

# Pebworth Parish Neighbourhood Plan 2018-2030



**Consultation Statement**

**December 2018**



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## **1. Introduction**

1.1. This statement has been prepared by Pebworth Parish Council (“the Parish Council”) to accompany its submission to the local planning authority, Wychavon District Council, of the Pebworth Parish Neighbourhood Plan (“the Neighbourhood Plan”) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

1.2. The Neighbourhood Plan has been prepared by the Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Pebworth, as designated by Wychavon District Council on 10 April 2013.

1.3. Under Regulation 15(2) of the Regulations, “consultation statement” means a document which:

- contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- explains how they were consulted;
- summarises the main issues and concerns raised by the persons consulted; and
- describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.4. This document is intended to provide a record of the consultations which have taken place during the preparatory stages of the Neighbourhood Plan, as well as an account of how the main issues and concerns emerging from these consultations have been considered and addressed.

## **2. The Parish Council and Steering Group**

2.1. Pebworth Parish Council is the ‘qualifying body’ responsible for preparing and submitting the Neighbourhood Plan.

2.2. In June 2016 a group of local residents and members of the Parish Council came together to form a Steering Group to lead the development of the Neighbourhood Plan despite an earlier abandoned attempt.

2.3. The initial group that expressed an interest in being involved in the Plan consisted of 30 residents (including Parish Councillors), although this reduced over the course of the Plan making process to a core group of between eight and twelve individuals. Members of the Steering Group came from a range of backgrounds and had a wealth of experience to input into the process; there were a slightly higher proportion of men than women represented on the Steering Group.

2.4. From June 2016 all meetings were facilitated and attended by Planning Consultants, Brodie Planning Associates (BPA) who were appointed by the Parish Council to provide professional independent planning advice and to assist with the Plan making process.

2.5. The Steering Group were directly involved in running focus groups; drafting the residents’ questionnaire and analysing its results; researching and undertaking assessments to inform the Green Space, Housing and Views Background Papers, drawing relevant conclusions; reviewing and

editing the body of the Background Papers and Plan; and developing policies under the guidance of Brodie Planning Associates.

2.6. Almost all meetings held during the process were open to the public except at the latter stages where Steering Group responses to the Regulation 14 consultation were being discussed. At various stages throughout the process local residents and interested parties attended meetings and either observed or offered their input into the process. After each meeting the minutes and relevant documentation were circulated to the Steering Group and those on the wider distribution list, to ensure that accurate records were kept and that any actions were progressed. All material produced by BPA on behalf of the Steering Group was reviewed and where necessary edited by the Steering Group at meetings.

2.7. Although minutes were not published on a website they were available on request from the Parish Clerk at any time. Regular updates were also published in the Parish newsletter, The Petrus to keep the wider community informed of Plan developments.

### **3. Aims of the Consultation**

3.1. The aim of the Pebworth Parish Neighbourhood Plan consultation process was to involve as many people in the community as possible throughout the consultation stages of the Plan. It was critical that the Plan was informed by the views of local people from the start of the process.

3.2. From the outset the Steering Group engaged with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques. This included: public meetings, focus groups, residents' questionnaires, a Facebook survey of teenagers, a survey at the Party in the Park, a preferred housing options survey, an open event at the Village Hall and all key documents including a response form were published on the village website.

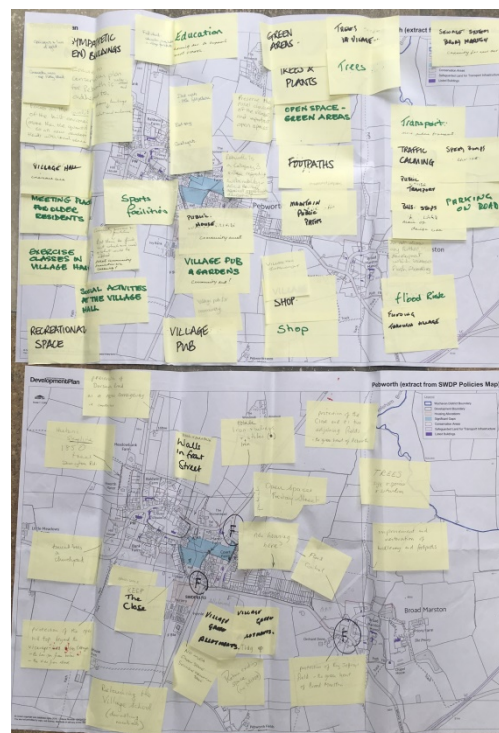
3.3. The Steering Group endeavoured to keep the community and stakeholders informed throughout the process through email communications, regular updates published in the parish newsletter The Petrus, attendance at public events, open meetings held in the Village Hall, mail outs to all households, flyers, posters, a banner and as stated above all key documents were published on the village website.



## 4. The stages of Consultation

4.1. An initial meeting was held in June 2016 and the public were invited to attend to find out more about the Neighbourhood Plan process and how they could get involved. At this very first meeting the group began to look at primary survey methods and how best to engage all sectors of the community as well as beginning to look at key issues that could potentially be addressed through land use planning. This stimulated much discussion and revealed consensus on a number of key issues, including:

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



## Focus Groups

4.2. The discussions from the early meetings resulted in a number of potential ideas of how to best engage with different sectors of the community but it was agreed that a series of focus group meetings based on demographics would form the initial way of engaging with the community. These events were hosted by a member of the steering group, an experienced market researcher, and assisted by BPA. These focus group sessions targeted different demographic groups in the community: parents of younger children; retired people; and working age people. Three separate sessions were scheduled on each of the following dates: 1st, 15th and 22nd September 2016 and seven were attended. Everyone in the community was invited by a letter delivered to individual addresses.

4.3. Each session covered the same subject areas including:

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

4.4. The groups were generally well attended with 54 people attending the sessions overall. The intention was to identify the matters that were of importance to the community and to use this to develop a more refined questionnaire to send to every adult on the electoral register to clarify opinion on issues raised in the focus groups.

4.5. A full summary of the focus groups results can be found at appendix 1 but a brief overview is given below.

4.6. The key factors identified by the focus groups as being what make Pebworth parish including the settlements of Pebworth, Broad Marston and Ullington are highlighted below. They revolve around the small size of the settlements, their out of the way location, set within a rural green and undeveloped landscape, with few facilities, a wealth of architecture and a strong and thriving sense of community.



4.7. The groups went on to discuss areas that a Neighbourhood Plan could address. They discussed how they would wish to see village develop in terms of housing over the next 20 years. Several potential sites for future housing development were suggested along with the pros and cons of developing these, although it was noted that those attending the focus groups were generally unsupportive of future housing development. Housing types were discussed and there was some support for smaller homes and bungalows. Only small scale development was considered appropriate and landscaping was seen as important to successfully integrating a scheme into the area. Design was an issue that people were interested in and there was strong support for the retention of important community facilities and concern over struggling ones.

4.8. The groups were asked what, if anything, should be done to protect and promote the natural environment in and around the parish, identifying several green spaces and landscapes that were of importance to them. Flooding was also raised as a concern for any future development. Renewable energy was discussed but there was little support for this but new footpaths and

pavements around the parish were considered and some suggestions for improvements and maintenance were made. The groups also discussed business and agriculture in the parish looking at whether the Plan should support particular uses. Generally there was opposition to large scale business and those that would increase traffic through the parish, but support for the retention of the agricultural heritage and small rural businesses. Concerns over speeds, volume and size of vehicles passing through the village of Pebworth in particular were also discussed.

4.9. The matters raised at the focus group sessions were summarised and presented to the Steering Group. The matters raised by the focus groups were used to formulate a questionnaire that was sent to every adult on the electoral register to gain opinion on issues that were not clear cut in the focus groups and to gain consensus on the direction of travel for the Plan.

4.10. The focus groups also highlighted the need to try and reach out to teenagers in the parish as they were not represented at the groups. Facebook was considered to be an appropriate means to get a discussion going amongst this age group and identifying their needs.

### Facebook

4.11. Early in 2017 questions were posed on a Facebook page targeting younger people between the age of 10 and 17 in the community asking about what they see as a priority for them and what they would like to see happen/ change in the parish. Unfortunately the response rate was low however there were three points raised about the facilities that age group would like to see in the parish:

- a shop/general store within the village of Pebworth;
- a full size tennis court to be used by all ages, to be placed within the recreation ground;
- a full size football pitch to enable the village to have a football team, including changing rooms as this could be used by various age groups and teams.

### Questionnaire

4.12. Following the results of the focus groups the Steering Group spent time designing a questionnaire to be completed by every adult on the electoral register. 674 questionnaires were distributed to 332 households in the parish in the spring of 2017. To encourage a high level of response respondents were entered into a free prize draw.

4.13. The results of the questionnaire were presented back to the community in July 2017 at a public meeting that was well attended and were also published on the Parish Council website and advertised in the Petrus newsletter with a web link. A summary of the results is presented below and more details can be seen at appendix 2.



4.14. Overall 30 percent of households responded which provided a strong mandate for the direction of travel of the Plan. There was an even split between the number of male and female respondents; with 44 percent of them aged over 65 and 55 percent



aged 18-64. 31 families with children responded which accounted for 44 children under the age of 18.

4.15. Questions asked covered all the matters raised through the focus groups and sought further clarity on whether issues and concerns were widespread. For example it became clear that car parking is an issue for a small minority and dependent on location in the parish.

4.16. In contrast to the results obtained through the focus groups, this more comprehensive method of data collection identified that 61 percent of respondents were in favour of allocating land for housing. Therefore the Steering Group went on to research opportunities for allocating a site in the Plan. None of the locations suggested in the questionnaire were strongly supported at this stage, but the best support was for New Road, the back of Broad Marston Road, land at Fibrex Nurseries and Manor Farm. These locations were all considered along with sites identified in the South Worcestershire Strategic Land Availability Assessment, those being promoted to the Steering Group by landowners and agents, and those suggested in response to the call for sites in the questionnaire. Detailed assessments were undertaken by the Steering Group and all the research and evidence is captured in the Housing Background Paper that accompanies the submitted Plan.

4.17. The questionnaire also identified that 50 percent were in favour of restricting infill development in the parish although 36 percent of these supported allocating land for housing. The group looked at whether infill development could be restricted in the parish but felt that this would be in conflict with the Local Plan, the South Worcestershire Development Plan (SWDP), where the principal of infill development is acceptable within development boundaries subject to it according with other policies in the Local Plan. It was considered by the Steering Group that strong design policies could help to prevent inappropriate infill development and deliver more sympathetic and in keeping schemes.

4.18. Approximately a quarter of people thought developments of over 10 dwellings were preferable, whilst a quarter of people thought no development was preferable, however there was most support for developments of no more than 10 houses. Therefore the Steering Group sought to identify smaller sites for development.

4.19. As had been identified through the focus groups there was a preference for small homes and bungalows for the elderly to be able to remain in the parish, homes for young families to be able to move into the parish, starter homes for single people; and for more affordable private housing. Therefore the group developed a housing mix policy to deal with this matter supporting the community's aspirations with evidence from the Census.

4.20. There was strong support for developing a design code and the Steering Group invested significant time in developing a detailed design policy that addressed all aspects of design to ensure that homes and buildings developed in the parish in the future will be of a high design standard and enhance their setting. This policy also addresses other issues that were identified in the questionnaire including guidance on street lighting, and includes the encouragement of the incorporation of renewable energy in design as the questionnaire identified moderate support for solar panels on new homes.

4.21. The questionnaire responses reiterated the support for designating land as Local Green Space in the Plan and the Steering Group went on to undertake a green space audit and carry out green space assessments using the government's criteria for assessing Local Green Space. All the information relating to this is captured in the Green Space Background Paper that accompanies the submitted Plan.

4.22. There was moderate support in the questionnaire for allocating views therefore the Steering Group undertook an assessment of key views and used criteria to identify those that were most important. All the information relating to this is captured in the Assessment of Important Views Background Paper that accompanies the submitted Plan.

4.23. Footpath connections in new developments and throughout the parish were seen as important to connect any development to the village and there was moderate support for a footway to Middlesex, therefore the Steering Group developed a policy to reflect this.

4.24. As had been identified through the focus groups the wider questionnaire confirmed moderate support for small business opportunities to be supported in the parish for example craft workshops and possibly tourism but not for large businesses. The Steering Group developed two policies to respond to this, one to support the conversion of existing buildings in the parish to employment uses, and one to attempt to retain existing employment opportunities in the parish.

4.25. The questionnaire also demonstrated the high level of regard the community had for community facilities including the pub, school and village hall. The results of the questionnaire were used to develop a community facilities policy and to get a good understanding of where the community felt future funds should be spent, this matter is addressed in the implementation part of the Plan.

4.26. The focus groups and questionnaire also highlighted some issues that were considered to be outside the remit of planning policy. The Steering Group were keen not to lose sight of these matters and to aspire to address them through the Plan period, therefore a section on areas of concern and actions was included within the implementation section of the Plan for the Parish Council to review as part of the ongoing monitoring of the Plan.

### ***Vision and objectives – Party in the Park***

4.27. Prior to undertaking a significant amount of work in developing policies the Steering Group used the results and identified trends from the parish questionnaire to develop an overall vision and objectives for the Plan. These along with the general direction of policies were consulted on at the Pebworth Party in the Park in September 2017. The Steering Groups attendance at the event was promoted in the September 2017

issue of the Pebworth Petrus and the vision and objectives were subsequently published in the October 2017 edition of



Party in the Park September 2017

the Pebworth Petrus.

4.28. A brief survey conducted on the day identified that 98 percent of those that commented were in support of the vision and support for each of the five objectives ranged from 88 percent to 100 percent. This gave the Steering Group confidence to continue with their work. All the policies link back to this overarching vision and relate to one or more of the objectives that were drafted at this stage.

4.29. The Steering Group spent the months from October 2017 through to spring 2018 researching and drafting policies. To ensure that the community didn't forget about the Plan an article was placed in the January 2018 edition of the Pebworth Petrus. This provided an update of the process the Steering Group had gone through so far, updated the group on the assessments and work they were undertaking at the time and set out the next steps.

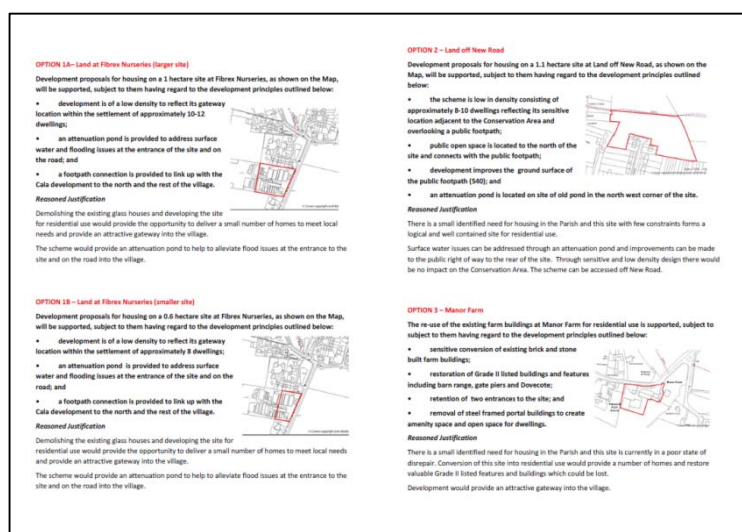
### **Local Green Space Land Owner Consultation**

4.30. As sites were assessed and shortlisted for inclusion as Local Green Space it was considered important to notify landowners of the Steering Groups intention to designate them as Local Green Space in case they had not all been involved or were not aware of the process and any subsequent implications. Seven landowners were written to in March 2018 and it was agreed that where landowners were unsupportive of this designation the site would not be included in the policy. More information relating to this and how it affected the final list of designated sites is contained within the Green Space Background Paper that accompanies the submitted Plan.

### **Housing Site Options Consultation**

4.31. At a meeting on the 26th April 2018 it was agreed that a housing site options consultation would take place during May/June 2018 on the three short-listed sites. These were presented to the community as four options, one site having two different cuts of land. There had been no obvious preferred site from the earlier parish consultation and until now the wider community had not been made aware of the issues and opportunities associated with developing each site. A survey was posted to every adult on the electoral roll in the parish to understand which housing site was the most preferred by the community.

4.32. The survey provided an explanation of each of the sites and provided a link to the Housing Background Paper for residents interested in finding out more about the process. The consultation ran from week commencing 21st May 2018 to 8th June 2018, and residents were required to post the form back into a secure box at the village hall. To prevent any duplicates being made each form had a unique random reference number which



was checked off when the results were recorded.

4.33. Following the consultation 208 responses were received and the communities' preferred option based on the number of positive votes was identified as Land at Fibrex Nurseries. For more information and the results from the survey please see the Housing Background Paper that accompanies the submitted Plan. The site was then included in the draft Plan for Consultation at the Regulation 14 stage.

### **Regulation 14 Consultation**

4.34. Following on from all of the consultation that had fed into the process the Steering Group with the help of BPA were in a position to run the Regulation 14 consultation on the draft Plan in July 2018. The consultation commenced on 30th July 2018 and ran until 5.00pm on Friday 21st September 2018, running for almost 8 weeks to take account of it falling during the summer holiday period.

4.35. The consultation was heavily advertised in the community and letters were sent via email to Stakeholders and where necessary in the post (see appendix 3 for full list of consultees). It was advertised in the parish in the following ways:

- Pebworth Petrus August 2018 edition circulated between 21st and 24th July and September 2018 edition circulated at the end of August. (See appendix 4)
- Posters on parish notice boards
- Banner up in the centre of the village of Pebworth
- All the information was posted on Pebworth Village website and the Brodie Planning Associates website.
- A flyer was delivered to every home in the parish a week before the event.
- It was promoted on the Pebworth Facebook page.
- A launch event was held in the Village Hall.



Promotional material Regulation 14 Consultation

4.36. The public event was well attended with over 70 people attending. After the event the display boards were left up in the Village Hall until the end of the consultation period so that future

users could take the opportunity to read the information. The post box for locals was left up outside the Village Hall and regular collections were made by the Parish Clerk.



Open Event Regulation 14 Consultation

4.37. Copies of the following documents were made available for the duration of the consultation on Brodie Planning Associates website and on the village website; hard copies were also kept in the village by members of the Steering Group and could be borrowed upon request by contacting the Parish Clerk.

- Pebworth draft Plan for Consultation
- Housing Background Paper
- Green Space Background Paper
- Assessment of Important Views
- Response Form (pdf)
- Response Form (word version)
- Display Boards
- Timeline

4.38. As the revised NPPF was only published the week before the Regulation 14 consultation the following notice was put up at the event and a similar message was published on both websites.

***“Notice***

*This Consultation Draft was finalised prior to the publication of the revised National Planning Policy Framework (NPPF) which was published on 24 July 2018. Therefore references in the document may not tally with those in the updated version of the NPPF. As part of the process of considering representations and updating the Plan after the consultation all of these references will be checked and amended if necessary as the document is required to conform with the NPPF.”*

4.39. In summary the Regulation 14 consultation had 32 respondents: 11 stakeholders, 3 agents and 18 residents. The stakeholders that responded were: Severn Trent Water, the Environment Agency, Natural England, Warwickshire County Council (2), the Equality and Human Rights Commission, Highways England, Wychavon District Council, Herefordshire and Worcestershire Earth Heritage Trust, The Canal and River Trust, and National Grid. The agents were: Stansgate, Savills and Gladman and the residents that responded were from the following locations in the parish - Wesley Gardens 5, Orchard Close 2, Back Lane 4, Dorsington Road 1, Chapel Road 2, Front Street 2 and Friday Street 1.



4.40. For completeness all the comments received are contained in a table at appendix 5 by policy area / chapter along with any associated response and action.

4.41. The following stakeholders confirmed that they had no comment to make or felt the Plan raised no issues: Equality and Human Rights Commission, Highways England, Natural England, Wychavon Heritage and Conservation team, Wychavon Economic development team, Herefordshire and Worcestershire Earth Heritage Trust, and The Canal and River Trust.

4.42. No response was received from over 60 statutory consultees: including Worcestershire County Council, Gloucestershire County Council or any neighbouring parishes and (for full list of statutory consultees contacted see appendix 3).

4.43. Detailed comments were received from Statutory Consultees including: Warwickshire County Council, the Environment Agency and Severn Trent Water and where relevant amendments were made to the Plan, these are set out at appendix 5.

4.44. At the same time that the Regulation 14 consultation took place Wychavon District Council undertook a screening for SEA and HRA. Although the Environment Agency had confirmed that they had no comments to make on the Plan during the Regulation 14 Consultation, at the screening stage they highlighted the need for flood risk to be assessed in relation to the site allocation at Fibrex Nursery. The Environment Agency were concerned that there is an un-modelled watercourse in front of the site, and known surface water flooding on the road in front of the site despite confirming that the site falls within flood zone 1. Therefore, after liaising with the Environment Agency the Steering Group appointed Phoenix Design Partnership to produce a Flood Risk Statement to accompany the submitted Plan and amended the policy to ensure that the existing ordinary watercourse along the frontage of the site is modelled as part of the site-specific flood risk assessment at the planning application stage. This will inform the site layout and access by confirming the flood extents of the watercourse, and confirm the suitability of the existing access culverts.

4.45. In light of the initial comments from the Environment Agency Worcestershire County Council as the Local Lead Flood Authority were consulted on whether an SEA would be appropriate for the Plan. Wychavon received the following comments from County Council on the requirement for a SEA:

*"It appears that Pebworth have followed the latest guidance in producing the SEA screening assessment. It's really for the three statutory bodies to give a view, and they seem agreed that no SEA is required. They've adopted a cautionary approach in their detailed assessment, and have done the right thing in consulting the three statutory bodies. It seems unlikely, given the scope of the plan and the very small site allocation, that any of the effects could be deemed 'significant'. If the statutory bodies are comfortable that there are no particular sensitivities that would warrant an SEA, then that should give them comfort. It does not appear that the EA is suggesting a need for SEA - just that more work is needed on SFRA - but they could always seek confirmation from the EA if there's any doubt on that point"*

4.46. It is not considered appropriate for the Plan to undertake an SEA instead, as already stated, after further clarification from the Environment Agency a Flood Risk Statement accompanies the submitted Plan along with enhanced policy requirements.

4.47. In summary of the Regulation 14 consultation all the issues and concerns raised have been dealt with and responded to. Where necessary changes have been made to the submitted Plan and these are all captured in appendix 5.

