8.56 In relation to the availability of High Speed Broadband within the parishes, reference made to the "Superfast Worcestershire" Deployment Progress web site shows the areas of Stonebow Road and Shrubbery Road in Drakes Broughton as being live, with the area referred to as Mill Lane being planned for January – June 2016.
- 8.57 The villages of Wadborough and Pirton have seen a significant increase in people working from home or those able to operate their business from home. This has led to an increase in the use of on line facilities. The current broadband provision is insufficient for the majority of these workers and incapable of sustaining additional internet activity.

- 8.58 Due to its location with the telephone line being at the end of the Kempsey exchange it appears that Pirton is a long way down the list for an upgrade to fibre optic cable etc. A search shows that Pirton is served by cabinet No 8 on the Kempsey Exchange, this cabinet does not appear on the plan of survey's listed within the Superfast Worcestershire Deployment Progress report. Although other options have been explored the current cost is prohibitive given the small population.
- 8.59 Similarly, Wadborough is in a BT copper line cul-de-sac with recent decision by BT to not provide fibre for superfast service from the Peopleton exchange via DBs cab2, leaving the community internet isolated at <2Mbps until such time as the Universal Commitment is upheld by WCC.
- 8.60 If we wish to reduce travel to work time, reduce congestion on the roads and the associated pollution we need a cost effective strategy which will provide high speed broadband to small communities such as Wadborough and Pirton.
- 8.61 The following policy seeks to ensure that all new telecommunications infrastructure requiring planning permission is suitable designed in keeping with the surrounding area. In addition, that all new developments are equipped for modern day living.

8.62 **POLICY DBWP15 – SUPPORTING DEVELOPMENT OF COMMUNICATIONS INFRASTRUCTURE**

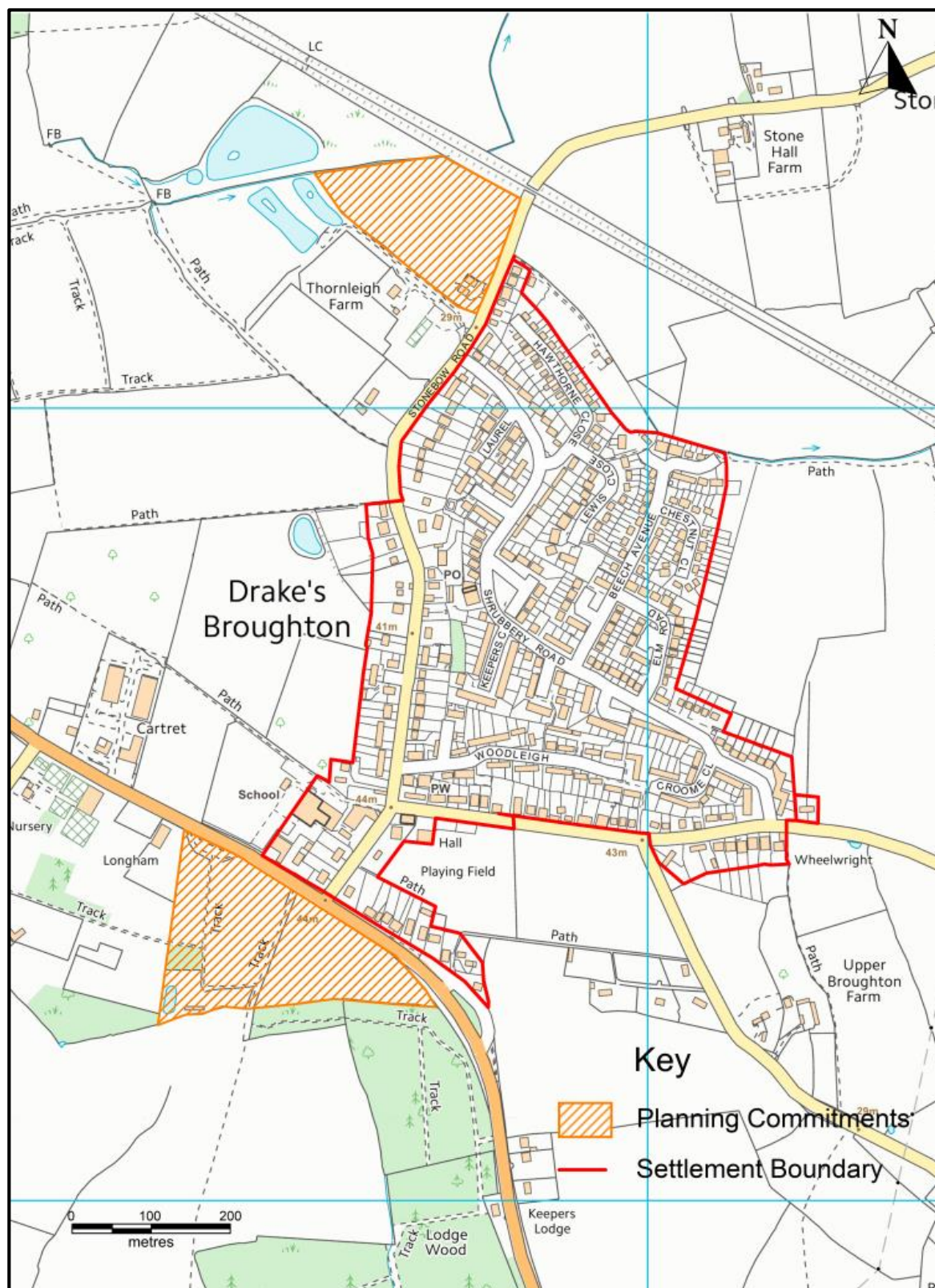
- (a) The development of new high speed broadband infrastructure to serve the designated area will be supported where it is sympathetically designed and appropriate suitably camouflaged.
- (b) All new residential and commercial development will be required to facilitate the infrastructure to support high speed broadband.

