

# Sedgeberrow Parish Neighbourhood Plan

Submission Draft



YOUR VILLAGE  
NEEDS  
**YOU!**

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# 1 Introduction

## 1.1 Background

- 1.1.1 Community engagement has quantified long held views that new development is eroding valued countryside within the Parish. Our green fields, which are intrinsic to the character of our rural settlement, are being lost forever to what feels like a constant pressure from new housing development over many years.
- 1.1.2 These concerns were exacerbated with the Old School Drive development (off Main Street) when this was submitted for planning permission. The village objected but realised that they were powerless to save this green field, as it had already been allocated for housing within the South Worcestershire Development Plan (SWDP). It was this that gave the impetus to explore producing a Neighbourhood Development Plan (NDP) to “take control” of the shape and location of new development and to protect the village and its setting in the future.
- 1.1.3 Action was expediated when the village were extremely concerned to see the SWDP Review Preferred Options Policy Map<sup>1</sup> in response to the ‘call for sites’ as part of the local development plan process. This map (included at Appendix 7) showed large swathes of land having been put forward as potentially being available for development. An exceptionally well attended open village meeting<sup>2</sup> was held, with in excess of 90 residents, where it was resolved to produce a NDP. The driving force (as indicated at that village meeting) was to protect the remaining green fields from development and to utilise a redundant nursery site located within the envelop of the village which had been put forward in the SWDP to fulfil any further housing need.

## 1.2 What is a Neighbourhood Plan and What Does it Do in Terms of Planning?

- 1.2.1 **Neighbourhood planning was introduced as part of the Localism Act 2011** which arguably sought to empower local communities in regard to ‘Planning’. A neighbourhood plan has a statutory basis that when ‘made’ or formally adopted becomes part of the statutory development plan. A neighbourhood plan sits alongside the local plan: the Local Plan in our area is the South Worcestershire Development Plan (SWDP) 2016<sup>3</sup>, the adopted Worcestershire Waste Core Strategy and the saved policies of the County of Hereford and Worcester Minerals Local Plan<sup>4</sup>. Essentially this means that planning decision-makers must

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<sup>1</sup> Strategic Housing and Employment Land Availability Assessment (SHELAA). The SHELAA mapping identifies the sites that have been submitted through the ‘Call for Sites’ process in 2018/19, as available housing or employment development received up until the end of September 2019 – see Appendix 7.

<sup>2</sup> January 2019

<sup>3</sup> The SWDP is under review at the time of drafting and a revised version is anticipated to be adopted in 2023; the policies in the updated SWDP will supersede those in the 2016 version once it is adopted.

<sup>4</sup> Worcestershire County Council is developing a new Minerals Local Plan for Worcestershire. This will supersede the saved policies of the County of Hereford and Worcester Minerals Local Plan once it is adopted.

have regard for a neighbourhood plan and the policies therein in the determination of planning matters, such as decisions made on planning applications and appeals. This is significant as it allows the potential for local communities to have a genuine influence over 'planning' related matters at the local level. A neighbourhood plan can assist communities in shaping future development in their area and help to address local challenges and opportunities.

- 1.2.2 It is important the neighbourhood plan identifies 'planning' related concerns and aspirations of those that currently reside and work in the Parish. To gather this information to inform the beginnings of a Neighbourhood Plan, **Household and Employment questionnaires were undertaken in February 2020. The household questionnaire identified that local residents' greatest concern was loss of green space followed by over-development.** This guided the direction of the Plan, its vision, objectives and supporting policies to ensure that new development takes account of the area's rural heritage, key landscape features and green open spaces to maintain the identity of the village by confining development to appropriate locations, at a commensurate scale, and by retaining undeveloped areas of the landscape.
- 1.2.3 The Neighbourhood Plan is focussed on **addressing matters that were raised through community engagement, with a particular focus on the location of new residential development, protecting green spaces that make a valuable contribution to the identity of our settlement, and minimising flood risk through encouraging sustainable drainage.**
- 1.2.4 To ensure our Neighbourhood Plan is effective, based on the timescales of the South Worcestershire Development Plan Review (SWDPR), only three key policies covering those elements highlighted above are included in this first iteration of our neighbourhood plan. The other key areas identified by residents, for example environmental matters and sustainability will be included when our Plan is fully reviewed following the adoption of the SWDPR. It is important to note, the SBNDP is timetabled to be adopted prior to the formal adoption of emerging SWDPR. As such, the SBNDP will be adopted alongside the adopted SWDP (2016). More information is provided around this below.

### 1.3 Financial Benefits of Having an Adopted Neighbourhood Plan

- 1.3.1 Having an adopted Neighbourhood Plan means that our Parish Council will receive a greater proportion of the Community Infrastructure Levy, commonly known as CIL. CIL is *a charge which can be levied by local authorities on **new development** in their area. It is an important tool for local authorities to use to help them deliver the infrastructure needed to support development in their area<sup>5</sup>.* **Put simply, this means, with an adopted Neighbourhood Plan**

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<sup>5</sup> PPG Paragraph: 001 Reference ID: 25-001-20190901 Revision date: 01 09 2019

**in place, our Parish receives more money to spend on things like community centres, social care, pavements, cycleways, flood defences, highways, play areas, public open space etc.**

- 1.3.2 Where a parish does **not** have a Neighbourhood Plan in place, the Parish Council will receive only 15% of the CIL funds and there is a cap at a maximum of £100 per existing council tax dwelling per year. For example, if a parish has 300 existing dwellings, then they could not receive a sum greater than £30,000 from CIL neighbourhood monies in a year.
- 1.3.3 In parishes that **do** have an adopted Neighbourhood Plan, **25% of CIL funds** will be passed to the parish and this CIL apportionment does not have an annual cap. **This means that having a Neighbourhood Plan in place entitles us to more than one and a half times the amount of CIL money that we would otherwise be entitled to, and we would not be subject to a limitation on the amount we could receive.**
- 1.3.4 It is important to note that grants are made available to encourage parishes to produce neighbourhood plans. **Sedgeberrow Parish Council applied successfully for funding from the Government to produce our Neighbourhood Plan, and this grant has covered the costs.**

## 1.4 Other Benefits of Having an Adopted Neighbourhood Plan

- 1.4.1 When reviewing sites for future development and possible inclusion within a neighbourhood plan, the process creates an opportunity to influence the design and detail of any proposal with a view to, where possible, securing community benefits.
- 1.4.2 SWDP Policy 39 requires developers to make provision for green space and outdoor community uses. However, this does not necessarily equate to the creation of space that is beneficial to the community; consider the Old School Drive development as an example of a developer providing the minimum green space required, as compared to the proposal within the Neighbourhood Plan which seeks to include the provision of land for a community building with associated parking and green space.

## 1.5 About This Document

- 1.5.1 This document is the Sedgeberrow Neighbourhood Plan Regulation 15 '*Submission draft*'. This draft takes account of comments made by members of the Parish during the Regulation 14 public consultation period in September/October 2021. This version of the SBNDP has been prepared for submission to Wychavon District Council.
- 1.5.2 The Sedgeberrow Neighbourhood Plan has been prepared on behalf of the Sedgeberrow Parish Council, the *qualifying body*, by a small, dedicated Steering Group comprising of residents and Parish Councillors. The steering group has been guided through the process by

independent planning consultants, Brodie Planning Associates (BPA), who were appointed by the Sedgeberrow Parish Council in November 2019.

