

# **Honeybourne Parish Neighbourhood Plan – Evidence Base**

## **HOUSING BACKGROUND PAPER**

July 2019

**Produced by BPA and Honeybourne Neighbourhood Plan Steering Group**



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## **1.0 Introduction**

1.1. This paper pulls together all the evidence associated with housing including: National and Local Plan policy; Local Plan evidence; census statistics; local questionnaire findings; housing need; local market information; and individual site assessments. It is designed to provide a clear overview and a transparent record of the information available and the decisions made in the production of the Honeybourne Neighbourhood Plan.

## 2.0 Policy Background

### National Planning Policy

2.1 National planning policy and guidance is set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) respectively. The NPPF is clear that the purpose of the planning system is to contribute to the achievement of the three dimensions of sustainable development: economic, social and environmental. These roles should not be undertaken in isolation, because they are mutually dependent.

2.2 At the heart of the NPPF is a presumption in favour of sustainable development. The application of the presumption has implications for how communities engage in the Neighbourhood Planning process. Critically, it means that neighbourhoods should:

- Develop plans that support the delivery of strategic policies set out in Local Plans; and
- Shape and direct development in their area that is outside the strategic elements of the Local Plan.

2.3 Neighbourhood Plans need set out a positive vision for the future of the area. They should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. They can allocate sites for housing development based on local need and ensure that the mix of homes is appropriate for current and future needs. In light of the revised NPPF planning authorities adopting Local Plans from 2019 will be required to set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocation.

2.4 The NPPG provides guidance on how to assess local housing need and states that in the case of Neighbourhood Plans a proportionate approach should be taken. The Neighbourhood Plan can refer to existing needs assessments prepared by the local planning authority as a starting point and should support the strategic direction set out in the Local Plan.

2.5 In addition, the NPPG provides guidance on how to identify a future supply of land which is suitable, available and achievable for housing and economic development over the plan period. It is considered an appropriate methodology for both Local Planning Authorities and groups developing Neighbourhood Plans.

2.6 In summary the NPPF and NPPG require planning policies to boost significantly the supply of housing, planning for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.

## Local Plan

2.7 The South Worcestershire Development Plan (SWDP) was adopted on 25th February 2016. This is the Local Plan which is used to determine planning applications in the three local planning authority areas it covers – Wychavon District, Malvern Hills District, and Worcester City. It provides a set of rules which new development must follow, as well as allocating certain areas of land for new housing or employment.

2.8 The Neighbourhood Plan is required to be in general conformity with the strategic policies in the SWDP. In considering housing there are a number of policies in the SWDP and its evidence base which have been reviewed as part of the assessment of housing need, site assessments, understanding local demographics and the market. The most relevant policies are:

- SWDP 2: Development Strategy and Settlement Hierarchy
- SWDP 3: Employment, Housing and Retail Provision Requirement and Delivery
- SWDP 4: Moving Around South Worcestershire
- SWDP 5: Green Infrastructure
- SWDP 6: Historic Environment
- SWDP 13: Effective Use of Land
- SWDP 14: Market Housing Mix
- SWDP 15: Meeting Affordable Housing Needs
- SWDP 16: Rural Exception Sites
- SWDP 18: Replacement Dwellings in the Open Countryside
- SWDP 19: Dwellings for Rural Workers
- SWDP 20: Housing to Meet the Needs of Older People
- SWDP 21: Design SWDP
- SWDP 22: Biodiversity and Geodiversity
- SWDP 24: Management of the Historic Environment
- SWDP 25: Landscape Character
- SWDP 29: Sustainable Drainage Systems
- SWDP 39: Provision for Green Space and Outdoor Community Uses in New Development
- SWDP 59: New Housing for Villages

2.9 The SWDP does not have a requirement for Neighbourhood Plans to allocate land for housing; however it does not rule it out and is supportive of sustainable development.

2.10 The settlement of Honeybourne is categorised as a category 1 settlement as it has at least four key services (a school, shop, village hall and employment opportunities) and has access within the settlement to all of the identified journey types (these are published in the

SWDP Village Facilities and Rural Transport Survey December 2012<sup>1</sup>). As such the settlement is considered to be relatively sustainable and a housing site was allocated in the SWDP primarily to meet local housing need. This site, referred to as SWDP59/21 Land behind High Street and Weston Road in policy SWDP 59, had an indicative allocation of 75 dwellings. This site was permitted and mostly built out prior to the adoption of the SWDP along with 2 other sites won on appeal band built out by Bovis Homes and David Wilson Homes for 66 and 35 homes respectively.

2.11 Infill development within the defined development boundary of Honeybourne is also acceptable in principle subject to it complying with more detailed policies in the SWDP.

2.12 On 13 December 2017 Wychavon set out their intention to review the SWDP immediately which was approved by full Council<sup>2</sup>. This review is now underway and the authorities are reviewing the effectiveness of all policies including housing delivery and housing need and that the revised timeframe for the Plan will be adjusted to 2041 once it is updated. The authority undertook an updated call for sites during 2018.

2.13 The bringing forward of this Plan review is driven by the new Government requirement to review Local Plans every five years. The National Planning Practice Guidance (NPPG) states that:

*“To be effective plans need to be kept up-to-date. Policies will age at different rates depending on local circumstances, and the local planning authority should review the relevance of the Local Plan at regular intervals to assess whether some or all of it may need updating. Most Local Plans are likely to require updating in whole or in part at least every 5 years. Reviews should be proportionate to the issues in hand. Local Plans may be found sound conditional upon a review in whole or in part within 5 years of the date of adoption.”*

2.14 The Honeybourne NDP is not able to wait for revised data and background evidence that will most likely be published later 2019 as the review progresses. Instead they are reliant on the evidence published as part of the adopted SWDP 2016.

2.15 In summary although the SWDP does not require the Neighbourhood Plan to deliver a housing site persistent speculative planning applications, a requirement to review the SWDP, and the Government’s continued commitment to deliver more homes suggests that it is increasingly important for the community to consider this issue and plan where housing growth is delivered within their parish.

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<sup>1</sup> [The Village Facilities and Rural Transport Survey December 2012](#)

<sup>2</sup> The SWDP report to Wychavon Council on bringing the SWDP Plan review forward  
<http://mgov.wychavon.gov.uk/modern.gov/documents/g4507/Public%20reports%20pack%20Wednesday%2013-Dec-2017%2018.15%20Council.pdf?T=10>

## Local Plan Evidence

2.16 As already indicated the evidence used to inform the SWDP has been considered and where appropriate used to gain an understanding of the market and the sites that are available for development.

2.17 Worcestershire Strategic Housing Market Assessment (February 2012) (SHMA)<sup>3</sup> and in particular Appendix 6 (Wychavon Overview Report) sets out the trends for the future housing market. The document highlights the need for continued housing growth, the need for more affordable homes, an increased demand for smaller homes, the need to accommodate an aging population and a sustained demand for family homes to ensure that there are sufficient homes to maintain a level of working age population to match employment opportunities.

2.18 The Local Planning Authority's (LPA) most recent Strategic Housing Land Availability Assessment (SHLAA) has been used to inform the site selection process. This is an assessment of all potential sites for housing (and sometimes employment uses), including sites that have been put forward by land-owners and developers within the Local Authority area, and an indication of whether each site is deliverable within the local plan period. It is not an allocating document but is a technical database of the sites that have been looked at and whether there are serious constraints to bringing them forward. Links to the relevant excerpts relating to Honeybourne parish can be found at Appendix 4.

2.19 A more detailed assessment of each of these sites was undertaken by the LPA and published as part of the SWDP Non-Strategic Site Allocations background Paper in 2014 where SHLAA sites were considered against planning criteria. Again links to the sites considered in Honeybourne are appended at Appendix 4.

2.20 The conclusions and data in these reports has been referred to by the working group carrying out site assessments and where different conclusions have been drawn in light of local knowledge and more up-to-date information this has been captured in the NDP site assessments (Appendix 3).

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<sup>3</sup> [Strategic Housing Market Assessment 2012](#)

### 3.0 Census statistics

3.1 The 2011 census identified that there were 1653 residents in the Parish of Honeybourne living in 663 households. 20% of households were made up of single person households while 76 % were described as one family households, which includes households made up of couples and households made up of at least one adult with children, a further 4 % were classed as other types of household. Honeybourne has a lower than county level of single person households at the 2011 census (22% compared to 28%).

3.2 Overall 20% of households in Honeybourne were single households, 41% of households were made up of two people, 18% of three people, 14% of four people and the remaining 7% of five people or more. These numbers are in line with Worcestershire where the majority of households are small in size with 61% of households in Honeybourne and 66% in Worcestershire being made up of 2 or less people.

3.3 The age profile of Honeybourne residents in 2011 demonstrated that there were almost a quarter of the community aged over 60, with the next largest groups falling into the 45-59 age bracket and children under 18.

Children under 18	18-29	30-44	45-59	Over 60s
22%	12%	19%	22%	24%

(total may not sum due to rounding) Source: Census 2011

3.4 Taking account of the fact that this data was collected in 2011, 7 years ago, this means that number of people over 60 in the community will have increased further. More up to date figures available at Ward level combining the parishes of Honeybourne and Pebworth show the population change between 2001 census and the 2015 population estimate<sup>4</sup>. The 2015 estimated population for the ward of Honeybourne and Pebworth is 2,559<sup>5</sup>. The age profile is similar to Wychavon district as a whole but with a smaller proportion of people aged 30 to 44 and those aged 85 and over. There has also been a decrease of 129 people aged 16 - 64 and a larger rate of growth of those aged 65 or above than in the district or county of Worcestershire.

3.5 Overall, since the 2001 census the population of Honeybourne and Pebworth has grown by 4.7%, a smaller population growth than in the district and county, however this is unlikely to take account of the new homes completed since 2014.

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<sup>4</sup> [Wychavon Ward Profile Honeybourne and Pebworth](#)

<sup>5</sup> [Mid-2015 ward level population estimates](#)

## 4.0 Residents Questionnaire Findings

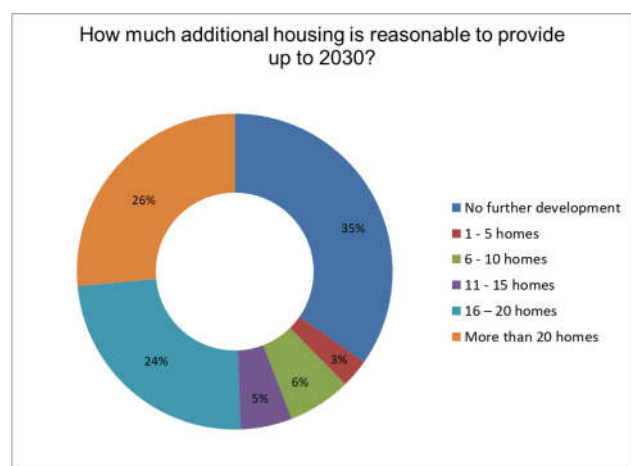
4.1 The residents' questionnaire dealt with a range of questions about potential future housing allocations and the approach the NDP should adopt in relation to allocating a sites or sites for housing.

4.2 The first question asked about preferences for the approach to allowing housing development. It asked whether the NDP should:

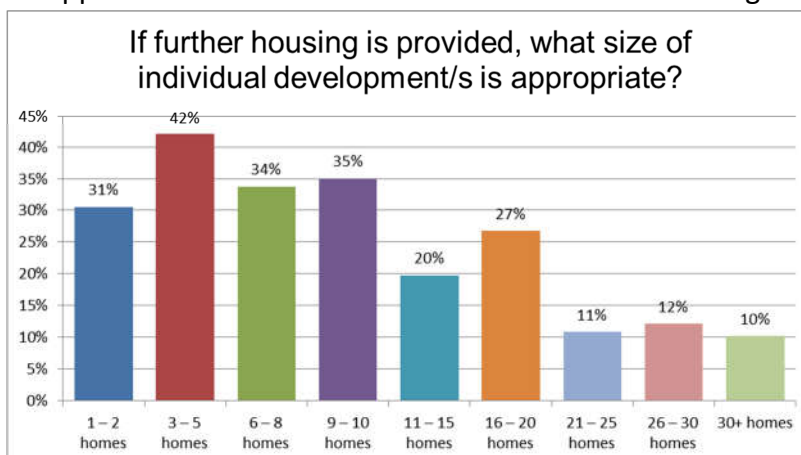
- Do nothing and continue with the approach endorsed by the SWDP by allowing infill development within the development boundaries when it is in accordance with other Plan policies;
- Identify and Allocate additional land for housing;

4.3 The results showed that 69% of respondents supported the idea of allocating land for housing development in the NDP. 31% of respondents supported doing nothing and just allowing infill as permitted in the SWDP.