## 5. Appendices

### Appendix 1 Focus Group Results

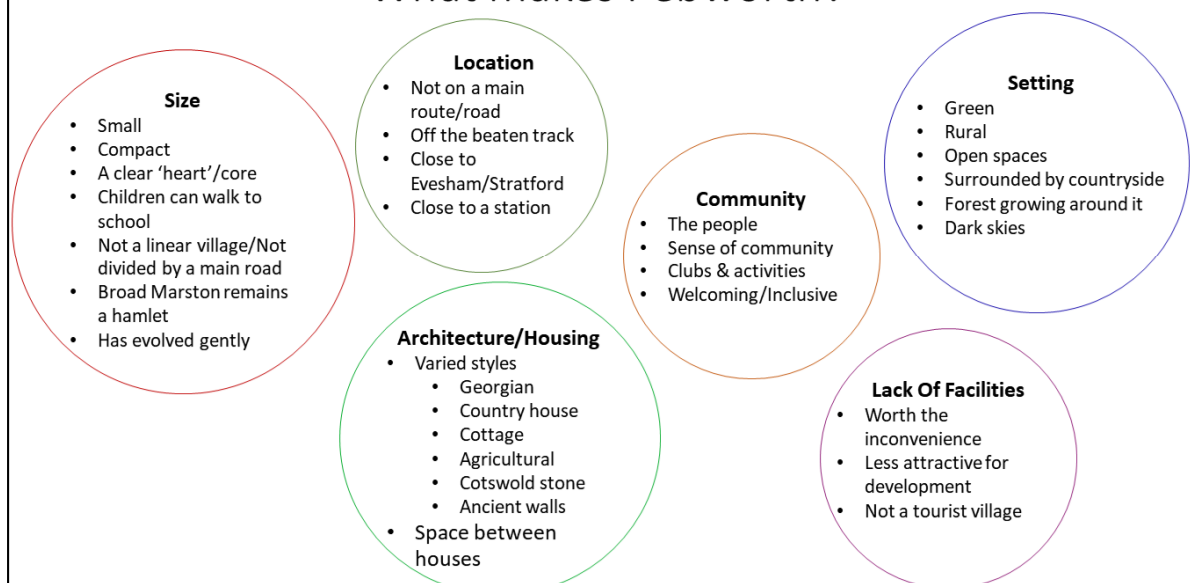
Attendance: Group 1 Teenagers – 0 attendees; Group 2 Retired - 10 attendees; Group 3 Working People - 6 attendees; Group 4 - Parents - 0 attendees; Group 5 Retired -7 attendees; Group 6 Working People - 4 attendees; Group 7 Parents 2 attendees; Group 8 Anyone – 8 attendees; Group 9 Anyone – 17 attendees



## Pebworth Neighbourhood Development Plan

Results of Focus Groups  
September 2016

### What makes Pebworth?



## Future Development - Location

- **General opposition to any future development**
- If development is forced upon us, locations suggested include:
  - End of New Road
    - May be unpopular with Friday St residents
    - May affect ridge & furrow field
  - Fibrex Nurseries site/Honeybourne Rd
    - Building on raised elevation will affect outlook from the top of the village
    - Would need to be well-landscaped
    - Risk of merging with Wesley Gardens
    - Would affect flood risk
    - Do not want to end up joining up with Honeybourne
    - Not beyond Fire Station
  - Back of Broad Marston Rd/Behind old fire station
    - With road coming out by old fire station
  - Outskirts of village
  - Opposite houses on Broad Marston Rd
  - Manor Farm disused buildings
- **Areas To Avoid**
  - Between Middlesex and the main village
  - Conservation Area (Front St, Back Lane, Friday St)
  - Infill

## Future Development – Housing Type

- Starter homes
  - But plenty available in Honeybourne, Bidford, Evesham
- Affordable private housing
  - Suitable for younger couples
- Smaller homes for older people downsizing
  - Bungalows
  - Smaller gardens
- Mix of private and social housing
  - Some opposition to social
  - Avoid all-social
- Mix of house sizes
  - Avoid large, executive homes
- Need to ascertain if young, single people WANT to live in Pebworth

## Future Development

### Scale of Development

- Small developments
  - Max 23 houses
  - 7-8 houses
  - 2-4 houses
- Low density
  - Reflect density in village

### Landscaping

- Essential requirement to help development blend in
  - Trees
  - Nature reserves
  - Greens
  - Wild flowers/Wildlife areas
  - Green lungs
  - Water features
- Areas for children to play



## Future Development

### Style

- Should reflect styles around the village/Should be sympathetic
- Mixed materials
  - Brick
  - Stone
  - Oak-framed etc
- ?Eco Homes (like North Littleton)
  - Mixed views
- Mixed styles on each development
- Size should be in proportion to surroundings

### Parking/Access

- Need to have adequate parking allocation
  - Minimum 2 spaces per house
- Access needs to be adequate

### Other

- Need to consider the capacity of the sewerage system



## Public Buildings/Facilities

- Public buildings/facilities should be preserved (including their function)
  - Village Hall
  - Church
  - School
  - Pub
  - The Close/Children's Playground
  - Recreation Field
  - Fire Station
- Support for a community orchard



### School

- Needs higher numbers to sustain it
  - Do we need more younger couples with children in the village?
  - But a lot of people send their children to school out of the village
  - At risk when new schools opens at Meon Vale & Long Marston Airfield
- Would be better if it took children up to age 11
  - Opens up more options for secondary school
- Important for children to be able to socialise with other children in the village

### Village Hall

- *'The glue that holds the village together.'*
- Needs extending
- Needs updating
- Could be used for other purposes
  - Honesty library
  - Business hub
  - Information centre

**Pub**

- Needs to be redeveloped
- Need to consider parking

**Shop**

- Could result in reclassification of Pebworth as a Cat 2 village
  - Could then be open to more development
- Could be housed in pub or village hall
- Village may not be big enough to support a shop

**Church**

- Currently struggling financially
- Needs running water and toilets
- Vicar needs to be more involved in the community
- Building could be used for non-religious events/activities
  - Classical concerts
  - Coffee mornings
  - Play groups
  - History centre
  - Occasional/One-off choir

**The Close/Playground**

- Need more seating for parents
  - Picnic benches could be moved nearer to play area
    - Not used for picnics currently as too close to main road
- Play equipment could be replace/refurbished
  - New see-saw
- Could have wild meadow area
- Could encourage more community-based activities
  - I.e. Race For Life
- Play area could be fenced off to keep dogs out
- Youth shelter could be replaced with something more aesthetically pleasing

**Recreation Field**

- Wild flower meadow could be created on part
- Could be made into more of a park with seating
- Need to preserve some clear for event parking

**Other**

- Would be nice to have a community orchard
  - Back of Chapel Road
  - Traditional, heritage varieties
- Could have a Pebworth history centre
- Future funding should not be solely dedicated to sport
- Future funding could be given to Pebworth In Bloom

## Natural Environment

- Want to protect open spaces
  - Field at the end of Friday St
  - Field between Manor Farm and The Close
  - Fields between Middlesex and the main village
  - Fields between Millfields and the main village
  - Field fronting on to Friday St (opposite Low Furrow)
- Ridge & furrow fields should be protected
- Pre-existing orchards, trees and planting should be protected
  - Orchard on road to Middlesex
  - Hedgerows
    - Need to be properly maintained
- Some don't want to see more forest/woodland planted around Pebworth
- Some would like to see more trees planted in the village

## Energy

- Strong opposition to aerobic digester
- Split opinion on solar farms
  - Not in keeping with character of village
  - Would need to be out of village and out of sight to minimise visual impact
- Most not in favour of wind turbines
- New developments should have solar panels and/or renewable energy options
  - Could specify PV tiles rather than shiny panels
  - Some opposition to solar panels
  - Should not be allowed on existing buildings/in the conservation area

## Environment/Flooding

- Flood risk must be considered and prevention measures put in place for any new development
- Ditches need to be cleared and maintained
- Sewerage system needs updating to cope with volume of water
- Split opinion on street lighting
  - Some want better lighting to feel safe
  - Some prefer dark skies
  - Preference for traditional style street lamps, in keeping with character of Peabworth

## Footpaths & Pavements

- Need pavements to connect outlying areas to main village
  - Alongside road from Ullington to main village
  - To connect Millfields to main village
  - Along Dorsington Rd
- New developments need to be connected to main village via pavements/footpaths
- Rural footpaths need to be maintained
  - Could have a team of footpath wardens each adopting a section of footpath
- Verges need to be protected

## Footpaths & Pavements

- Need pavements to connect outlying areas to main village
  - Alongside road from Ullington to main village
  - To connect Millfields to main village
  - Along Dorsington Rd
- New developments need to be connected to main village via pavements/footpaths
- Rural footpaths need to be maintained
  - Could have a team of footpath wardens each adopting a section of footpath
- Verges need to be protected

## Public Transport/Highways

- Needs better public transport for village to be sustainable
  - Very difficult to live in Pebworth if you don't have a car
- A community bus/Dial-a-ride service would be helpful
- A volunteer driver service in the village would be helpful for people without cars
  - 1 person pays £15 for a volunteer driver to take them to Bidford
- Bus companies could use smaller buses for rural routes
- School bus could be re-routed to avoid going along Front Street
  - Could pick up at the school
- Agricultural vehicles are too wide for the road and should be encouraged to find routes that avoid the centre of the village if possible
  - Could have width restrictions on some roads
- Lower speed limit would reduce verge damage and encourage people to avoid driving through Pebworth
  - Parked cars on Friday St stop it becoming a rat run
  - Narrow roads discourage people from using Pebworth as a thoroughfare



## Other Issues Raised

- Might be good to have a fund available to support people with maintenance of ancient walls etc
- Street furniture (signs etc) should be in keeping with the character of Pebworth
- Pebworth could have community buying groups for other commodities
  - LPG
  - Electricity
  - Coal
- The village email list needs an official guardian

## Next Steps

- Consult with teenagers
- Survey young adults about point in life at which they want to be able to live in Pebworth

## Appendix 2 Questionnaire Results



# Pebworth Neighbourhood Development Plan

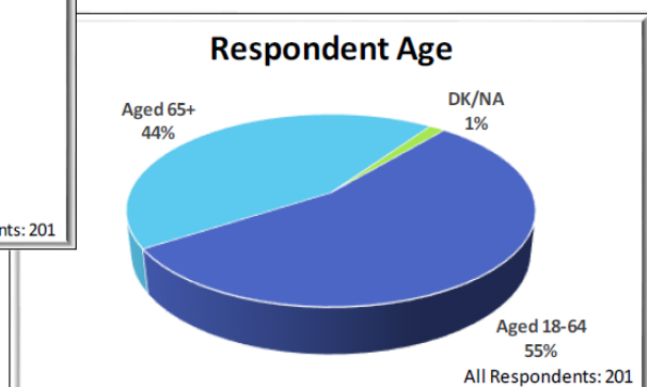
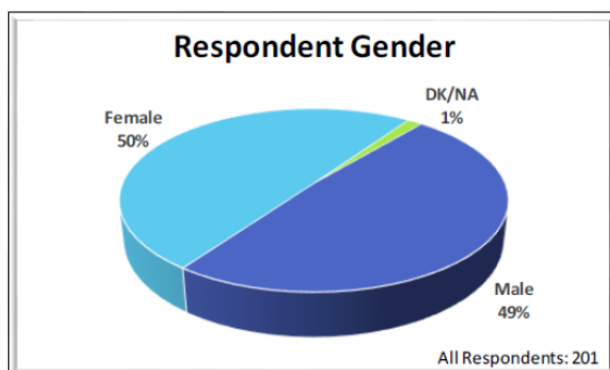
## Results of Survey

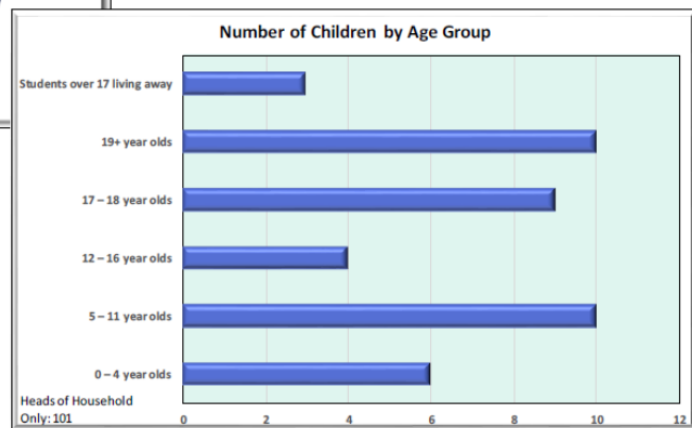
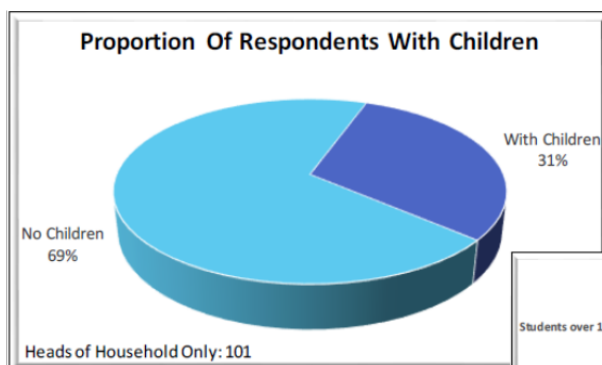
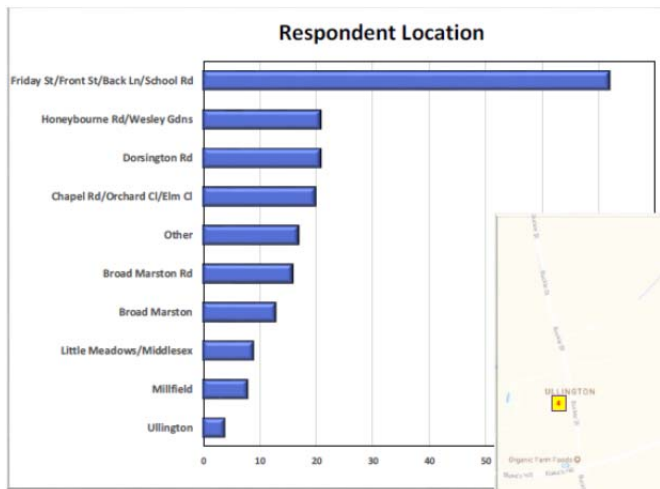
July 2017

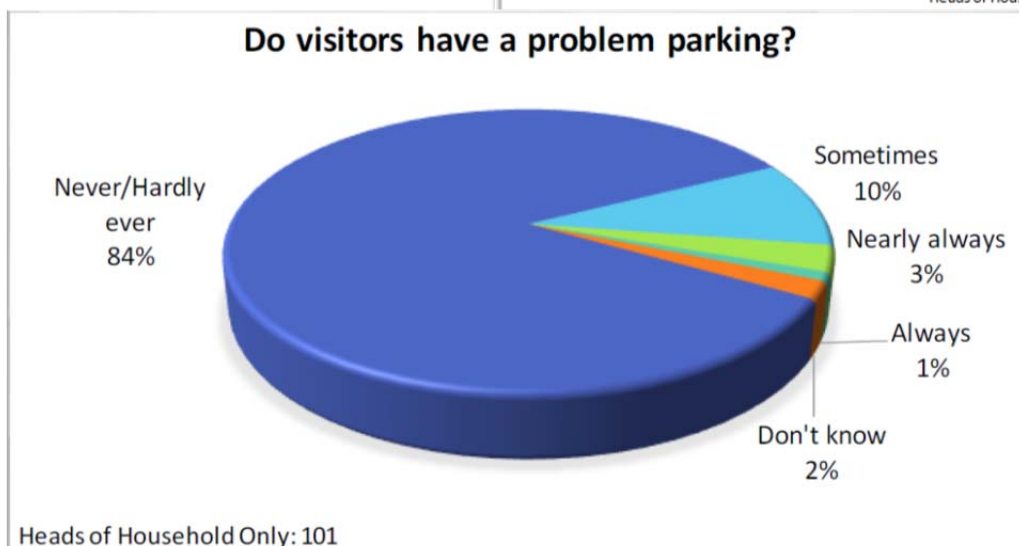
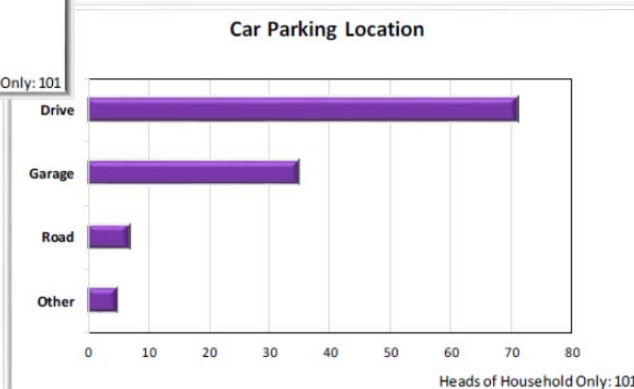
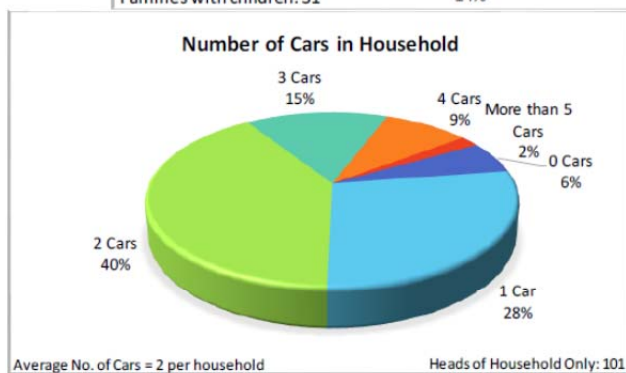
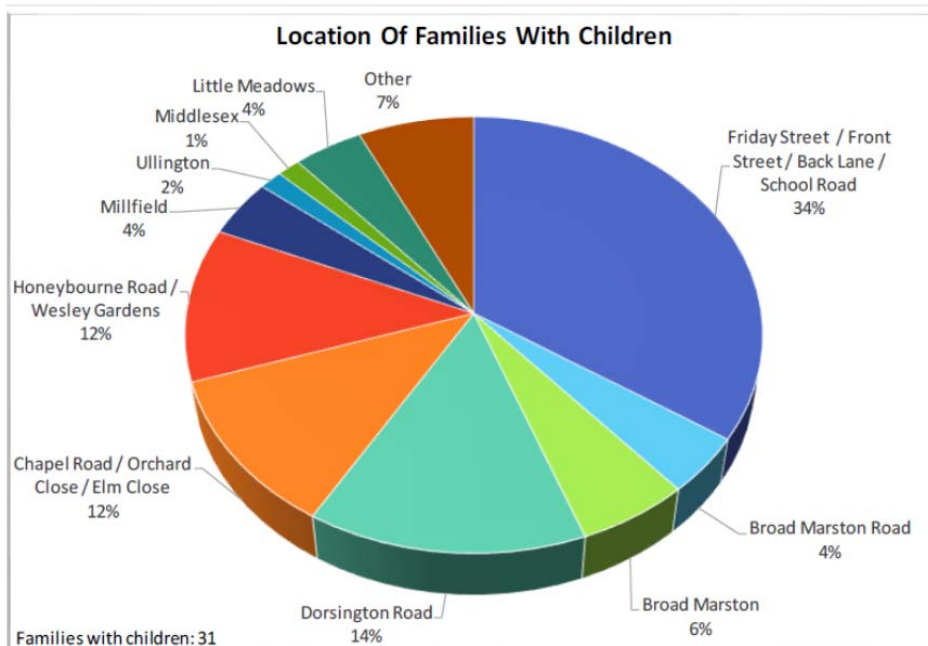
## Background

- Questionnaire developed following 7 focus groups
- 674 questionnaires distributed to 332 households
  - 1 per person on the electoral register
- 201 responses received
  - 101 Head of household questionnaire
  - 100 additional adult questionnaires
  - 30% of households responded