9 Monitoring and Review

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

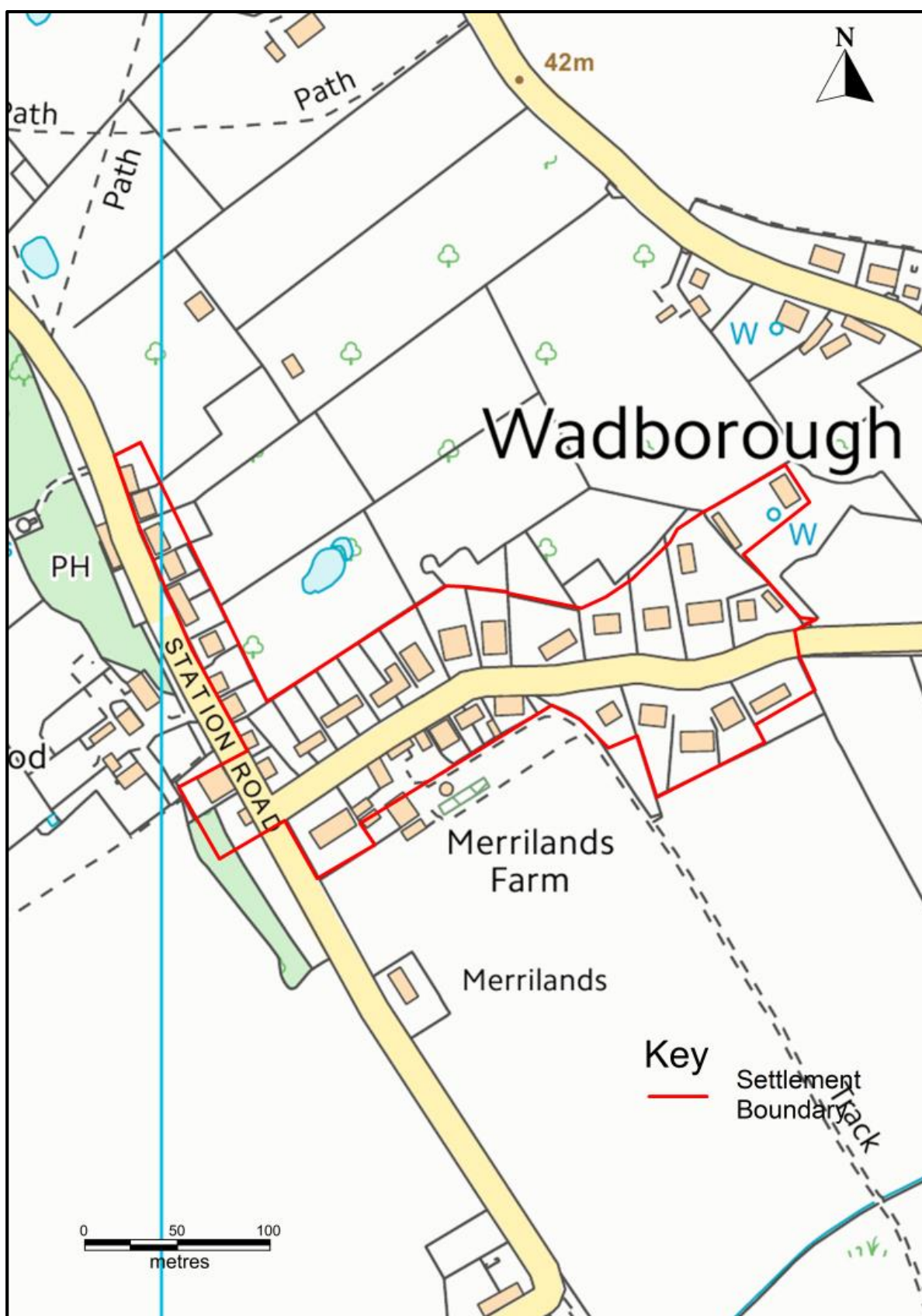
Appendix 1- Maps

Map 1 - Drakes Broughton Settlement Boundary



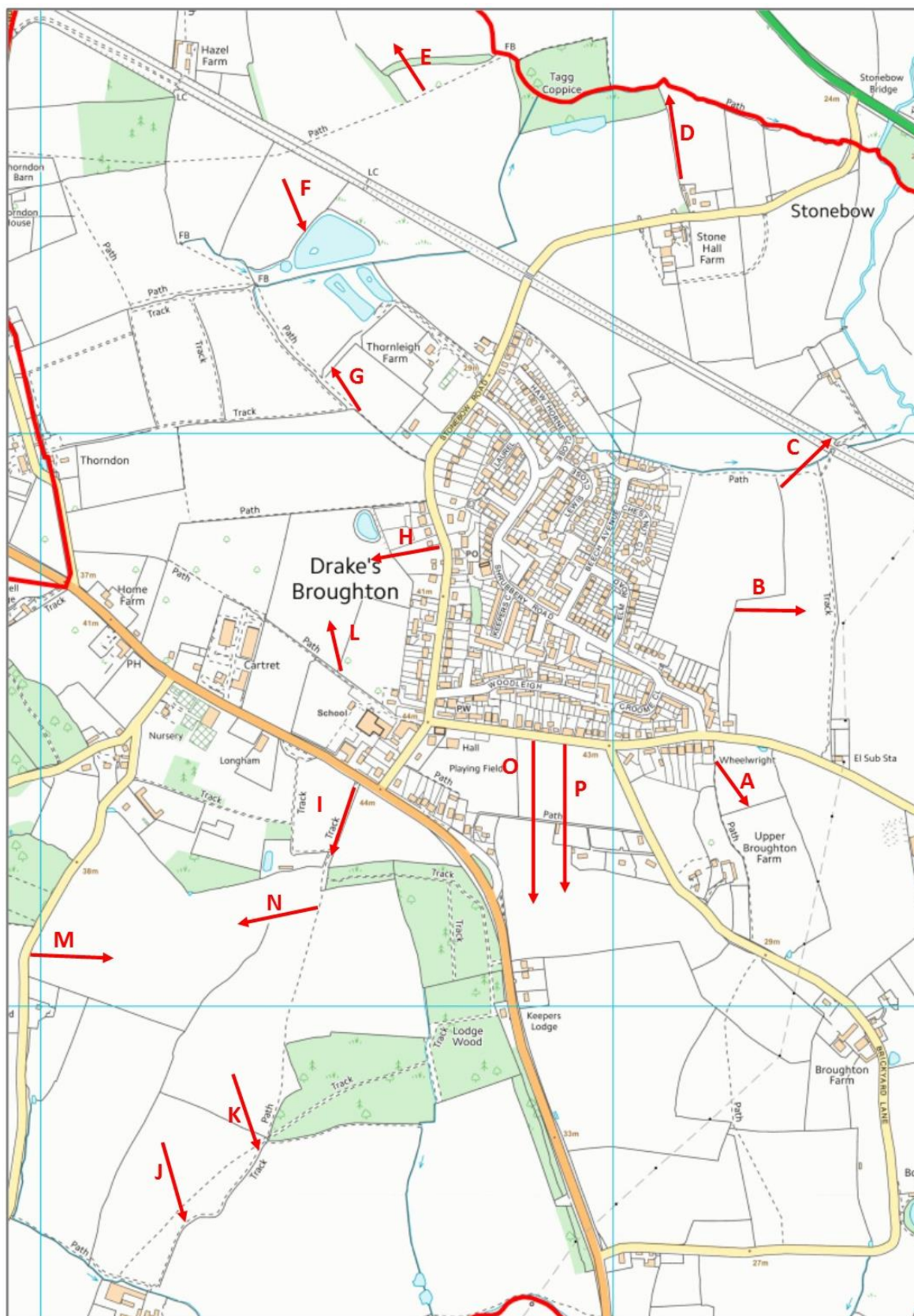
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Map 2 - Wadborough Settlement Boundary



Drakes Broughton and Wadborough with Pirton Neighbourhood Plan
Regulation 14 consultation version