- 1.5.3 The group have worked over the last two years to turn community concerns and aspirations into planning policies that can be used to influence future development in the Parish of Sedgeberrow. When the Plan successfully progresses through all stages of the neighbourhood planning process, it will form part of the local development plan and be required to be taken into consideration by the Local Planning Authority and Planning Inspectors in the determination of planning applications and appeals in the Parish of Sedgeberrow until 2035.
- 1.5.4 Neighbourhood Plans typically cover a 10-to-15-year period – the ‘lifetime’ of the Plan. Given the Sedgeberrow Neighbourhood Plan proposes to allocate a housing site which would otherwise have come through the Wychavon District Council’s Local Plan process, including the current South Worcestershire Development Plan Review (SWDPR)<sup>6</sup> which covers the period up to 2041, the longer period of 15 years is considered appropriate given this context.

## 1.6 Summary of What is in our Neighbourhood Plan

- 1.6.1 The underpinning objectives of the plan have been informed by our two comprehensive village surveys which were completed by over 40% of parishioners. This is a robust return rate, particularly when a 20% completion rate is typically considered good.
- 1.6.2 Note that results from the community engagement are contained in more detail in the Consultation Statement that is produced alongside the Plan<sup>7</sup>.
- 1.6.3 This submission draft of the Sedgeberrow Neighbourhood Plan contains three key policies to address the issues identified as being most important to our community:
- to influence the location of new housing within the Parish;
  - to protect green spaces that make a valued contribution to the identity of our settlement;
  - and to minimise flood risk through encouraging sustainable drainage.
- 1.6.4 A neighbourhood plan can be reviewed and modified at any point in time. It is envisaged that this will occur with our plan, with the future addition of objectives and policies relating, but not limited to, environmental matters and sustainability.

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<sup>6</sup> Adopted South Worcestershire Development Plan covers period up to 2030

<sup>7</sup> Sedgeberrow Neighbourhood Plan Consultation Statement 2021



## 1.7 Summary of What is Not Currently in our Neighbourhood Plan, Why and How These Will be Addressed

### Elements out of scope as they do not relate to planning

- 1.7.1 A neighbourhood plan can address matters that are material planning considerations. Matters identified by parishioners as concerns, but fall outside this scope i.e., not relevant to planning are for example traffic speed and the volume of traffic. These matters are listed in Appendix 6 covering community aspirations. These will be considered by the Parish Council and addressed where possible but are outside of the neighbourhood plan process.

### Elements in scope, but currently deferred based on timescales

- 1.7.2 There are a number of matters that have been identified through the neighbourhood plan process that were intended to be included within the original scope of the Plan. However, these have had to be deferred based solely on priority, timescales and the manpower available to address all the issues raised.
- 1.7.3 Essentially, this is because the current South Worcestershire Development Plan Review (SWDPR) is well underway and publication of the Regulation 19 Plan; the document that will be submitted to the Planning Inspectorate for Examination in Public; is timetabled to take place this coming summer (2022). Subject to examination, this is the version of the local plan the South Worcestershire Councils<sup>8</sup> are seeking to adopt as the future planning framework for decision-making.
- 1.7.4 Given the driving force (as indicated by parishioners) behind preparing our neighbourhood plan is to influence the location of any new housing within the Parish and the timetable of the South Worcestershire Development Plan Review (SWDPR), as set out above, this first iteration of the Sedgeberrow Neighbourhood Plan has focussed on three key policies. **Once the South Worcestershire Development Plan Review (SWDPR) has been formally adopted, it is the intention for the Sedgeberrow Neighbourhood Plan to be reviewed and expanded to consider and include other important matters.**
- 1.7.5 It is important to note that the Sedgeberrow Neighbourhood Plan steering group have been working with the Wychavon District Council officers involved in the South Worcestershire Development Plan Review (SWDPR) and they are fully aware of the intent of our Plan, in terms of allocating an alternative housing site to that shown in the emerging South Worcestershire Development Plan Review (SWDPR), and the process and timetable we are following.
- 1.7.6 Whilst all the Sedgeberrow Neighbourhood Plan policies are designed to protect and enhance the local environment to benefit our community, it is intended that a full and specific **environmental policy** will be added as part of a later review. The timing of this means that

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<sup>8</sup> Worcester City Council, Wychavon District Council and Malvern Hills District Council

the environmental policy can draw upon findings of a recent Home Energy survey that has been carried out by SeSaME (Sedgeberrow Sustainable and Manageable Energy) an environmental group within the village. SeSaME is already undertaking work to consider options around Community Renewable Energy in the village and the Steering Group and Parish Council commit to supporting the further consideration of community energy projects, with a view to modifying the SBNDP to include specific proposals at the earliest opportunity: such work will include consideration of the options for solar power, wind power, heat pumps and anaerobic digestion, including the wind turbine and heat pump plan proposed for the New Leaf plants site by SeSaME.

- 1.7.7 Other issues that have been identified such as **employment and rural enterprise** will also be considered at this later stage.
- 1.7.8 It is important that any Neighbourhood Plan is regularly reviewed and kept up to date to ensure that it remains current and valid. The staged approach will ensure that we have a fully comprehensive plan, that represents parishioners' views. **Releasing a second updated version of the Plan after the South Worcestershire Development Plan Review (SWDPR) will also mean that our Plan will be the most up to date planning document and, as such, will take precedence in any planning considerations.**

## 2 The Process

### 2.1 The Statutory Process

2.1.1 Preparation of a Neighbourhood Plan must follow a statutory process as depicted in the flow chart in Figure 1 below. We are currently at the stage of submitting the Plan to Wychavon District Council.

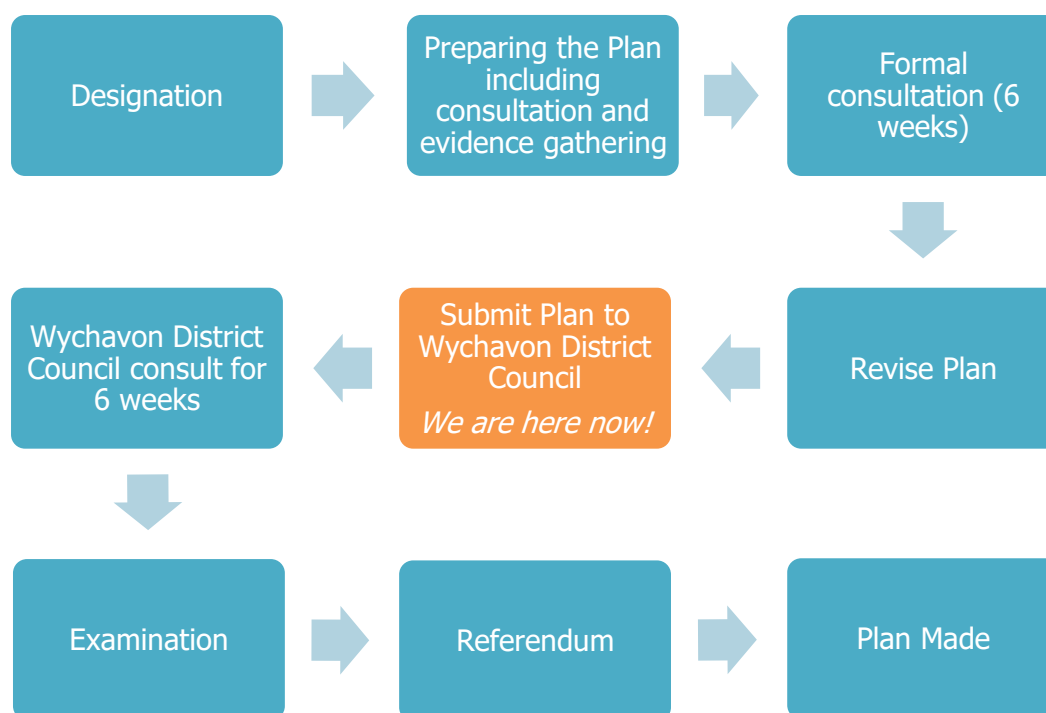


Figure 1. The Neighbourhood Plan Preparation Process

### 2.2 Our Timeline

2.2.1 The SBNDP has been prepared by the Steering Group under the guidance of Brodie Planning Associates (BPA), following a wide-ranging programme of community engagement which is summarised below.