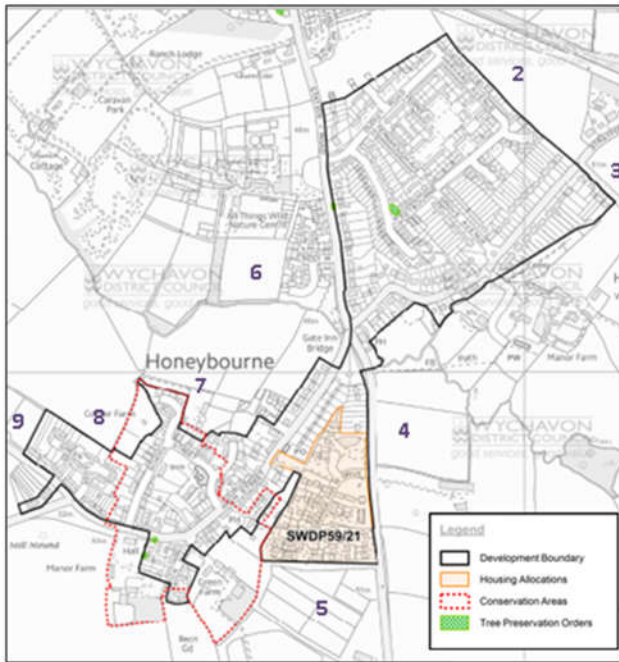
4.4 Residents were also asked what amount of new housing they considered reasonable during the plan period. Although 35% of respondents felt there should be no more development, the majority were supportive of more housing in the future. The results indicate that 50% supported 16 or more dwellings.



4.5 They were also asked what size of individual developments they would consider appropriate in the parish. There was more support for smaller schemes of fewer than 11 dwellings. Most supported were schemes of



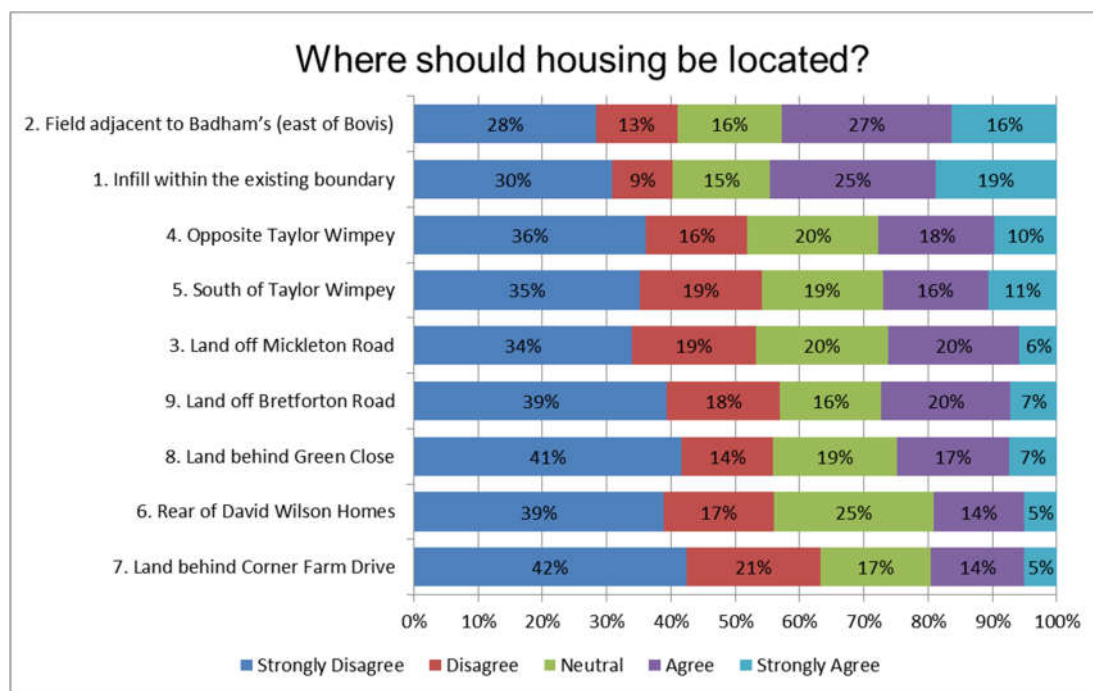
3-5 dwellings closely followed by schemes of 9-10 dwellings 6-8 dwellings. There was least support for schemes of 21-25 homes, 26-30 homes and 30+ homes.



4.6 The questionnaire identified nine sites in the village of Honeybourne and asked the residents level of support. These locations had been identified through the steering groups meetings.

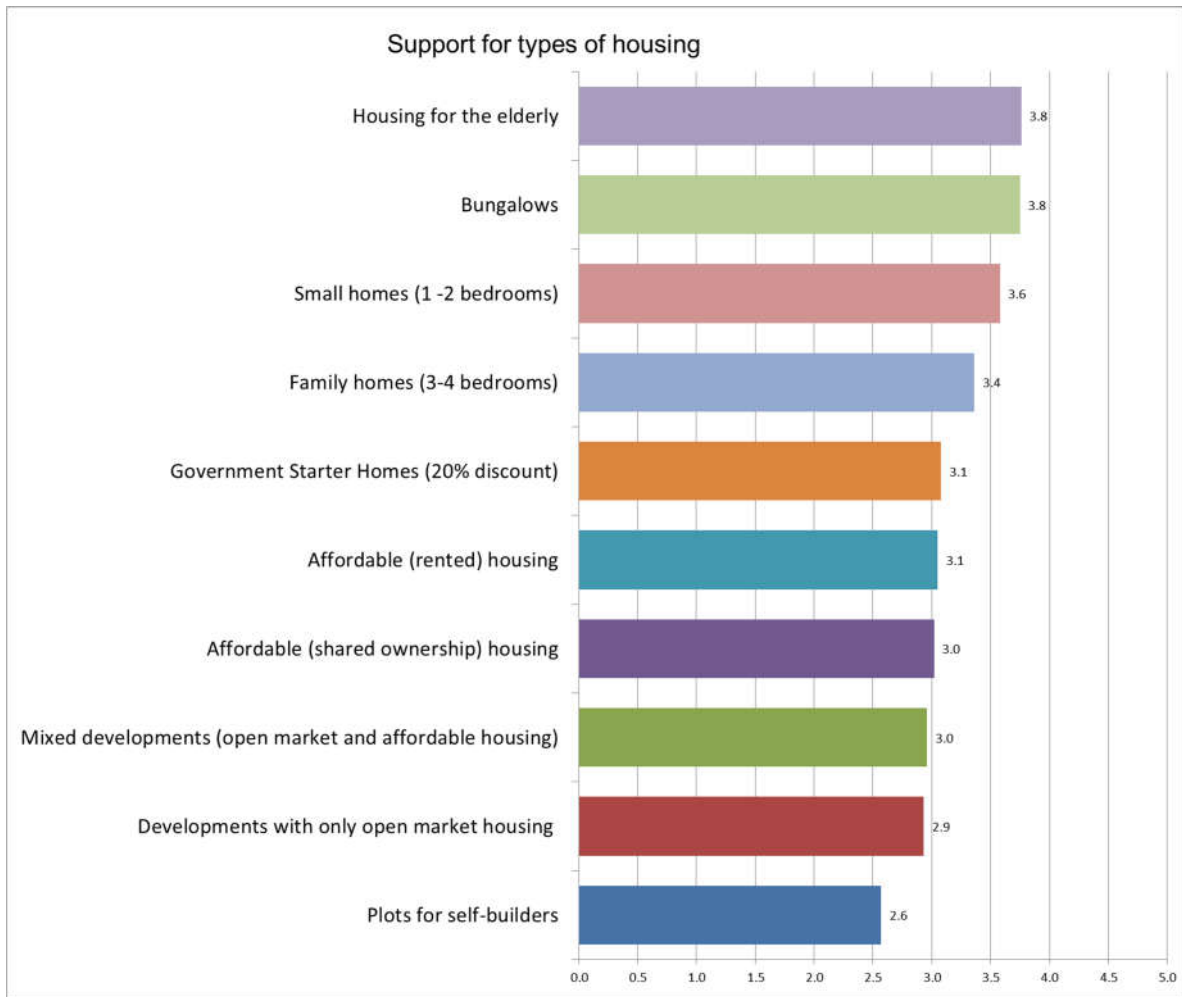
4.7 In addition to these nine sites the questionnaire also asked for the level of support for infill development and other land at the edge of the village outside of the development boundary. As shown in the next chart no single site or location was overwhelmingly supported, although the best support was for Site 2 (Field adjacent to

Badham's/ behind Harvard Avenue).



4.8 This question also provided the opportunity for alternative or additional sites to be suggested. These included land on or adjacent to Honeybourne Airfield, along Gloster Aves, the green in front of Taylor Wimpey site, land near Railway Station area / Buckle Street/ Littleton Road and on spaces within the existing Bovis site.

4.9 Residents were asked what type of housing they would support if it were provided. The most support was for small homes/ bungalows for older people, homes for young families, starter homes and affordable private housing.



4.10 Overall there was local support for small scale new housing in the parish to provide homes to meet specific needs including smaller bungalows or housing for older people, starter homes, family homes and affordable shared ownership and rented homes.

## 5.0 Housing Supply

5.1 In 2011 the Parish of Honeybourne was recorded as having 694 dwellings however only 663 had at least one usual resident. 31 had no usual resident at that time.

5.2 In terms of the types of housing stock 246 (35%) are recorded as detached dwellings, 302 (44%) semi-detached, 124 (18%) are terraced, 18 (3%) are flats/ maisonettes and 4 (1%) are temporary structures/ caravans.

5.3 Since the census there has been a number of sites granted planning permission and new dwellings completed within the parish of Honeybourne<sup>6</sup>.

Number of dwellings in parish in 2011 (including temporary dwellings)	694
Number of dwellings completed between 2011 Census and April 2017	193
<b>Total dwellings in Parish April 2017</b>	<b>887</b>
Number of dwellings with Planning permission under construction April 2017	1
Number of dwellings with Planning permission not started April 2017	33
<b>Total dwellings in Parish by 2030</b>	<b>921</b>

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<sup>6</sup> Published in the [Wychavon Five Year Housing Land Supply Report 2017](#).

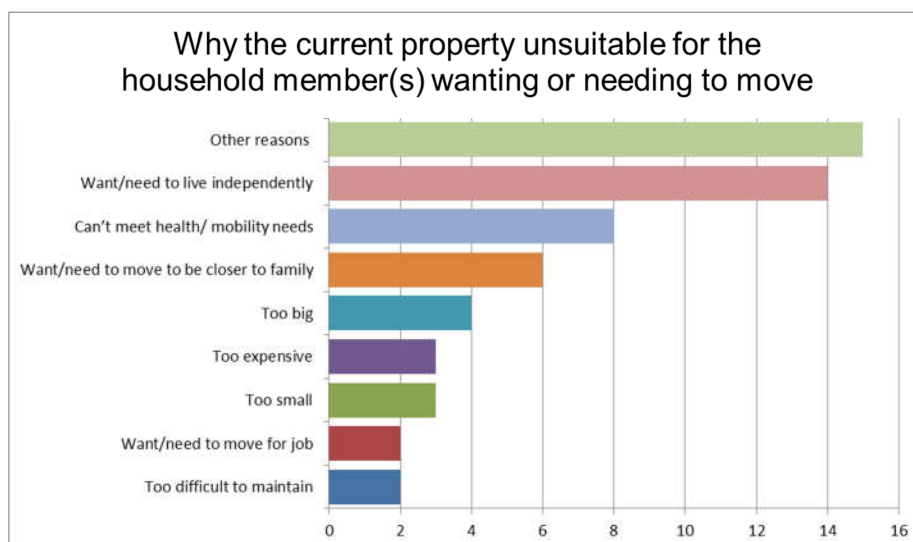
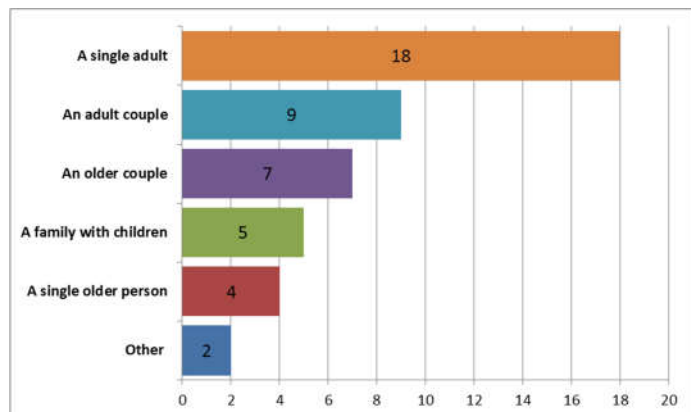
## 6.0 Housing Need

6.1 The residents' questionnaire contained a section on housing need. It identified that there were four people with a member(s) of their household on the housing register. 13 households where a member of the household had an immediate want or need to move out and 37 households where a member of the household may want or need to move out in the next five years.