Map 3 Local Important Views Drakes Broughton & Wadborough



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View A - Towards Bredon Hill



View B - Towards upper Walcot Farm



View C - Track under the railway line



View D Footbridge
over Bow Brook



View E - Towards Breach Farm



View F - Across pond towards Thornleigh
Farm



View G Towards railway embankment



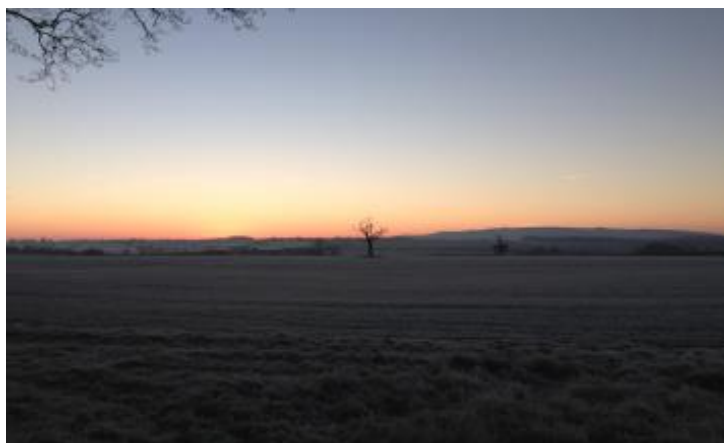
View H Opposite Old Oak Inn
towards Home Farm