Date	Activity
<b>2016</b>	The adopted SWDP (2016) identified two housing allocation sites in Sedgeberrow; Land off Main Street (SWDP60/24) behind 43-57 for an indicated 20 homes; and Land at Winchcombe Road (SWDP60/25) for an indicated 8 homes. <b>This situation was not raised as a concern by parishioners, who were probably mostly unaware of the site allocations.</b>
<b>December 2018</b>	Parishioners objected to the Old School Drive development, but to no avail, based on its inclusion within the SWDP. <b>This issue prompted villagers to consider planning and the importance of a Neighbourhood Plan.</b>

Date	Activity
Autumn 2018	Villagers were concerned about the South Worcestershire Development Plan Review (SWDPR) 'Call for Sites' Preferred Options Policy Map which <b>depicted large swathes of land as potential sites for development around the parish.</b>
November 2018	The Parish Council <b>established a small Steering Group</b> which comprised councillors and residents; membership of this group has evolved over time, but core members have continued to meet regularly over the past three years to produce the Plan and to report back to the Parish Council. Individuals with specialist interests contributed at relevant stages of the process.
January 2019	<p><b>Village meeting.</b> The Steering Group and Parish Council presented the SWDPR 'Call for Sites' Preferred Options Policy Map to parishioners in an 'open to all' village meeting to seek their views on land/areas or specific sites that might be considered acceptable for development. Wychavon Policy officer attended this meeting by invite from the Parish Council to explain neighbourhood development plans and the process involved.</p> <p><b>The meeting was very well attended by over 90 parishioners. There was a clear mandate from those who attended to protect remaining green fields from development and to utilise a redundant and derelict greenhouse (horticultural) site (Springfield Nurseries, off Main Street) located within the envelop of the village which had been promoted by the landowner in the SWDPR, to fulfil any further housing need.</b></p>
Autumn 2019	<p>As part of the SWDP Review Preferred Options Consultation in the autumn of 2019, a draft allocated housing site on Land off Winchcombe Road (site ref CFS0066 - SWDP NEW 62) was identified in the Parish. This draft allocation was contrary to the views expressed by parishioners in the 'Village meeting' held in January 2019 (as detailed above).</p> <p>As a result of this, the <b>Parish Council approached Wychavon District Council to pursue agreement to develop a shared vision for their area through the preparation of a Neighbourhood Development Plan which would seek to identify an alternative housing site to the draft allocation proposed in the SWDPR, namely Land off Winchcombe Road (site ref CFS0066 - SWDP NEW 62). The preparation of a NDP would give the community the opportunity to influence the location of new development with their area.</b></p>
October 2019	<b>Parish Council decided to formally commence work on preparing a Neighbourhood Development Plan</b> based on views expressed by parishioners to become more influential over the location of new development within the Parish.

Date	Activity
	Grant (to fund the plan) applied for and awarded.
<b>October 2019</b>	<b>After going out to tender the Parish Council instructed Brodie Planning Associates (BPA)</b> , independent chartered planning consultants, to guide the preparation of the Plan and to provide professional planning advice.
<b>October 2019</b>	<p>BPA submitted a representation to South Worcestershire Development Plan on behalf of the Parish Council expressing the views of parishioners received at the January 2019 village meeting that the proposed SWDPR draft allocation be replaced by an alternative site. Parishioners had expressed a preference to <b>allocate any new housing on the redundant horticultural nursery site at Springfield Nurseries off Main Street (CFS0066), as submitted in the SWDPR 'Call for Sites', opposed to the green field site on Land off Winchcombe Road (CFS0010).</b></p> <p>It is worth noting that, whilst two derelict nurseries are <b>currently</b> known to be available for development within the village, back in November 2019, only one of these was known to be 'available' for redevelopment. At that time, only the Springfield Nurseries site had been submitted to the SWDPR 'call for sites' and as such, the Winchcombe Road nursery site had not been assessed by Wychavon, nor was it officially known that it was available for redevelopment at that time.</p>
<b>November 2019</b>	The Parish Council formally applied to Wychavon District Council to <b>designate the whole of the Parish as a Neighbourhood Plan area</b> , which was approved.
<b>February 2020</b>	<p><b>Household questionnaires</b> were delivered to every household, posters were erected throughout the village on parish noticeboards and telegraph poles, and social media posts were made on the Parish Facebook page advertising the consultation. Responses were received from 150 households - a response rate of 44%.</p> <p>Questionnaire period ran from 28/2/2020 to 22/3/2020.</p>
<b>February 2020</b>	<b>Employment questionnaires</b> were delivered to every business within the Parish. Responses were received from 4 businesses. Note - most business owners would have also received the household questionnaire.
<b>March 2020</b>	<b>Pandemic</b> struck. First lockdown started.
<b>June 2020</b>	The Parish Council requested and received an indicative housing number from Wychavon.

Date	Activity
	<p>Based on the standard calculation, taking account of the latest evidence of local housing need, the population of the Parish and the latest planning strategy for the district, the figure initially provided by Wychavon was less than one dwelling. This was subsequently revised by Wychavon to align with the 2016 SWDP figure of 14 dwellings.</p> <p>Despite the above requirement, Wychavon consulted upon a draft residential allocation of 28 homes in the village as part of the SWDPR process in 2019. Therefore, to support the delivery of strategic policies, a similar number of new homes need to be deliverable through the neighbourhood plan.</p> <p><b>This is the reason why the number of new homes in the SBNDP has been set at up to 24 dwellings.</b></p>
June 2020	<p>As a result of the pandemic and mindful that timescales might slip, a <b>Memorandum of Understanding was entered into between the Parish Council and Wychavon District Council</b>. This formalised discussions held in November 2019, reflecting the representation made to the SWDP review in respect of the desire of Sedgeberrow Parish Council to allocate an alternative redundant greenhouse site (CFS0010 Springfield Nurseries, Main Street) to the SWDPR draft 'green field' site allocation (CFS0066 Land off Winchcombe Road).</p> <p>Associated correspondence confirmed that <b>the village, via the Neighbourhood Development Plan, should decide where future housing was sited</b> and that, if this process identified a different preferred site, this alternative preferred site would be taken forward to form part of the SWDPR.</p>
Summer 2020	<p><b>Review of Household and Employment questionnaire responses.</b></p> <p>Full assessment of all possible sites located within the Parish; this included all sites put forward by landowners to the SWDP and any sites suggested within the household questionnaire. <b>Landowners of all other sites that had not been put forward, were also pro-actively contacted</b> to ensure that the assessment was comprehensive, and that the entire village had been assessed.</p>
October 2020	<p><b>Landowners that expressed a wish for their land to be developed were contacted to ask if they wanted to provide additional information</b> around access and options for use of the land in addition to housing.</p>