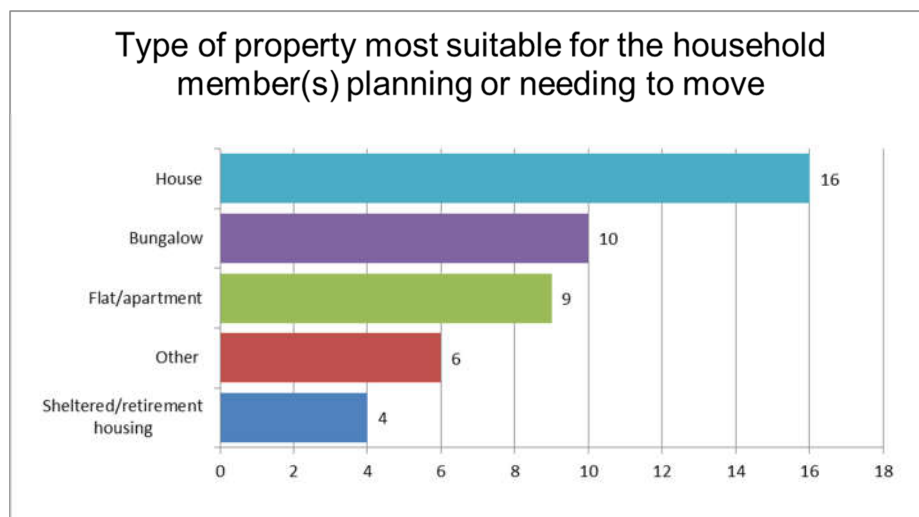
6.2 Of those that responded the majority were smaller households with 22 single adults including (older people) and 16 couples.

6.3 The questionnaire asked why their existing home was unsuitable for them. The majority stated other reasons

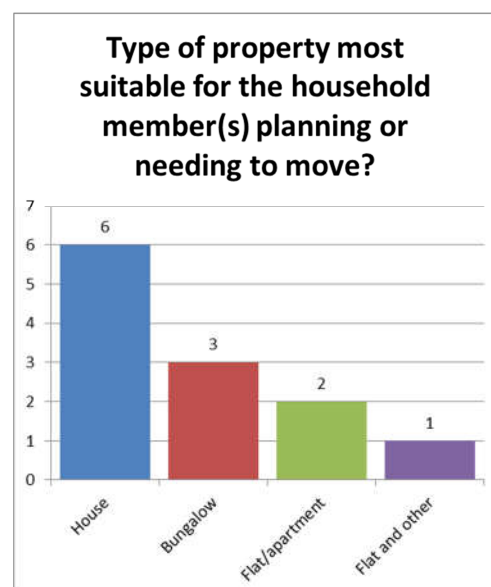
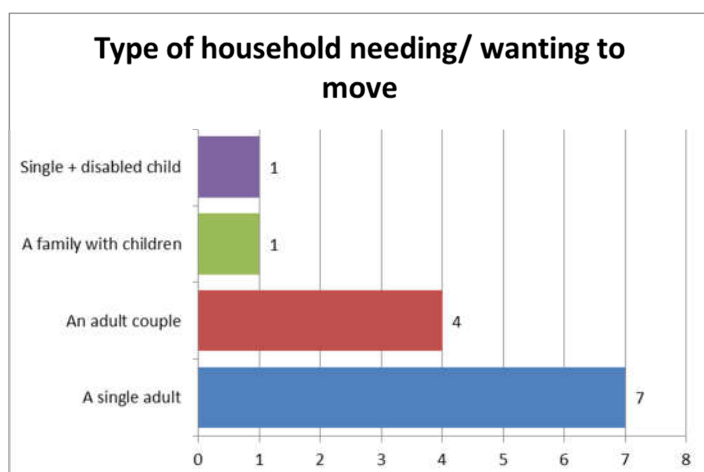
some of which crossed over with issues on the list. Those that stated other included: wanting to be near more facilities, damp problems / health reasons, family moving away, garden too large (2), seeking independence, public transport limited(2), traffic noise, wanting a quieter area, not as nice as it was and four stated no reason. A significant proportion of those looking to move out were seeking to live independently.



6.4 The types of homes that those in need were looking for is shown, with the majority wanting a house but a large number also preferring a bungalow and a flat/ apartment. Those that stated other included a requirement for extra care/ retirement housing and one requiring a park home.



6.5 Focussing on those with an immediate need the requirement was for smaller households with only one family with a more immediate need. 6 required a house, 3 bungalows, 2 apartments and one person selected flat and other but with no detail.



6.6 There is clearly a need now and in the future for homes to enable people to remain in the village by either gaining independence or moving to a more appropriate property for their needs. There seems to be overwhelming evidence to support the development of smaller homes and bungalows.

## 7.0 Local Housing Market Information

### Home ownership

7.1 Using information gained from HM Land Registry it is possible to obtain the average property prices in Honeybourne. The average price of properties sold in Honeybourne parish in the 5 years to March 2018 is shown in the Table below.

Average Prices of residential properties in Honeybourne sold in the period 5 years to March 2018 (according to HM Land Registry) <b>Average House Prices in Honeybourne Parish (£)</b>		
<b>House Type</b>	<b>Price</b>	<b>Number of Sales</b>
Detached	£338,828	151
Semi-detached	£210,332	48
Terraced	£207,118	46
Other	£588,125	8
Flats	£245,000	1
<b>All</b>	<b>£298,175</b>	<b>254</b>

7.2 These figures were obtained from HM Land Registry. It should be noted that there are sometimes delays in registrations of sales and this may result in the under counting of property sales.

7.3 Unfortunately, the number of bedrooms in each property is not always specified, therefore it is not easy to establish an exact value for a two bedroomed property for example. Also it is important to acknowledge that the average price of properties sold does not necessarily reflect the average value of all properties in the parish, just the mix of properties sold in that period. Approximately 50 percent of these were new homes that have been constructed since 2014.

7.4 The Rightmove website summarises that Honeybourne has a slightly higher average house price of £317,391, but that it was cheaper than nearby Broadway (£396,574), Chipping Campden (£587,116) and Mickleton (£425,931). It also states that during the last year, sold prices in Honeybourne were 13% up on the previous year and 5% up on 2015 when the average house price was £303,229. The exact time period that this data refers to is not given.

7.5 A household can obtain a mortgage of approximately 3.5 times their gross annual income, and in today's financial market would expect to pay a deposit of at least 10% towards the total purchase price although there are some options, for example with shared ownership where they may only be required to pay a 5% deposit.

7.6 To afford to purchase a home worth £200,000 a household would require approximately £20,000 as a deposit (10%), and their annual gross income for mortgage purposes would have to be at least £51,000, or higher if the deposit is less. The size of the deposit affects the monthly

mortgage payment therefore a larger deposit would result in a smaller mortgage and therefore a lower annual income could support the mortgage.

	<b>Median gross annual earnings (residents in local authority)</b>
Bromsgrove	25,824
Malvern Hills	23,546
Redditch	20,579
Worcester	24,363
Wychavon	20,582
Wyre Forest	20,090
Worcestershire	22,290
West Midlands	22,259
Great Britain	23,562

**Gross annual earnings for employees (full and part-time) in local authority**

**Source: Annual Survey of Hours and Earnings 2017, Office of National Statistics – provisional.**

7.7 Wychavon has one of the lowest annual earnings per resident in Worcestershire, and is also below the county, regional and national average. Considering the average price of homes sold in Honeybourne parish during the 5 years to March 2018 is £298,175 someone in receipt of a median income in Wychavon District (£20,582) would be unable to purchase a property without a considerable deposit.

### Private Rental Market

7.8 In terms of the rental market, at the time of writing there were no rental properties available within the parish of Honeybourne on Rightmove, Zoopla or Prime Location. Therefore, the search was expanded to a 3 mile radius to establish the price ranges and types of properties available. Information gained from Rightmove.co.uk demonstrates the price ranges for rents per calendar month (pcm) for different property types available for rent in June 2018:

<b>Size</b>	<b>Location</b>	<b>Price pcm</b>	<b>Average</b>
One bedroom house	Broadway	£775 <sup>7</sup>	£775
Two bedroom house	Badsey	£650	£930
	Bretforton	£675	
	Chipping Campden	£925	
	Weston Subedge	£950	
	Chipping Campden	£1,450	
Three bedroom house	Broadway	£875	£1092
	Lower Quinton	£925	
	Pebworth	£950	
	Chipping Campden	£950	
	Weston Subedge	£1,350	
	Chipping Campden	£1,500	

<sup>7</sup> Over 55s only, restricted.

Size	Location	Price pcm	Average
Four bedroom house	South Littleton	850	£1390
	Broad Marston	1,450	
	Broadway	1,450	
	Broad Marston	1,600	
	Broadway	1,600	

**Rental prices up to 3 miles from Honeybourne February 2018. Source RightMove.co.uk**

7.9 It is generally recognised that a household's housing costs should not exceed 25% of a household's gross income. If housing costs exceed 25% it is more likely to impact on households in receipt of a lower income and/ or with dependent children. Based upon this assumption a minimum gross annual income required to afford the rent on the above properties would be £37,200 for a one bedroom house, between £31,200 and £69,600 for a two bedroom house, between £42,000 and £72,000 for a three bedroom house and between £40,800 and £76,800 for a four bedroom house.

7.10 As the prices above are a reflection of the limited number of dwellings available in June 2018 it is important to compare this data with the general trends identified in the published Strategic Housing Market Assessment (SHMA) update 2012. It is recognised that Wychavon average rental prices are above the County averages for different property types and are generally amongst the highest in the county of Worcestershire. The figures published in the SHMA are from the summer 2011 (sourced from Rightmove) and although being a little out of date show that at that point in time a one bed apartment had a rental price of £466 per calendar month, and two, three and four bed houses within Wychavon were £597, £730 and £929 per calendar month respectively. These prices have clearly increased over the last 7 years exacerbating the need for affordable rents as demonstrated by the housing needs survey.

## 8.0 Site assessments

8.1 Allocating sites is one of the most powerful, but also most controversial aspects of neighbourhood planning. It can be challenging but there are many benefits, including bringing forward sustainable development to meet local needs and providing new infrastructure and services for the benefit of the community.

8.2 To avoid criticism and to ensure that site assessments were undertaken in a robust and transparent way, all known and available sites were assessed using the same criteria (set out in Appendix 3) which was based on national guidance and best practise and in this case was using a template provided by BPA.

8.3 In the first instance BPA assisted in providing the SHLAA so that the group could identify all possible sites that needed to be assessed. The group were encouraged to cast the net as wide as possible to ensure the most appropriate sites were allocated and also to avoid the plan being challenged by landowners or developers who own or control sites they consider deliverable. Sites that were assessed included:

- Sites identified by the neighbourhood planning group in the questionnaire;
- Sites published in the South Worcestershire Strategic Housing Land Availability Assessment (SHLAA) 2015 (latest published edition); and
- Sites that were suggested by respondents to the questionnaire/ or have subsequently been submitted to the group by landowners/ agents.

8.4 This resulted in a list of 8 sites (see appendix 1 Site Assessment Summary table). All sites except land to the rear of David Wilson Homes were considered using the agreed methodology. The land to the rear of David Wilson Homes was ruled out immediately as there was no means of access and known flooding issues.

8.5 A working group of two members of the steering group was established to undertake site assessments. This would help with consistency in the way the criteria was interpreted and sites were assessed. In allocating members of the group to carry out the assessments they were required to declare any interests and avoid assessing sites close to their homes that may have a direct impact on them or a family member and were not allowed to assess sites where they may have a prejudicial interest (e.g. own the land being considered). In accordance with the groups commitment to transparency the assessors' initials are listed at the top of each site assessment.

8.6 The 7 site assessments which included a desk and site based assessment were completed in late early 2018 (see appendix 3 for full assessments).

8.7 The methodology used meant that each site was thoroughly and objectively assessed to see if it was appropriate and suitable to allocate for housing development. This included considering:

- the physical and policy landscape and environmental constraints to bringing the site forward;
- whether it was in the most sustainable location;
- its impact on the local setting; and
- whether there was a suitable means of providing access.