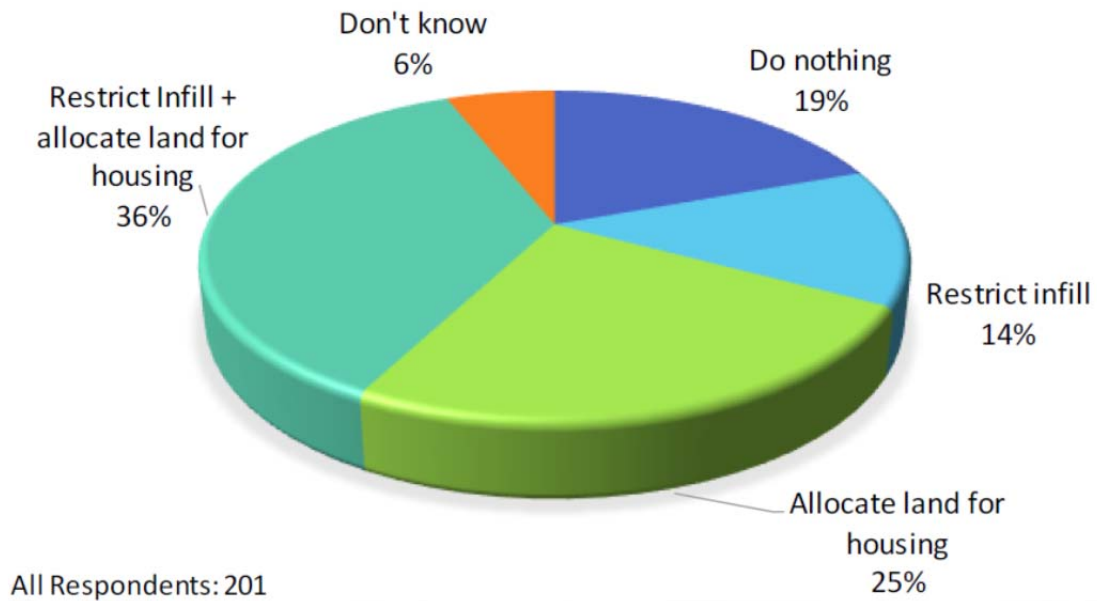
## Respondent Demographics



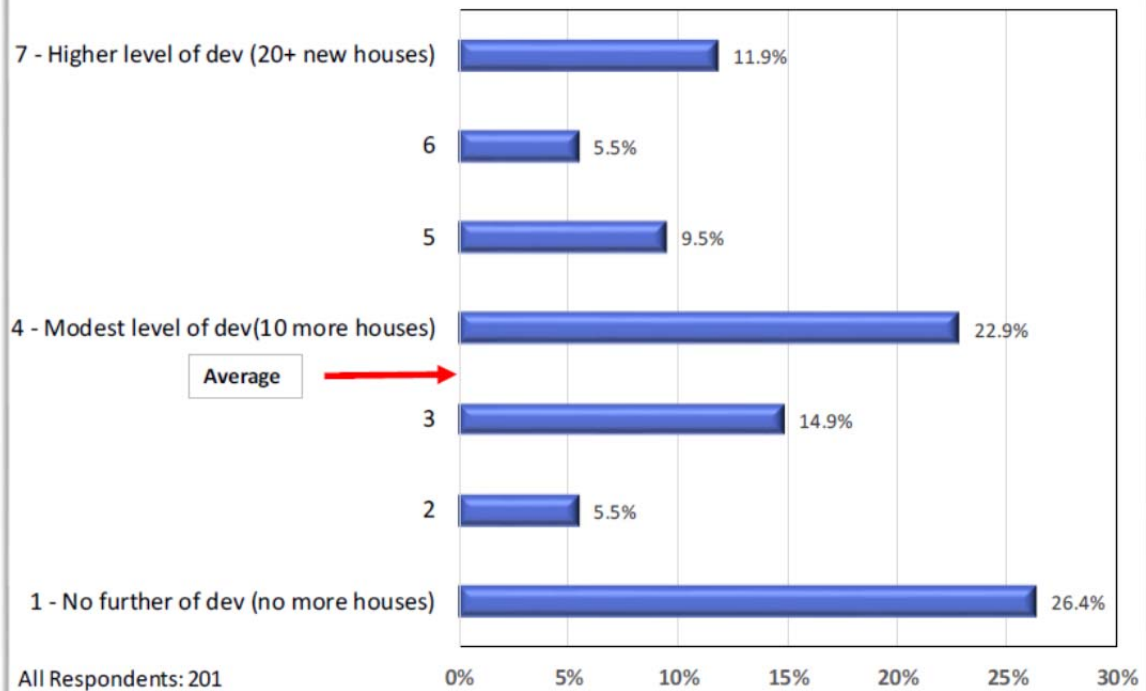




## Approach To Housing Development

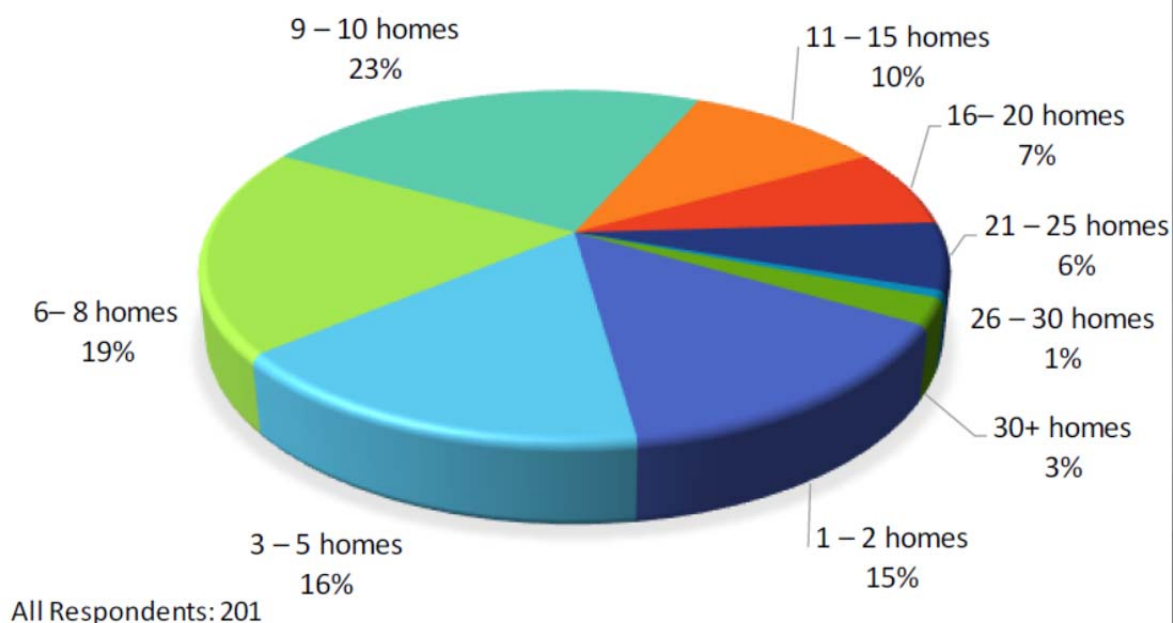


## Amount of New Housing Considered Reasonable

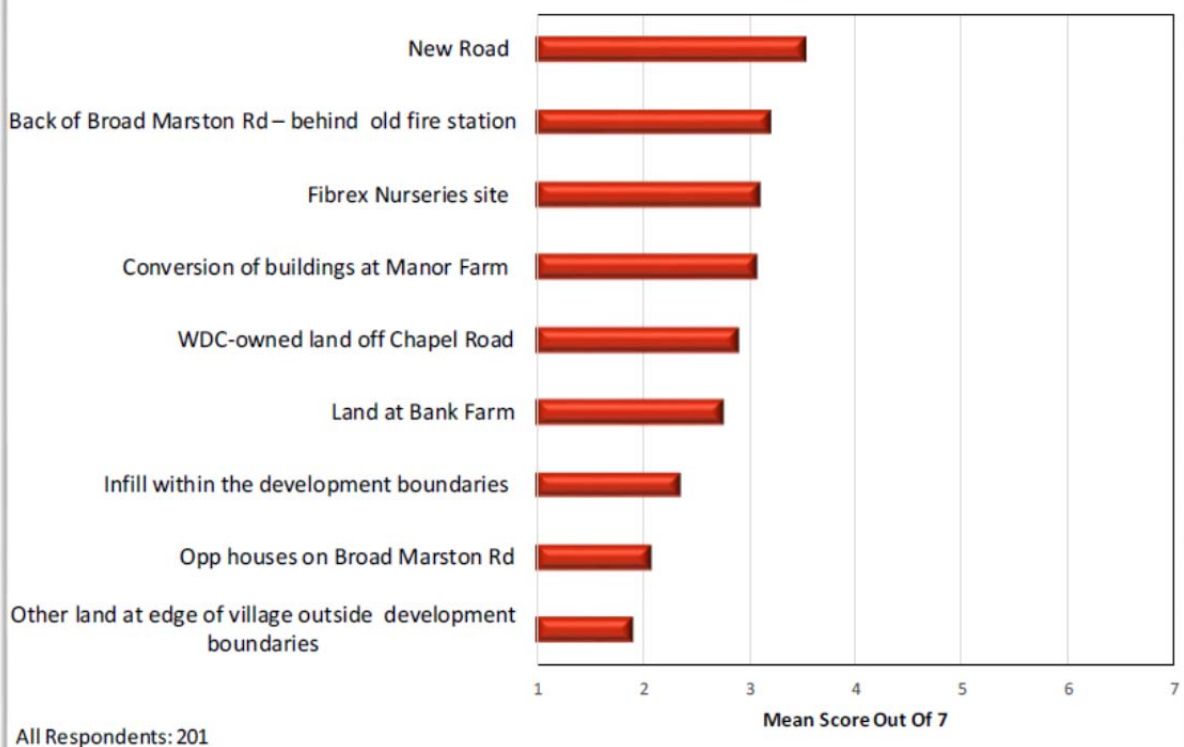


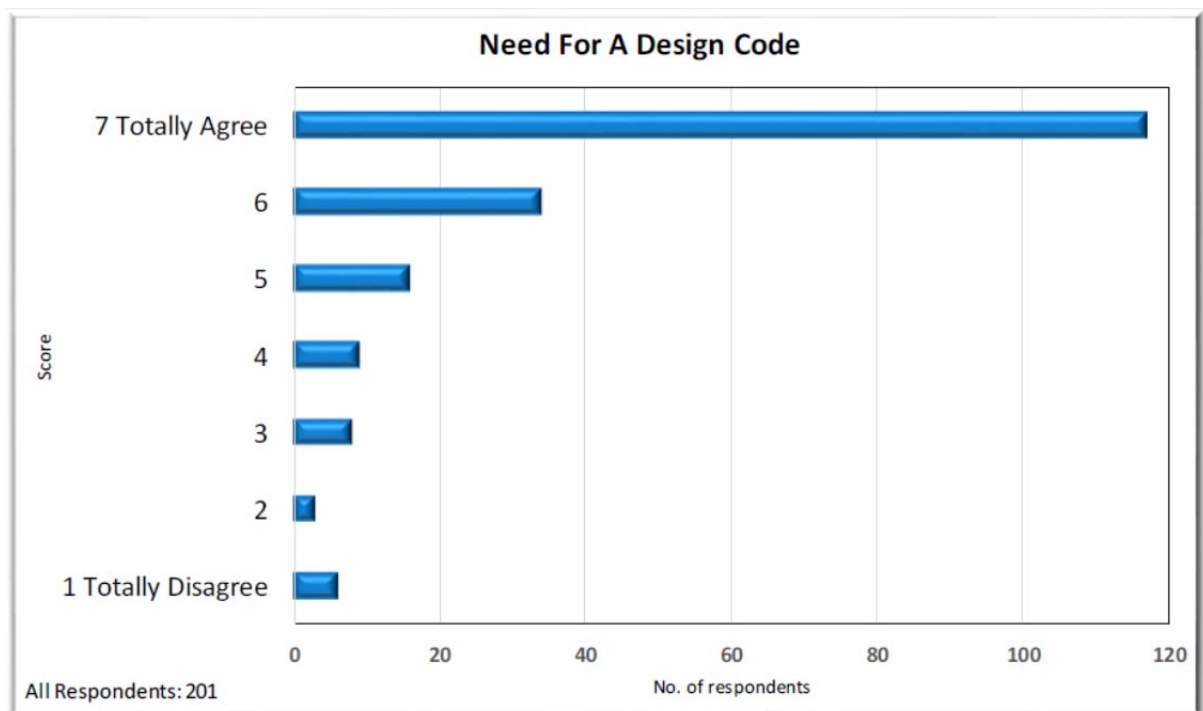
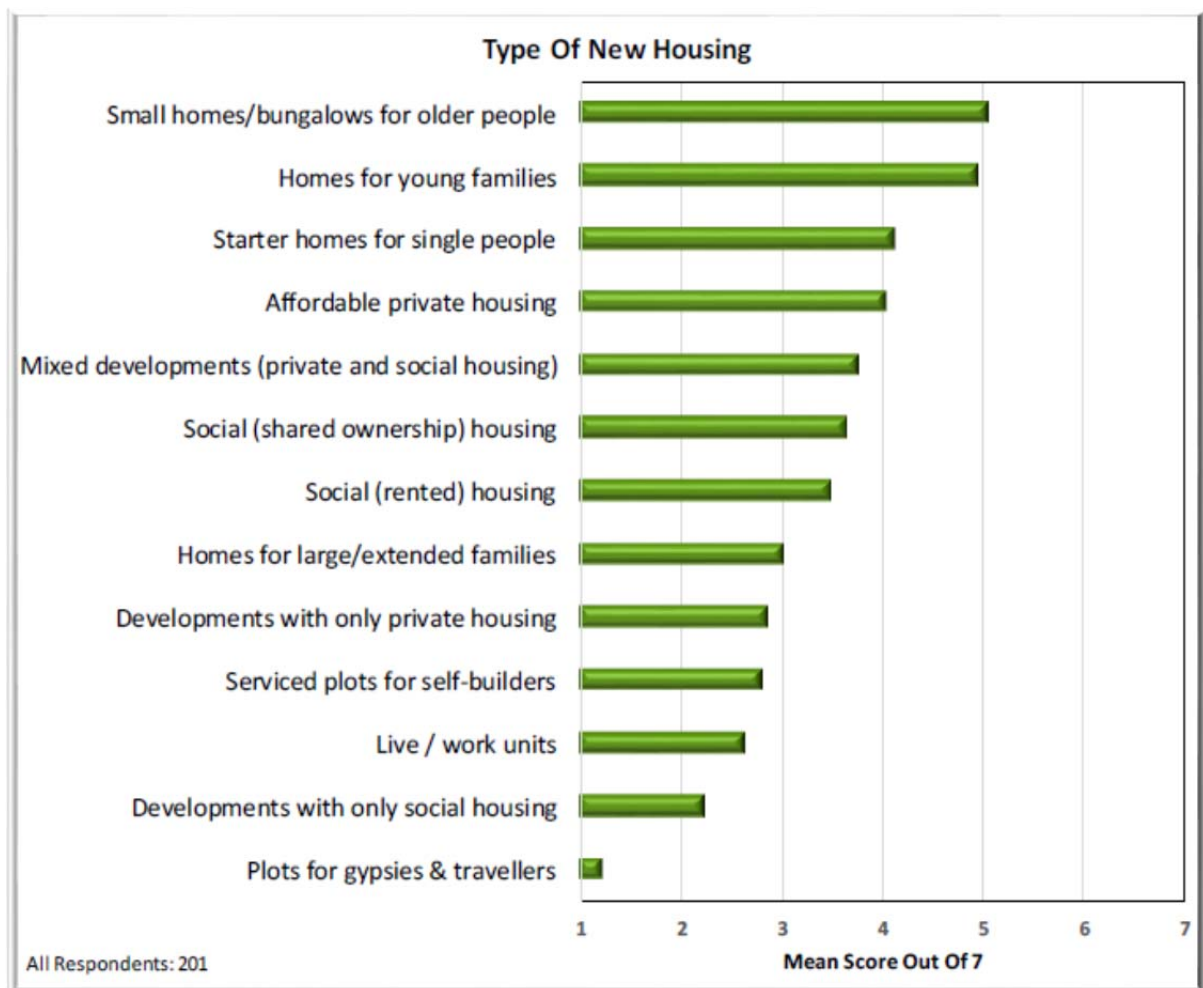


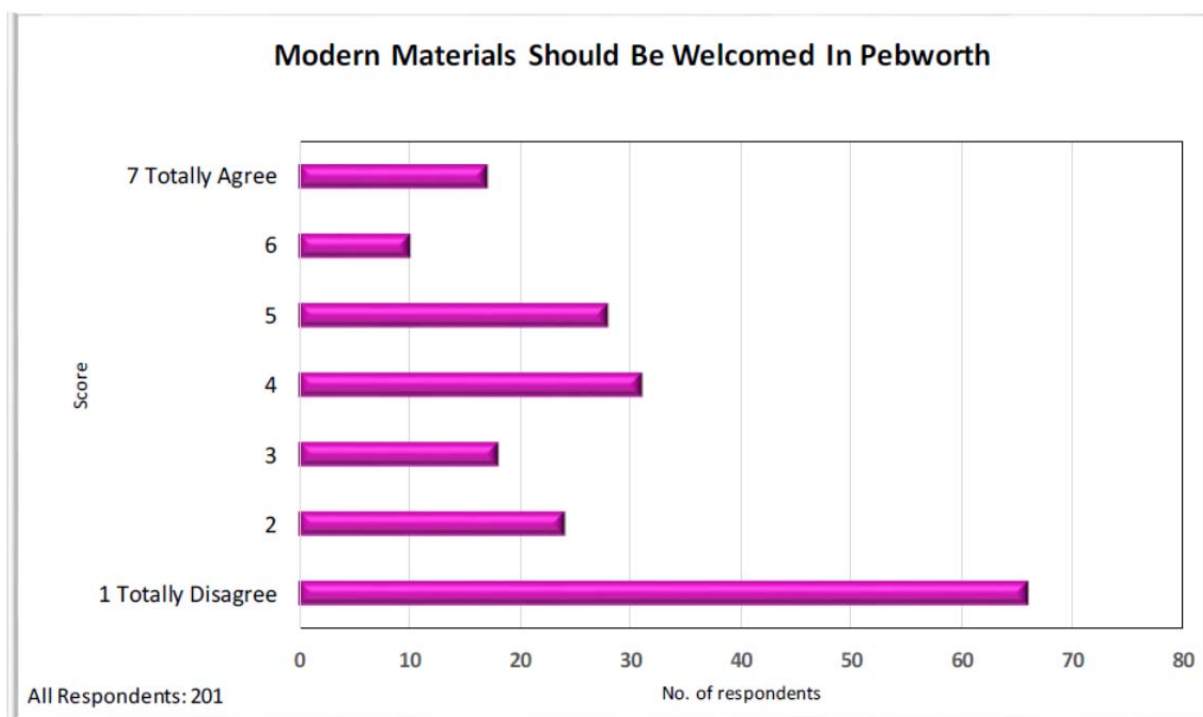
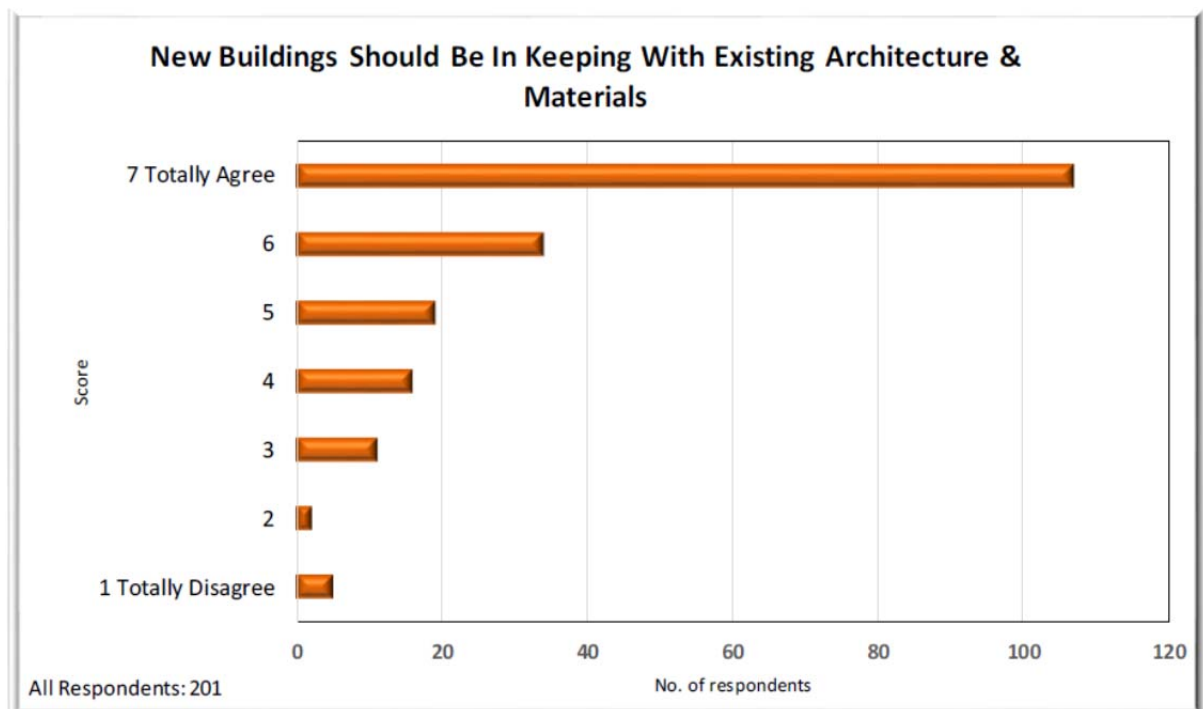
### Housing Development Size Considered Appropriate



### Location Of New Housing



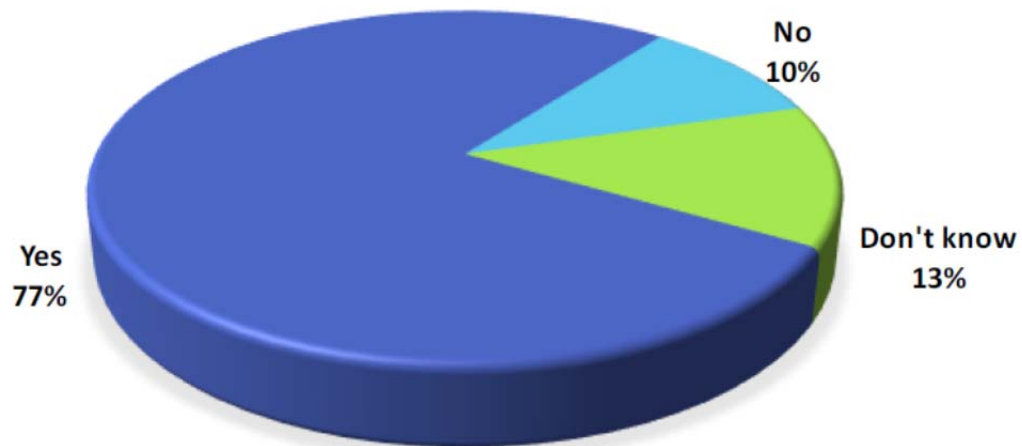




## Other Buildings That Should Be Listed

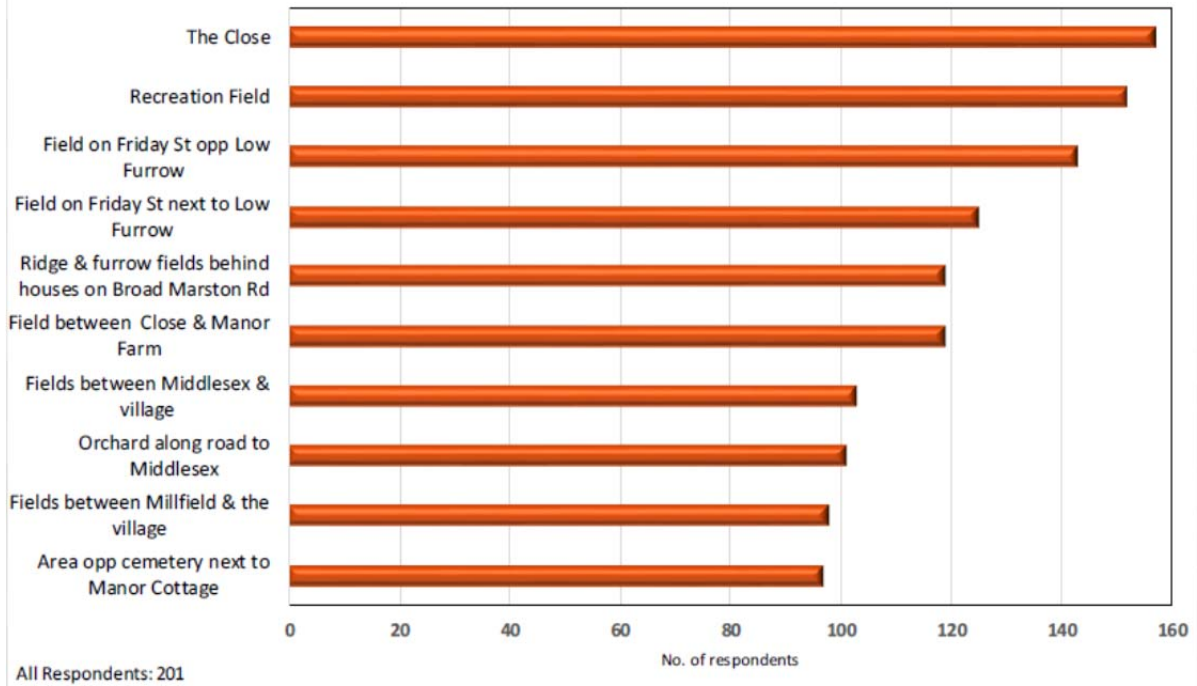
- Pub - (5)
- Unspecified cottages/Houses in specific streets (Front St, Friday St, Back Lane) – (4)
- Manor Farm & associated buildings – (3)
- School/School House – (3)
- Fend house/Chapel – (2)
- Specific cottages – (2)

### Should Land Be Designated As Local Green Space?

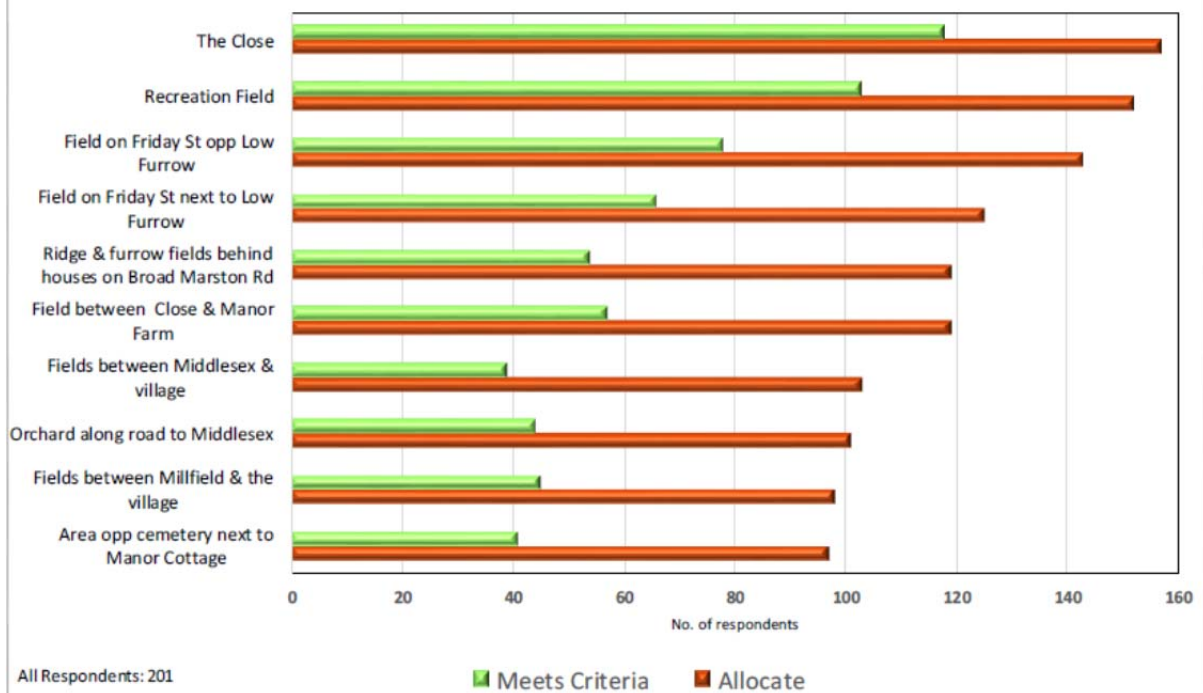


All Respondents: 201

### Areas To Allocate As Local Green Space



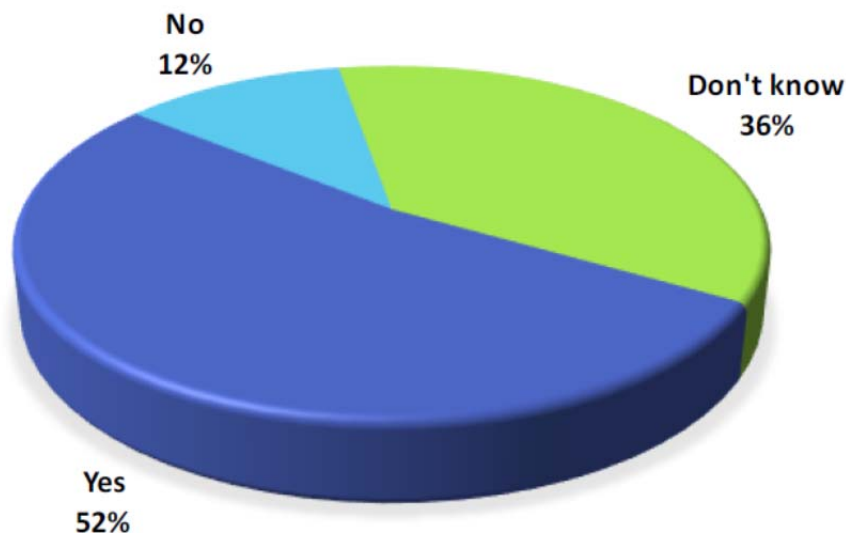
### Spaces Meet The Criteria For LGS



## Other Green Spaces To Allocate as LGS

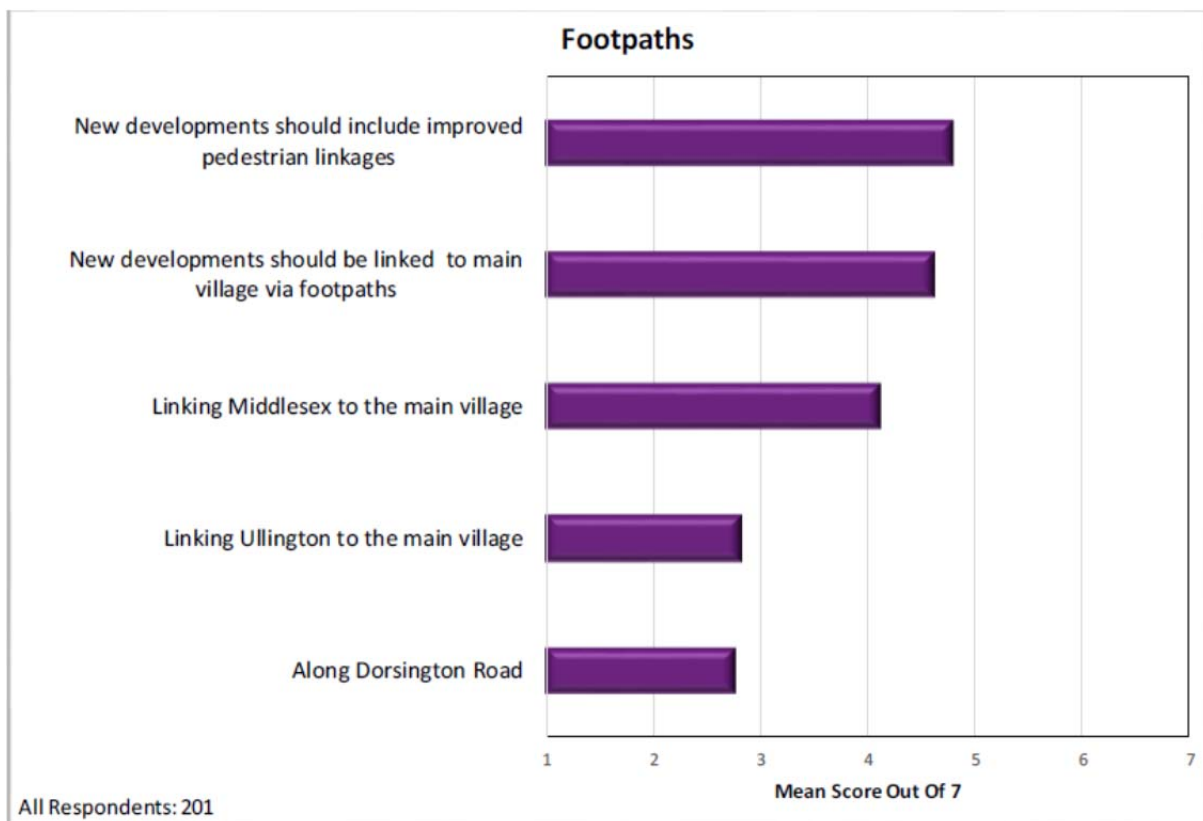
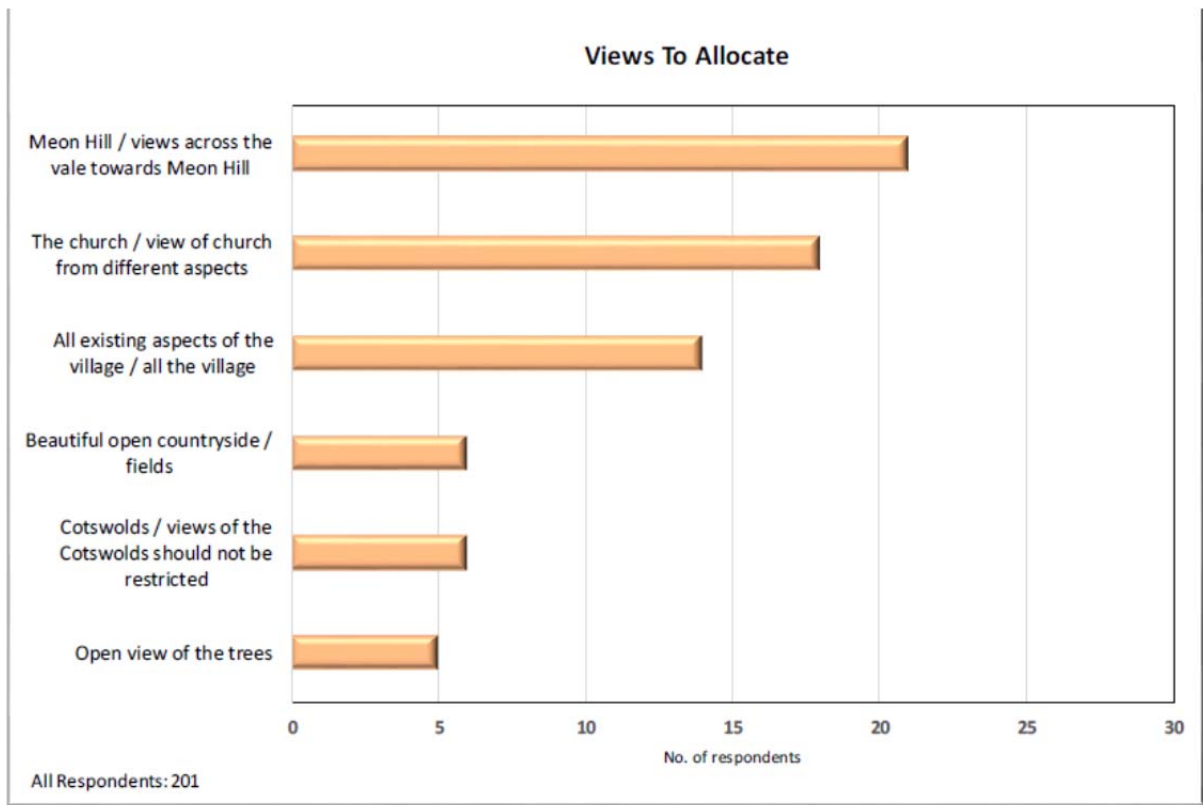
- Land opposite houses on Broad Marston Rd – (5)
- Land off Chapel Rd – (4)
- Field opposite School on Back Lane/Between Rookery House & Barn – (5)
- Orchard/Community Orchard – (3)
- Town Pool (2)
- Land at end of New Rd – (2)
- Footpath from Friday St to The Close – (2)
- Pond/Wildlife area – (2)
- Paddock along Dorsington Rd – (2)