View I Towards Bredon Hill



View J Towards Bredon Hill



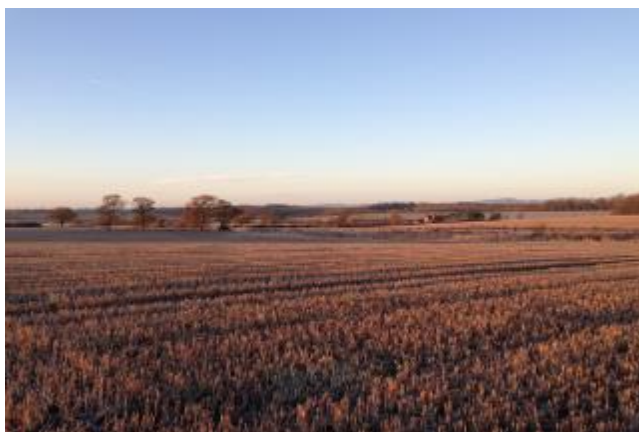
View K Towards Bredon Hill



View L Across open fields



View M Towards Drakes Broughton
from Mill Rough



View N – Towards Deerfold Woods and
Malvern Hills

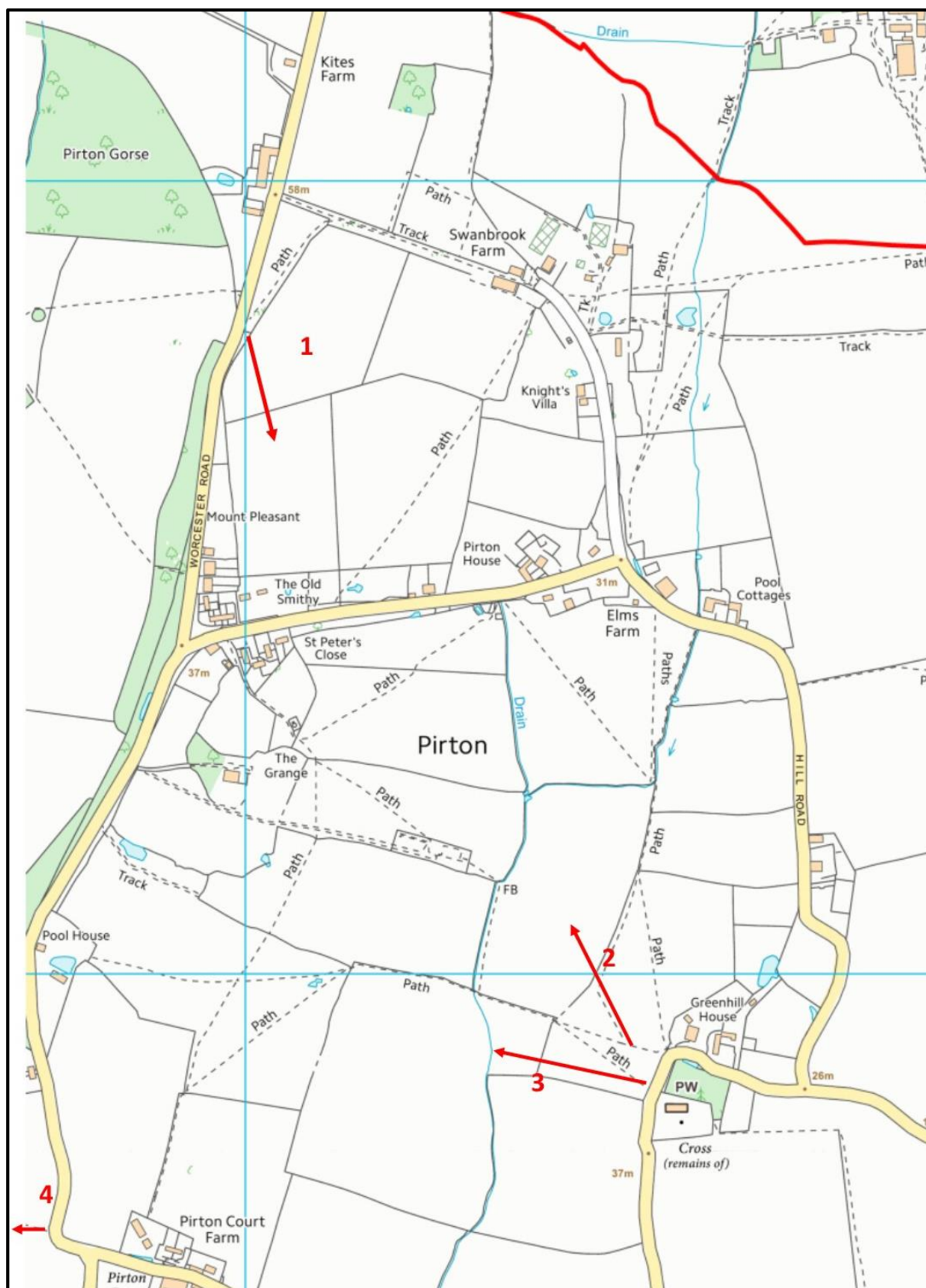


View O from Walcot Lane



View P from Walcot Lane

Map 4 Local Important Views Pirton



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View 1 Looking South to Village Church and Bredon Hill