Date	Activity
<b>November 2020</b>	<p><b>Paper copy of Options Survey delivered to every household in the Parish</b> which sought the views of the local community on the overall Vision and Objectives of the Plan; choosing the preferred location for new housing development; and checking the right Local Green Space had been chosen to protect. Posts were made again on Facebook, and posters were put on village noticeboards and telegraph poles. A week before the end of the consultation a 'reminder flash' was added to the advertisements to remind people of the imminent deadline.</p> <p>Date survey live: 7/11/20 to 22/11/20</p> <p>Note that this survey was carried out in lieu of an open public meeting, due to pandemic restrictions. However, in terms of public consultation, this resulted in greater engagement with the village.</p>
<b>Spring 2021</b>	<b>Review of Option Survey responses.</b>
<b>Summer 2021</b>	The Steering Group used local opinions from the Questionnaires and Options Survey as well as all other relevant evidence to shape the content of the Plan. To supplement this, further research was undertaken to support policy development. <b>The Regulation 14 consultation draft was completed in preparation for the Launch Event.</b>
<b>September 2021</b>	<p>The launch event was held on Saturday 18<sup>th</sup> September 2021 between 10am and 1pm in the village hall in Sedgeberrow. Members of the Steering Group and BPA were on hand to answer any questions regarding the Draft Plan raised by members of the public that were in attendance. A copy of the Draft Plan was available for inspection at the event.</p> <p><b>The formal regulation 14 consultation period commenced at midnight Friday 17<sup>th</sup> September 2021 and ended on Saturday 30<sup>th</sup> October 2021.</b></p> <p>The Regulation 14 consultation was once more advertised via social media posts on Facebook and posters in the village. The event and following consultation were also advertised on the Parish website and via large banners installed roadside at the entrance to the village.</p>
<b>November 2021</b>	<p><b>A review of the Regulation 14 consultation responses was conducted.</b> Amendments to the Draft Plan were made accordingly.</p>
<b>April 2022</b>	<b>Preparation of SEA Environmental Report</b>

Date	Activity
May 2022 (Now)	Submission of Submission Draft to Wychavon District Council for consultation.

Table 1 – The SBNDP Timeline

## 2.3 Next Steps on the Submission Draft Plan

2.3.1 Wychavon District Council will carry out a **statutory six-week consultation**<sup>9</sup> during which any further comments are invited. It is worth noting, this is the final opportunity for comments to be made on the draft Plan.

2.3.2 At the end of the consultation period, **Wychavon District Council in consultation with the Parish Council will appoint an independent examiner**. The Examiner will then consider the plan and any representations received from the consultation. The independent examiner is tasked with and limited to considering whether the Plan meets the basic conditions, namely that, a plan must:

- conform with EU and UK law;
- conform with the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017;
- conform with the National Planning Policy Framework 2021 (NPPF);
- be in general conformity with the strategic policies of the Local Development Plan, the South Worcestershire Development Plan (SWDP); and
- contribute to sustainable development.

2.3.3 **The independent examiner will prepare a report** that can recommend that the Plan:

- proceeds to local referendum;
- proceeds to local referendum with appropriate modifications; or
- does not meet the basic conditions and should not proceed to referendum.

2.3.4 If the plan proceeds to referendum, **Wychavon District Council will organise for a parish referendum to take place**; this is a public vote where all parishioners on the electoral roll are invited to vote on the Plan.

2.3.5 If the **majority vote is in favour**, the Plan can **proceed to the final stages** (formal adoption or be ‘made’) **to form part of Wychavon District’s statutory Development Plan**. This essentially means that the **Sedgeberrow Neighbourhood Plan will carry legal weight in decision-making and must be taken into account in the determination of planning applications and appeals** within the designated neighbourhood plan area; Sedgeberrow Parish.

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<sup>9</sup> Under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended)



### 3 Sedgeberrow Parish Neighbourhood Plan Boundary

- 3.1.1 The **whole of the Parish of Sedgeberrow (Figure 2)** has been formally designated as a **Neighbourhood Area** through an application made on 5 November 2019 under the Neighbourhood Planning Regulations 2012 (part 2 S6) and approved by Wychavon District Council on 29 November 2019.
- 3.1.2 The Parish includes the settlement of Sedgeberrow, the area to the north of the A46 known as Sandfield Lane and a significant amount of surrounding countryside; overall the Parish covers approximately 414 hectares.