The sites were also checked for conformity with the strategic policies of the Local Authority's Plan and sites were only shortlisted where there was considered to be a good prospect that they could be developed in the Plan period. In reaching any conclusions on whether to proceed with allocating a site the group understood that they needed to demonstrate that the site is deliverable, in other words it must be **suitable, available and economically viable**.

8.8 Each of these assessments was reviewed and any necessary amendments made by the working group, other members of the steering group and members of the public that attended the shortlisting meeting on 28 March 2018. At this meeting the merits and constraints of each site was considered and three sites were shortlisted for further consideration.

8.9 The three shortlisted sites were Land to the rear of Harvard Avenue (behind Badham's); Land off Bretforton Road; and Land off Bretforton Road and behind Corner Farm and School Street. These were reconsidered against the NDP vision and objectives to ensure that they were in accordance with the initial aims of the Plan at a meeting on 25<sup>th</sup> April. The scale of the Land off Bretforton Road and behind Corner Farm and School Street site was discussed in light of community wishes and local identified housing needs and it was agreed that the site area should be reduced and that the appraisal should be updated to take account of this (the updated version is appended ref HBY51-22-1).

8.10 As the Neighbourhood Development Plan is required to be in general conformity with the strategic policies of the adopted Local Plan the group were keen to liaise with the District Council to ensure that allocating a site in the Plan would be consistent with the aims of the Local Plan and also to gain an insight into the current Local Plan review. The group also wanted reassurance that the approach taken was robust. A meeting to discuss the latest progress made on the Honeybourne Neighbourhood Plan and to share the shortlisted sites was held with the Council on 15<sup>th</sup> May 2018; a member of the steering group and BPA were in attendance with policy planning officers. Officers were supportive of the group attempting to identify sites and agreed with the approach to offer the community options. They were not able to confirm the strategy for where housing sites will be located in the Local Plan review at this point in time, but agreed to keep the NDP group informed of

developments and options that will be consulted on in the autumn 2018. They were also unable to confirm whether or not they would locate any further housing allocations in the parish at this stage.

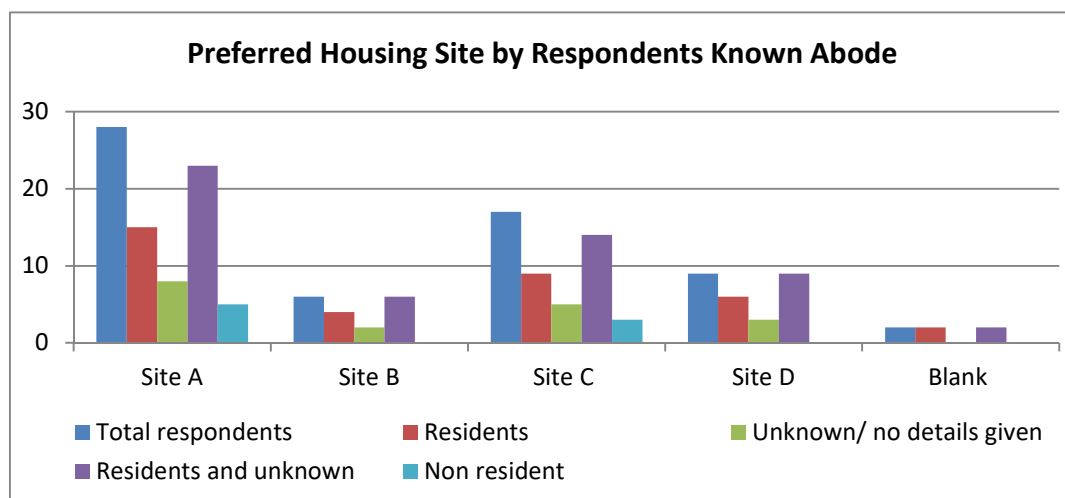
8.11 On the 23<sup>rd</sup> May the group had a further meeting to finalise the details of the housing site options to be communicated to the public. Having undertaken further research into how access could be gained to the land behind Corner Farm it was agreed that this option would need to include the Land off Bretforton Road; the site could not be delivered without access through this site to the south west.

8.12 The group also revisited one other site, Land adjacent to Fair Acres off Weston Road, as some members of the group felt this site should be offered to the community for consideration. After a discussion about the constraints associated with this site it was agreed that this would form a fourth option for the community to consider.

8.13 The four options to be presented to the public on July the 7<sup>th</sup> and 8<sup>th</sup> are:

- Site A: Land to the rear of Harvard Avenue, (behind Badham's Garage)
- Site B: Land off Bretforton Road
- Site C: Land off Bretforton Road and behind Corner Farm
- Site D: Land adjacent to Fair Acres off Weston Road

8.14 Following the consultation the results were analysed and the communities preferred site has been identified. The Steering Group were keen to ensure that those that voted were local residents the survey asked for a postcode or street name. The graph overleaf shows the responses from known local residents, those that did not provide details and those that were known to be non-residents. Regardless of where the respondents are from the outcome is always the same with the majority of respondents supporting Site A: Land to the rear of Harvard Avenue, (behind Badham's Garage).



8.15 The preferred site, Site A, is included in the Neighbourhood Plan with a site specific policy to address the opportunities and constraints that the group have identified through their assessment of the site.

8.16 During the Regulation 14 consultation of the Draft Plan a new site was submitted for consideration as a housing site, land at All Things Wild. A further site, Honeybourne Airfield Trading Estate, was submitted after the consultation had concluded to be considered for a range of opportunities including housing.

8.17 In accordance with the process the site adjacent to the development boundary, land at All Things Wild has been assessed using the same criteria for all other sites and is appended at Appendix 3. The site is considered too large to allocate in the neighbourhood plan as there is no need for a development of this scale, it would encroach into the open countryside and there are concerns over access. A development of this size would deviate significantly from the strategic policies of the SWDP, therefore it has been ruled out for a housing allocation.

8.18 The second parcel of land at Honeybourne Airfield Trading Estate has not been assessed as it is considered to be in an unsustainable location, well removed from the settlement; it is an important local employment site and allocating a site of this scale and in this location for housing would not be in general conformity with the strategic policies of the SWDP. The group did not consider it necessary to complete a full assessment in this case, although a summary is at Appendix 1.

8.19 The submission Plan continues to contain the communities preferred site Land to the rear of Harvard Avenue (behind Badham's Garage) for approximately 50 dwellings in policy H1.

## Appendix 1 Housing Assessment Summary

Address	NDP code	SHLA A code	Site area (Ha)	SWDP opinion	Survey level of support	Assessors	(SLHAA)Site Available	Site Suitable	Site achievable	Conclusion
Land to the rear of Harvard Avenue (behind Badham's)	HBYS1-11 (Site 2 on survey)	51-11	3.33	Removed From rest of village, noise issues-train line	43%	SN and SA	Within 5 years	Unconstrained site on the edge of existing developments would make a logical extension to the village.	Yes	The site is well contained with strong defensible boundaries and would provide a logical in keeping extension development. There are no obvious constraints. <b>Consulted on for approx. 50 houses. Preferred site carried forward into Draft Plan.</b>
Land off Mickleton Road	HBYS1-12 (site 3 on survey)	51-12	2.13	Availability unknown	26%	SN and SA	It is unknown as landowners attitude unknown	The site does not appear to have any development issues and could be fully developed; it can have access from two roads and does not suffer from flooding.	Yes	Although the site is relatively unconstrained it does not form a logical extension or connection to the village, instead it extends the settlement into open countryside. The landowner's attitude and therefore the availability of the site is also unknown.
Brook Farm off Weston Road	HBYS1-20 (site 4 on survey)	51-20	7.17	Flood Location	26%	SN and SA	Ruled out due to flooding and location not considered available	Surface water and fluvial flooding issues mean this site is not suitable	No	The site has major fluvial and surface flood water problems that would prevent this site from being developed. The site is not considered suitable for housing development.
Land off Bretforton Road	HBYS1-02 (Site 9 on survey)	51-02	1.26	Too removed from settlement there are better sites in the village	27%	SN and SA	Agent promoting site considered available	Unconstrained site remote from existing developments but as village boundary has been moved now under consideration	Yes, either standalone or part of a larger development	The site could be developed as part of a larger development or brought forward as a standalone development for 15 homes. <b>Consulted on for approx. 15 houses. Least supported therefore not taken forward in the Draft Plan.</b>

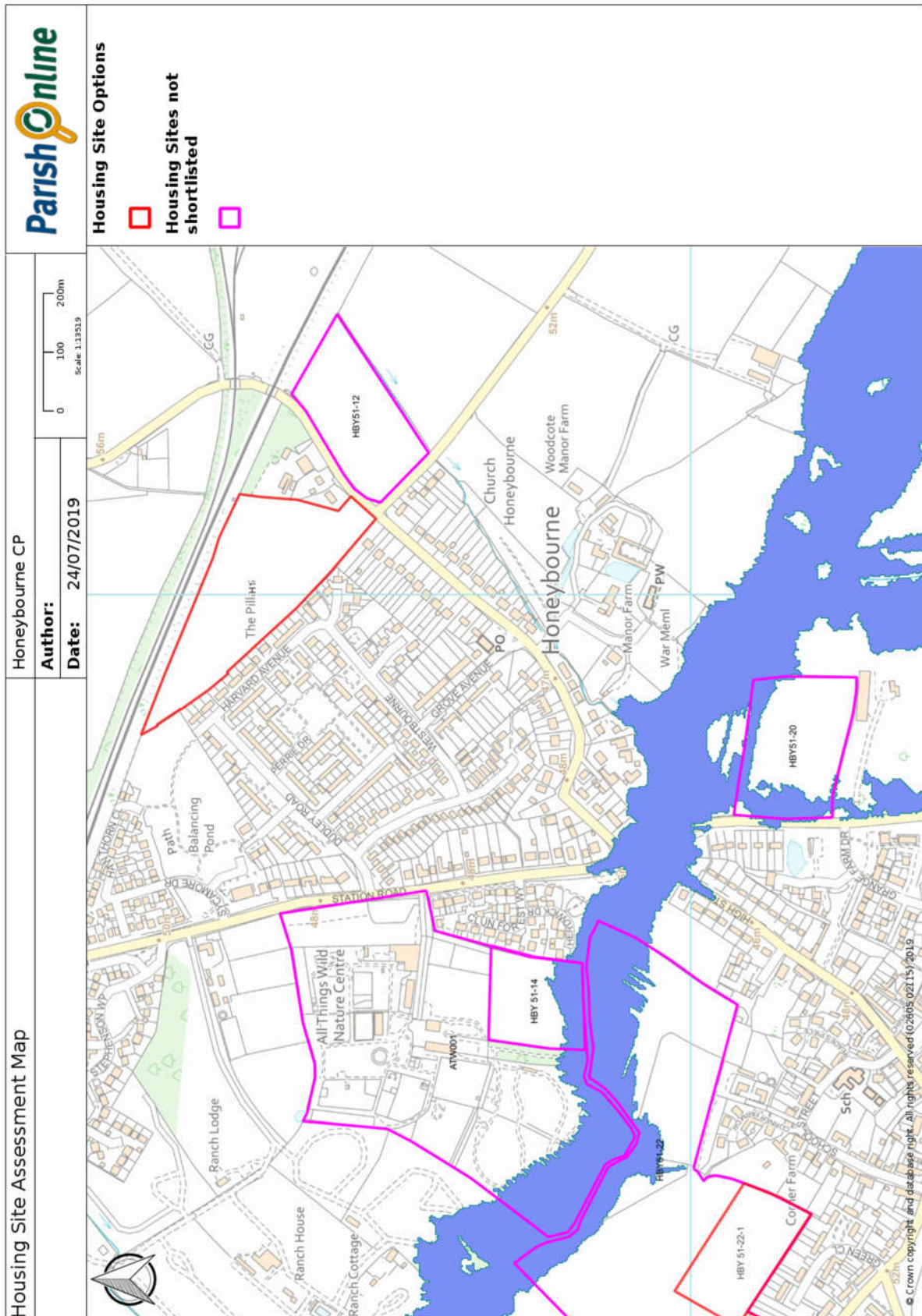
Address	NDP code	SHLA A code	Site area (Ha)	SWDP opinion	Survey level of support	Assessors	(SLHAA)Site Available	Site Suitable	Site achievable	Conclusion
Land off Bretforton Road behind Corner Farm and School Street	HBY51-22 (sites 7,8 and 9 on survey)	51-22	13.25	Scaling issues site to large and remote from village (comments from 2014)	Range 21% site 7, 24% for site 8 and 27% for site 9	SN and SA	Agent promoting site considered available	Significant constraints – size and scale is inappropriate, impact on Conservation Area, flooding issues and access issues given the scale of the site.	Yes But must include HBY51-02 in its development	Site is too large there are concerns with flooding, impact on the Conservation Area, impact on highways and access issues given the scale of the site.
Land behind Corner Farm	HBY51-22- 1 (site 8 on the survey)	51-22	1.4	Formed part of larger site above	24%	SN and SA	Agent promoting site	Some constraints The site sits at the top of a gentle slope and is adjacent to Corner farm, Green Close and Bretforton Road. The site can only be developed in conjunction with HBY51-02 and would add infill to the existing developments. The site cannot be developed on its own.	Only in conjunction with Bretforton Road site	The site falls outside the current development boundary but is within the natural shape of the village and would not expand the village into the open countryside. The site could link back into the centre of the village. The site can only be developed in conjunction with HBY51-02 and would add infill to the existing developments. The site cannot be developed on its own. <b>Consulted on site combined site which could deliver approx. 35 houses. Second most supported site, therefore not taken forward into the Draft Plan.</b>