View 2 Looking North West from church over village

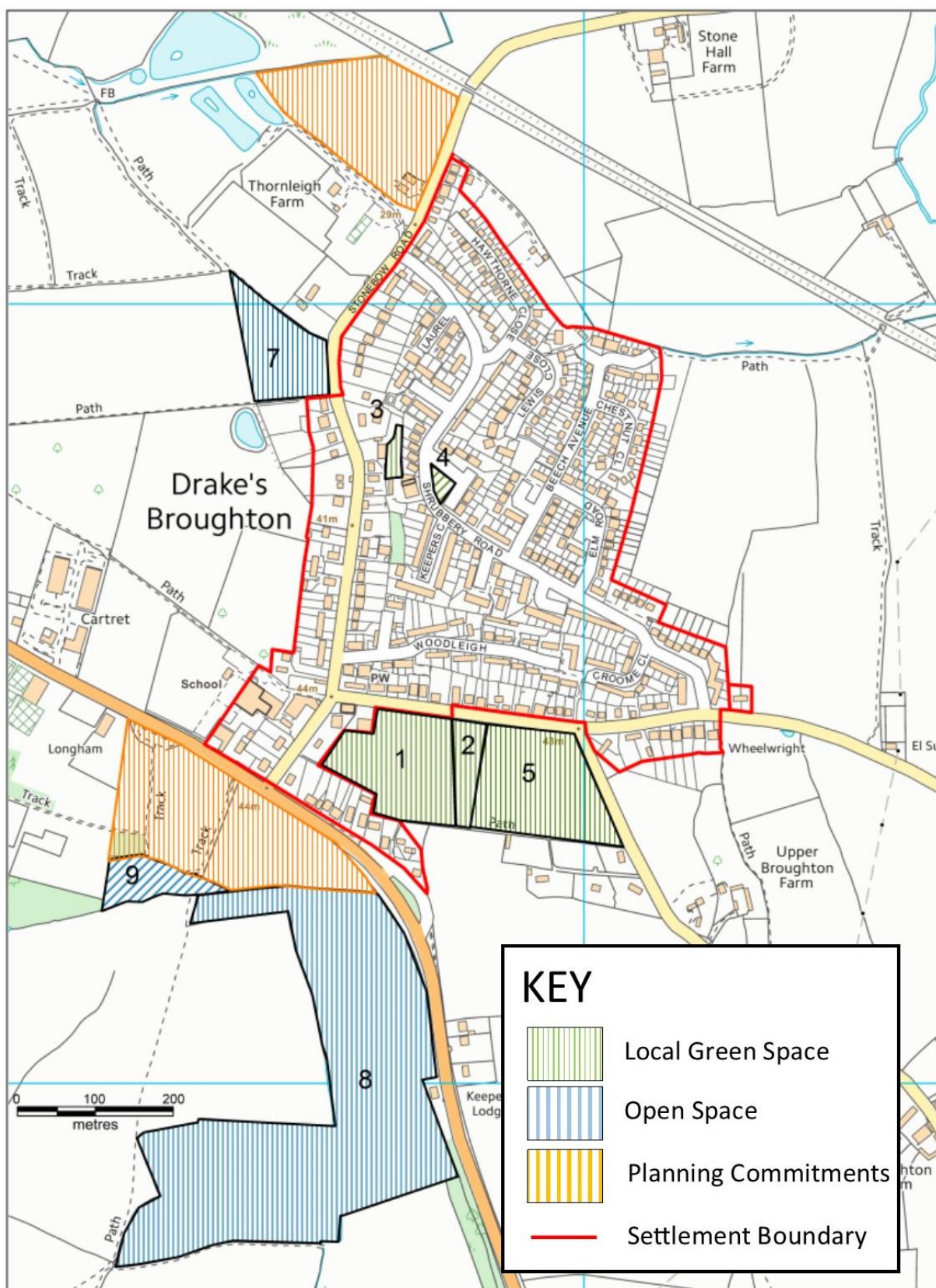


View 3 Looking West to Malvern



View 4 Looking West to Pirton Castle

Map 5 – Green Spaces and Open Spaces Drakes Broughton



Map 6 – Green Space Pirton



Appendix 2 – Designated Heritage Assets

Statutory Listed Buildings

Drakes Broughton and Wadborough

CALDWELL MILL

Grade: II

Location: CALDWELL MILL, DRAKES BROUGHTON, Wychavon, Worcestershire

CADDECROFT FARMHOUSE

Grade: II

Location: CADDECROFT FARMHOUSE, DRAKES BROUGHTON, Wychavon, Worcestershire

CALDWELL

Grade: II

Location: CALDWELL, DRAKES BROUGHTON, Wychavon, Worcestershire

ROOKERY NOOK

Grade: II

Location: ROOKERY NOOK, DRAKES BROUGHTON, Wychavon, Worcestershire

CHEVINGTON

Grade: II

Location: CHEVINGTON, DRAKES BROUGHTON, Wychavon, Worcestershire

HERMITAGE FARMHOUSE

Grade: II

Location: HERMITAGE FARMHOUSE, WADBOROUGH, Wychavon, Worcestershire

THE OLD SMITHY

Grade: II

Location: THE OLD SMITHY, WADBOROUGH, Wychavon, Worcestershire

DOVECOTE AT HERMITAGE FARM

Grade: II

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

Listed Buildings Pirton

FLOWER GARDEN COTTAGE

Grade: II

Location: FLOWER GARDEN COTTAGE, Croome D'abiot, Malvern Hills, Worcestershire

CHURCH OF ST PETER

Grade: I

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