### Should We Allocate Any Views?

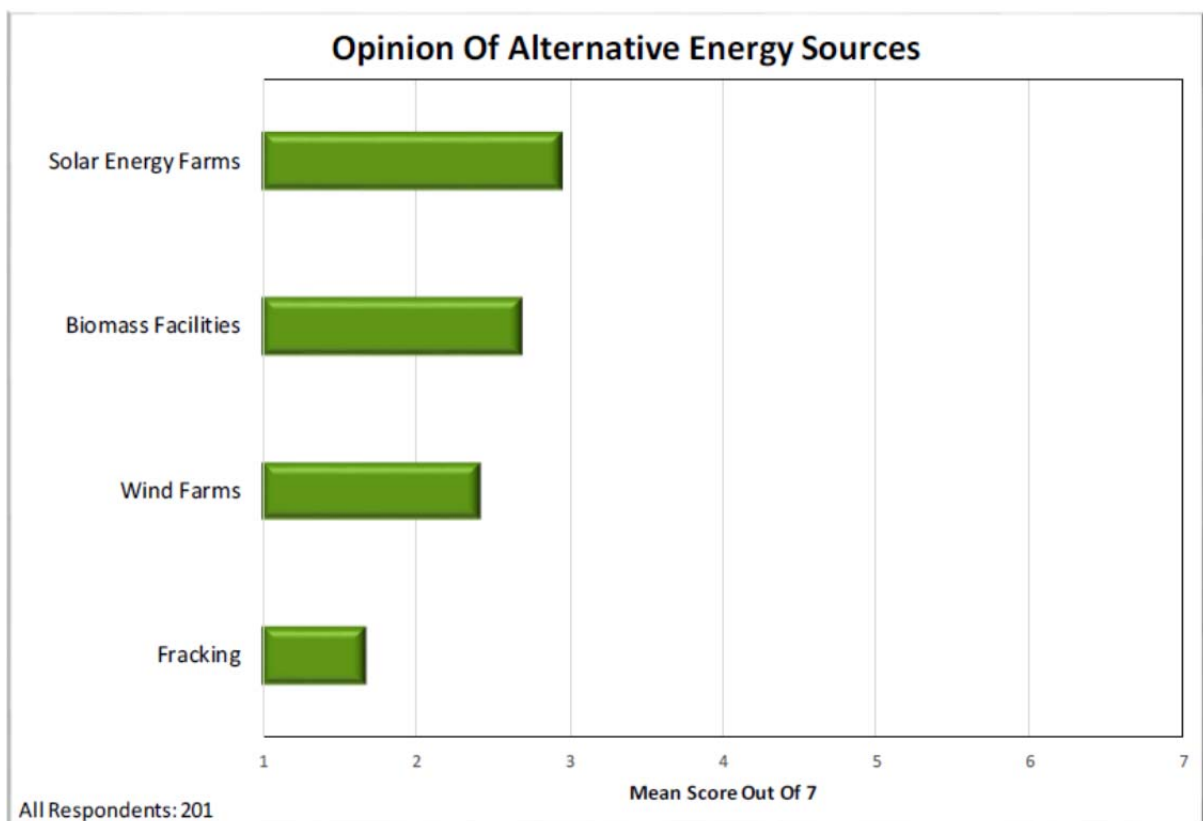
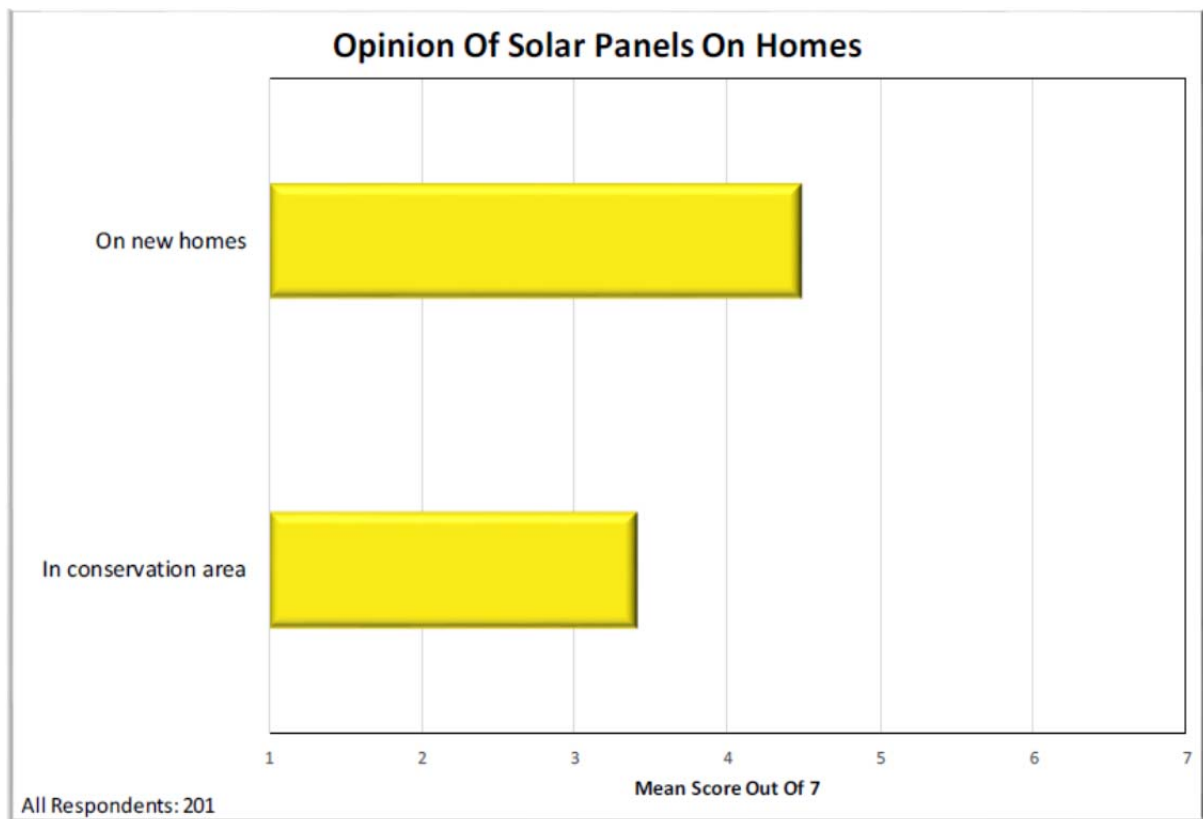


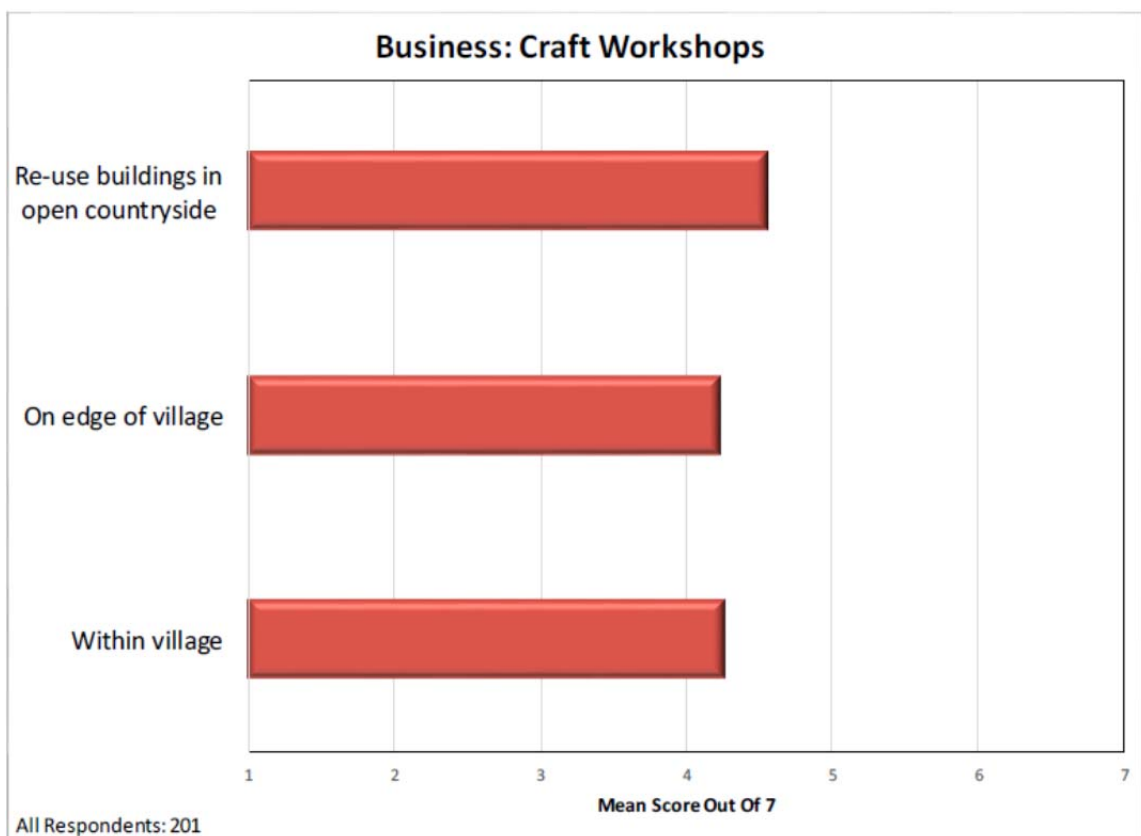
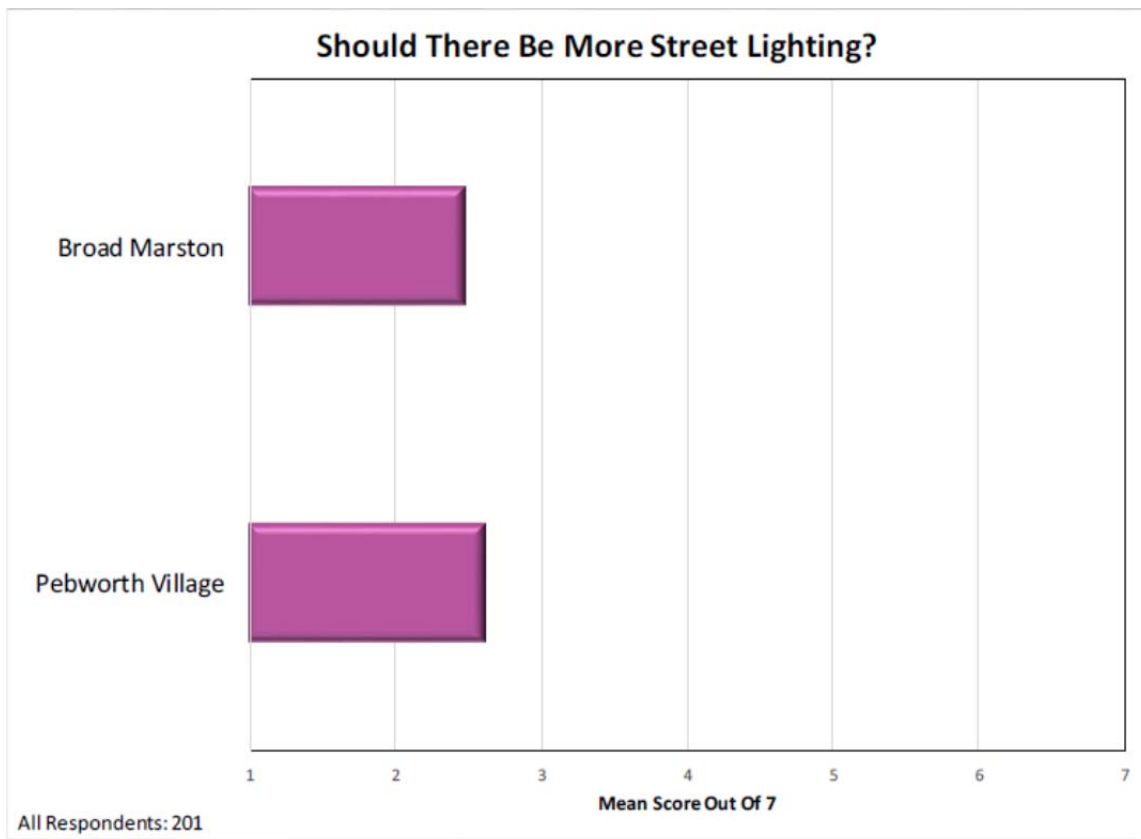
All Respondents: 201

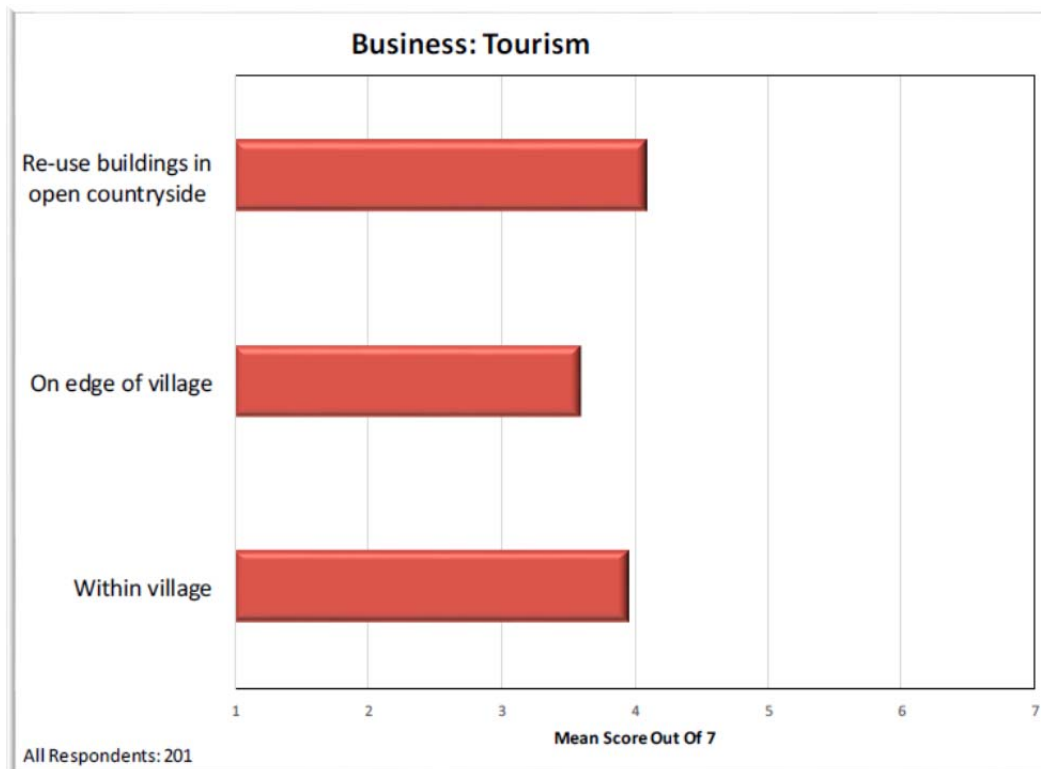
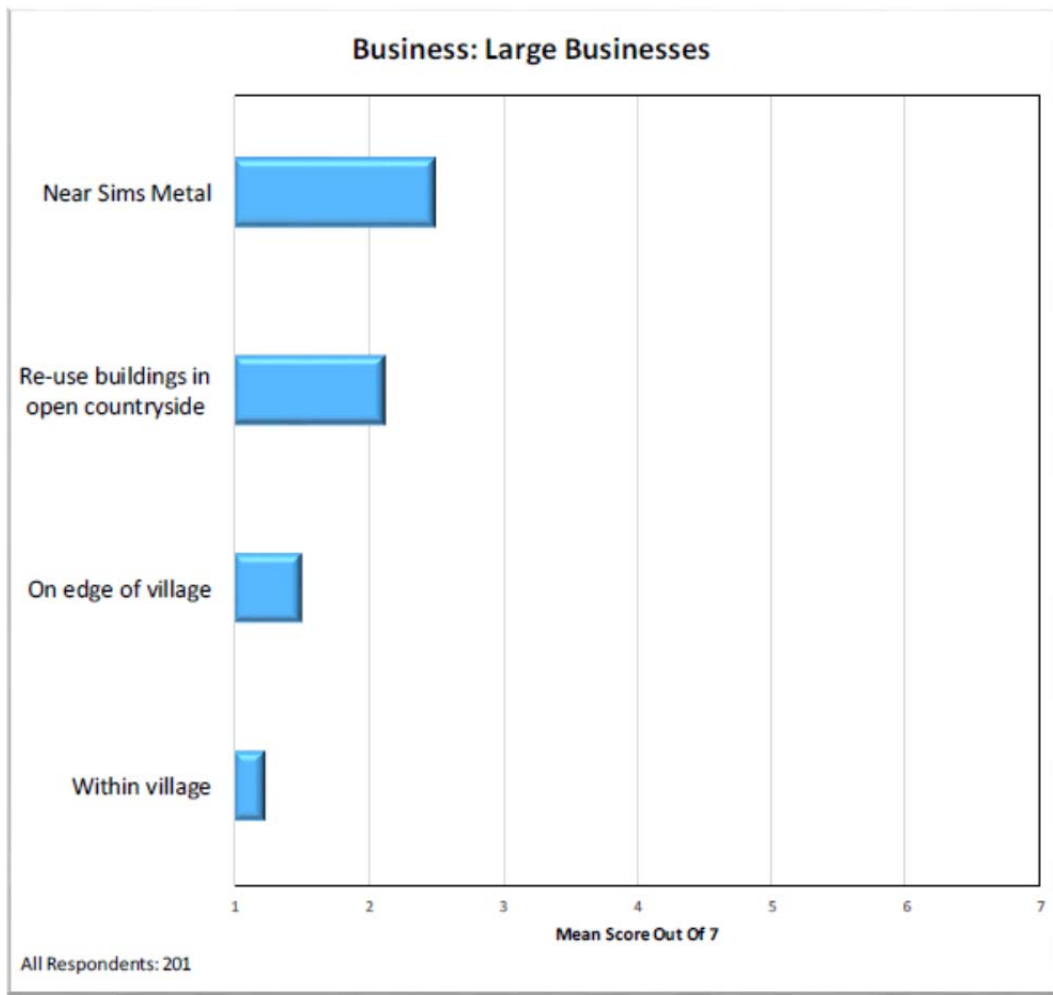


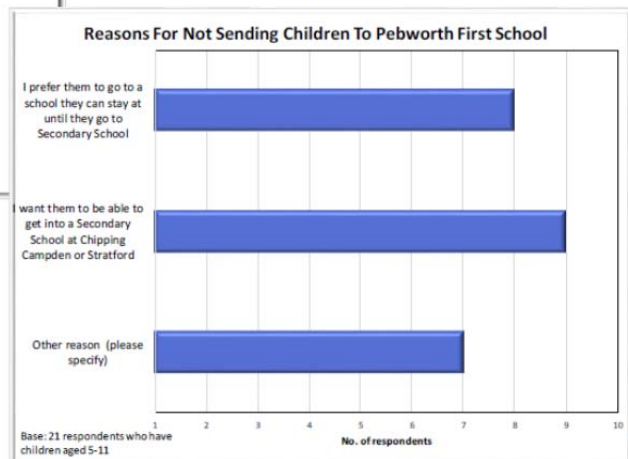
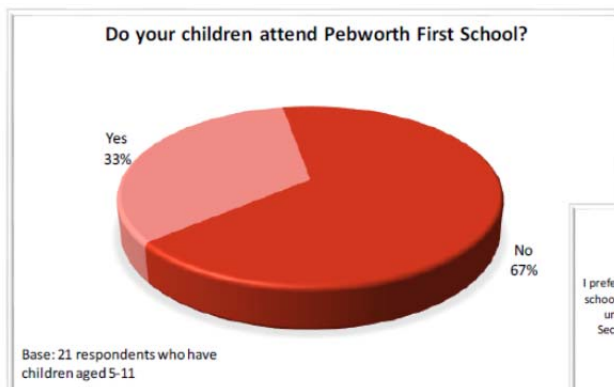
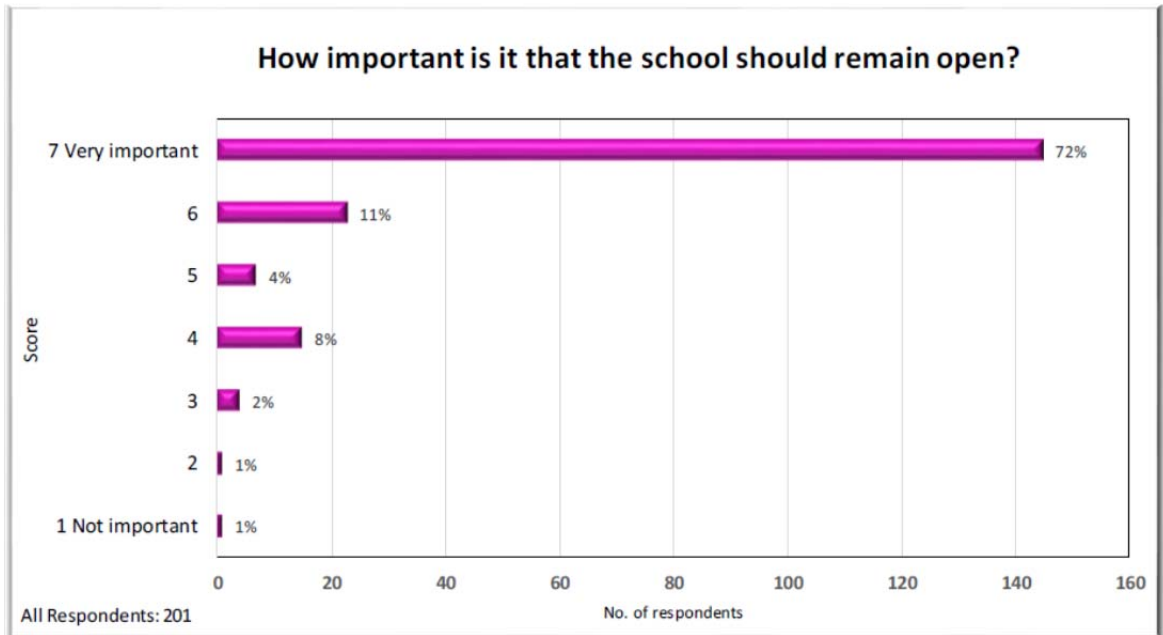


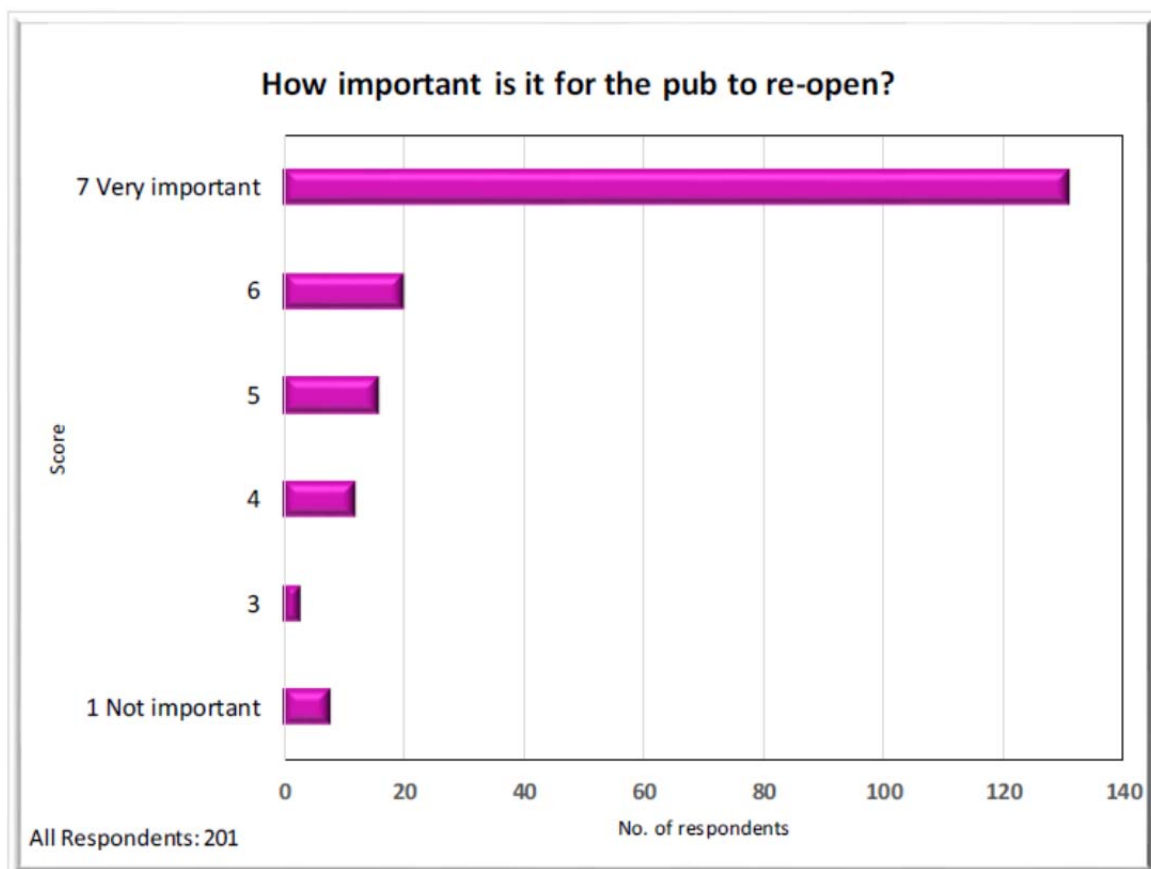
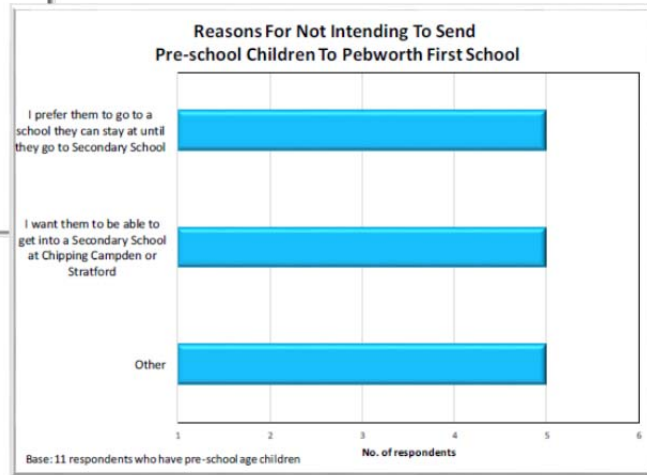
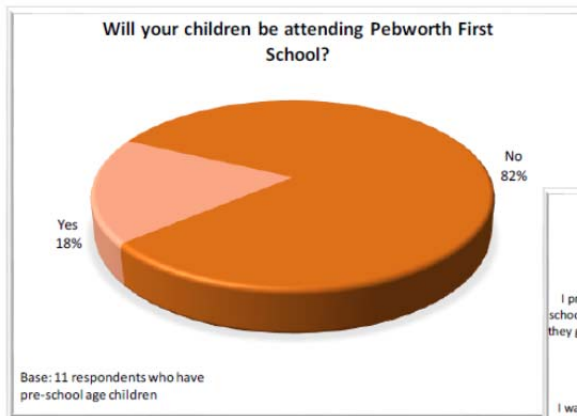