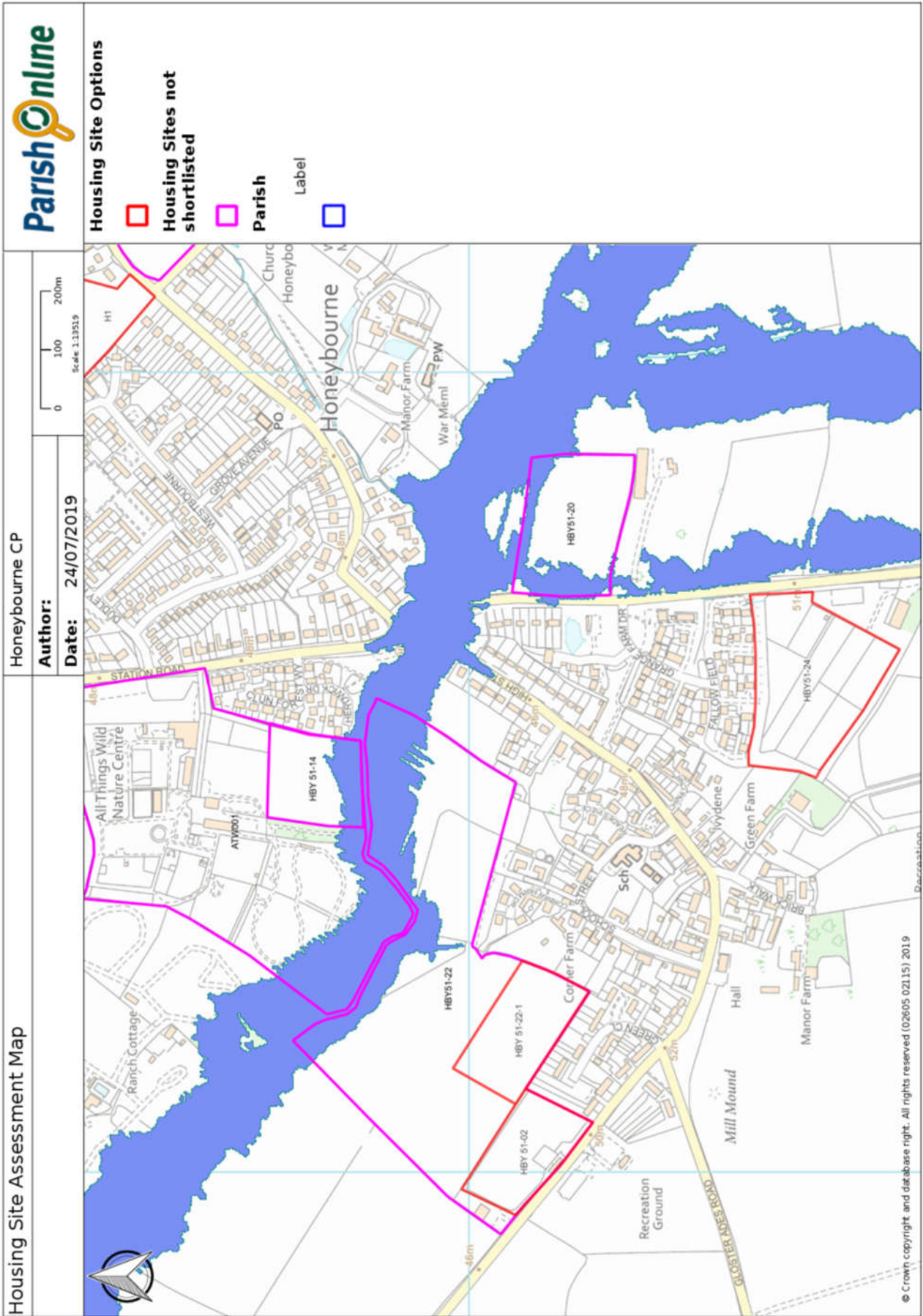
Address	NDP code	SHLA A code	Site area (Ha)	SWDP opinion	Survey level of support	Assessors	(SLHAA)Site Available	Site Suitable	Site achievable	Conclusion
Land adjacent to Fair Acres off Weston Road	HBY51-24 (site 5 on the survey)	51-24	3.93	51-24 was considered as part of a larger site, the northern part of which is now built out. Considered a duplicate so no further assessment made.	27%	SN and SA	Site is understood to be available	The site is unconstrained but does extend the settlement into the open countryside	Yes	The site could be developed and incorporated into the existing Grange Farm development; some road infrastructure exists on the boundary of the site which would mean that no new access of Weston Road would be required. Design would need to be sensitive as expands the settlement out into the open countryside. <b>Consulted on for approx. 40 houses. Third most supported so not taken forward into the Draft Plan.</b>
Land rear of David Wilson Homes	HBY 51-14 (site 6 on the survey)	51-14	1.3	Considered as part of a much larger site and ruled out for scale and not forming part of the settlement pattern	19%	Not fully assessed as no access.	Site is understood to be available	Site has no access and flooding issues	No Access	Site not considered further as there is no access and the developable area is significantly reduced by fluvial flood plain and surface water flooding.

Sites submitted later in the process, during and after the Regulation 14 Consultation

Address	NDP code	SHLA A code	Site area (Ha)	SWDP opinion	Survey level of support	Assessors	(SLHAA)Site Available	Site Suitable	Site achievable	Conclusion
Land at All things Wild	ATW001		11.12	Not been assessed submitted at Reg 14		SN	Site is understood to be available	Site has flooding issues, potential access issues given scale. Extends the settlement into the open countryside.	Yes	The site is considered too large to allocate in the neighbourhood plan as there is no need for a development of this scale, it would encroach into the open countryside and there are concerns over access. A development of this size would deviate significantly from the strategic policies of the SWDP, therefore it has been ruled out for a housing allocation.
Honeybourne Airfield Trading Estate	Airfield		31.37	Not been assessed submitted after Reg 14		Not fully assessed as too removed from settlement, scale and employe nt site	Site is understood to be available	Site has some flooding issues and it is currently in use as an important rural employment site. The site is vast and well removed from the existing settlement of Honeybourne. The scale and location of the site are inappropriate for housing.	Yes	The site is well removed from the settlement of Honeybourne, in an unsustainable location and is an important rural employment site. It is considered too large to allocate in the neighbourhood plan as there is no need for a development of this scale. A development of this size and in this location would deviate significantly from the strategic policies of the SWDP, therefore it has not been considered for a housing allocation.

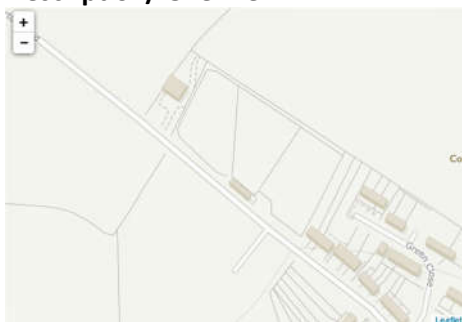

## Appendix 2 Housing Assessment Maps







## Appendix 3 Housing Site Assessments

<b>Completed by:</b> SA and SN		<b>Date:</b> 27/01/2019
<b>Site Name / Ref</b>	HBY 51-02	
<b>Site Address</b>	Land off Bretforton Road	
<b>Site Area (hectares)</b>	1.26	
<b>Description/ Overview</b> <div style="display: flex; align-items: flex-start;">   </div> <p>Pastoral grazing land</p>		
<b>Planning Policy Considerations</b>		
<b>Inside Settlement boundary</b>	No	
<b>Conservation Area</b>	Yes	
<b>Other landscape Designation</b>	Pastoral Farmland	
<b>Nature Conservation Designation</b>	None	
<b>Listed Buildings within site</b>	No	
<b>Listed Buildings adjacent to site</b>	No	
<b>Tree Preservation Order</b>	No	
<b>Flood Zone</b>	Low	
<b>Surface Water Flooding</b>	Very small amount of low risk to north of site along the boundary/ ditch	
<b>Public Rights of Way</b>	No designated public right of way	
<b>Planning History</b>	Yes, Application made for bungalow in 1977 ref 17/00525 refused outline	
<b>Other SWDP designations affecting site</b>	None	
<b>Agricultural Grade</b>	Grade 3	
<b>SHLAA reference and summary from non-Strategic Site Assessments</b> 51-02 At the time of assessment by SWDP the site was considered too removed from the settlement, and there were better sites available in the village.		

### Site Appraisal

<b>Access to Site</b>	on main road Any known restrictive covenant? None Distance to bus stop 500m
<b>Topography</b>	Flat
<b>Views into the site</b>	Site is shielded from the road by hedgerow
<b>Views out of the site</b>	Honeybourne church spire, Bredon Hill and the Cotswolds
<b>Vegetation</b>	Arable farm land with hawthorn hedgerows and trees
<b>Hydrological features</b>	Ditch on roadside, and north boundary.
<b>Other on site features</b>	Stables
<b>Signs of contamination?</b>	None
<b>Current use of site</b>	Agricultural Occupied Greenfield

<b>Any known previous use?</b>	Arable farm land
<b>Utilities on site?</b>	Gas main approx. 300m, neighbouring houses have gas supply, Water supply to neighbouring houses. Sewerage unknown, Electricity supply overhead in neighbouring field and houses.
<b>Character of Area</b>	Rural
<b>Neighbouring Land Uses</b>	Agricultural land to west and north, residential to east, recreation field to south.
<b>Design Layout Issues</b>	Site would form a gateway into the settlement, loose form and not too dense would be best as the development usually peters out at the edge of the settlement, if providing access to the site to the rear (HBY51-22/1) then a route through the site would need to be provided
<b>Height and character of surrounding buildings</b>	Barn in an adjacent field, the buildings to the east are 2 storey semi-detached dwellings.

#### Availability

<b>Ownership</b>	Single
<b>Owner supportive of development?</b>	Yes
<b>Time frame in which site could be developed</b>	6-10 years, could be developed with site (51-22/1) to rear of Corner Farm, as this site would have to provide the access to the rear site.

#### Development Potential

<b>Is the site considered appropriate for development?</b>	Yes
<b>Can the entire site be developed?</b>	Yes
<b>Potential Development</b> 2, 3 and 4-bedroom house and bungalows, this site will need to be developed at the same time as 51-22 as the two are linked.	
<b>Any known developer interest?</b>	Unknown, but agent is actively promoting the site
<b>Local Opinion (questionnaire responses)</b>	Suggested in questionnaire. Of respondents 7% strongly agree, 20% agree, 16% Neutral, 18% Against, and 39% Strongly against.

#### Suitability

<b>Which category does this site fall into? Please give reasons for your choice ( what are the problems if any)</b>
4. Unconstrained

#### Assessment conclusions

<b>Site Available</b>	Yes
<b>Site Suitable</b>	Yes
<b>Site Achievable</b>	Yes
<b>Conclusion</b> The site could be developed as part of a larger development in conjunction with HBY51-22/1 or as a standalone development of about 15 homes. <b>Consulted on for approx. 15 houses – least supported site at consultation event therefore not carried forward.</b>	

## Site Assessment Form

<b>Completed by:</b>	SA and SN	<b>Date:</b>	
<b>Site Name / Ref</b>	HBY 51-11 land to the rear of Harvard Avenue / behind Badham's		
<b>Site Address</b>	Land adjacent to Harvard avenue		
<b>Site Area (hectares)</b>	3.33ha		

### Description/ Overview



### Planning Policy Considerations

<b>Inside Settlement boundary</b>	No
<b>Conservation Area</b>	No
<b>Other landscape Designation(please state)</b>	Pastoral farmland
<b>Nature Conservation Designation</b>	None Adopted parish plan, promotes creation of nature reserve/ woodland.
<b>Listed Buildings within site</b>	No
<b>Listed Buildings adjacent to site</b>	No
<b>Tree Preservation Order</b>	No
<b>Flood Zone</b>	Low
<b>Surface Water Flooding</b>	Surface water is present, this due to the nature of the soil being clay based. Main risk is along the boundary with gardens of Harvard Avenue and south east boundary behind the garage.
<b>Public Rights of Way</b>	Yes formal public right of way along the boundary of 84 Stratford Road cutting in to Beaufort End. Site also used informally by dog walkers and as a cut through to the Bovis estate to the north west.
<b>Planning History</b>	None
<b>Other SWDP designations affecting site</b>	None
<b>Agricultural Grade</b>	Good to moderate grade 3

### SHLAA reference and summary from non-Strategic Site Assessments

#### 51-11

Limited Frontage to highway, Access would have to be taken from Stratford Road, forming a

staggered crossroad with Mickleton road, raising possible highway safety issues which would have to be resolved. Alternative access could be taken from Harvard by purchasing properties; this would remove any safety concerns we may have.