CHURCHYARD CROSS

Grade: II

Location: CHURCHYARD CROSS, Pirton, Wychavon, Worcestershire

THE RECTORY

Grade: II

Location: THE RECTORY, Pirton, Wychavon, Worcestershire

POOL COTTAGE

Grade: II

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

SWANBROOK FARMHOUSE

Grade: II

Location: SWANBROOK FARMHOUSE, Pirton, Wychavon, Worcestershire

PIRTON COURT

Grade: II*

Location: PIRTON COURT, Pirton, Wychavon, Worcestershire

39, WORCESTER ROAD

Grade: II

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

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

Grade: II

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

POST OFFICE

Grade: II

Location: POST OFFICE, Pirton, Wychavon

SWANBROOK HOUSE

Grade: II

Location: SWANBROOK HOUSE, Pirton, Wychavon, Worcestershire

SURMAN'S FARMHOUSE

Grade: II

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

BARN AT PIRTON COURT TO THE NORTH EAST OF THE HOUSE

Grade: II

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

CROOME COURT: Park and Garden

Location: CROOME PARK, Pirton, Wychavon, Worcestershire

PIRTON PARK: Park and Garden

Location: Severn Stoke, Malvern Hills, Worcestershire



Drakes Broughton and Wadborough with Pirton Neighbourhood Plan 2015 - 2030

Regulation 14 Consultation Version
January 2016