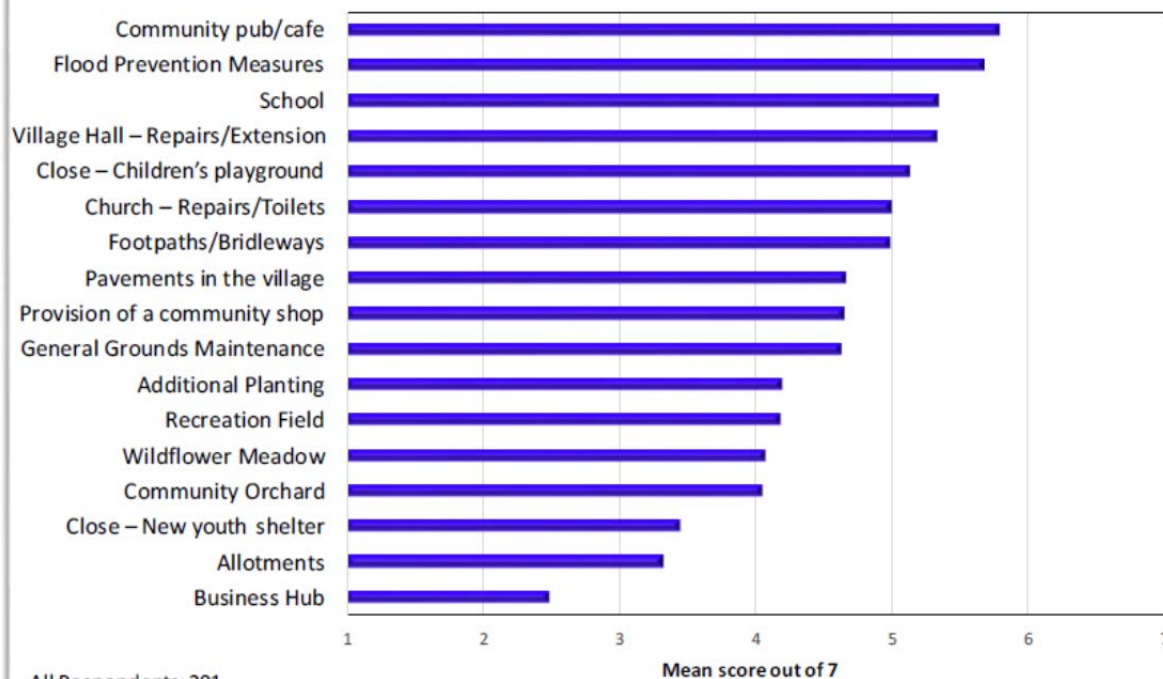








### Preferred Use Of Future Funding



### Other Comments



## Summary - Housing

- 61% in favour of allocating land for housing
- 50% in favour of restricting infill
- Most support for developments of no more than 10 houses
- Preference for;
  - Small homes/Bungalows for elderly
  - Homes for young families
  - Starter homes for single people
  - Affordable private housing
- Design code supported
- No locations strongly supported. Best support for;
  - New Rd
  - Back of Broad Marston Rd
  - Fibrex Nurseries
  - Manor Farm

## Summary - Other

- Car parking is an issue for a small minority
- Support for designating land as LGS
- Moderate support for allocating views
  - Church
  - Meon Hill
  - Cotswolds
- New developments should have footpaths/footlinks to village
- Moderate support for footpath to Middlesex
- No support for increased street lighting
- Moderate support for solar panels on new homes but little support for other alternative forms of energy
- Moderate support for craft workshops & possibly tourism but not for large businesses
- The school is very important to Pebworth but a large proportion of families are not sending their children there
- Pub is also very important to the village
- Good direction on where future funds should be spent



### ***Appendix 3 List of statutory Consultees Consulted***

- Highways Agency
- Severn Trent Water
- PSSC Canal & River Trust
- Worcestershire County Council
- Forestry Commission
- Natural England
- Historic England
- Place Partnership
- NHS
- Planning Inspectorate
- Wychavon District Council Community Services Manager
- Wychavon District Council Cllr AAJ Adams District Councillor (Wychavon) and County Councillor (Worcestershire)
- Wychavon District Council Cllr BA Thomas Portfolio holder for Planning Policy, Infrastructure and Flooding
- Wychavon District Council Cllr D Wilkinson Chairman of Rural Communities and Economy Advisory Panel
- Wychavon District Council Planning Department
- Western Power Distribution (Midlands)
- Age UK Herefordshire & Worcestershire
- British Telecom
- E-ON Customer Services
- Hereford & Worcester Gardens Trust
- National Grid UK Gas Distribution
- Network Rail (Western Region)
- Environment Agency (West) Sustainable Places
- CPRE (Wychavon)
- Community First
- Ancient Monuments Society
- National Farmers Union
- Worcestershire Council for Voluntary Youth Services
- Worcester Diocese
- Worcestershire County Youth Support
- NHS South Worcestershire CCG
- Sport England
- Home Builders Federation
- Worcestershire Partnership
- Heart of England
- Worcestershire Wildlife Trust
- Hereford & Worcester Chamber of Commerce
- DIAL South Worcestershire
- Skills Funding Agency
- Learning Difficulty/Vulnerable Adult Support Service
- Older Peoples' Support Service (OPSS)
- Physical Disability Support Service (PDSS)
- Worcestershire County Council
- Worcestershire Federation of Women's Institutes
- Federation of Small Businesses

- Equality and Human Rights Commission
- Fields in Trust
- The Crown Estate
- The Sports Partnership Hereford & Worcs
- Member Engagement Officer in Legal & Democratic Services
- Homes and Communities Agency
- The Coal Authority
- Marine Management Organisation
- Superfast Worcestershire
- Worcestershire County Association of Local Councils
- Cornerstone Telecommunications Infrastructure Limited
- Virgin Media
- Npower
- Wales & West Utilities
- Cti Communications
- Worcestershire LEP
- University of Worcester
- Cleeve Prior Parish Council
- North and Middle Littleton Parish Council
- Honeybourne Parish Council
- Bickmarsh Parish Meeting
- Weston Subedge Parish Council
- Mickleton Parish Council
- Quinton Parish Council
- Long Marston Parish Council
- Dorsington Parish Council
- Stratford-on-Avon District Council
- Cotswold District Council
- Warwickshire County Council
- Gloucestershire County Council

#### **List of non-statutory Consultees Consulted**

- Cala Homes Ltd
- Stansgate Planning
- Godfrey-Payton

## **Notification of Formal Consultation on Pebworth Parish Neighbourhood Development Plan**

(Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General)  
Regulations 2012)

The Pebworth Parish Neighbourhood Plan has been published for consultation. If you would like to take part in the consultation, please see the information below:

The consultation period runs for almost 8 weeks from:

**Monday 30th July until 5pm on Friday 21st September 2018**

To launch the consultation there will be an

**Open Afternoon on Tuesday 31<sup>st</sup> July from 3pm until 8pm at the Village Hall**

Please come along and find out about the policies in the Plan, ask any questions and pick up a response form.

The draft Plan, supporting documents, display material and electronic response form can also be viewed on the Neighbourhood Development Plan page of the Pebworth Village website:

[www.pebworth.org/ndp](http://www.pebworth.org/ndp)

If you require a hard copy of the Plan to review or would like to make representations, please contact the Parish Clerk:

John Stedman on 01789 773 999 or email [j-stedman@btconnect.com](mailto:j-stedman@btconnect.com)

Following this public consultation process all comments received on the Plan will be considered and if necessary the Plan will be revised. It will then be submitted to Wychavon District Council together with all the supporting documentation, including a Basic Conditions Statement and Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations have informed the Plan.

Wychavon District Council will then invite representations for a further six week period, before the Plan is examined by an Independent Examiner. Assuming the Plan is considered sound it will be subject to a local Referendum; if the Referendum is successful the Plan will be “Made” by Wychavon District Council and be used to determine planning applications and appeals in Pebworth parish.

### **Pebworth Neighbourhood Development Plan Consultation (August Issue)**

The Pebworth NDP Steering group are pleased to announce that after almost two years of hard work we are now in a position to share our draft Plan with you.

We have taken account of your comments throughout the process and have undertaken a significant amount of research to support our policies. Our draft Plan is now officially out for consultation in what is more formally known as the Regulation 14 Consultation.

We are required to share our policies with parishioners and statutory consultees for at least six weeks to enable you to digest the information and respond if you want to. As our consultation period is falling over the summer period we have decided to extend it to almost 8 weeks so that everyone should have a chance to get involved if they would like to.

By the time you read this we will have kick started our consultation period with an open afternoon on 31<sup>st</sup> July in the Village Hall. Don't worry if you weren't able to make it, the display boards, draft Plan, supporting evidence and a response form can all be found online at [www.pebworth.org/ndp](http://www.pebworth.org/ndp) Alternatively if you would like to borrow a hard copy of the documentation or simply a response form please contact the Parish Clerk, John Stedman on 01789 773 999 or email [j-stedman@btconnect.com](mailto:j-stedman@btconnect.com) and he will arrange for you to see copies that are being held by the Parish Councillors and members of the Steering Group for the full duration of the consultation period. We really would welcome your feedback on the policies in the Plan.

The consultation period runs from Monday 30th July until 5pm on Friday 21st September 2018, so please either post your responses into the red post box outside the Village Hall or email your form to [j-stedman@btconnect.com](mailto:j-stedman@btconnect.com) before 5pm on the closing date.

Once we have received all your comments they will be reviewed by the Steering Group and any necessary amendments will be made to the Plan. All of this information will be published in a Consultation Statement.

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

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

The independent examiner will prepare a report that can recommend that the Plan proceeds to local referendum, or proceeds to local referendum with appropriate modifications. Assuming the examiner finds the Plan to be satisfactory, with modifications if necessary, Wychavon will then arrange for a local referendum to take place. All people on the electoral register in the parish will be entitled to vote.

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

Thank you for taking an interest in your Neighbourhood Plan and please do let us know your thoughts.

*Pebworth NDP Steering Group*

### **Pebworth Neighbourhood Development Plan Consultation (September Issue)**

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We are required to share our policies with parishioners and statutory consultees for at least six weeks to enable you to digest the information and respond if you want to. As our consultation period is falling over the summer period we have decided to extend it to almost 8 weeks so that everyone should have a chance to get involved if they would like to.

We kick started our consultation period with an open afternoon on 31st July in the Village Hall which over 70 people attended. Don't worry if you weren't able to make it, the display boards, draft Plan, supporting evidence and a response form can all be found online at [www.pebworth.org/ndp](http://www.pebworth.org/ndp) or <https://brodieplanning.co.uk/project/pebworth-neighbourhood-plan>

Alternatively if you would like to borrow a hard copy of the documentation or simply get hold of a response form please contact the Parish Clerk, John Stedman on 01789 773 999 or email [jstedman@btconnect.com](mailto:jstedman@btconnect.com) and he will arrange for you to see copies that are being held by the Parish Councillors and members of the Steering Group for the full duration of the consultation period. We really would welcome your feedback on the policies in the Plan.

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Thank you for taking an interest in your Neighbourhood Plan and please do let us know your thoughts.

*Pebworth NDP Steering Group*

## Appendix 5 Responses to Regulation 14 Consultation

Pebworth Regulation 14 Consultation Record of Responses Received						
Name	Organisation	Policy/ Section	Comment	Consultee Support / Object	PPSG Response	Action
Minor Amends / edits						
Andrew Ford, Senior Planning Officer	Wychavon District Council	Front Cover	Include plan period in title 2018-2030. Suggest delete term “Development” from title as generally the documents are now referred to as neighbourhood plans.		Agree	Remove Development add 2018-2030
		Background Para 1.6	insert “ <u>Pebworth Parish</u> Neighbourhood Plan”		Agree	insert “ <u>Pebworth Parish</u> Neighbourhood Plan”
		Para 1.10	There doesn’t seem to be any reference to the plan period therefore suggest insert after “statutory development framework and guide development in the parish from 2018 to 2030.		Agree	insert “statutory development framework and guide development in the parish from 2018 to 2030.
		General	Include back cover.		Agree this will be included in the next version	Insert back cover
		General	From Reasoned Justification para numbers missing from sections up to chapter 8.		Noted will add paragraph numbers for ease of referencing in planning decisions/ applications.	Add paragraph numbers to RJs
		Para 4.1	is it escarpment rather than “scarp”?		Has the same meaning	No action required
		Para 5.14	suggest include date of the CA appraisal – 2005		Agree	Insert 2005 to para 5.14 and 5.15
		Para 9.1	“The Pebworth Parish Neighbourhood Plan ...”. Delete “Development” for consistency. The header refers to Pebworth Parish Neighbourhood Plan.		Agree	Delete word “Development” for consistency.
Responses to Plan where there are no objections/ issues raised						
Patrick Thomas	Highways England	General	Highways England have no comment to make on this consultation.		n/a	No action required
Sharon Jenkins	Natural England	General	Natural England does not have any specific comments on this neighbourhood plan.		n/a	n/a

Andrew Ford, Senior Planning Officer	Wychavon District Council	General	Heritage and Conservation team have reviewed the NP but have no comments.		n/a	n/a
Andrew Ford, Senior	Wychavon District Council	General	Economic Development team have reviewed the NP but have no comments.		n/a	n/a
Julie Wong, Senior Associate	Equality and Human Right Commission	General	The Commission does not have the resources to respond to all consultations, and it is not our practice to respond to consultations on local plans or infrastructure projects unless they raise a clear or significant equality or human rights concern. Local, Parish and Town Councils and other public authorities have obligations under the Public Sector Equality Duty (PSED) in the Equality Act 2010 to consider the effect of their policies and decisions on people sharing particular protected characteristics. We provide advice for public authorities on how to apply the PSED, which is the mechanism through which public authorities involved in the planning process should consider the potential for planning proposals to have an impact on equality for different groups of people.		The Technical Guidance has been reviewed and it is considered that the content of the Plan and the consultation and evidence gathering to date has been in accordance with the equalities Act.	No action required
Kay Hughes	Herefordshire and Worcestershire Earth Heritage Trust	General	The Herefordshire and Worcestershire Earth Heritage Trust (EHT) is a charity that aims to record, protect and promote geology and landscape in the two counties. We identify sites of geological interest so as to be able to advise the County Councils on any plans that may impinge upon them. We have identified no known sites of geological interest in the vicinity of Pebworth.  In common with much of the Vale of Evesham, Pebworth is situated on the Blue Lias and Charmouth Mudstones, formed in shallow seas approx. 200 Million years ago (late Triassic to Early Jurassic periods). The		Comments Noted	No action required



			planned developments are unlikely to affect our knowledge of these rocks, hence we are happy for the development to go ahead as proposed.			
Jane Hennell MRTPI, Area Planner	The Canal & River Trust	n/a	The Trust does not own or maintain any waterways within your area and therefore we have no comments to make and we kindly request that you remove the Trust for further consultations.		n/a	n/a
Name	Organisation	Policy/ Section	Comment	Consultee Support / Object	PPSG Response	Action
<b>Responses from Statutory Consultees to overall Plan</b>						
Jasbir Kaur, Strategic Planning and Development Manager	Warwickshire County Council	General	The County Council welcomes communities proposing Neighbourhood Plans that shape and direct future development. The main responsibilities of the County Council are highways and public transport, education, social services, libraries and museums, recycling/ waste sites and environment. The County Council's role is to deliver the services and facilities efficiently.		Noted	n/a
Jasbir Kaur, Strategic Planning and Development Manager	Warwickshire County Council	General	Education matters Reference is made to the pattern of education in this part of Worcestershire. Past evidence suggest that the primary / secondary pattern of education in Warwickshire is a popular choice and so growth in Pebworth could have an impact on schools places in Quinton / Meon Vale / Long Marston.		This is acknowledged in paragraph 5.50	No action required
Jasbir Kaur, Strategic Planning and Development Manager	Warwickshire County Council	General	Comments on transport matters Warwickshire County Council is encouraged to see that the Neighbourhood Plan has placed emphasis on improving and providing new footpaths in the area and the desire to have cycle storage within the proposals for new developments.		Comments re footpaths and cycle storage noted. Car share schemes and clubs are more easily implemented when there is sufficient critical mass in terms of development or existing population	No action for the Plan but Parish Council to investigate whether car sharing/ car clubs are something the parish may wish to see introduced in the future.

			<p>The County Council supports projects placing the needs of pedestrians and cyclists at the forefront. We would also recommend that projects such as car share schemes or car clubs be considered for further investigation in order to reduce car usage in the area covered by the Neighbourhood Plan.</p> <p>It may worth the Local Community also referring to the transport initiatives from other Parish Councils.</p>		<p>to support a scheme. This is perhaps best dealt with under actions rather than planning policy. It may be worth the Parish Council investigating whether a car share / car club scheme may work in the future if there is sufficient interest. Travel Plan Welcome packs are required by Worcestershire County Council in new housing schemes and they must be put together using Worcestershire County Council guidelines.</p>	
Jasbir Kaur, Strategic Planning and Development Manager	Warwickshire County Council	Page 12 4.13	WCC LLFA has provided consultation comments on the Eco-village at the Long Marston development site, specifically related to flood risk and surface water drainage.		Noted	No action required
Gemma McKinnon	Warwickshire County Council	General	Provided a copy of WCC Public Health 'Neighbourhood Development Planning for Health' guidance document. The document contains evidence and guidance for promoting healthy, active communities throughout the planning and design process.		<p>Reviewed Guidance and are in accordance with guidelines by promoting adaptable homes in Policy 3 "ensure buildings are built to meet Lifetime Homes Standards, allowing for easy adaptation of internal spaces for the occupants existing and future needs;" To encourage healthy lifestyles there is a policy dedicated to footpaths to maximise accessibility for all and cycle storage is a requirement in the design policy. The retention and provision of community facilities and important green spaces is considered in policy P7 and P3 Retention of local employment facilities is also considered in P9</p>	No action required

Mr. Alex Thompson, Planning Advisor	Environment Agency	General	We have no comments to make at this stage. We do not offer detailed bespoke advice on policy but advise you ensure conformity with the local plan and refer to guidance within our area neighbourhood plan “proforma guidance”. Notwithstanding the above, for example it is important that these plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth.		The Plan has been developed in accordance with the SWDP (Local Plan) and National Planning policy. A Flood Statement will accompany the Plan taking into account the requirements of the Proforma supplied.	Flood Statement to be produced to submit with the Plan
Rebecca McLean, Strategic Catchment Planner	Severn Trent	n/a	We currently have no specific comments to make, but please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.		Noted	No action required
Rebecca McLean, Strategic Catchment Planner	Severn Trent	General	<b>Position Statement</b> As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the Local Planning Authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments		The Position Statement is noted and it is understood that Severn Trent will address any capacity requirements at the planning application stage when there is more certainty that development will go ahead on the allocated site or any other application.	No action required

			to minimise customer bills.			
Rebecca McLean, Strategic Catchment Planner	Severn Trent	General	<b>Sewage Strategy</b> Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built; we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.		As above	No action required
Rebecca McLean, Strategic Catchment Planner	Severn Trent	General	<b>Water Quality</b> Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency's Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.		Comment Noted	No action required
Rebecca McLean, Strategic Catchment Planner	Severn Trent	General	<b>Water Supply</b> When specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts. We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development		This is something that will be undertaken at the Planning Application Stage	No Action required

			in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands.			
<b>Comments on Section 5 Issues and Evidence</b>						
Jasbir Kaur, Strategic Planning and Development Manager	Warwickshire County Council	Section 5 paras 5.29 - 5.35	This section identifies that flooding is a problem in Pebworth, and mentions that the culvert has capacity issues during heavy rainfall events. There are some good points in regards to new developments achieving betterment, however the wording could be changed to strengthen your point, for example "importance of considering flood risk at the design stage of development"		At para 5.35 the first sentence already reads "All this evidence highlights the importance of considering flood risk at the design stage of development"	No action required
Jasbir Kaur, Strategic Planning and Development Manager	Warwickshire County Council	Section 5 para 5.35	You may wish to highlight that all new development upstream of the flooding be limited to pre-development greenfield run off rates and where possible, seek further reductions.		Agree add sentence to end of paragraph 5.35.	<i>Add All new development upstream of the flooding must be limited to pre-development greenfield run off rates and where possible, seek further reductions.</i>
<b>Comments from Agents about the Plan in general 2 Object to Plan in general 1 Supports Plan in general</b>						
Keith Williams, Agent	Stansgate Planning	General	The draft PPNDP does not meet the basic conditions by virtue of its failure to identify land at Bank Farm for a small-scale housing scheme. A sensitive scheme at Bank Farm would represent a sustainable form of development, making effective use of existing damaged land which is well-related to the existing settlement pattern. The site at Bank Farm is particularly well-suited to the provision of a small number of bungalows to meet the housing needs identified in the background papers to the draft PPNDP. Redevelopment of the site would enhance the setting of the designated conservation area, and the wider setting of the village. A satisfactory	Object	Bank Farm Site was considered in detail as part of the robust and transparent assessments of sites set out in the Housing Background Paper. The site was shortlisted as one of the seven sites to be given further consideration after an initial assessment by the group. The Highway Authority were contacted as one of the constraints was considered to be achieving a suitable and safe access to the site. A response from the Highway Authority was considered by the group about this site, stating that there would be "No objection to a max of six	No action required

			vehicular access to the site can be achieved on land within the Bank Farm ownership and the adopted public highway. The existing buildings at Bank Farm are not suited to modern farming operations, and there are no other more suitable uses for the site. A positive approach to the future of the site is called for, in accordance with the NPPF, and the draft PPNDP presently misses an important opportunity to improve the local environment and the amenities of local residents, while at the same time helping meet identified local housing needs. Objections have been made to the allocation of the Fibrex nurseries site but the site at Bank Farm could come forward as an additional allocation without conflicting with the strategic policies of the SWDP.		<p>dwelling subject to details of the route with passing bays along the access road serving the development.” The group felt that there is insufficient land to provide passing bays to gain a suitable access to this site; and the adjacent landowner is not supportive of selling land. The site is also adjacent to the Conservation Area, it was the second least supported site in the parish questionnaire and changing its use to residential could result in the loss of employment in the village. Therefore the group decided not to carry this site forward. The Site at Fibrex Nurseries was considered to have fewer constraints and was presented to the community as part of an options exercise and was the preferred site. There is no requirement or identified need to justify a second housing allocation in the parish for this Plan period.</p>	
Andrew Collis	Gladman Developments Ltd.	General	Gladman would like to offer their assistance in the preparation of the neighbourhood plan for the submission version of the neighbourhood plan and invite the Parish Council to get in touch regarding this.		Noted, Planning Consultants currently engaged.	No action required
Andrew Collis	Gladman Developments Ltd.	General	Gladman sets out the legal requirements		These are known and are dealt with in the basic conditions statement and referred to in the Plan.	No action required
Andrew Collis	Gladman Developments Ltd.	General	They highlight the recent adoption of the Revised National Planning Policy Framework (2018) and the fact that Paragraph 214 of the revised Framework makes clear that the policies of the previous Framework will apply for the purpose of examining plans where they are submitted on or before 24th January 2019.		The Plan and the Basic Conditions have been updated to refer to both versions of the NPPF in case of delay in submission and to ensure that the Plan will remain robust when used in conjunction with the Revised NPPF once Made.	Plan and Basic Conditions Statement to contain references to both versions of the NPPF.