Initially considered to be too removed from the village centre/services/transport. Not allocated in submitted SWDP, but put forward to forward site allocations April 2014.

#### Site Appraisal

<b>Access to Site</b>	on main road No Known covenants Distance to bus stop 300 m
<b>Topography</b>	Flat
<b>Views into the site</b>	Site is surrounded by a high hedge on two sides and the main Hereford to London railway line on the other.
<b>Views out of the site</b>	Views from the site are of the Cotswold hills
<b>Vegetation</b>	The site is surrounded by hedge rows and small trees
<b>Hydrological features</b>	One small drainage ditch in the lower half of the site with no natural outlet.
<b>Other on site features</b>	There is no other know features on this site.
<b>Signs of contamination?</b>	Farm land no signs of any contamination.
<b>Current use of site</b>	a) Agricultural b) Occupied c) Greenfield
<b>Utilities on site?</b>	Electricity on overhead power lines, no other services on site. Gas main to the North west is a main trunk line of about 1.5m in diameter, these cannot be tapped into.
<b>Character of Area</b>	Rural, adjacent to residential development and railway line.
<b>Neighbouring Land Uses</b>	Neighbouring land is either used for housing although a small commercial property is adjacent to the site.
<b>Design Layout Issues</b>	The site would fit in well with the existing developments and could easily be connected to existing infrastructures.
<b>Height and character of surrounding buildings</b>	All buildings that are adjacent to the site are 2 story dwellings apart from the commercial premises which is single story.

#### Availability

<b>Ownership</b>	Multiple - agent promoting site.
<b>Owner supportive of development?</b>	Yes, evidence of this can be found on the non-strategic site assessment where WDC have confirmed it is available and in SHLAA document. Agent has recently been appointed and promoting site to NDP group.
<b>Time frame in which site could be developed</b>	6-10 years

#### Development Potential

<b>Is the site considered appropriate for development?</b>	Yes
<b>Can the entire site be developed?</b>	Most of the site can be developed although the close

	proximity to the railway line could have noise problems and area by gas pipeline would need to be open space.
<b>Potential Development</b> In line with current developments 2, 3 and 4 bed room dwellings could be built, in keeping with existing development adjoining it.	
<b>Any known developer interest?</b>	Unknown but agent promoting site.
<b>Local Opinion (questionnaire responses)</b>	The site was suggested as a possible development site by the survey. 16% strongly agreed, 27% agreed, 16% neutral, 13% disagreed and 28% strongly disagreed.


### Suitability

**Which category does this site fall into? Please give reasons for your choice ( what are the problems if any)** Unconstrained

### Assessment conclusions

<b>Site Available</b>	Yes
<b>Site Suitable</b>	Yes
<b>Site Achievable</b>	Yes
<b>Conclusion</b> The site is well contained with strong defensible boundaries and would provide a logical in keeping extension development. There are no obvious constraints. <b>Consulted on for approx 50 houses – Preferred site at consultation – carried forward to Plan.</b>	

### Site Assessment Form

<b>Completed by:</b>	SA and SN	<b>Date:</b> 25/03/2018
<b>Site Name / Ref</b>	Brook farm off Weston Road, Ref HBY 51-20	
<b>Site Address</b>	Weston Road Honeybourne	
<b>Site Area (hectares)</b>	7.7	
<b>Description/ Overview</b> <div style="display: flex; align-items: flex-start;">  <div style="margin-left: 20px;">    </div> </div>		

### Planning Policy Considerations

<b>Inside Settlement boundary</b>	No
<b>Conservation Area</b>	No
<b>Other landscape Designation(please state)</b>	Farm land and orchard
<b>Nature Conservation Designation</b>	No

<b>Listed Buildings within site</b>	No
<b>Listed Buildings adjacent to site</b>	No
<b>Tree Preservation Order</b>	No
<b>Flood Zone</b>	The site suffers from Surface water flooding as well fluvial flooding from the Honey Brook; the centre of the site has a low risk.
<b>Surface Water Flooding</b>	Yes, site is surrounded but by both fluvial and pluvial flooding.
<b>Public Rights of Way</b>	No
<b>Planning History</b>	Planning history for existing farm house
<b>Other SWDP designations affecting site</b>	None
<b>Agricultural Grade</b>	Grade 3
<b>SHLAA reference and summary from non-Strategic Site Assessments</b>	
Ref 51-20	
No Summary available at this time.	

#### Site Appraisal

<b>Access to Site</b>	on main road Any known restrictive covenant? None Distance to bus stop; 700 m
<b>Topography</b>	gently sloping with flat plateau in centre of site
<b>Views into the site</b>	Site is shielded by trees and hedgerow on all sides.
<b>Views out of the site</b>	Honeybourne church spire is partially visible.
<b>Vegetation</b>	The site is surrounded by trees and hedgerow and part of the site is laid to an orchard.
<b>Hydrological features</b>	Honey brook runs on the eastern edge of the site. Roadside drainage ditch to western edge of the site.
<b>Other on site features</b>	Site is occupied by farm house and farm building.
<b>Signs of contamination?</b>	No visible signs of contamination
<b>Current use of site</b>	a) Agricultural b) Occupied c) Greenfield
<b>Any known previous use?</b>	Open Farmland
<b>Utilities on site?</b>	Gas/ Electricity/ Water/ Sewerage Additional comment: Site is occupied with one dwelling, connected to Mains sewerage and electricity unsure of any gas connection.
<b>Character of Area</b>	Rural opposite residential estate.
<b>Neighbouring Land Uses</b>	All arable farmland
<b>Design Layout Issues</b>	On Flood plain, site suffers from heavy flooding on its eastern boundary, it also suffers from Surface water flooding on its western boundary adjacent to the Weston road.
<b>Height and character of surrounding buildings</b>	The site is set in arable farmland the nearest buildings are on the opposite side of the road behind trees and hedgerow, where you will find double story buildings.

**Availability**

<b>Ownership</b>	Single
<b>Owner supportive of development?</b>	Yes
<b>Time frame in which site could be developed</b>	Never

**Development Potential**

<b>Is the site considered appropriate for development?</b>	No
<b>Can the entire site be developed?</b>	No

**Potential Development**

Inappropriate for development due to flooding issues.

<b>Any known developer interest?</b>	No
<b>Local Opinion (questionnaire responses)</b>	36% strongly objected, 16% objected, 20% neutral, 18 % agreed and 10% strongly agreed in questionnaire.

**Suitability**

**Which category does this site fall into? Please give reasons for your choice ( what are the problems if any)**

1. Totally inappropriate

**Assessment conclusions**

<b>Site Available</b>	Yes
<b>Site Suitable</b>	No
<b>Site Achievable</b>	No

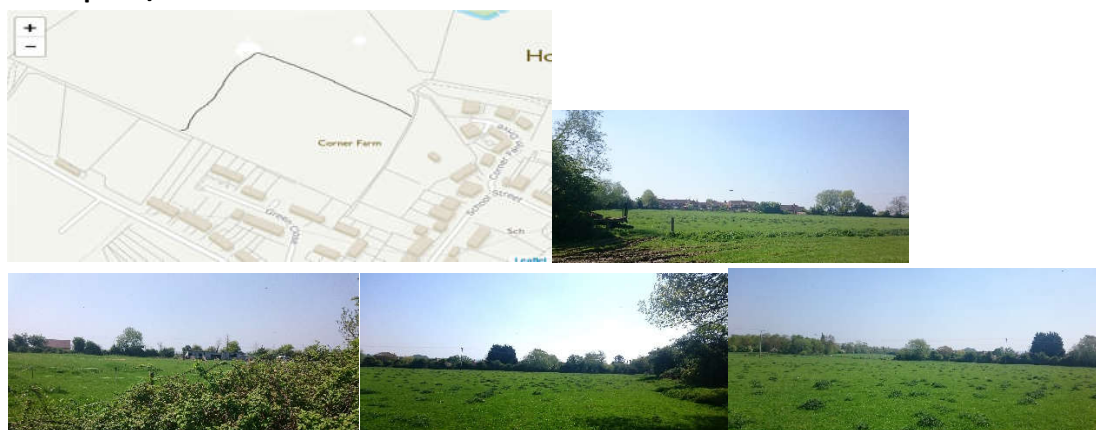
**Conclusion**

The site is removed from the existing settlement boundary.

The site also suffers for fluvial and surface water flooding, cost effective development of the site is not possible due to the flooding issues on the site.

**Site Assessment Form**

<b>Completed by:</b>	SN &SA	<b>Date:</b>	10/05/2018
<b>Site Name / Ref</b>	HBY 51-22-1		
<b>Site Address</b>	Land behind Corner Farm		
<b>Site Area (hectares)</b>	Approx. 1.4		

**Description/ Overview****Planning Policy Considerations**

<b>Inside Settlement boundary</b>	No
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<b>Conservation Area</b>	Adjacent to conservation area
<b>Other landscape Designation(please state)</b>	None
<b>Nature Conservation Designation</b>	none
<b>Listed Buildings within site</b>	No
<b>Listed Buildings adjacent to site</b>	Yes Corner farm Building on corner farm drive
<b>Tree Preservation Order</b>	None
<b>Flood Zone</b>	No
<b>Surface Water Flooding</b>	No
<b>Public Rights of Way</b>	No
<b>Planning History</b>	Planning application for farmhouse stables etc. in 1992 refused. Ref 92/01286
<b>Other SWDP designations affecting site</b>	None
<b>Agricultural Grade</b>	Grade 3
<b>SHLAA reference and summary from non-Strategic Site Assessments</b> Part of a much larger site with land off Bretforton road (51-22), the site was considered too large for a full scale development and removed from the existing settlement in the SHLAA. Therefore to accommodate the wishes of the community and results of the survey a small scale development has been proposed by the members of the NDP.	

#### Site Appraisal

<b>Access to Site</b>	on main road Subject to site HBY51-02 being developed otherwise no access Any known restrictive covenant? None Distance to bus stop; 500 m
<b>Topography</b>	gently sloping
<b>Views into the site</b>	Site is shielded by trees and hedgerow on 2 sides; open views into site from brook and public right of way to the north
<b>Views out of the site</b>	Honeybourne church spire is partially visible.
<b>Vegetation</b>	The site is surrounded by trees and hedgerows to the west and south. Well beyond the boundary is the Gate Brook.
<b>Hydrological features</b>	Well beyond the boundary is the Gate brook.
<b>Other on site features</b>	none
<b>Signs of contamination?</b>	No visible signs of contamination
<b>Current use of site</b>	a) Agricultural b) Occupied c) Greenfield
<b>Any known previous use?</b>	Open Farmland
<b>Utilities on site?</b>	Electricity/ Water
<b>Character of Area</b>	Rural. Opposite a small residential estate.
<b>Neighbouring Land Uses</b>	All arable farmland
<b>Design Layout Issues</b>	Main issue is access, which is dependent on HBY51-02 being developed. Therefore, the development layout would need to take this in to account; also the proximity to conservation area and listed buildings to the east would have a possible impact on how the site is developed.

	There are no field boundaries to the north and east the site opens to the country side so these would need to be carefully considered, possibly for open space.
<b>Height and character of surrounding buildings</b>	The site is set in arable farmland the nearest buildings are directly behind it and are made up of two story dwellings and bungalows.

#### Availability

<b>Ownership</b>	Consultation event highlighted that some of the land is part of a property ownership dispute.
<b>Owner supportive of development?</b>	Yes
<b>Time frame in which site could be developed</b>	5 to 10 years

#### Development Potential

<b>Is the site considered appropriate for development?</b>	Yes
<b>Can the entire site be developed?</b>	Yes, subject to access and layout considerations above
<b>Potential Development.</b> Small infill development of between 10 and 15 dwellings	
<b>Any known developer interest?</b>	Land owner as appointed an agent
<b>Local Opinion (questionnaire responses)</b>	41% of respondents strongly disagree, 14% disagree, 19%, are neutral, 17% agree and 7% strongly agree.