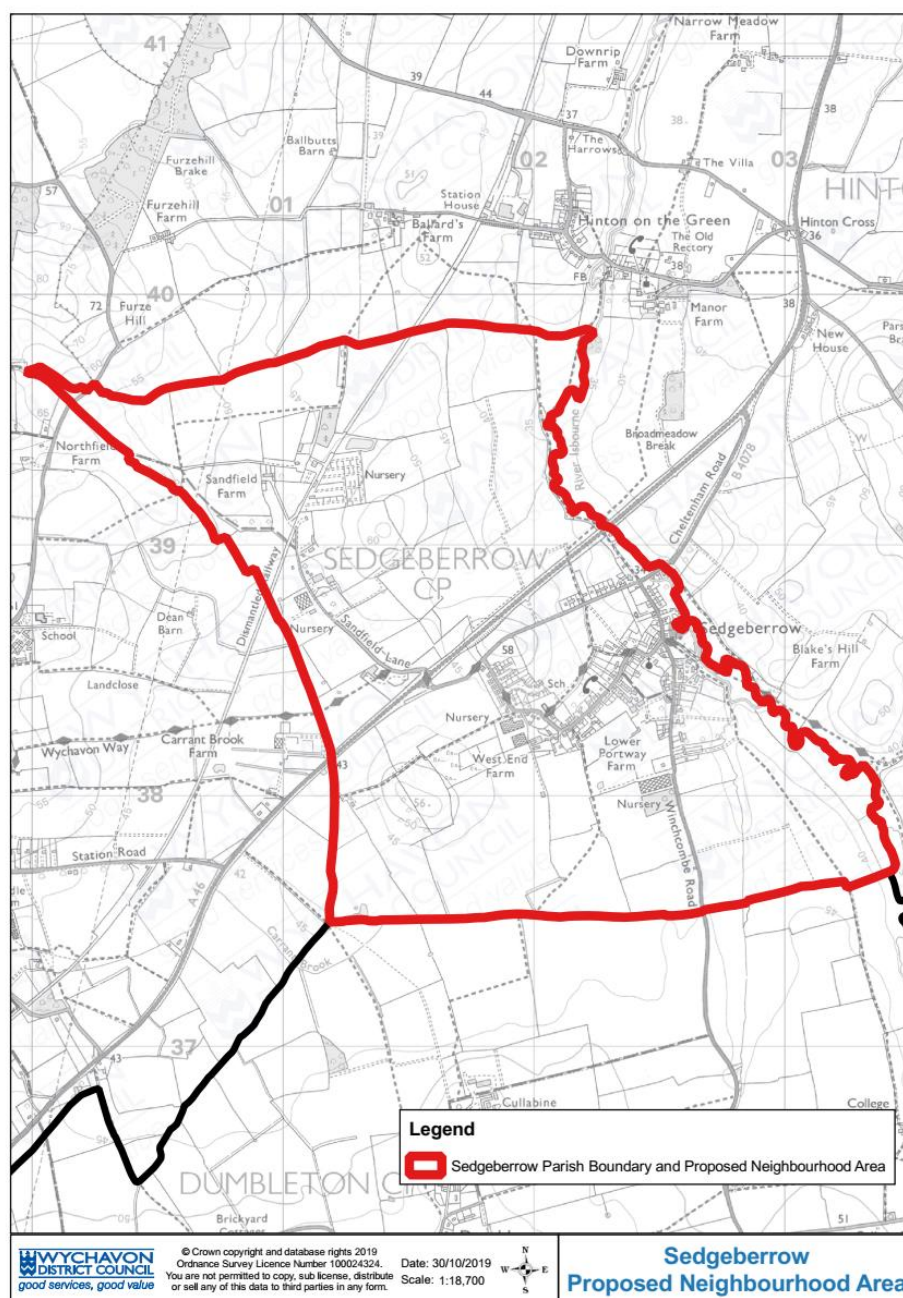


Figure 2. Sedgeberrow Neighbourhood Plan Area. Source: Wychavon District Council 2019

## 4 Context

### 4.1 Setting – What Makes Sedgeberrow Special?

- 4.1.1 Sedgeberrow is a rural village in South Worcestershire, located within close proximity to the border with Gloucestershire. It is situated in a leafy vale and nestled uniquely between Bredon Hill to the north and the Cotswold escarpment to the east. Located within the setting of the Cotswold Area of Outstanding Natural Beauty (CAONB), it is an idyllic place to live and work, with expansive views of the local landscapes and excellent access to the surrounding countryside.
- 4.1.2 Sedgeberrow has a long agricultural heritage, featuring agricultural and livestock farming, together with the traditional market gardens and orchards for which the Vale of Evesham is famous for.
- 4.1.3 The market towns of Evesham, Pershore, Winchcombe and Tewkesbury are within easy driving distance and for the more discerning shopper, the Spa town of Cheltenham is about 30 minutes' drive away. Villages in the surrounding area include Dumbleton, Hinton on the Green, Aston Somerville and Ashton under Hill which have some fine vernacular buildings.
- 4.1.4 The village itself comprises of just under 400 dwellings and is home to around 850 people. There is a mixture of modern and traditional dwellings, including several thatched roofed houses and cottages and some listed buildings.
- 4.1.5 The rural surroundings support a variety of wildlife including deer, badgers and foxes and a large selection of native and migratory birds. The River Isbourne, which forms part of the boundary of the Parish, is home to a range of wetland species including kingfishers, herons, water voles and newts.
- 4.1.6 The open countryside, green spaces, hedgerows and trees throughout the Parish all contribute not only to the character of the area, which is important to the local community, but they are also critical as a habitat, they help mitigate the effects of climate change and they provide a space for recreation.
- 4.1.7 There is an excellent array of public footpaths and bridleways in the village including the Wychavon Way and the Isbourne Way, which form part of major walking routes in the area.

### 4.2 Landscape, Character and The Natural Environment

- 4.2.1 The open countryside beyond these settlements is generally rolling lowland and is in mixed agricultural use. The fields are bounded by hedgerows, interspersed with hedgerow trees with larger clusters of trees along waterways, including Isbourne River, and associated with

settlements. The field patterns are predominantly small with areas of pasture providing important habitats.

4.2.2 The Worcestershire County Council Landscape Character Assessment (2012) identifies that the Parish is characterised by two different landscape types:

- Principal Village Farmlands
- Village Claylands

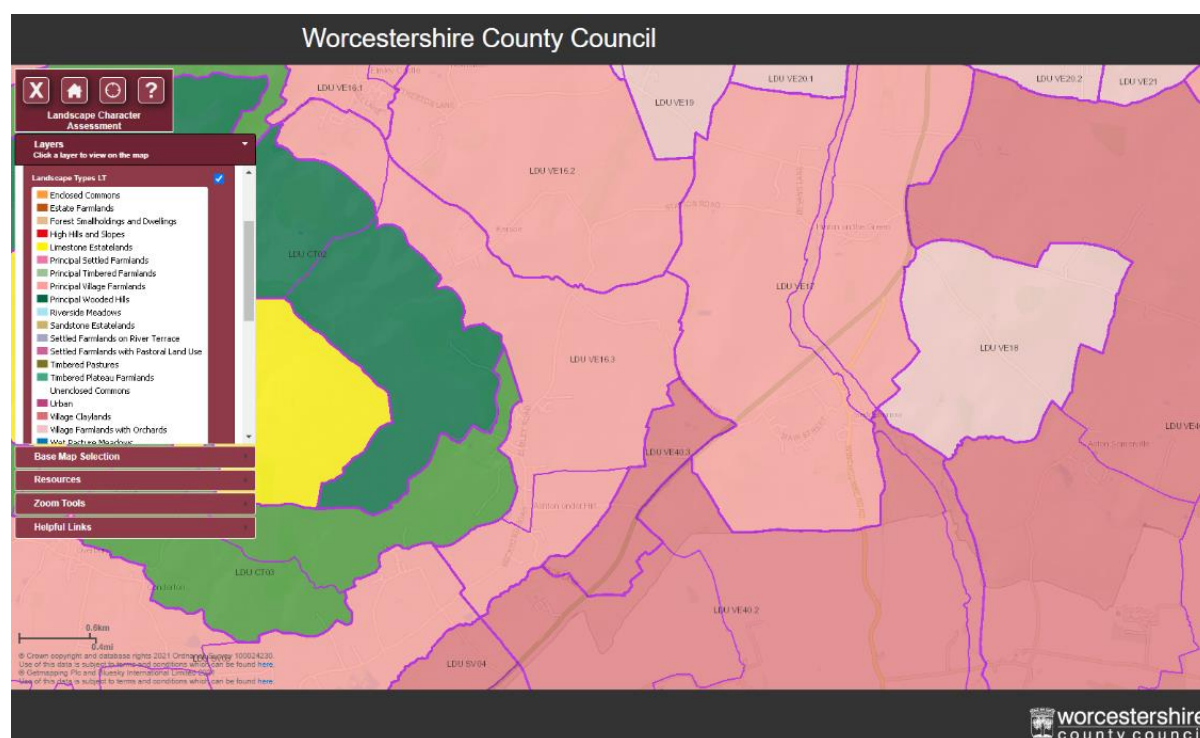


Figure 3: Worcestershire County Council Landscape Character Assessment

4.2.3 These character areas each have distinctive and defining characteristics with some of them being shared. They are set out in more detail in Appendix 3. There are management strategies associated with each of these landscape types and the overarching theme for their future management is one of conservation and enhancement. There is concern of the loss and fragmentation of tree cover and hedgerows with changes in agricultural practices and new development. This can have a detrimental impact on wildlife and the landscape character of the area including the loss of traditional smaller field patterns and a shift to an uncharacteristic more nucleated settlement form.