			As such the Parish Council will need to ensure that the policies contained within the PNP are consistent with the appropriate version of the NPPF. Further, the Parish Council will need to be aware that the revised NPPF is considered a material consideration which will need to be taken into account in dealing with any planning applications.			
Andrew Collis	Gladman Developments Ltd.	General	The relevant paragraphs in the NPPF 2012 and Planning Practice Guidance are highlighted. The need to confirm to the SWDP is also highlighted		Already aware of these but noted.	No action required.
Andrew Collis	Gladman Developments Ltd.	General	It is considered that some policies do not reflect the requirements of national policy and guidance, Gladman have therefore sought to recommend a series of alternative options that should be explored prior to the Plan being submitted for Independent Examination. Gladman make a general objection to the wording within the PNP and suggest that this does not set out a positive approach to planning in the neighbourhood area. This is highlighted by the use of the terms 'preserved' and 'resisted'. We suggest the overall wording of the plan is revisited to ensure a positive approach to planning in the neighbourhood area.	Object	Resisted is used twice in the document. Once in the Reasoned justification of P3. It states that development that is at odds with the local area can be harmful so will be resisted. The policy itself is worded to encourage high quality development <i>"All new development and changes should make a <u>positive</u> contribution towards the distinctive character and form of the village, hamlet or countryside"</i> it then goes on to provide criteria to achieve this. The second use of the word restrict is in relation to Rural Employment. <i>"Proposals that result in the loss of an existing employment or business use will be resisted, unless it can be demonstrated that continued use of the site as a business premises is no longer financially viable."</i> This policy is intended to retain important rural employment uses but offers flexibility by enabling an applicant to demonstrate viability in accordance with national guidance. The word preserve has been used three times in the document. The first is in the	No action required



					<p>vision, and refers to the tranquil and peaceful character of the parish that the community see as unique and wish to preserve. This does not rule out development. The second reference is within the Design Policy under the section dealing with Local Character, here it states that new development should</p> <ul style="list-style-type: none"> <li>• <i>preserve or enhance the distinctive local character of Pebworth parish</i> - this is reinforcing the importance of the character of the settlements in any new development. The third use of the word is in the Design policy reasoned justification and reiterates the importance of the character when considering design; this is by no means providing a negative approach to development instead it is offering locally distinctive guidance.</li> </ul>	
Richard Cooke	Savills UK Limited	General	Our Client supports the broad objectives of the Neighbourhood Plan, and agrees that the development of land at Fibrex Nurseries would make a positive contribution to sustainable development and support the future vitality of Pebworth village, and Pebworth Parish as a whole. A larger allocation at Fibrex Nurseries would maximise the opportunities associated with the site and provide market and affordable housing for local people, without relying on other developments out with the Parish boundary, and provide additional support for existing and proposed community facilities.	Support	Support is noted and responses to each of the points included in this summary have been addressed under each of the policy areas.	No action is required.
<b>Comments from Residents about the Plan in general    2 Object to the Plan in general, 10 Support the Plan in general and 3 don't give an indication but comment</b>						

Resident		General	The omission of any reference to Back Lane in the various policies makes the plan unbalanced	Object	The Plan is intended to address the entire parish and the omission of a reference to an individual street is not considered to make the Plan unbalanced.	No action required
Resident		General	There is no reference to the approved plans for 380 dwellings in the parish and how this might affect the NDP plan. What in effect will occur is that there will be two central housing hubs in the parish, the village and the Bird development. It would seem reasonable that NDP Plan addresses this point and its implications	Object	The Plan addresses this matter initially at para 3.3 in setting and in more detail at para 4.13 where it sets out the development context for the Plan. It mentions this site and other developments in adjacent parishes that are likely to have an effect on the parish and village. It also covers the site under the Housing Need Section at para 5.10 and concludes that the affordable housing need in the parish will be met through this development. Agree it would be beneficial to acknowledge this development further under the Reasoned Justification for the housing site	<i>Add As 380 dwellings are being delivered on the edge of the parish it is only considered necessary to deliver a small number of homes on this site for the Plan period.</i>
Resident		General	No comment	Support	Support noted	No action required
Resident		General	No comment	Support	Support noted	No action required
Resident		General	But I do not agree with Fibrex being included	Support	Comment and overall support Noted	No action required
Resident		General		Support	Support noted	No action required
Resident		General		Support	Support noted	No action required
Resident		General	This is an excellent plan and reflects a great deal of hard work by the committee for which the parish should be very grateful.	Support	Support noted	No action required
Resident		General	A small comment Dorsington Road was named Dorsington Lane when we first arrived 31 years ago. When postcodes were introduced Coventry changed the name from Lane to Road. Why? And is there any reason why Dorsington Road can't revert to Dorsington Lane?	Support	This is not something that is covered under the remit of the Plan but if it something those on the Street wish to pursue or ask the Parish Council to pursue this can be done by liaising with Wychavon District Council but is it usually only done as a last resort when there is confusion over a	No action required

					street's name and/or numbering a group of residents are unhappy with their street name. To change a street name Wychavon will contact the Parish Council so that a consultation exercise can be carried out. After this exercise a site notice will be posted on the end of that street for a period of 21 days to inform residents of the proposed change and also advising any objectors that they have the right to appeal to the Magistrates Court. Depending on whether an appeal has been lodged and the outcome of that appeal, the Site Notice will be replaced with an Order confirming the street name change.	
Resident		General		Support	Support noted	No action required
Name	Organisation	Policy/ Section	Comment	Consultee Support / Object	PPSG Response	Action
Resident		General	Public house to be redeveloped sympathetically if to be flattened and rebuilt. We appear to have all eggs in one basket. What happens if due to support only being for 10/12 homes on Fibrex Cala pull out and land not sold can a developer build anywhere that is not in the Plan if landowner willing to sell as no other comments in NDP? Need to therefore understand second choice?	Support	Policy P7 is intended to protect the Public House unless it can be demonstrated that it is no longer economically viable. If this is the case the design policy is intended to deliver high quality design in the parish. The intention of an allocation in the Plan is to direct where development will take place in the Parish until 2030. It doesn't mean that no other development can take place as infill development on sites that are within the development boundary of the village as shown on the policies map are supported in principle by the Local Plan (the SWDP), and should they come forward would need to be developed in accordance with other policies in the NDP and the Local Plan. As there	No action required

					is another large site of 380 dwellings also being developed in the parish it is not considered necessary to have an alternative housing site should Fibrex not come forward at this stage. If during a review of the Plan it becomes apparent that the Fibrex site will not come forward then the group would look at alternatives if there is an identified need for housing in the parish at that time.	
Resident		General	Almost all paragraphs in this report result inevitably to problems such as parking and traffic. Already the increase in traffic is noticeable. Building must take into account proper facilities (i.e. the small development in N. Littleton) and any new businesses think of where they will park off road.	Support	Agree hence parking requirements in design policy and employment policy	No action required
Resident		General	Although this has proved to be a long and at times tortuous process we feel the draft generally provides a good basis for the final document. Although no doubt revision will be necessary following receipt of responses.		Noted	No action required
Resident		General	Land at Fibrex. As I have already Stated the PPNDP in my opinion should be focussing more on a development off New Road where there is already an access road which I assume was put in with the intention of further development in Pebworth. So why on earth this is not the obvious choice.		The New Road site was consulted on as one of the housing site options after a robust and transparent shortlisting exercise (all details are published in the housing Background Paper). The New Road site was the least popular choice during the public consultation on housing options and therefore was not chosen for the Plan.	No action required
Resident		General	Comments and suggestions in my case about future housing should take into account that I don't really want any further houses built so my input is not a green light to further development.		Comment noted	No action required

Comments on P1 Site Allocation Policy objects and 4 provide comments.		6 residents Object to P1, 10 Support P1 and 3 comment without indicating whether they support or object, 1 stakeholder supports, 1				
Resident		P1	No information regarding the poll for the proposed 4 sites and the order of preference together with the numbers of votes for supporting each site has been made public. Therefore I am unable to support this site given that information is being withheld regarding the other sites. Is this site selection in conflict with P9?	Object	All of the information regarding the options consultation is published and was available throughout the consultation in the Housing Background Paper. The site was the preferred option and although currently in use as a nursery employing 6 people the owner has indicated that the business will not be continuing in the long term on this site. Residential use will bring social, economic and environmental benefits.	The resident was supplied with links to the Background Paper - information about the housing options survey is now within the Reasoned Justification of the policy.
Andrew Ford, Senior Planning Officer	Wychavon District Council	P1	Loss of employment site? Is this supported by evidence/justified and will it present an issue at examination?		The site employs 6 people and the owner is intending to retire and close the business. The business is not understood to be viable in the long term. The buildings / glasshouses are not capable of conversion to any other use. The land would not be appropriate for another commercial enterprise without having a significant impact of the landscape and character of the area and the environment. A small residential development is an appropriate use for this site and will provide social benefits by providing new homes to meet the needs of the community. Further economic and social benefits include additional support for existing community facilities to assist in making them viable, and a new footpath connection to improve pedestrian access into the village. High quality design at this gateway location will have a positive impact on the local built and natural environment. The provision of an	Add text to justify loss of site. <i>The owner of the business is retiring and the business closing, if left unused the site could appear unsightly on entering the village. The glasshouses are incapable of conversion to other uses and alternative commercial uses would not be in keeping with its location adjacent to residential properties; and could have a significant impact on the landscape and character of the area as well as the environment.</i>

					attenuation pond and the incorporation of Green Infrastructure will bring environmental benefits to the site.	
Resident		P1	Isn't the use of Fibrex Nursery land in conflict with retaining existing employment		See above response	No action required
Resident		P1	I feel there has been a lack of transparency in the reporting of the residents' survey. Respondents were asked which development sites they supported and which they objected to. The number of objections has been ignored. There were more objections to the Fibrex site than any other site proposed. The proposal for Fibrex seems to include routing foot traffic through Wesley Gardens. This is a private road and the maintenance of the footpath is paid for by Wesley Gardens residents. There has been no consultation with us.	Object	The residents' options survey asked the following question: <i>1. Please let us know which option you support by ticking the appropriate box. Only choose ONE preferred option and object to all others or leave them blank.</i> It then provided a list of four options with the following text underneath explaining how votes relating to Fibrex nurseries would be dealt with: <i>All votes cast for the Fibrex Nursery site, regardless of which size parcel of land is preferred (1A or 1B), will be added together to identify which general location is preferred by the community. Should Fibrex Nurseries come first, account will then be taken of which sized site is most popular and this option will be included in the Draft Plan.</i> It has been acknowledged in the background paper that the question in the survey was a little ambiguous. It is considered that because it was not made explicit that objections would count against a site, and that the majority of people had left the object to boxes empty (140 out of 208 respondents), the idea of taking the objection votes off the gross number of support votes for a site was not appropriate. The overall intention of the survey had been to identify the preferred site, the site	No action required

					supported by the most people. Most members of the group felt the survey had succeeded in identifying the site supported by the most people and that it was the Fibrex Nursery site. Please see responses below regarding the footpath.	
Resident		P1	Due to the ambiguous wording of the questionnaire, the lack of explanation as to how the results would be interpreted and the close final result of the choice of favoured site, we feel there are justifiable grounds for a review of this aspect of the plan.		See above response. The overall intention of the survey had been to identify the preferred site, the site supported by the most people. Most members of the group felt the survey had succeeded in identifying the site supported by the most people and that it was the Fibrex Nursery site.	No Action required
Resident		P1	I am a bit concerned that any proposal would suggest linking the new footpath to the Cala development as the latter is not adopted by the Council and all maintenance is the responsibility of the homeowners through an increasing annual charge. I would expect financial contribution for heavier usage by non-residents. My preference is for a smaller development on Fibrex with a new separate footpath on the Honeybourne road, so agree to some development but not as stated.	Object	As the footpaths within Wesley Gardens are in private ownership it is agreed that developing a footway along the Honeybourne Road to connect to the facilities would be more appropriate and beneficial.	Amend policy wording to say <i>"d) a footpath connection is provided to link up with the village and its facilities."</i> and insert <i>"To connect the development with the settlement it is important that a footpath connection is installed to provide safe access into the village. A footpath along the Honeybourne Road would provide safe access day and night to the pub, bus stop and recreation field and on into the rest of the village."</i> to the Reasoned Justification
Resident		P1	7.5 third bullet point, the wording should not imply that access would be available across the Cala site which is private property owned and maintained by the residents. The public has no right of access. Any footpath should be sited down Honeybourne Road which would have the added advantage of providing safe access day and night to the pub, bus stop and recreation field, currently not available		Agree see previous response	See previous action

Andrew Ford, Senior Planning Officer	Wychavon District Council	P1	Is a footpath link to the CALA development feasible in terms of land ownership? Delete reference to CALA and refer to adjacent site with its given name.		There are concerns over this matter and an alternative route along Honeybourne Road is now proposed see earlier response.	Added new wording as above.
Resident		P1	I object because most of the people I have spoken to didn't want houses built there they wanted Manor Farm and New Road	Object	New Road was the least supported option (it had 21% of the votes) and Manor Farm was the second most supported (36% of votes) and the combined Fibrex Nursery sites (in accordance with the methodology stated on the questionnaire) had 43% of the votes.	No action required
Resident		P1	This site should not have been considered when there is already an access road on New Road which is the obvious site for development in Pebworth. There should be no right of way in front of Wesley Gardens.	Object	The New Road site was consulted on as one of the housing site options after a robust and transparent shortlisting exercise (all details are published in the Housing Background Paper). The New Road site was the least popular choice during the public consultation on housing options and therefore was not chosen for the Plan. A footpath along the Honeybourne Road is now proposed to connect the site to the village facilities, the wording and more detailed response is set out on the previous page.	No action required
Resident		P1	I fundamentally object to any further housing development in and around Pebworth. However if we had to have any, this is the one I would support	Object	Objection noted	No action required
Keith Williams, Agent	Stansgate Planning	P1	The allocation of this site for housing purposes will not result in a sustainable form of development. The site is poorly related to the existing settlement pattern and would result in the loss of an employment site contrary to the policies of the SWDP, NPPF, and Policy P9 of the draft PPNDP. The proposal would not meet the housing needs identified in the background papers to the PPNDP, or provide a suitable	Object	The site is sustainable and has the capacity to be well connected with the provision of a footpath to provide easy access into the heart of Pebworth village without causing harm to its historic core. The site will have environmental benefits of reducing surface water flooding and providing biodiversity enhancements. The site is currently covered in glass	No action required



			housing mix. The draft PPHDP does not fulfil the basic conditions.		houses and hardstanding, a housing development with green infrastructure and private gardens will improve natural drainage of the site and improve the aesthetics on entering the village. It will provide approximately 12 dwellings. The identified housing need was for up to 20 affordable dwellings in the parish. A scheme of 380 dwellings is currently permitted and it is anticipated that this affordable need will be met by the new development where approximately 133 affordable homes of differing tenures and sizes will be delivered. The site currently employs 6 people but the owner intends to retire and close the business. The proposal is considered to be sound and to meet the basic conditions.	
Richard Cooke	Savills UK Limited	P1	The proposed allocation of land at Fibrex Nurseries is both welcomed and supported, and it is confirmed the extent of the draft allocation is immediately available for residential development. The site can make an important contribution to housing supply locally in Pebworth, and can help Wychavon District Council in delivering its portion of the overall South Worcestershire target housing figure. Fibrex Nurseries immediately adjoins recent residential development at Pebworth, and is a sustainable location for future residential development. The site is within walking and cycling distance of existing community facilities in Pebworth including the Pebworth Primary School, the Village Hall, St Peter's Church and the Mason's Arms Public House. Public transport is also accessible from the site.	Support	Support and immediate availability noted. All of the factors stated were considered and identified as part of the site assessment (contained in the housing background paper) which is why the site was initially shortlisted as it is considered to be in a sustainable location.	No action required

			The nearest bus stop is within 200m and offers direct access to facilities in Honeybourne, Evesham and beyond. Rail services can be accessed from the railway station at Honeybourne, approximately 2km to the south west of the site.			
Resident		P1	This would seem a sensible solution to building more houses in Pebworth. It could be an attractive extension to the present development	Support	Agree Support noted	No action required
Resident		P1	Resident specifies housing need for 2 to 3 bed bungalow with details re individual requirements. <i>(Not published here as personal information)</i> As long as considered in housing association allocation within 3 years we support planning on site allocation - Fibrex.	Support	Support noted	No action required
Resident		P1	Building height should be considered because the site slopes	Support	This is something that is dealt with in the design policy where the scale, height, massing and proportion of any scheme should reflect the character of the area it is located in.	No action required
Resident		P1	If we have small houses, 1 and 2 bedrooms and bungalows we could have 15 -20 dwellings on the site which would encourage young families and help the older generations stay in the village. We need families with young children to support the school and the church.	Support	The number provided is indicative and depends on the house types used, however it is important that the layout is informed by this policy and the design policy. It is important that the density is low to reflect the edge of settlement location and to respect the density of the development adjacent to the site on Wesley Gardens.	No action required
Resident		P1	Agree if low density and limited to one hectare only. Should include two bungalows to meet elderly persons needs/ downsizing	Support	Support and comments noted, bungalows are dealt with in housing mix policy	No action required
Resident		P1	Support based on 1 hectare and 10-12 houses of type required in village i.e. Low density to include bungalows.	Support	Support and comments noted, bungalows are dealt with in housing mix policy	No action required

Resident		P1	The present commercial use is uniquely personal to the owner, and an alternative commercial use is unlikely to be found on the present owners retirement. This would be a planning gain and would protect greenfield sites from development.	Support	Agree although nurseries are not in planning terms considered to be brownfield sites to all intents and purposes the site is covered with buildings and hardstanding and could be considered to be previously developed. The owner has indicated their intention to retire and close the business. The site can be successfully developed in a sensitive way to provide enhancements including flood alleviation and biodiversity benefits as well as providing much needed smaller homes including bungalows in the village. The site will not have a detrimental impact on the conservation area nor any sensitive landscape features; it will provide an aesthetic enhancement to this entry point into the village.	No action required
Resident		P1		Support	Support noted	No action required
Resident		P1		Support	Support noted	No action required
Resident		P1	We agree with this proposal	Support	Support noted	No action required
Mr. Alex Thompson, Planning Advisor	Environment Agency	P1	We would only make substantive further comments on the plan if you were seeking to allocate sites in flood zone 3 and 2 (the latter being used as the 1% climate change extent perhaps). Where an 'ordinary watercourse' is present this would need to be assessed and demonstrated as part of the evidence base within a Strategic Flood Risk Assessment (SFRA) i.e. to inform the sequential testing of sites and appropriate / safe development.		There is no intention to allocate a site in flood zones 2 or 3. Sites that were in these locations were ruled out at the Site Assessment stage which is published in the Housing Background Paper. As the site allocation has an ordinary watercourse running alongside work to produce a flood risk statement to accompany the Plan has commenced.	A Flood Risk Statement will be produced to accompany Plan submission.

Mr. Alex Thompson, Planning Advisor	Environment Agency	P1	We would not, in the absence of specific sites allocated, offer a bespoke comment at this time. You are advised to utilise our attached area guidance and pro-forma which should assist you moving forward with your Plan.		Area Guidance and proforma have been considered. Evidence collated about the flood risk including water course modelling, EA maps and SWDP SFRA data will be presented as a flood statement to accompany the Plan and the issues raised in the proforma addressed.	A Flood Risk Statement will be produced to accompany Plan submission.
Mr. Alex Thompson, Planning Advisor	Environment Agency	P1	We note that the plans allocate housing at 'Land at Fibrex Nurseries'. It is important that if/when these sites are selected they are appropriate and consider the information detailed in the attached pro-forma. It is noted that the site is located fully within Flood Zone 1		Yes the site lies outside a flood plain. As already stated the proforma has been reviewed and information on flood risk will accompany the submitted Plan.	No action required
Andrew Ford, Senior Planning Officer	Wychavon District Council	P1	SuDs. Are these measures sufficient?		The SuDs measures will need to be informed by an FRA and drainage strategy which would be submitted by an applicant, to date a flood statement will be included as part of the evidence base on this site setting out the issues but more work will need to be provided by an applicant and exact details of the requirements will then need to be incorporated into the design in accordance with EA requirements.	The policy has been enhanced to read <i>b) the existing ordinary watercourse along the frontage of the site is modelled as part of the site-specific flood risk assessment (or as part of an alleviation scheme below). This will inform the site layout and access by confirming the flood extents of the watercourse, and confirming the suitability of the existing access culverts.</i> <i>c) an attenuation pond is provided to address on and off site surface water and flooding issues, including at the entrance of the site and on the road;</i>
Jasbir Kaur, Strategic Planning and Development Manager	Warwickshire County Council	P1	We are not LLFA for Pebworth so formal comments will come from Worcester CC. You may wish to include that the existing ordinary watercourse along the frontage of the site is modelled as part of the site-specific flood risk assessment (or as part of an alleviation scheme below). This will inform the site layout and access by confirming the flood extents of the watercourse, and confirming the suitability of the existing access culverts.		Agree that an FRA is necessary for any applicant pursuing the site and that modelling should be carried out. Insert the wording suggested into the policy.	Insert the existing ordinary watercourse along the frontage of the site is modelled as part of the site-specific flood risk assessment (or as part of an alleviation scheme below). This will inform the site layout and access by confirming the flood extents of the watercourse, and confirming the suitability of the existing access culverts.

Jasbir Kaur, Strategic Planning and Development Manager	Warwickshire County Council	P1	You may wish to include the requirement for a scheme to alleviate off-site within the Policy text. Developers are often hesitant to provide schemes to improve off-site flooding so an adopted policy with this as a requirement may help.		Agree words on add off site to be added to policy and further explanation in the Reasoned justification	Bullet point 3 to read • <i>an attenuation pond is provided to address on and off site surface water and flooding issues including those at the entrance of the site and on the road</i> ; and add text to the reasoned justification <i>providing mitigation both on and off the site. Increasing the green infrastructure on site will also improve drainage as the site is currently covered with hardstanding and glasshouses and will provide an opportunity for biodiversity enhancements.</i>
Hannah Bevens Consultant Town Planner	Wood Plc on behalf of National Grid National Grid	P1	An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines and also National Grid Gas Distribution's Intermediate / High Pressure apparatus. National Grid has identified the following underground high-pressure gas pipeline as falling within the Neighbourhood area boundary: • FM14 - Churchover to Wormington From the consultation information provided, the above underground high-pressure gas pipeline does not interact with any of the proposed development sites.		Noted	No action required
Hannah Bevens Consultant Town Planner	Wood Plc on behalf of National Grid National Grid	P1	Gas Distribution – Low / Medium Pressure Whilst there is no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites.		The site is not affected by a gas mains.	No action required.