#### Suitability

**Which category does this site fall into? Please give reasons for your choice ( what are the problems if any)**

some constraints

The site sits at the top of a gentle slope and is adjacent to Corner farm, Green Close and Bretforton Road. The site can only be developed in conjunction with HBY51-02 and would add infill to the existing developments. The site cannot be developed on its own.

#### Assessment conclusions

<b>Site Available</b>	Yes
<b>Site Suitable</b>	No
<b>Site Achievable</b>	No

#### Conclusion

The site falls outside the current development boundary but is within the natural shape of the village and would not expand the village into the open countryside. The site could link back into the centre of the village. The site can only be developed in conjunction with HBY51-02 and would add infill to the existing developments. The site cannot be developed on its own. **Consulted on combined site for approx. 35 houses; this was second most preferred site at consultation event – therefore not carried forward.**

#### Site Assessment Form

<b>Completed by:</b>	SN &SA	<b>Date:</b>	
<b>Site Name / Ref</b>	HBY 51-12 Land off Mickleton Road		
<b>Site Address</b>	Off Stratford road and Mickleton Road		
<b>Site Area (hectares)</b>	2.13Ha		



#### Planning Policy Considerations

Inside Settlement boundary	No
Conservation Area	No
Other landscape Designation(please state)	None
Nature Conservation Designation	None
Listed Buildings within site	No
Listed Buildings adjacent to site	No
Tree Preservation Order	No
Flood Zone	Low
Surface Water Flooding	no
Public Rights of Way	Yes footpath to Stratford road
Planning History	None
Other SWDP designations affecting site	No
Agricultural Grade	Arable farm land Grade 3
SHLAA reference and summary from non-Strategic Site Assessments	
21-12	
"Availability Unknown"	

#### Site Appraisal

Access to Site	on two minor roads Any known restrictive covenant? None Distance to bus stop: 450 m
Topography	gently sloping
Views into the site	It can be seen from the Stratford and Mickleton Road and from the railway line.
Views out of the site	Honeybourne church spire, and the Cotswolds
Vegetation	Hedge rows with tree arable farm land set to grazing
Hydrological features	Drainage ditch with outlet in to small brook
Other on site features	There are no features on the site
Signs of contamination?	No signs of contamination
Current use of site	a) Agricultural b) Occupied c) Greenfield
Any known previous use?	None
Utilities on site?	Electricity from overhead power lines, no other utilities on site.

<b>Character of Area</b>	Rural open farm land
<b>Neighbouring Land Uses</b>	Railway line runs adjacent to eastern boundary and the Stratford and Mickleton road run on the northern and western boundaries. Farm land is on the southern boundary.
<b>Design Layout Issues</b>	The site is opposite houses on the Mickleton road there are no developments near this site. Development here would encroach into open countryside and extend the village beyond the existing settlement pattern.
<b>Height and character of surrounding buildings</b>	Properties adjacent to the site are cottages and modern houses all two stories.

#### Availability

<b>Ownership</b>	Single
<b>Owner supportive of development?</b>	Unknown
<b>Time frame in which site could be developed</b>	11-15 years

#### Development Potential

<b>Is the site considered appropriate for development?</b>	No
<b>Can the entire site be developed?</b>	Yes but too removed
<b>Potential Development</b> A mixed development of 2,3 and 4 bedroom house, and bungalows and an element of social housing	
<b>Any known developer interest?</b>	None
<b>Local Opinion (questionnaire responses)</b>	Raised on NDP survey (3) 34% strongly disagreed, 19% disagreed, 20% neutral, 20% agreed, 6% strongly agreed.

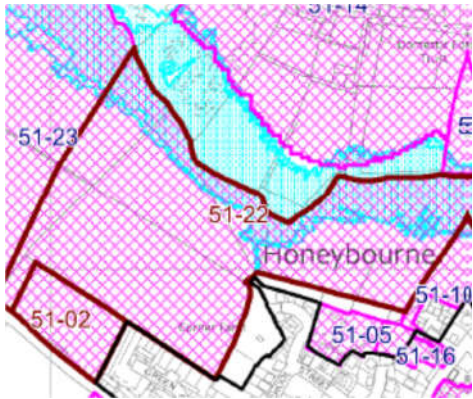

#### Suitability

<b>Which category does this site fall into? Please give reasons for your choice ( what are the problems if any)</b>
Unconstrained The site does not appear to have any development issues and could be fully developed, it can have access from two roads and does not suffer from flooding; however it extends the village into the open countryside.

#### Assessment conclusions

<b>Site Available</b>	Unknown
<b>Site Suitable</b>	Yes
<b>Site Achievable</b>	Yes
<b>Conclusion.</b> Although the site is relatively unconstrained it does not form a logical extension or connection to the village, instead it extends the settlement into the open countryside. The landowner's attitude and therefore the availability of the site is also unknown.	

### Site Assessment Form

<b>Completed by:</b>	SN and SA	<b>Date:</b>	
<b>Site Name / Ref</b>	HBY 51-22 Land off Bretforton Road behind Corner Farm and School Street		
<b>Site Address</b>	Land off Bretforton Road.		
<b>Site Area (hectares)</b>	13.2ha		
<b>Description/ Overview</b>			
  <p>The site is a large open area in the centre of the village, the bottom of the site sits in the Honey brook flood plain, so development would be limited to the area of the site outside the flood plain. There is a gas main in the next field, as this is an arterial main, building would be limited on the northern boundary due planning constraints.</p>			

### Planning Policy Considerations

<b>Inside Settlement boundary</b>	No
<b>Conservation Area</b>	Adjacent to South (School Street)
<b>Other landscape Designation(please state)</b>	None
<b>Nature Conservation Designation</b>	None
<b>Listed Buildings within site</b>	No
<b>Listed Buildings adjacent to site</b>	Adjacent Corner Farm
<b>Tree Preservation Order</b>	No
<b>Flood Zone</b>	High - Lower parts of the site are on the flood plain. See attached flood risk assessment
<b>Surface Water Flooding</b>	Due to the slope on the field and closeness to Honey brook there are small areas which suffer from surface water flooding.
<b>Public Rights of Way</b>	Foot path runs through site
<b>Planning History</b>	Some early applications in the 1980's & 90's nothing current.
<b>Other SWDP designations affecting site</b>	
<b>Agricultural Grade</b>	3 good to moderate (Land currently used for grazing)
<b>SHLAA reference and summary from non-Strategic Site Assessments</b>	

51-22 Ruled out for its scale and location.

Assessment was done in 2014, since then two large scale developments have been built.

The 30MPH limit has been extended beyond the access point to the site.

#### Site Appraisal

<b>Access to Site</b>	on main road Any known restrictive covenant? none Distance to bus stop? 300/400 metres
<b>Topography</b>	Site is large enough to have flat section at the top, a slight slope in the middle and a flat section at the bottom
<b>Views into the site</b>	The site is over looked by the residents of Green close and Bretforton Road as can be seen from School lane and corner farm
<b>Views out of the site</b>	Views of the Cotswolds and Bredon hill can be seen from the site, as well as the spire of Honeybourne church.
<b>Vegetation</b>	There is a hedge which runs along the bottom of the entire site, due to its location as a boundary on the Honey brook there are also trees within the hedge row.
<b>Hydrological features</b>	Honey brook runs as a boundary at the bottom of the site.
<b>Other on site features</b>	Small ditch acts as a divider on the site.
<b>Signs of contamination?</b>	None
<b>Current use of site</b>	a) Agricultural b) Occupied c) Greenfield
<b>Any known previous use?</b>	Agriculture
<b>Utilities on site?</b>	Electricity/ Water Electricity from overhead lines. Water, water troughs for animals
<b>Character of Area</b>	Rural Farm land
<b>Neighbouring Land Uses</b>	Existing housing from green close Bretforton road and corner farm and open countryside
<b>Design Layout Issues</b>	Site backs on to existing conurbation on two sides, open land and Honey Brook. Site is vast.
<b>Height and character of surrounding buildings</b>	Double story houses and bungalows

#### Availability

<b>Ownership</b>	Single
<b>Owner supportive of development?</b>	Yes agent promoting site
<b>Time frame in which site could be developed</b>	6-10 years

#### Development Potential

<b>Is the site considered appropriate for development?</b>	Site is too large, flooding issues, access concerns given size of site, impact on conservation area.
<b>Can the entire site be developed?</b>	NO, Lower section is in the flood plain
<b>Potential Development</b>	

Mixed development, bungalows, social housing, 2,3,4,5 bedroom housed, provision in the site for new village school and doctor's surgery with in the development plan.	
<b>Any known developer interest?</b>	None
<b>Local Opinion (questionnaire responses)</b>	Site was suggested in the village survey, but in smaller parts (covered under HBY51-02 and HBY51-22/1 above referred to as 9 and 8 in the questionnaire). The section remaining is section 7 this is the least supported site. 5% strongly agreed, 14% agreed 17% neutral, 21% disagreed and 42% strongly disagreed.

#### Suitability

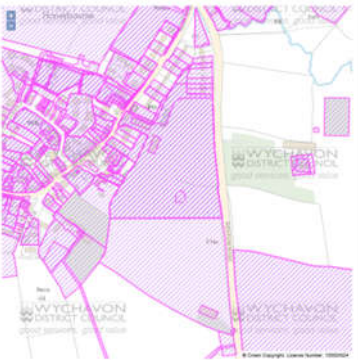

**Which category does this site fall into? Please give reasons for your choice ( what are the problems if any)**

Significant constraints – size and scale is inappropriate, impact on Conservation Area, flooding issues and access issues given the scale of the site.

#### Assessment conclusions

<b>Site Available</b>	Yes
<b>Site Suitable</b>	No
<b>Site Achievable</b>	Yes
<b>Conclusion</b> Site is too large there are concerns with flooding, impact on the Conservation Area, impact on highways and access issues given the scale of the site.	

#### Site Assessment Form

<b>Completed by:</b>	SN	<b>Date:</b>	10/03/2018
<b>Site Name / Ref</b>	HBY51-24, Land adjacent to Fair Acres off Weston Road		
<b>Site Address</b>	Grange Farm, Weston Road. Honeybourne		
<b>Site Area (hectares)</b>	3.93Ha		
<b>Description/ Overview</b>			
  <p>Pastoral farmland used as paddocks</p>			

#### Planning Policy Considerations

<b>Inside Settlement boundary</b>	No
<b>Conservation Area</b>	No
<b>Other landscape Designation(please state)</b>	None
<b>Nature Conservation Designation</b>	Not Listed
<b>Listed Buildings within site</b>	No

Listed Buildings adjacent to site	Yes, On adjacent land
Tree Preservation Order	No
Flood Zone	Low
Surface Water Flooding	No
Public Rights of Way	Yes runs diagonally across land
Planning History	None
Other SWDP designations affecting site	None
Agricultural Grade	Grade 3
<b>SHLAA reference and summary from non-Strategic Site Assessments</b> 51-24 was considered as part of a larger site, the northern part of which is now built out. Considered a duplicate so no further assessment made.	

#### Site Appraisal

Access to Site	on main road Any known restrictive covenant: None Distance to bus stop 500m
Topography	Flat
Views into the site	The site is partially visible from the road through the hedgerow and is completely visible from the existing developments.
Views out of the site	From the site you can see the church spire and the Cotswolds to the south.
Vegetation	There are trees and hedging plants to the east and west.
Hydrological features	There is a surface water drainage ditch on the eastern boundary; otherwise no other water features are present.
Other on site features	The land is divided into paddock for horses and ponies so there are stables for these.
Signs of contamination?	None
Current use of site	Agricultural Occupied Greenfield
Any known previous use?	Farm land
Utilities on site?	Water on site for Stables adjacent to residential to north.
Character of Area	Rural Adjacent to residential development
Neighbouring Land Uses	Residential development to north farm land and buildings to the south, Weston Road to east and existing village to the west with listed buildings.
Design Layout Issues	The site would encroach out into the open countryside. So the development would have to be to be sensitive on its southern boundary, as it is a gateway to settlement.
Height and character of surrounding buildings	Two story to the north and west, low farm buildings to the south.

#### Availability

Ownership	Single
Owner supportive of development?	Yes
Time frame in which site could be developed	0-5 years

#### Development Potential

Is the site considered appropriate for development?	Yes
Can the entire site be developed?	Yes

<b>Potential Development :</b> Mixed development in keeping with the existing adjacent residential development	
<b>Any known developer interest?</b>	Possibly understood that developer to the north (Grange Farm) has an interest
<b>Local Opinion (questionnaire responses)</b>	The results from the survey showed 11% strongly agreed, 16% agreed, 19% neutral, 19% disagreed and 35% strongly disagreed.