4.2.4 The Parish also benefits from a number of views of key landscape features beyond its boundaries; these play an important part in the area's historic setting, adding to the overall quality of the landscape character and sense of place. An important natural habitat outside of the Parish is the Site of Special Scientific Interest (SSI) at Bredon Hill. Although Bredon Hill is located outside the Parish, it is still recognised as an important view from various locations within the Parish. There are also stunning views of Blakes Hill, the Cotswold rim and the Vale of Evesham from various points in the village. The villages of Toddington and Dumbleton with

their unique architecture are also visible, as is the local highpoint and landmark, Broadway Tower.

### 4.3 Location

- 4.3.1 Sedgeberrow Parish is located 5 km south of the market town of Evesham and covers an area of 414 hectares (1024 acres). It is bisected east-west by the A46 which provides direct road access to nearby towns Evesham and Tewkesbury and also the M5 via junction 9 subsequently creating access to the wider road network. Other roads connecting with the A46 facilitate access between the Parish and neighbouring rural villages, as well as larger settlements to the south such as the market town of Winchcombe via the B4078 and the spa town of Cheltenham via the A435. Although no rail facilities are located in the Parish, the closest railway station of Evesham is only 6.75 km away with comprehensive travel links to the rest of the country including direct services to London in under 2 hours.
- 4.3.2 The eastern boundary of the Parish of Sedgeberrow is followed by the River Isbourne which can cause flood risk issues at times of heavy rainfall. This matter is discussed in more depth within the flooding section of the document.

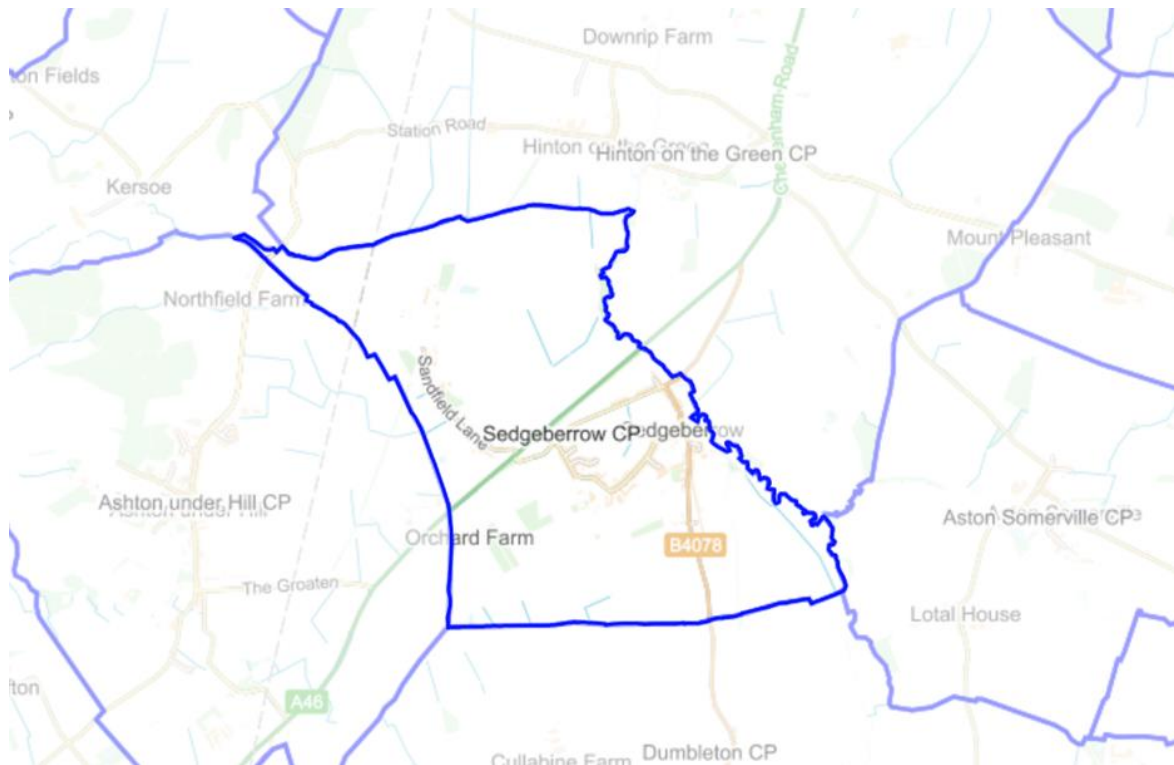


Figure 4. Sedgeberrow and Surrounding Parishes. Source: Parish Online



## 4.4 Settlement

- 4.4.1 The Parish is characterised by its rural setting with open countryside surrounding the central settlement which is nestled within the crux of a rolling landform. The Parish is home to 843 residents living in 336 dwellings (Census, 2011). The latest estimate is 387 homes which highlights the growth in the last decade (Electoral roll, April 2020). This settlement is identified in the SWDP as a category 2 village which is defined as a settlement with at least two key services including a shop and access within the settlement to at least daily services for employment and shopping purposes (A and B journey types).
- 4.4.2 Within the residential village, community infrastructure includes a first school, a church, village hall (restricted availability as shared with the school), and a public house which is currently thriving as a village bar and curry house. The Parish is also home to several working agricultural holdings.

## 4.5 Population & Housing

- 4.5.1 The 2011 census identified that there were 843 residents in the Parish of Sedgeberrow living in 336 households. 20% of households were made up of single person households while 75% were described as one family households, which includes households made up of couples and households made up of at least one adult with children, a further 5% were classed as other types of households. Sedgeberrow has a lower than county level of single person households at the 2011 census (20% compared to 28%).
- 4.5.2 Overall, 20% of households in Sedgeberrow were single households, 40% of households were made up of two people, 16% of three people, 16% of four people and 6% of five people or more (total may not sum due to rounding). These numbers are in line with Worcestershire where the majority of households are small in size with 61% of households in Sedgeberrow and 66% in Worcestershire being made up of 2 or less people.
- 4.5.3 The age profile of Sedgeberrow residents in 2011 demonstrated that there were over a quarter of the community aged over 60, with the next largest groups falling into the 45-59 age bracket and children under 18.
- 4.5.4 The latest population estimate for Sedgeberrow (taken from the 2016 mid-year estimates) is 843 and the Parish has a larger proportion of people aged 45 - 59 than the district of Wychavon as a whole, and fewer 30 - 44 year olds than the district as a whole. Generally, the age profile is similar to that of the district with an aging population.
- 4.5.5 Between the 2001 census and the 2016 mid-year estimates, the population of Sedgeberrow reduced slightly by 12 people (1.4%) which contrasts with the district and county. Significant growth occurred in the 65+ age group (82 people) whilst the number of 16 - 64 year olds

reduced by 27 people (5.1%) and under 16's by 67 people (30.6%). However, it should be noted that these numbers do not take account of the new homes completed in the Parish.

## 4.6 Employment

- 4.6.1 The Parish has a rich agricultural heritage with a number of working farms and farmsteads operating today including an alpaca farm and a large horticultural nursery. One of the working farms operates as an 'open' farm which opens its gates to pre-arranged educational groups.
- 4.6.2 There are also a number of small businesses in the area including a pub which includes a well-regarded and thriving curry house (Shukur's at the Queen's Head), gardening, hypnotherapy, farriers, beautician, childminders and a childcare nursery. The village also has some short-stay holiday let accommodation.