Andrew Ford, Senior Planning Officer	Wychavon District Council	P1	Suggest put policy box first and then supported by Reasoned Justification (RJ), i.e. para 7.3-7.5 to RJ. As written this is inconsistent with other policies, e.g. from P. 2 onwards. Para 7.5 suggest reference is made to the housing background paper.		Agree it is more in keeping to move this text to form part of the reasoned justification. For the consultation draft it was put at the beginning to provide some context and an update to the options consultation. Agree it is useful to insert reference to Housing Background Paper at this point.	Move paragraphs 7.3-7.5 to RJ and add reference to Housing Background paper
Andrew Ford, Senior Planning Officer	Wychavon District Council	P1	How has the density been justified? Seems rather low and not an efficient use of land.		The density takes account of the character of the development adjacent to the site to the north where there are 13 dwellings on a 1.36 hectare site. This is an edge of settlement scheme so the density should be kept low to reflect that. The scheme will also have to provide an attenuation pond and 40% GI in accordance with SWDP 5 reducing the developable area.	Insert text to justify the density. <i>The low density reflects the character of the development immediately adjacent to the site to the north where there are 13 dwellings on a 1.36 hectare site. This is an edge of settlement scheme so the development density should respect this and peter out and not introduce a hard urban edge to the settlement.</i>
Andrew Ford, Senior Planning Officer	Wychavon District Council	P1	Suggest drawing a new development boundary around the CALA site and the allocated site. As part of the Review of the SWDP development boundaries are being looked at by WDC so this would fit alongside that study. WDC happy to discuss further post consultation.		The NDP will consider this as more information becomes available; due to the timing of the SWDP Review it is likely to be a consideration after the Plan has been Made.	NDP await contact from Wychavon.
Andrew Ford, Senior Planning Officer	Wychavon District Council	P1	This is quite an exposed site and would create an arrival point to the village. Suggest a criterion that requires high quality design and strong statement of sense of place etc.		Agree this is an arrival point at the village there is a strong design policy in place to deal with this but agreed further reference to this within the policy will be added.	Insert new criteria re design • <i>Given the gateway location into the village a high quality design as set out in Policy 3 is required to provide a strong sense of place and to reflect the character of the rural settlement.</i>

Richard Cooke	Savills UK Limited	P1	The draft Policy does not propose to allocate all of the available land at Fibrex Nurseries for development, and land at the rear of the site is currently excluded. This land is also available for immediate residential development and (subject to detailed technical studies) could, in conjunction with the proposed allocation, deliver around 43 dwellings, partly on brownfield land. A larger allocation would make effective use of the available land and provide additional benefits to the local community in terms of the supply of market and affordable homes and support to community facilities, as outlined below.		Extending the site to the rear would extend development beyond the established built line. This is likely to have a detrimental visual impact as you enter the village and set a precedent for development to extend back this far. This is not the intention of the policy, or other policies in the Plan, nor does the Plan require such a large site to be allocated as the established need is not sufficient to justify such a large scheme. A housing site of 380 dwellings is being delivered within the parish which will meet the affordable need identified and therefore such large scale development on this edge of settlement plot is not considered necessary or appropriate.	No action required
Richard Cooke	Savills UK Limited	P1	The Parish Council's Housing Needs Survey (published 2017) identifies a need for up to 20 affordable homes in the Parish, whereas the draft Policy seeks to restrict development at the site to bungalows and affordable market housing only. This means that the Neighbourhood Plan does not make any provision for affordable housing in Pebworth or, indeed, within the Parish boundary. The Neighbourhood Plan envisages the more 'immediate need' will instead be met by new development permitted on the edge of the Parish, where approximately 133 affordable homes of differing tenures and sizes have been approved as part of a large scheme for 380 homes. The permission relied upon is on land adjacent to Sims Metals UK at Long Marston Pebworth (scheme granted at appeal in July 2014, Reference W/13/00132), which is to the north east of		The Housing Needs Survey was not undertaken by the Parish Council it was undertaken by Wychavon District Council. It is a basis for indicating that there is some need for housing in the parish although it is anticipated this will be met on the larger scheme on the edge of but within the parish. The NDP does not have a policy on affordable housing instead this is to be delivered in accordance with the South Worcestershire Development Plan. The housing mix policy is focussed on house types rather than tenures, but specifies that small market homes and bungalows should be included. The policy does not stipulate quantum or percentage split, just that a development of three or more dwellings should include these types	No action required

			<p>Pebworth and outside the Neighbourhood Plan boundary. However, there are ongoing concerns as to the delivery of the Long Marston scheme, as noted in the Council's July 2017 'Five Year Housing Land Supply' calculation. Indeed, Wychavon District Council has chosen to discount the whole site (380 dwellings) from the 2017 5YHLS calculation, and have done the same in the July 2018 calculation. This includes the 133 affordable homes the development was due to provide. The proposed allocation at Fibrex Nurseries, and an expanded allocation to include the full site, would help to meet affordable housing need within the Parish boundary. The absence of development constraints and the availability of the land for immediate development provides greater certainty in meeting the affordable housing needs in a sustainable location, within the Parish boundary. It should also be noted that the National Planning Policy Framework states that developments of under 10 units are not required to provide an Affordable Housing contribution. By allocating the Fibrex Nurseries site for 10-12 units, the site is unable to contribute to the Affordable Housing need in the Village.</p>		<p>of properties, so there is flexibility to deliver other types where appropriate. In terms of the number on the allocated site this is indicative given other constraints on the site. The large site on the edge of the parish has 4 Reserved Matters applications pending determination on the site and the council have adopted a very cautious approach in not anticipating any delivery in the next 5 years. There is no requirement for Pebworth NDP to allocate a housing site in the SWDP as the SWDP allocation has already been built out and the Council are in a strong position in terms of five year housing land supply.</p>	
Richard Cooke	Savills UK Limited	P1	<p>The draft Neighbourhood Plan appears to have used a line for the proposed allocation that does not include all of the existing structures on the site. The Housing Background Paper to the draft Neighbourhood Plan suggests that the extent of the allocation is not based on firm evidence, but rather the preferences of those responding to consultations on earlier versions of the draft Plan. A residential development and associated land take at the front of the site, as</p>		<p>The boundary is drawn to relate to the context in which the development would be set. The boundary aligns with the existing boundary of the residential site to the north. To extend further back than this would encroach into the open countryside and appear too urbanised at this the edge of rural settlement location. Any development needs to be in keeping with the rural identity of this</p>	



			<p>proposed in the current draft Plan, is likely to make the remainder of the Fibrex nurseries site unviable, and the Neighbourhood Plan's proposal with regards to the future use of the remaining land and associated buildings at the site is unclear. The extent of the proposed allocation will artificially constrain the site's ability to accommodate further housing, and does not appear to align with the commitment of SWDP Policy 13 that 'housing development in south Worcestershire will make the most effective and efficient use of land'. Our Client seeks an amendment to Policy 1, and the allocation of the full Fibrex Nurseries site to realise the potential of the land to contribute to a sustainable pattern of development. In amending this Policy, the Fibrex Nurseries site could better contribute to achieving a suitable housing mix, bungalows and affordable housing provision, identified within other policies of the NDP.</p>		<p>settlement and it is natural for development to peter out and be loose knit at a settlements edge. The proposed density is low to reflect this edge of settlement location and also to fit in with the development site immediately adjacent to it, a 1.36 hectare site with 13 dwellings. There would be approximately 3 nursery structures remaining if the owner wished to retain them and a dwelling, the majority of the nursery site would be used for residential use.</p>	
<b>Comments on P2 Housing Mix Policy                      1 resident Objects to P2, 15 residents Support P2, 1 stakeholder Objects to P2 and 2 stakeholders make comments</b>						
Keith Williams, Agent	Stansgate Planning	P2	<p>This policy is inconsistent with the housing mix and affordable housing policies of the SWDP. Further the policy is imprecise and unclear in its application, e.g. are all the forms of housing listed in the policy to be provided on one site, irrespective of the total amount of housing over 3 units? The draft PPHDP does not fulfil the basic conditions.</p>	Object	<p>The policy adds a locally specific requirement to that set out in the SWDP to reflect local need. The local evidence of an aging population, a dominance of larger homes and high house prices is provided as justification for this policy. The policy is clear that new development should include 3 specific house types but is flexible by not stating a required percentage mix of these, thus enabling developers to produce a mix that is viable whilst providing house types that are needed in the parish.</p>	No action required

Resident		P2	This policy is flawed. The criteria is biased to affordable housing. A family home really needs 3 bedrooms plus. There are plenty of affordable smaller homes in Pebworth.	Object	The evidence suggests otherwise which is why this policy has been developed. There is a dominance of large homes in the village with 79% (over three quarters) of the homes identified in the 2011 Census having three or more bedrooms (37% have four or more bedrooms). Only 7% of homes in the parish have one bedroom and 14% have two bedrooms.	No Action required
Resident		P2	The housing mix is appropriate; however the numbers of houses is inadequate to meet the housing needs. It is important to bring more young families into the village and provide downsizing options for elderly people wishing to remain in the village 25 to 40 dwelling over the plan timeline might be a more realistic number	Support	There is no immediate requirement for the NDP to allocate a housing site in the Plan as the SWDP has already allocated a site in the village which has been built out. There is also extensive development within the parish with the site at Sims Metals gaining permission for 380 dwellings. A small scheme in a sustainable location is considered appropriate for this timeframe.	No action required
Resident		P2	The most important housing need, not only in Pebworth, but countrywide is cheaper and affordable housing for couples with a family or pensioners moving to smaller premises	Support	Agree Support noted	No action required
Resident		P2	Is the number of houses enough? I feel we need homes for first time buyers and for people who wish to stay in the village but want to downsize	Support	There is no requirement for the Plan to allocate a housing site as Wesley Gardens was the site allocated to Pebworth through the adopted Local Plan 2016. However the recent housing Needs survey identified some limited need, although this is expected to be delivered through the scheme for 380 dwellings on the edge of the parish. However the group felt it was important to deliver some homes in the village. This is the considered need until 2030.	No Action required

Resident		P2	No comment	Support	Support noted	No Action required
Resident		P2		Support	Support noted	No Action required
Resident		P2		Support	Support noted	No Action required
Resident		P2		Support	Support noted	No Action required
Resident		P2		Support	Support noted	No Action required
Resident		P2	It is a struggle to achieve a community friendly mix when developers favour houses which are more profitable. Thus, unless a development could be undertaken by the local authority or a housing association (which seems unlikely to deliver the mix contemplated by the Plan, and would almost certainly be attractive as a commercial proposition to the present owners) it seems to me that a more ambitious number of total dwellings would be needed if a developer is going to include the desired number for downsizers and young people all with an ardent wish to remain in this lovely community.	Support	The policy is intended to be flexible by not setting a percentage requirement for the different size/ types of homes instead allowing the developers to incorporate any number of smaller dwellings up to three bedrooms and bungalows to make a scheme viable. The intention is to discourage schemes incorporating only larger dwellings as this is not where the need lies in the parish.	No Action required
Resident		P2	Even smaller i.e. one bedroom homes should be considered	Support	It is hoped that the policy will provide a range of smaller dwellings and potentially include if viable one bedroomed homes.	No Action required
Resident		P2		Support	Support noted	No Action required
Resident		P2	Only homes which allow for downsizing and some starter, affordable and social housing should be consented to	Support	Comments noted the policy is intended to deliver the homes the community needs most.	No Action required
Resident		P2	We need smaller homes and bungalows to encourage young families and help the older generations stay in the village. We need families with young children to support the school and the church.	Support	Comments and support noted this is the intention behind the policy.	No Action required
Resident		P2	Adequate car parking should be a consideration / footpath policy	Support	Support noted. Car parking is dealt with in the design policy	No Action required
Resident		P2	Support and must include adequate car parking	Support	Support noted. Car parking is dealt with in the design policy	No Action required

Richard Cooke	Savills UK Limited	P2	Noted The draft Policy sets out a proposed mix of houses and identifies a focus on bungalows, small family homes (up to 3 bedroom) and starter homes (up to two bedrooms). The Policy discourages four or more bedroomed homes, unless there is 'overwhelming' supporting evidence. The Policy would apply to development sites of 3 dwellings or more, including the proposed allocation at Fibrex Nurseries. The Policy seeks to influence the mix of housing on new development sites in Pebworth, having regard to the existing housing stock and age profile of the existing population. We have concerns that the specified mix of houses has not been market tested, and that the specific mix of bungalows and smaller properties proposed may not generate sufficient value to meet the costs of development. In this scenario, sites would not come forward for development.		The policy is designed to meet the shortage of smaller properties in the area for entry on the housing market and bungalows to enable residents to downsize. The policy does not rule out large dwellings it requires evidence to justify their inclusion. Up to date strategic housing market assessments and housing needs surveys can be used to demonstrate that there is a need to deviate from this.	Insert the following into the Reasoned Justification <i>In order to demonstrate that there is a need to deviate from the requirements of this policy up to date evidence will need to be provided in the form of either a Strategic Housing Market Assessment and/ or an up to date Local Housing Needs Study</i>
Andrew Ford, Senior Planning Officer	Wychavon District Council	P2	Why a threshold of 3 +? How is this justified and at odds with SWDP 14?		Given the limited scale and opportunities for infill development in the parish a threshold of three was considered to be more appropriate than the five established in the SWDP. Opportunities to provide much needed smaller homes and bungalows would be missed by setting the threshold any higher.	Insert the following into the Reasoned Justification <i>The requirement is instigated at three dwellings or more due to the limited scale of opportunities for infill development in the parish rather than the threshold of five established in the SWDP; opportunities to provide much needed smaller homes and bungalows would be missed by setting the threshold any higher.</i>
Andrew Ford, Senior Planning Officer	Wychavon District Council	P2	Is the policy requiring new development to provide these types of dwellings or encouraging? Is this mix going to cause viability issues and on what basis are larger dwellings discouraged? Use of phrase "discouraged" doesn't really help the decision maker. What would be the "overwhelming" evidence be in support of		The policy is intended to encourage the type of homes that are needed in the parish. It is not restrictive and is flexible by not stating a required percentage mix of each dwelling type, thus enabling developers to produce a mix that is viable whilst providing house types that are	Insert explanation of types of evidence into RJ <i>In order to demonstrate that there is a need to deviate from the requirements of this policy up to date evidence will need to be provided in the form of either a Strategic Housing Market Assessment and/ or an up to date Local Housing</i>

			larger dwellings?		needed in the parish. The policy uses the word discouraged with regard to larger houses as there is an evidenced oversupply of these in both the SWDP SHMA and when assessing Census data. To ensure that the policy does offer flexibility should needs change there is the opportunity for evidence to be produced to justify a deviation from the policy. This may be in the case of an updated SHMA and or Local Housing Need Study.	<i>Needs Study.</i>
Andrew Ford, Senior Planning Officer	Wychavon District Council	P2	Para. 2/3 of RJ seems to be at odds with low density on allocation site under P1. If there is a need shouldn't the Fibrex site be delivering more numbers and with a range of house types.		The need is for smaller homes to allow youngsters to get onto the property ladder and for older residents to downsize. There is not a need for a huge number of dwellings, as there is an approved development on the edge of the parish from 380 dwellings that will meet significantly more than any need identified in the Parish. The Fibrex site will provide homes for those that wish to remain or return to the village. The number of dwellings on Fibrex is indicative and the layout will need to take into account house type, GI and flood alleviation measures.	No action required
Andrew Ford, Senior Planning Officer	Wychavon District Council	P2	NPPF para 50 now para 77/78. Final para, final sentence “, and identifying the size and type of housing that is required, as well as supporting services and facilities in Pebworth”. To link with para 78 of NPPF.		Noted paragraph 50 has been replaced. Insert reference to paragraph 61 which is considered most relevant to this policy. Paragraph 78 will be more appropriately linked to the site allocation policy	Insert to RJ <i>The policy also conforms to NPPF (2018) paragraph 61 where context, the size, type and tenure of housing needed for different groups in the community has been assessed and reflected in this planning policy.</i>
<b>Comments on P3 Design Policy</b> <b>17 residents support P3 6 stakeholders make comments</b>						
Resident		P3		Support	Support noted	No action required

Resident		P3	No comment	Support	Support Noted	No action required
Resident		P3	This is an opportunity to build attractive homes in a village setting, perhaps set around a small green space for playing - incorporate trees and parking. I really like the rental homes in North Littleton - it's also community based.	Support	Agree this policy is intended to deliver high quality design	No action required
Resident		P3	No comment	Support	Support noted	No action required
Resident		P3	No comment	Support	Support noted	No action required
Resident		P3		Support	Support noted	No action required
Resident		P3		Support	Support noted	No action required
Resident		P3		Support	Support noted	No action required
Resident		P3	Street lighting should be restricted to ensure we maintain dark skies in Pebworth. When Cala homes built Wesley Gardens they installed 3 street lights!! Only after objections (and a petition) by Wesley residents were 2 lights removed. The 1 remaining street light is more than adequate to illuminate the road.	Support	Agree hence incorporating reference to tranquillity and dark skies into design policy	No action required
Resident		P3		Support	Support noted	No action required
Resident		P3	As long as existing established trees and similar vegetation are not removed to develop the land. As long as wildlife habitats are not disrupted.	Support	Agree this is dealt with under the Landscaping and the Natural Environment section within the policy where it states that <i>where possible retaining and enhancing existing vegetation</i> is required, and in the Boundary Treatments section new wildlife corridors are encouraged.	No action required
Resident		P3	Tree planting should be encourages - and advice south on the tree variety. Otherwise we approve the draft proposal.	Support	Agree we should insert tree planting into the landscape section and the local planning authority landscape officer will be able to advise on native varieties.	Insert b) <i>incorporate the planting of appropriate native trees and hedges;</i>
Resident		P3		Support	Support noted	No action required
Resident		P3	Good	Support	Support noted	No action required

Resident		P3		Support	Support noted	No action required
Resident		P3	Maintain local distinctiveness, local stone and enhance rural nature of village/ hedging/ light pollutions etc. to be minimised.	Support	Agreed this is the intention of the policy	No action required
Resident		P3		Support	Support noted	No action required
Rebecca McLean, Strategic Catchment Planner	Severn Trent	P3	<p><b>Water Efficiency</b> Part G of Building Regulations specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations. We recommend that in all cases you consider:</p> <ul style="list-style-type: none"> <li>• Single flush siphon toilet cistern and those with a flush volume of 4 litres.</li> <li>• Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute.</li> <li>• Hand wash basin taps with low flow rates of 4 litres or less.</li> <li>• Water butts for external use in properties with gardens.</li> </ul> <p>To further encourage developers to act sustainably Severn Trent currently offer a 100% discount on the clean water infrastructure charge if properties are built so consumption per person is 110 litres per person per day or less. More details can be found on our website <a href="https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/">https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/</a></p>		<p>The Plan encourages the use of water efficiency measures within the Design Policy but the Local Plan provides greater detail on this in policy SWDP 30: Water Resources, Efficiency and Treatment where the 110 litres per person per day is required under point C. The Plan does not wish to duplicate policy areas already addressed in the SWDP but will incorporate the measures suggested into the reasoned justification to provide further clarity on water efficiency measures.</p>	<p>Insert the following in the Reasoned Justification of P3 9.0 <i>Water is also a valuable resource and it should be used efficiently. Simple measures can be incorporated into new homes and designs to reduce consumption. The use of specifically designed water efficient fittings throughout the home can reduce the overall consumption of a household, including water efficient toilets, showers and hand wash basin taps. Water butts should be installed to collect rainwater for external use in properties with gardens.</i></p>

			We would encourage you to impose the expectation on developers that properties are built to the optional requirement in Building Regulations of 110 litres of water per person per day.			
Rebecca McLean, Strategic Catchment Planner	Severn Trent	P3	<p><b>Surface Water and Sewer Flooding</b> We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer. We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers. To encourage developers to consider sustainable drainage, Severn Trent currently offer a 100% discount on the sewerage infrastructure charge if there is no surface water connection and a 75% discount if there is a surface water connection via a sustainable drainage system. More details can be found on our website <a href="https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/">https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/</a></p>		The Design policy asks for sustainable drainage design features to be installed which show a betterment in surface water run-off rates on both greenfield and brownfield sites when compared with the pre-development situation and mitigate against any increased flood risk. It also asks developments to incorporate features which contribute to the efficient use of water and reduce surface water run-off including water butts and where possible rainwater harvesting. To address the matters raised by Severn Trent we will add a further requirement as suggested, see action.	Insert into policy <i>For new development surface water should not be conveyed to the foul or combined sewage system and should instead be managed through sustainable drainage measures that can accommodate extreme rainfall events taking account of the latest climate change data and in accordance with the local lead flood authority's guidance. Where practicable, in making alterations to existing buildings the removal of surface water already connected to foul or combined sewer will be supported.</i>



Richard Cooke	Savills UK Limited	P3	Noted The requirement for development to reduce flood risk and achieve betterment in surface water run-off rates exceeds the requirements of Policy SWDP 29, which makes a clear distinction between the run-off rates that greenfield and previously developed sites are required to meet. Greenfield sites need only demonstrate that the post-development run-off rate will not increase, provided there are no identified surface water run-off issues, whereas the draft Neighbourhood Plan policy requires that all sites show betterment in surface run off rates. The draft Neighbourhood Plan policy should be amended to ensure it is consistent with SWDP Policy 29. It should require that the minimum requirement for greenfield sites is the surface water run-off shall not increase, and that proposals on brownfield land must show a 20% reduction in surface water run-off rates compared to the pre-development situation.		Pebworth has a history of flooding and there is a genuine concern about adding to, or exacerbating existing problems. Therefore where development occurs and there are opportunities for improvements to be made this will be supported. This is particularly important when taking account of climate change predictions.	No action required.
Andrew Ford, Senior Planning Officer	Wychavon District Council	P3	General comment: Query absence of a specific policy on historic environment.		SWDP 6: Historic Environment and SWDP24 Management of the Historic Environment address this policy area well; a local policy would have duplicated this.	No action required
Andrew Ford, Senior Planning Officer	Wychavon District Council	P3	Opening para. "changes" to "change of uses".		It is not intended to restrict this policy to new development and changes of use. The word change has been used to indicate any alterations for example extensions. Change word to alterations for clearer understanding.	Replace changes with alterations
Andrew Ford, Senior Planning Officer	Wychavon District Council	P3	Bullet 5 – is the parish council's specification for street lighting documented?		It is not documented a footnote has been added to explain where this can be found	Insert footnote Contact should be made with the Parish Council for details of preferred style, colour temperature and illumination levels for any street lighting.

Andrew Ford, Senior Planning Officer	Wychavon District Council	P3	Boundary Treatments Bullet 2 – “though” to “through”.		Noted and changed	change “though” to “through”.
Andrew Ford, Senior Planning Officer	Wychavon District Council	P3	Landscaping and the Natural Environment Given severity of flooding in the village should there be a separate policy on flooding?		Addressing flood risk within the Design policy ensures that it is considered at the design stage. The SWDP has detailed Flood risk and water management policies SWDP 28: Management of Flood Risk, SWDP 29: Sustainable Drainage Systems and SWDP 30: Water Resources, Efficiency and Treatment which the NDP do not wish to duplicate. The requirements in the Design policy are intended to supplement these comprehensive SWDP policies and deal with elements of design adding where necessary a locally specific requirement.	No action required.
Andrew Ford, Senior Planning Officer	Wychavon District Council	P3	Should there be a separate policy for renewables? Either way should it tie in with SWDP27 and the 10% requirements?		It is not intended to replace the SWDP policy which sets the requirement for this; it is included within the design policy so that developers / applicants think about it early on in the design stage and not as an add-on later in the process.	No action required.
Andrew Ford, Senior Planning Officer	Wychavon District Council	P3	Facilities Bullet 1 – the county council’s interim parking standards have been replaced by the Streetscape Guide adopted in July 2018 <a href="http://www.worcestershire.gov.uk/info/20007/travel_and_roads/284/transport_guidance_for_developers/2">http://www.worcestershire.gov.uk/info/20007/travel_and_roads/284/transport_guidance_for_developers/2</a>		Although new car parking standards were adopted in 2018 the NDP wishes to use the levels set out in the interim statement as they are higher. Car parking is an identified issue in the village of Pebworth in particular on street parking and it has been known to prevent larger vehicles, including the bus, from getting through the village causing congestion (see para 5.36), and damage has been caused to the historic environment including blue lias curb stones and verges.	Insert the following into the Reasoned Justification <i>It is important that as a minimum two car parking spaces are provided for one and two bed dwellings and three spaces are provided for three or more bed dwellings along with a good provision of cycle storage to encourage sustainable transport options as set out in Appendix 3. This will prevent new development from adding to existing problems on the narrow lanes where on street parking prevents larger vehicles, including the bus,</i>

					Therefore the higher standards of 2 car parking spaces for a one and two bed and three for a three bed are considered more appropriate to avoid problems on the narrow lanes. The 2016 standard also requires a higher number of cycle parking spaces encouraging more sustainable transport options, which the NDP in turn supports.	<i>from getting through the village causing congestion and damage to the historic environment including the blue lias curb stones.</i>
Andrew Ford, Senior Planning Officer	Wychavon District Council	P3	p.34 Third/fourth para could this form the RJ for separate flooding and renewable policies?		As already addressed above it is not considered necessary to have separate policies to address these matters.	No Action required.
Andrew Ford, Senior Planning Officer	Wychavon District Council	P3	p.34 final sentence "... high quality development in accordance with the Framework (para. 124).		Agree text added.	Add <i>high quality development in accordance with the NPPF 2018 (paragraph 124).</i>
Andrew Ford, Senior Planning Officer	Wychavon District Council	P3	p.35 para NPPF 126 now para 170.		Disagree it is paragraph 185 where it set out that planning should set out " c) the desirability of new development making a positive contribution to local character and distinctiveness; ". This policy is also in conformity with chapter 12 of the NPPF2018 in particular paragraphs 124-127, 130 and 131.	Add references to appropriate paragraphs <i>The policy also conforms with NPPF 2012 paragraph 126 and NPPF 2018 paragraph 185 by sustaining and enhancing the significance of heritage assets; ensuring that new development makes a positive contribution to local character and distinctiveness; and requiring development to take opportunities to draw on the contribution made by the historic environment to the character of a place. In striving to achieve good design and setting out a clear design vision and expectations, it is meeting the requirements of NPPF 2018 paragraphs 124-127, and will not support poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions (paragraph 130). Outstanding and</i>

						<i>innovative design will be supported through this policy (paragraph 131).</i>
Keith Williams, Agent	Stansgate Planning	P3	No comment.		Noted	No action required
Andrew Collis	Gladman Developments Ltd.	P3	Gladman are concerned that some of the criterion in the policy are overly prescriptive and could limit suitable sustainable development coming forwards. Gladman suggest more flexibility is provided in the policy wording to ensure high quality residential developments are not compromised by overly restrictive criteria. We suggest regard should be had to paragraph 60 of the previous Framework which states that; “Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles”		The policy is intended to provide locally specific guidance on new development in the parish; although some suggested detailing is given the most important factor is that a high quality of design is achieved. No particular architectural style is imposed the policy states that Contemporary design and innovation may be appropriate provided it is sympathetic to the existing architecture. It is not considered to be overly prescriptive.	No action required
Richard Cooke	Savills UK Limited	P3	The Policy is supported in terms of the requirement for development to make a positive contribution towards the distinctive character and form of Pebworth Parish.		Support noted	No action required
Jasbir Kaur, Strategic Planning and Development Manager	Warwickshire County Council	P3 Boundary Treatments	Existing boundary ditches should be maintained and re-routed (with consent) as appropriate. We would recommend the installation of cut-off drainage on upstream boundaries to capture surface water run-off and exceedance flows.		Agree insert into the policy	<i>Insert Existing boundary ditches should be maintained and re-routed (with consent) as appropriate. Where appropriate the installation of cut-off drainage on upstream boundaries to capture surface water run-off and exceedance flows will be supported.</i>

Jasbir Kaur, Strategic Planning and Development Manager	Warwickshire County Council	P3 Landscaping and the Natural Environment	<p>Good references to reducing risk by using SuDS and asking for betterment in relation to discharge/run-off however, your points could be developed by adding more detail. We would suggest that you create a new policy specifically for flooding and drainage. This could include several of the following points;- Make reference to the flood maps included in your appendix- Betterment/discharge rates need to include an allowance for climate change impacts (check what your LLFA requirements are) and possibly Urban Creep- SuDS hierarchy from PPG (preference to above ground features, connecting to existing watercourse, ahead of connecting to existing sewer network systems)- SuDS features should be at the surface, and adequate treatment of flows should be provided to ensure that final flows leaving the site do not degrade the quality of accepting water bodies- Flood attenuation areas should be located outside of flood zones and surface water outlines to ensure that the full capacity is retained- Encourage new developments to open up any existing culverts on a site providing more open space/green infrastructure for greater amenity, biodiversity and reduced flood risk; and the creation of new culverts should be kept to a minimum- The requirements set out in the following documents should also be adhered to: The National Planning Policy Framework Planning Practice Guidance (PPG) DEFRA's Non-statutory technical standards for sustainable drainage</p>		<p>As already explained addressing flood risk within the Design policy ensures that it is considered at the design stage. The SWDP has detailed Flood risk and water management policies SWDP 28: Management of Flood Risk, SWDP 29: Sustainable Drainage Systems and SWDP 30: Water Resources, Efficiency and Treatment which the NDP do not wish to duplicate. The requirements in the Design policy are intended to supplement these comprehensive SWDP policies and deal with elements of design adding where necessary a locally specific requirement.</p>	No action required
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Comments on P4 Local Green Space Policy 1 resident Objects to P4, 16 residents Support P4 1 resident doesn't indicate either way. 1 stakeholder comments 2 confirm no comment.						
Resident		P4	No consideration for open space in Back Lane, the area known as the town pool and Dorsington Road (Slingate) has not appeared in the plan.	Object	19 Areas of open space were assessed and all the details are contained in the Green Space Background Paper. Although town pool was suggested as an area to assess in the questionnaire the group did not go on to include it in the green space audit as it is currently a car park predominantly covered in tarmac and they did not consider it a green space. Green space on Back Lane was assessed it is referred to as Field opposite the school / on Back Lane/ Land between Rookery House and Rookery Barn. It was considered to provide a green break in the settlement, but once assessed against the governments LGS criteria it was not considered to meet it. The Slingate was not initially assessed but in light of this feedback has now been considered.	<p>The Slingate has been considered by the Steering Group to identify whether it meets the LGS criteria.</p> <p>The site is not considered to fully meet the Local Green Space criteria. It is a small enclosed area of land providing an entryway to a public right of way that continues through and beyond the site. The group do not consider it needs protecting as the public right of way offers some level of protection to the site.</p> <p>Assessment included in the Green Space Background Paper no changes made to the Plan.</p>
Resident		P4	Is the Town Pool and The Slingate on Dorsington Road already designated as open or green space and thus protected?	Support	Please see response above	Please see response above
Resident		P4	The village should retain its central green space where the community can gather, but other spaces i.e. small field adjacent to Friday Street, fields opposite Manor Farm formerly belonging to xx should not be available for building, these are places which retain the agricultural past of Pebworth.	Support	Agree green spaces are part and parcel of the character of the settlements of Pebworth and Broad Marston and agricultural heritage is also very important to the settlement. The ones to which you refer are identified in the Conservation Area as prominent open space and are considered to be extremely important to retaining the character of the settlement. The Plan does not intend for these spaces to be built upon, but does not intend to designate land as local green space where owners are not supportive.	No action required