#### **Suitability**

<b>Which category does this site fall into? Please give reasons for your choice ( what are the problems if any)</b> Unconstrained
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#### **Assessment conclusions**

<b>Site Available</b>	Yes
<b>Site Suitable</b>	Yes
<b>Site Achievable</b>	Yes
<b>Conclusion.</b> <p>The site was part of a larger planned development of 100 houses, of which 75 were built the remaining 25 were never developed due the housing quota being met. The site is capable of delivering more than 25 dwellings.</p> <p>The site could be developed and incorporated into the existing Grange Farm development; some road infrastructure exists on the boundary of the site which would mean that no new access off Weston Road would be required. Design would need to be sensitive as it expands the settlement out into the open countryside.</p> <p>Consulted on for approx. 40 houses. Third most supported site at consultation therefore not carried forward.</p>	

## Site Assessment Form

<b>Completed by:</b>	<b>SN</b>	<b>Date: June 2019</b>
<b>Site Name / Ref</b>	HBY: ATW001 Land at All Things Wild	
<b>Site Address</b>	Station Road Honeybourne WR11 7QZ	
<b>Site Area (hectares)</b>	11.12 hectares in ownership promoter proposing a developable area of 5.21ha after GI, school etc.	
<b>Description/ Overview</b>		
  <p>The site is a predominately flat greenfield site and has been converted into a visitor attraction with a collection of wild animals, replica dinosaurs and play areas as well as commercial and agricultural buildings.</p>		

## Planning Policy Considerations

<b>Inside Settlement boundary</b>	No outside the existing planning boundary on opposite side of road.
<b>Conservation Area</b>	No
<b>Other landscape Designation(please state)</b>	None
<b>Nature Conservation</b>	None, but part of site to north is identified as Priority Habitat

<b>Designation</b>	Deciduous woodland. Part of site is crossed by the outer boundary of 2 SSSI/ Ramsar site impact zones
<b>Listed Buildings within site</b>	No
<b>Listed Buildings adjacent to site</b>	No
<b>Tree Preservation Order</b>	No
<b>Flood Zone</b>	Low – some risk at boundary with Brook
<b>Surface Water Flooding</b>	Off Main road and from run-off from Bayliss hill through existing developments.
<b>Public Rights of Way</b>	None
<b>Planning History</b>	<p>Application No :85/01405 Change of use to outdoor poultry breeding and visitor centre and erection of bungalow from agricultural land Decision Date :16/01/1986 Decision :Approved- Change of Use</p> <p>Application No :86/00737 Approval of Reserved Matters following the grant of outline permission W1405-85 outdoor poultry breeding visitors centre and mobile Decision Date :12/06/1986 Decision : Approved- Reserved Matters</p> <p>Application No :89/01326 Proposed bungalow for private use Decision Date :21/09/1989 Decision : Approved- Planning Application</p> <p>Application No :W/99/00694/PP Erection of Livestock Building Decision Date :16/07/1999 Decision :Approved - Planning application</p> <p>Application No :W/03/01916/PN Erection of timber single storey museum/ exhibition building. Decision Date :22/12/2003 Decision :Approval</p> <p>Application No :W/04/00670/PN Replacement shop and tea rooms with related ancillary lavatories, store and incorporating previously approved museum/ education facility Decision Date :18/05/2004 Decision :Approval</p> <p>Application No: AB/12/02714/AB A steel portal frame agricultural building. Decision Date :03/01/2013 Decision :Approval</p> <p>Application No: AB/13/02568/AB</p>

	<p>Proposal :Building for storage of machinery and fodder Decision Date :08/01/2014 Decision :Approval</p> <p>Application No :W/16/00806/PN Demolition of shed and erection of a single storey building to house a soft play area and toilet facilities, providing an extension to the existing facilities at All Things Wild Decision Date :27/05/2016 Decision :Approval</p>
<b>Other SWDP designations affecting site</b>	None
<b>Agricultural Grade</b>	If the site were cleared and returned to agricultural use 3 (Good)
<b>SHLAA reference and summary from non-Strategic Site Assessments</b> Site has not been assessed by Wychavon D.C.	

#### Site Appraisal

<b>Access to Site</b>	on main road Any known restrictive covenant? Unknown but gas main through site Approximately 100 metres from two bus stops
<b>Topography</b>	Flat
<b>Views into the site</b>	The site can be seen from the east, south and north the other boundaries have high hedges and tall trees
<b>Views out of the site</b>	Due to the high hedges and tall tree views out of the site are limited, the site is about 5-10 feet lower than the adjacent road, so the only view out is the houses opposite and to south.
<b>Vegetation</b>	The site is covered with several trees and is surrounded by hedgerow on three sides and bound by the gate brook on the West side
<b>Hydrological features</b>	There are 3 ponds one is a natural pond the other two are man-made, western boundary has the Gate Inn Brook.
<b>Other on site features</b>	The site is run on commercial basis and has several building to facilitate this including a large café, buildings housing wild animals, a shop and various outbuildings used for the storage of equipment/ feed etc.
<b>Signs of contamination?</b>	No visible signs of contamination.
<b>Current use of site</b>	a) Commercial tourism b) Keeping of animals c) Mix of commercial and agricultural buildings d) Part brownfield part greenfield site
<b>Any known previous use?</b>	Wild Fowl Trust (Farm)
<b>Utilities on site?</b>	Gas/ Electricity/ Water/ Sewerage All utilities are on site although is worth noting that the high-pressure gas main run on the northern boundary of the site.
<b>Character of Area</b>	Rural

<b>Neighbouring Land Uses</b>	The David Wilson estate bounds the site on the eastern boundary, the north-western and western boundaries back on the Ranch caravan park, to the north, south and south-west is open countryside, with some of the land being used for grazing.
<b>Design Layout Issues</b>	The site is vast and encroaches into the open countryside, significantly extending the settlement pattern. Due to the size of the development volume of traffic and access might be an issue.
<b>Height and character of surrounding buildings</b>	Properties that bound the site are all two storey, the site on the eastern side faces several period properties, and on the western boundary it faces the Honeybourne Conservation Area.

#### Availability

<b>Ownership</b>	Single
<b>Owner supportive of development?</b>	Yes
<b>Time frame in which site could be developed</b>	Owner is indicating that they would leave the site in 5 years

#### Development Potential

<b>Is the site considered appropriate for development?</b>	No Too Large. 30 dwellings per hectare on 5.21ha is 156 dwellings, the site is being promoted for 180. Development would significantly alter the character of the area.
<b>Can the entire site be developed?</b>	No, due the flood risk on the boundary with the Gate Brook and to the north west where the high pressure gas main goes through the site.
<b>Potential Development.</b> If part of site developed we would like to see a mix of housing including bungalows and starter homes.	
<b>Any known developer interest?</b>	None, but site being promoted by agent.
<b>Local Opinion (questionnaire responses)</b>	No questionnaire done for this site

#### Suitability

<b>Which category does this site fall into? Please give reasons for your choice ( what are the problems if any)</b> <b>1. Totally inappropriate</b> - The site is vast and would significantly extend the settlement pattern into the open countryside. There is no need for a development of this size. There are concerns of access issues and volume of traffic.
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#### Assessment conclusions

<b>Site Available</b>	Yes
<b>Site Suitable</b>	No
<b>Site Achievable</b>	Yes
<b>Conclusion:</b> The site is considered too large to allocate in the neighbourhood plan as there is no need for a development of this scale, it would encroach into the open countryside and there are concerns over access. A development of this size would deviate significantly from the strategic policies of the SWDP, therefore it has been ruled out for a housing allocation.	

## Appendix 4 Web Links to SWDP and Worcestershire County Council resources

Strategic Housing Land Availability Assessment covering Honeybourne:

[http://www.swdevelopmentplan.org/wp-content/uploads/2015/04/HoneybourneCAT1\\_SHLAA5thEdition.pdf](http://www.swdevelopmentplan.org/wp-content/uploads/2015/04/HoneybourneCAT1_SHLAA5thEdition.pdf)

South Worcestershire Development Plan Non-Strategic Sites Assessment 2014

<http://www.swdevelopmentplan.org/wp-content/uploads/2015/01/NonStrategicHousingAllocationBackgroundPaper2014.pdf>

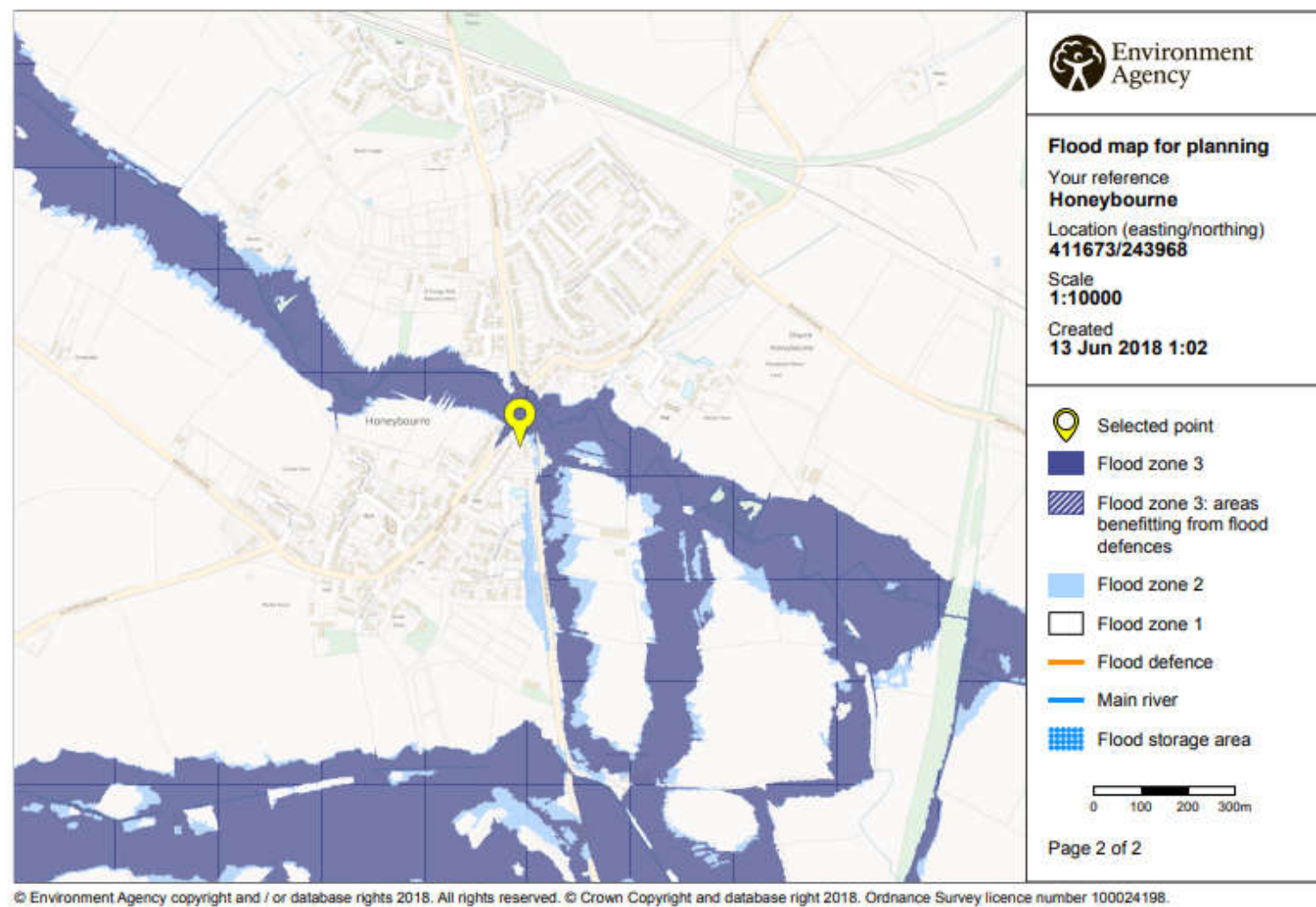
Honeybourne assessments can be found at page 442.

County Council Public Rights of Way mapping

<https://gis.worcestershire.gov.uk/website/Countryside/>

Hard copies of these extracts will be available at the public consultation events if required.

Appendix 5 Flood Risk extract from Environment Agency



## Appendix 6 Agricultural Grading

Agricultural Land Classification map West Midlands Region (ALC004) - Source Natural England 2011

<http://publications.naturalengland.org.uk/publication/130044?category=5954148537204736>