## 4.7 Community Facilities

- 4.7.1 The Parish of Sedgeberrow has a number of facilities and services, all of which are located in the main village of Sedgeberrow.
- 4.7.2 The place of worship in the Parish is the Grade II listed church of St Mary the Virgin (dated c 1300).
- 4.7.3 In relation to educational facilities, the only school in the Parish is Sedgeberrow First School, a Church of England school open for children from the age of 4 to the age of 10. Pre-school facilities (term-time only) can be found in the Betteridge room which is an annex to the village hall.
- 4.7.4 The village hall is a facility that is shared with the school. It is available for village use, but at limited times out of school hours. Its use in recent years is much depleted, partly due to restricted access times, but also the limited facilities and aesthetics.
- 4.7.5 Glebe Meadow is a green open space used for outdoor recreation, particularly during summer. Children's outdoor play areas can be found both at Glebe Meadow and the Jubilee playground near the school.
- 4.7.6 The village of Sedgeberrow is home to a public house called the Queens Head Inn which is located in the west of the village. The pub had been closed for some time but has now re-opened under new ownership as a bar and Indian restaurant.



Church of St Mary's

- 4.7.7 There is a small pop-up stall in Sandfield Lane which sells locally grown seasonal produce to people of the Parish and surrounding areas. Pre-covid a parishioner operated a weekly community pantry, sharing surplus food from supermarkets in the Evesham area and it is anticipated that this will be resurrected.
- 4.7.8 On the third Monday of the month, the village welcomes a mobile library outside the school.
- 4.7.9 The village is home to a “Phone Box Book Exchange” which facilitates the swapping of used books whilst providing a new use for the otherwise un-used phone box in the village.
- 4.7.10 In the north-west of the village, a plot of land is dedicated to allotments; these have been untended for some time, but in the past have been utilised and interest has been shown recently. We are also aware that this, as a facility could mitigate waiting lists for allotments in the neighbouring town of Evesham.
- 4.7.11 The whole community benefits from access to an extensive network of public rights of way providing direct and easy access to the open countryside. These include the Isbourne way which follows the river to Evesham and the Wychavon Way which passes through the village.
- 4.7.12 The household questionnaire<sup>10</sup> asked about the level of use of some of the community facilities in the Parish; it identified that the pub was the most used facility, followed by Glebe Meadow. Interestingly, some facilities were not known by parishioners. The most sought-after new facility identified in the household questionnaire would be a shop. Other popular suggestions included the introduction of sports facilities e.g., tennis court, bowls, and the improvement of play equipment in parks.

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<sup>10</sup> SBNDP Household questionnaire February 2020

## 5 Vision, Objectives and Policies

### 5.1 Background – why we need a Vision, Objectives and Policies

- 5.1.1 **Our Plan is structured around an overarching ‘vision’ for our area, covering a period up to 2035, with underlying objectives and supporting policies.** Our vision, objectives and policies have been informed throughout the NDP process by the results of the Household questionnaire, which was completed in full by 44% of households, the Options Survey and formal consultation on the Regulation 14 version of the Plan.
- 5.1.2 A neighbourhood development plan can include as many or as few objectives and supporting policies as considered relevant and appropriate to a particular local area and should be regularly reviewed to remain up-to-date and relevant. Objectives and policies can be added, modified, or removed during the lifetime of the plan. An objective can have one or more supporting policies, and policies can support more than one objective.
- 5.1.3 The contents of a neighbourhood plan must be related to planning matters and comply with five basic conditions<sup>11</sup>. **Sedgeberrow has a number of community aspirations that cannot be dealt with through planning policies, and as such have been picked up in a separate ‘Aspirations and Actions Plan’ located in appendix 6. This will be reviewed and updated by the Parish Council periodically.**

### 5.2 Summary of our Vision, Objectives and Policies

- 5.2.1 The diagram below shows the structure of our Vision, Objectives and Policies.

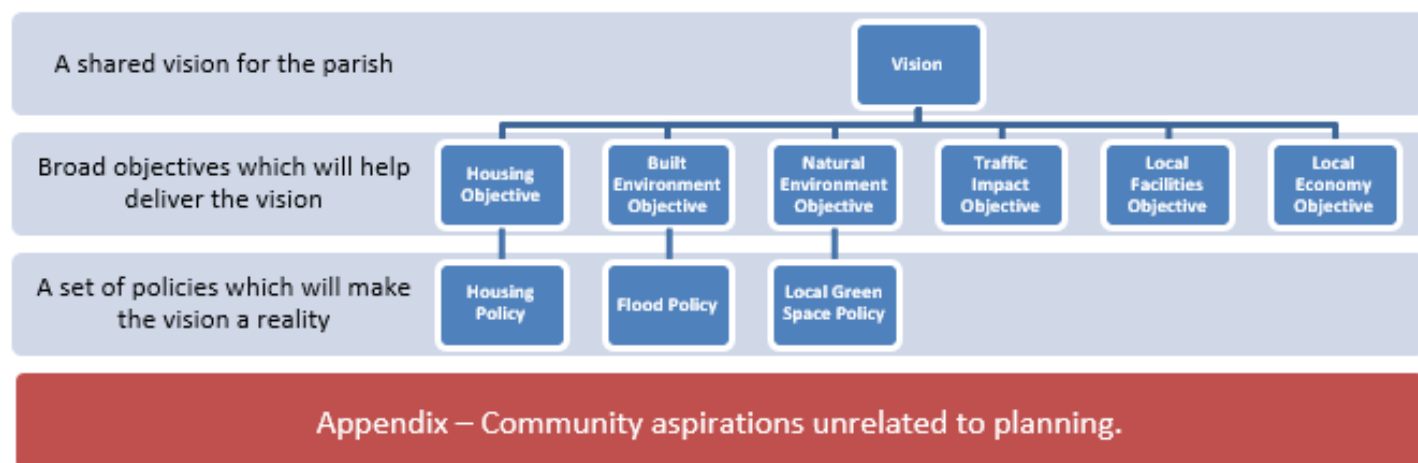


Figure 5. SBNDP Vision, Objectives and Policies diagram

- 5.2.2 As discussed above, this first iteration of the plan is limited to three key policies. The plan will be expanded with additional policies at a future date.

<sup>11</sup> Paragraph 8(2), Schedule 4B, TCPA



## 5.3 The Approach

- 5.3.1 Based on the results of resident and business questionnaires, the Steering group identified the key matters the community wanted the Plan to focus on and created an overarching vision for the period up to 2035 (the Plan period).
- 5.3.2 The Steering group sought the views of the community on the vision and objectives of the draft Plan through a survey delivered to every household in November 2020. Residents were invited to comment on the vision and objectives; choose their preferred site/s for new housing; and comment upon the identified Local Green Spaces and identify any omissions.

## 5.4 Our Vision

- 5.4.1 The vision for our Parish is below. It was supported by 94 percent of those who responded to the options survey.

### **Sedgeberrow's Vision**

By 2035, Sedgeberrow will have preserved its rural identity, agricultural heritage, and unique setting nestled within the landscape surrounded by expansive views of the Cotswold Escarpment (Area of Outstanding Natural Beauty) and Bredon Hill (Area of Outstanding Natural Beauty). Excellent access to the open countryside and green spaces will have been maintained and enhanced where possible. New buildings will have been carefully and sympathetically integrated into the existing settlement and will contribute positively to the immediate surroundings and the environment. Infrastructure will be in place to enable a high level of home working and to encourage small-scale rural businesses to prosper. Sedgeberrow will continue to be a quiet, safe, and friendly place with a thriving community spirit and great facilities for all age groups.