Resident		P4	No comment	Support	Support noted	No action required
Resident		P4		Support	Support noted	No action required
Resident		P4		Support	Support noted	No action required
Resident		P4		Support	Support noted	No action required
Resident		P4		Support	Support noted	No action required
Resident		P4		Support	Support noted	No action required
Resident		P4	I support the main principles of the policy but would strongly object to any housing buildings of any kind being built on the green space regardless of the reason. I want the green space to stay as it is!	Support	Support and comments noted. The policy is intended to protect important local green space.	No action required
Resident		P4		Support	Support noted	No action required
Resident		P4	We think you should include the field opposite Ardmore, The Pipings and Evening Hall in Dorsington Road in the local Green Space Policy.	Support	This field which is referred to as the Paddock along Dorsington Road was suggested in the village questionnaire and as a result was assessed as part of the Green Space Background Paper. It was not considered to meet all the criteria for allocating as local green space. All details are published in the Background Paper.	No action required
Resident		P4		Support	Support noted	No action required
Resident		P4	Further green spaces exist and more effort to convince land owners should have been made.	Support	In accordance with Planning policy guidance land owners were contacted to notify them of the intentions to designate land as local green space [Reference ID: 37-019-20140306]. The Steering Group agreed it was not going to designate land without the landowners consent.	No action required
Resident		P4		Support	Support noted	No action required
Resident		P4		Support	Support noted	No action required
Resident		P4.	No comment	Support	Support Noted	No action required

Andrew Ford, Senior Planning Officer	Wychavon District Council	P4	p.36 para 3 and 4. Substantive point support either way from landowner not a requirement to designate as a LGS. Text suitable for reg. 14 document but consider deleting for reg. 16 as not relevant to the final version.		These paragraphs are considered important to the process of why sites were or weren't selected as Green Space therefore the group considered they should remain in the Plan.	No action required
Keith Williams, Agent	Stansgate Planning	P4	No comment.		Noted	No action required
Richard Cooke	Savills UK Limited	P4	No comments.		Noted	No action required
Resident		P4	Some of the green spaces mentioned should be protected. There should be no development on any of the green spaces in the village		Green space is an important characteristic in the village the design and local green space policies are intended to protect these spaces and the important role they play in the character and setting of the parish.	No action required
<b>Comments on P5 Protect Locally Important Views</b>						
<b>1 resident Objects to P5, 17 residents Support P5 and 3 stakeholders provide comments and 1 confirms no comment.</b>						
Resident		P5	No consideration has been given to the landscape views and street views in Back Lane which is an important part of the conservation area with the village	Object	The Conservation Area appraisal identifies one viewpoint in Back Lane opposite Hill Crest, looking east south east down Back Lane. From this point looking across roof tops you get a glimpse of Meon Hill / Cotswold escarpment in the distance. The views towards the escarpment are captured from several viewpoints within the village and the glimpse above the rooftops at this point is affected by the seasons, it is considered that any impact on this view will be protected by viewpoints 1,2,3, and 7 that offer wider views of this landscape. The street view is also already protected by the Conservation Area and a number of listed buildings. From the rear of properties on Back Lane it may be possible to have views toward Long	No action required



					Marston again these views are protected from viewpoint 3, a publicly accessible viewpoint.	
Resident		P5	Short views and long views are an intrinsic part of village life and the reason why most of us live here. It would be good to be assured that such views would be protected from building in the future.	Support	Agree hence including this policy	No action required
Resident		P5	No comment	Support	Support noted	No action required
Resident		P5	No comment	Support	Support noted	No action required
Resident		P5		Support	Support noted	No action required
Resident		P5		Support	Support noted	No action required
Resident		P5		Support	Support noted	No action required
Resident		P5		Support	Support noted	No action required
Resident		P5		Support	Support noted	No action required
Resident		P5	There should be no exception to the interruption of any of the views listed. This means no development.	Support	It is not the intention of the Plan to stop development this policy is to ensure that account is taken of important views in the parish in the design and siting of any development so as to avoid harmful impact on these key views.	No action required
Resident		P5		Support	Support noted	No action required
Resident		P5	Would like to see the following included view from Dorsington Road towards Hill Farm and the hills beyond the River Avon.	Support	The group considered this view as part of the work undertaken in the Assessment of Important Views in Pebworth Parish Background Paper. It was considered under view 15. The view can only be seen from private property and not from a public right of way/ road as the hedges are too high therefore it was not considered to meet the criteria.	No action required
Resident		P5		Support	Support noted	No action required
Resident		P5	This is very important and an overriding principle in allowing any further building.	Support	Support and comment noted	No action required

Resident		P5		Support	Support noted	No action required
Resident		P5		Support	Support noted	No action required
Resident		P5		Support	Support noted	No action required
Resident		P5	No comment	Support	Support Noted	No action required
Richard Cooke	Savills UK Limited	P5	Note The draft Policy seeks to protect important views and vistas from any adverse impact of new development. Development will not be supported where its design, scale, height, massing, or light generated will cause the loss of, or have a detrimental impact on identified views and vistas. Viewpoint 1 ('Panoramic views of Cotswold escarpment including Meon Hill and Dover's Hill from Broad Marston Road and Honeybourne Road') is in close proximity to the Fibrex Nurseries site. The draft Neighbourhood Plan policy goes beyond the requirements of SWDP Policy 25, by prescribing that development should not result in 'any' adverse impact on the views and vistas identified. The Policy should be amended to reflect the approach and wording of the SWDP policy, which requires that proposals take into account landscape character assessments and guidelines, are appropriate to and integrate with the character of landscape setting, and conserve and where appropriate enhance primary characteristics defined in the assessments and important features.		The proposed scheme would benefit from open views across to the Cotswold escarpment by virtue of its location. The protection policy is not intended to prevent development but intended to ensure developments take account of the wider landscape and important views. Development should not obstruct or interfere with an Important View in a way that would undermine its contribution to the character and setting of Pebworth parish.	No action required
Andrew Ford, Senior Planning Officer	Wychavon District Council	P5	Criteria are numbered but bullet points in earlier policies – consistency? Suggest replace pullets with numbers as it make it easier to ref in reports and appeals etc.		Numbers are used in this policy to cross reference with maps and photographs. It is considered appropriate to replace most bullet points with letters for consistency. Numbers to be used for views and green space policies.	Amend bullets in other policies to letters / numbers where appropriate to aid decision maker and applicant when referencing.

Andrew Ford, Senior Planning Officer	Wychavon District Council	P5	p.36 Not sure it is possible to stipulate an LVIA for any new development that may affect views.		The SWDP requires LVIA for major development where they are likely to have a detrimental impact upon: i A significant landscape attribute; ii. An irreplaceable landscape feature; or iii. The landscape as a resource. The views identified as part of the assessment in Pebworth are locally important and contain either key landscape / historic built features or are representative of the landscape character. It is important that the extent of any harm caused by development on these key views is identified and understood when considering a planning application - it is considered that an LVIA is an appropriate means of doing this.	No action required
Andrew Ford, Senior Planning Officer	Wychavon District Council	P5	p.37 first para of RJ "...detrimental impact on the identified Locally Important Views ( <u>Appendix 4</u> ) that contribute ...".		Agree insert Appendix 4	Insert <i>Appendix 4</i>
Andrew Ford, Senior Planning Officer	Wychavon District Council	P5	NPPF para. 109 now 127 and para. 132 now 185.		disagree para 109 is now para 170 and para 132 is now 189.	Update references to new NPPF
Keith Williams, Agent	Stansgate Planning	P5	No comment.		n/a	n/a
Andrew Collis	Gladman Developments Ltd.	P5	Policy 5, through appendices 4 and 6, seeks to protect views and vistas identified from the adverse impacts of new development. We submit that new development can often be located in areas without eroding the views considered to be important to the local community and can be appropriately designed to take into consideration the wider landscape features of a surrounding area to provide new vistas and views. In addition, as set out in case		The selection process is set out in the Background Paper Assessment of Important Views in Pebworth Parish (2018). It also uses evidence from the 2 Conservation Area Appraisals in the parish. The views are considered to be locally significant and contain either landscape features that are representative of the landscape character areas identified at a county level, contain a significant feature for	Insert Appendix 1 from Views assessment into the Plan.

			law, to be valued, a view would need to have some form of physical attribute. This policy must allow a decision maker to come to a view as to whether particular locations contains physical attributes that would 'take it out of the ordinary' rather than selecting views which may not have any landscape significance and are based solely on community support. Opinions on landscape are highly subjective, therefore, without much more robust evidence to demonstrate why these views and landscape areas are considered special, the policy in its current form will likely lead to inconsistencies in the decision-making process.		example a landscape feature within the AONB or significant historic built features. Agree that more details as to why the views have been selected should be available in the Plan to inform the decision taker. A table explaining the key contributing factors for each view will be included as an appendix to the Plan.	
<b>Comments on P6 Footpaths</b>						
<b>1 resident Objects to P6 and 16 residents Support P6 and 1 stakeholders provides comments and 2 confirm no comment.</b>						
Resident		P6	I do not agree with a formal footway down to Little Meadows - this is countryside not a town.	Object	The survey results published showed the majority supported a footway to safely connect these dwellings with the settlement of Pebworth	No action required
Resident		P6	Fully supported	Support	Support noted	No action required
Resident		P6	As a dog walker I use the footpaths around Pebworth and across the land. It's great to know they are being maintained and looked after for the future.	Support	Support noted	No action required
Resident		P6	No comment	Support	Support noted	No action required
Resident		P6	No comment	Support	Support noted	No action required
Resident		P6		Support	Support noted	No action required
Resident		P6		Support	Support noted	No action required
Resident		P6		Support	Support noted	No action required
Resident		P6	The recently formed CAPV group are now doing excellent work in improving access to the footpath network. The CAPV ( Countryside Access Pebworth Volunteers) should be supported by the Parish Council, (including financial support) - when	Support	Support noted and the group are referenced in the background section and referred to in the Implementation section with improving access to the Countryside being one of the three actions	No action required

			necessary		coming out of the Plan. In terms of funding and support • Maintaining and upgrading public footpaths / bridleways is listed as one of the projects listed for future investment should money from development become available.	
Resident		P6		Support	Support noted	No action required
Resident		P6	Improved footpath maintenance and clearance would be fantastic. Improved clearer signage would be ideal.	Support	Support and comments noted	No action required
Resident		P6	Yes we support local footpaths but not directly in front of private housing (i.e. Wesley Gardens) which everyone on this development pays a service charge for with no right of way on this private development.	Support	Comments noted. With regard to Wesley gardens this is dealt with under the site policy.	No action required
Resident		P6	All stiles on public footpaths should have a guillotine inset to enable walkers large, elderly dogs to proceed along their route.	Support	Comment noted and passed to CAPV	Information passed to CAPV.
Resident		P6		Support	Support noted	No action required
Resident		P6		Support	Support noted	No action required
Resident		P6	Enhance current footpaths. Support to wardens	Support	Support and comment noted	No action required
Resident		P6		Support	Support noted	No action required
Andrew Ford, Senior Planning Officer	Wychavon District Council	P6	First para. – would enhancement and improvements to existing footpaths be subject of the planning applications. This reads more of an action rather than a land use planning policy.		The parish wish to support and encourage footpaths and sustainable ways of moving through the parish. This policy is in general conformity with paragraph 75 (NPPF 2012) now paragraph 98 (NPPF 2018). "Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks..."	No action required
Keith Williams,	Stansgate Planning	P6	No comment.		n/a	n/a

Agent						
Richard Cooke	Savills UK Limited	P6	No comments.		Noted	No action required
<b>Comments on P7 Protect Local Facilities</b>						
<b>18 residents Support P7 and 1 Stakeholder Supports P7, 1 stakeholders provides comments and 1 confirms no comment.</b>						
Resident		P7	Future 106 monies and other grant uses need to be discussed and agreed with community Groups, rather than being determined at the district planning level	Support	The implementation section 8.0 of the Plan addresses where future funding will be spent. As stated at para 8.3 these are listed in importance to the community and should be seen as a non-binding indication of local priorities at the time of drafting. It also states that this will be reviewed during the Plan period.	No action required
Richard Cooke	Savills UK Limited	P7	Our Client supports the Policy aspiration to retain existing community facilities. The proposed allocation at Fibrex Nurseries will support all aspects of village life and existing facilities such as Pebworth Primary School (currently under capacity and an identified subject of concern for local residents), the Village Hall, St Peter's Church, the Mason's Arms Public House, the Mobile Library service and bus services to nearby settlements including Stratford-upon-Avon. The new resident population associated with development of the Fibrex Nurseries site would support the Parish Council in its aspirations to create new community facilities including a community pub / café and community shop, as outlined in Section 8.0 of the draft Plan (Implementation – Infrastructure Projects). The demand and level of support for these and services would also be increased through a larger allocation at the Fibrex Nurseries site.	Support	Support is noted comments about the size of allocation have already been addressed under P1 .	No action required
Resident		P7	No comment	Support	Support Noted	

Resident		P7	Most of the facilities existing are well used but I am looking forward to the re-opening of our local pub The Masons Arms. I'm sure it will be much appreciated and well used when it's up and running again.	Support	Support noted	No action required
Resident		P7	No comment	Support	Support noted	No action required
Resident		P7	No comment	Support	Support noted	No action required
Resident		P7		Support	Support noted	No action required
Resident		P7		Support	Support noted	No action required
Resident		P7		Support	Support noted	No action required
Resident		P7	The Masons Arms public house is a very important village asset. Every effort must be made to support the new owners and to ensure the future success of the pub.	Support	Agreed this is why there is a policy to protect community facilities for today and tomorrow's residents.	No action required
Resident		P7		Support	Support noted	No action required
Resident		P7	The Masons Arms is contentious - the owners had been difficult to deal with. This situation would not be taken into account with this policy as it is stipulated.	Support	The policy goes as far as it can in planning terms by providing protection for important community facilities whilst offering the flexibility required by national planning guidance.	No action required
Resident		P7		Support	Support noted	No action required
Resident		P7	Does this include the village 'town pool' at the top of Dorsington Road / Lane, behind the bus shelter?	Support	The group have reconsidered the Town Pool car park owned by the Parish Council and its associated landscaping and agree that it is a community facility. It is well used by local residents for parking, helping to reduce on street parking in areas of the village; its loss would have a detrimental impact on the local lanes. Therefore the group consider it should be listed as a community facility.	Add Town Pool Car park to the list of community facilities (policy 7) and refer to it under the Community facilities section of chapter 5 Issues and opportunities.
Resident		P7		Support	Support noted	No action required
Resident		P7	Well-reasoned and nicely put	Support	Support noted	No action required

Resident		P7	As the village grows in size the Village Hall needs to be updated as it will be used by more people. The church needs more support from the community otherwise we will lose a Grade I listed building which has played an important part in village life for nine centuries.	Support	Support and comment noted. The policy is intended to allow for alterations and improvements to facilities. The Plan unfortunately cannot force more people to use facilities, e.g. the church but it can make the Parish Council aware of the issues. The church is listed as one of the places where any funding should be spent should it become available from future development.	Raise issue of support for church with PC.
Resident		P7	Public house should be developed sympathetically and if converted to a community hub should have local involvement ref mixed use appropriate to size of village	Support	Support and comments noted, the intention of the policy is to protect community facilities and allow them to extend or make alterations in accordance with the design policy.	No action required
Resident		P7		Support	Support noted	No action required
Andrew Ford, Senior Planning Officer	Wychavon District Council	P7	Ambiguous reference in policy to "but not limited to:". Doesn't aid decision maker, either list all or perhaps include footnote giving list of examples by type of facility.		Agree remove 'but not limited to' from policy to make it clearer.	Delete words from policy
Andrew Ford, Senior Planning Officer	Wychavon District Council	P7	RJ. Second sentence "The policy generally protects...".		Don't agree to insert word generally doesn't add to understanding.	No action required
Andrew Ford, Senior Planning Officer	Wychavon District Council	P7	p.39 Final para., final sentence – delete not relevant.		Consider this is relevant provides justification for the two year marketing exercise as part of the policy. The fact that locally it took two years to find a purchaser for the pub and the importance of it to the community.	No action required
		P7	p.40 Third para. NPPF para 28 has gone in 2018 document. But support given now under para. 83 of NPPF.		Noted and amended	Amend to new paragraph reference
Keith Williams, Agent	Stansgate Planning	P7	No comment.		n/a	n/a



Comments on P8 Rural Employment - Existing Buildings 17 residents Support P8 and 1 stakeholder Supports P8 and 2 stakeholders confirm no comment.						
Resident		P8	There should be some upper limit on what is a small business i.e. limit to the floor space or number of employees	Support	It is not the intention of this policy to set a size limit on what a small business is as this can vary significantly. The policy deals with the conversion of existing buildings and their conversion to a range of employment uses. Setting size standards could stifle rural employment which is not the intention of this policy.	No action required
Andrew Ford, Senior Planning Officer	Wychavon District Council	P8	Support for this policy but NP is silent on new build rural employment development? Suggest this is an oversight.	Support	SWDP12 provides policy on rural employment and P8 adds further locally specific requirements. New build business use would be considered under the SWDP8 and SWDP12. It is not considered necessary to duplicate this policy.	No action required
Resident		P8	Using suitable buildings which can be converted for small businesses and give employment to people in this community is a great idea. It would also boost pupil numbers at the school by encouraging families to the village.	Support	Agree Support noted	No action required
Resident		P8	No comment	Support	Support noted	No action required
Resident		P8	No comment	Support	Support noted	No action required
Resident		P8		Support	Support noted	No action required
Resident		P8		Support	Support noted	No action required
Resident		P8		Support	Support noted	No action required
Resident		P8		Support	Support noted	No action required
Resident		P8	Lots of untidy and decrepit farm buildings unsuitable for modern agricultural methods, are an obvious choice, Manor Farm and Bank Farm are prime candidates.	Support	The policy is intended to support farm diversification and encourage employment uses in the parish to assist with creating a sustainable settlement where people can live, work and enjoy the natural environment.	No action required

Resident		P8	Adapting existing buildings for loft studios and offices would be a good way to re-use otherwise redundant buildings that might fall down due to lack of maintenance.	Support	Support noted	No action required
Resident		P8		Support	Support noted	No action required
Resident		P8	No comment fully support	Support	Support noted	No action required
Resident		P8		Support	Support noted	No action required
Resident		P8	Agree	Support	Support noted	No action required
Resident		P8		Support	Support noted	No action required
Resident		P8		Support	Support noted	No action required
Resident		P8		Support	Support noted	No action required
Keith Williams, Agent	Stansgate Planning	P8	No comment.		Noted	No action required
Richard Cooke	Savills UK Limited	P8	No comments.		Noted	No action required
<b>Comments on P9 Retaining Existing Employment Opportunities in the Parish 2 residents Object to P9, 15 residents Support P9 and 1 stakeholders provides a comment and 2 confirm no comment.</b>						
Resident		P9	This policy appears to be in conflict with policy P1 where the development of Fibrex could risk the reduction or closure of this business. Why is Fibrex not listed in the NDP section detailing local employment in the parish? The selection of Fibrex and resulting possible reduction in employment would appear to be directly against P9 objectives promoting local employment	Object	Fibrex Nurseries employs 6 people it is predominantly a family business. It is listed under Section 5 as one of the employers but it is agreed that a clearer breakdown of the jobs per employer should be added. It is also agreed that the housing allocation would result in the loss of this employment site but that the owner intends to retire and the business will be closed. The buildings on site are glasshouses and blockwork and are not capable of conversion to other uses. Developing the site for residential use will bring social, economic and environmental benefits that outweigh the loss of this small employment site. Providing	No action required.

					homes to meet the community's needs, contributing to the viability of community facilities, providing a pedestrian connection into the village, aesthetically enhancing this gateway location into the village, improving surface water drainage and providing biodiversity enhancements.	
Resident		P9		Object	Objection noted	No action required.
Resident		P9	To encourage and retain employment is necessary for the life-blood of the community.	Support	Agree support noted	No action required.
Resident		P9	No comment	Support	Support noted	No action required.
Resident		P9	No comment	Support	Support noted	No action required.
Resident		P9		Support	Support noted	No action required.
Resident		P9		Support	Support noted	No action required.
Resident		P9		Support	Support noted	No action required.
Resident		P9		Support	Support noted	No action required.
Resident		P9	As long as the existing employers conform to the policies of the neighbourhood plan and don't bend any rules.	Support	Support and comments noted	No action required.
Resident		P9		Support	Support noted	No action required.
Resident		P9	No comment fully support	Support	Support noted	No action required.
Resident		P9		Support	Support noted	No action required.
Resident		P9	This is important	Support	Support noted	No action required.
Resident		P9		Support	Support noted	No action required.
Resident		P9		Support	Support noted	No action required.
Resident		P9		Support	Support noted	No action required.
Andrew Ford, Senior Planning Officer	Wychavon District Council	P9	Second para. of policy seems to be at odds with the allocation policy P.1 and the loss of the Fibrex site?		Fibrex Nurseries employs 6 people it is predominantly a family business. It is agreed that the housing allocation would result in the loss of this small employment site but that the owner intends to retire and the business will	No action required.

					be closed as it is understood that it is not viable in the long term. The buildings on site are glasshouses and blockwork and are not capable of conversion to other uses. Developing the site for residential use will bring social, economic and environmental benefits that outweigh the loss of this small employment site. Providing homes to meet the community's needs, contributing to the viability of community facilities, providing a pedestrian connection into the village, aesthetically enhancing this gateway location into the village, improving surface water drainage and providing biodiversity enhancements.	
Keith Williams, Agent	Stansgate Planning	P9	No comment.		Noted	No action required
Richard Cooke	Savills UK Limited	P9	No comments.		Noted	No action required
<b>Additional Policy and Objective Suggestions</b>						
Jasbir Kaur, Strategic Planning and Development Manager	Warwickshire County Council	Section 7.0 Policies	As per the above point, we feel that there should be a specific policy for Flood Risk and Drainage.		Flooding is dealt with through the design policy in ensuring that solutions are well designed and integrated into schemes and achieve betterment. This goes beyond the requirement of the SWDP but all other elements of SWDP28 and 29 are considered to address flooding sufficiently; producing a specific policy would duplicate what is already Local Plan policy.	No action required

Jasbir Kaur, Strategic Planning and Developme nt Manager	Warwickshire County Council	Section 6 pg 27	The objectives don't include one for flooding and drainage; having highlighted this as one of the main concerns within the community, it might be worth considering.		Although flooding is an issue in Pebworth it was considered that the Local Plan the SWDP has policies in place that deal with this under policies SWDP28 Management of Flood Risk and SWDP29 Sustainable Drainage Systems. It is not the intention of the NDP to duplicate policies that are already in place only to add locally distinctive elements.	No action required
<b>Section 8 Implementation</b>						
Jasbir Kaur, Strategic Planning and Developme nt Manager	Warwickshire County Council	Section 8	Support the inclusion of flood alleviation measures within the list and the high priority given to it.		Noted	No action required
		Section 8	You may also consider requesting CIL or developer contributions to fund improvements to the existing system and possibly to the culvert itself and its inlet/outlet arrangement.		Flood prevention measures were identified as the second most supported area where funds that become available e.g. CIL or Section 106 monies should be spent. This is highlighted in Section 8.0 Implementation.	No action required
Andrew Ford, Senior Planning Officer	Wychavon District Council	Section 8	Para. 8.1 suggest replace "in force" with "Once adopted the ...". Para. 8.4 suggest inc. reference to the CIL neighbourhood proportion rather than generic CIL monies. Para 173 and 204 covered by para 54-57 of the NPPF.		Agree change and add text where relevant	Insert once adopted at para 8.1, include neighbourhood proportion at para 8.4 and add reference to Revised NPPF at Para 8.4.
<b>Appendices</b>						
Andrew Ford, Senior Planning Officer	Wychavon District Council	Appendix 3	Either delete or replace with details of the county council's 2018 'Streetscape Guide'.		Disagree see response to policy 3	No action required
		Appendix 4	Recommend that the views are mapped as well to aid decision maker.		These are mapped on the policy map, but agree can also be added to Appendix 4 Also added assessment details of each view to aid decision maker / applicant	Add views map to appendix 4

		Appendix 6	Suggest remove ref to indicative views and map separately to add clarity and aid decision maker.		Disagree, think it is useful for all policy information to be on one map.	No action required
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