## 5.5 Our Objectives

- 5.5.1 To help achieve the vision we have established six objectives; these objectives link back to the issues identified in the questionnaires and provide a framework for the policies to be developed.

5.5.2 Public opinion for each objective was sought from parishioners with the November 2020 survey. All objectives were extremely well supported with between 94 and 97 percent of respondents agreeing with the objectives.

- **Housing Objective** - To protect and enhance the built environment through well designed buildings which are in keeping with the local area whilst meeting the needs and preferences of the local community.
- **Built Environment Objective** - To ensure any new development is built to the highest possible environmental standards to minimise carbon emissions, energy consumption, pollution, and flood risk; and increase renewable energy generation.
- **Natural Environment Objective** - To protect and enhance the local natural environment for the benefit of future generations including biodiversity, green and open spaces, footpaths, and views.
- **Traffic Impact Objective** - To maintain and enhance connectivity throughout the Parish on foot, bicycle, and bus to minimise traffic problems and reduce emissions.
- **Local Facilities Objective** - To encourage and enhance a strong sense of community by working together to support, maintain and improve the existing facilities for all age groups.
- **Local Economy Objective** - To support a thriving rural economy that encourages home working, small-scale rural business opportunities and farming.

## 5.6 Our Policies - Overview

- 5.6.1 The sections below set out the planning policies and proposals that will be used to help achieve the vision and objectives. As the diagram above depicted, the policies relate to the vision and objectives. Some policies by their nature will relate to more than one objective.
- 5.6.2 Throughout the development of the policies, the group has referred to the vision and objectives to ensure that the Plan addresses the issues identified through community consultation and its policies meet the overarching aims of the Plan.
- 5.6.3 As discussed above, three policies: **Housing, Local Green Space and Flood Risk** were identified as the priority for this iteration of the Neighbourhood Plan based on residents wishes to influence the location of any housing allocation, protect green spaces, and give the highest consideration to flood prevention, within the timeframe defined by the South Worcestershire Development Plan Review (SWDPR). Each of these policies are set out below.

## 5.7 Housing Policy

### Why and how have we created this housing policy?

- 5.7.1 The Sedgeberrow NDP has been able to use the latest relevant background evidence from the South Worcestershire Development Plan Review (SWDPR) to inform the development of policies as well as reviewing evidence published as part of the adopted South Worcestershire Development Plan 2016 (SWDP).
- 5.7.2 The updated South Worcestershire Strategic Housing Market Assessment (2019) (SHMA)<sup>12</sup> and in particular, the Wychavon Strategic Housing Market Assessment 2019, sets out trends for the future housing market. These documents highlight the need for **continued housing growth**, the need for **more affordable homes**, an **increased demand for smaller homes of one and two beds** and **the need to accommodate an aging population**, through the provision of **bungalows and adaptable homes**.
- 5.7.3 **The location of new housing development formed a principal reason to progress a neighbourhood plan for Sedgeberrow** following the perceived shortfalls of the Old School Drive development and the concerns raised by many parishioners following review of the published South Worcestershire Development Plan Review (SWDPR) 'Call for Sites' Preferred Options Policy Map. This resulted in a widely held aspiration to avoid similar enforced housing sites.
- 5.7.4 Parishioners overwhelmingly expressed their desire **to influence the location of new housing within the Parish**. In the Household Questionnaire 64% of respondents supported work to identify potential sites to allocate for housing development in the Parish.
- 5.7.5 Furthermore, parishioners want **to influence the type of housing that is developed within the Parish**. Based on the results of the Household Questionnaire, this evidence demonstrated an existing lack of small/medium homes and bungalows. There is a local need for accommodation to enable first time buyers to get on to the property ladder and for older residents to either downsize and/or to find suitable single storey accommodation. In relation to tenure, starter homes and sheltered/housing for the elderly were the most supported.
- 5.7.6 The Steering Group, guided by Brodie Planning Associates undertook **a full assessment of all possible sites located within the Parish**; this included all sites put forward by landowners to the South Worcestershire Development Plan Review (SWDPR) 'Call for Sites' (Appendix 7) and any sites suggested within the Household Questionnaire. In addition, landowners of all other land immediately adjacent to the built form of the village which had not been put forward in the aforementioned 'Call for Sites' or SBNDP Householder Questionnaire, were also proactively contacted to establish whether they wished their land to be considered for

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<sup>12</sup> [Strategic Housing Market Assessment 2019](#)

development to ensure that the **assessment was comprehensive, and that the entire village had been assessed.**

- 5.7.7 Full details of all the sites and the selection process can be found in the accompanying Housing Background Paper 2022. The assessment process resulted in a shortlist of four site options which were consulted upon in the Options Survey<sup>13</sup>.
- 5.7.8 Option A – Springfield Nursery Springfield Nursery Site, off Main Street (NP site ref 1) was chosen as the preferred housing site receiving 58% of votes<sup>14</sup>. This result correlated with results of the Householder Questionnaire which asked respondents whether they could suggest any sites, large or small, that they thought would be appropriate for housing development in the Parish. The Springfield Nursery site was suggested 19 times. As a comparison the next most popular site (two sites came second in popularity receiving the same number of votes) was suggested 8 times.
- 5.7.9 It is worth noting that the Householder Questionnaire had shown that respondents preferred smaller sized housing developments when asked what size of individual developments they would consider appropriate in the Parish. However, although the Options Survey did include a multiple smaller site option this was not well supported by respondents, with this option coming third in preference with only 11% of votes<sup>15</sup>.



Figure 6. Springfield Nurseries Site off Main Street NDP Ref 1

<sup>13</sup> Consultation Statement 2021

<sup>14</sup> Consultation Statement 2021

<sup>15</sup> Consultation Statement 2021

- 5.7.10 The community's preferred option, the Springfield Nursery site, lies within the form of the settlement, has few constraints, and has opportunities for enhancement. Although this site lies in the westernmost part of the village, its position within the built form of the settlement and proximity to the school makes it feel less of an outlying extension to the village than other identified sites that would extend the village beyond its built form and in particular those promoted along the Winchcombe Road.
- 5.7.11 Developing the site would bring a redundant site back into use. The 1.55-hectare site currently comprises two dwellings and a large area of land formerly used as a horticultural nursery. There are numerous structures across the nursery site that are no longer in use and are in a state of disrepair including glasshouses, boiler towers, water tower, shed structures and hardstanding. **Demolishing the existing structures and redeveloping the site for residential development would provide opportunity to deliver new homes to meet local need and other social, economic and environmental benefits including visual enhancement.**
- 5.7.12 As indicated through community engagement and supported by local and national planning policy, it is considered that any new residential development is better located on land that contains redundant structures (albeit agricultural falls outside the scope of previously developed land in the NPPF) rather than an undeveloped greenfield site. As discussed herein, parishioners have expressed throughout the consultation process a strong preference to preserve green spaces and retain undeveloped land that surrounds the built form of settlement to preserve the rural identity of Sedgeberrow.
- 5.7.13 It is important to note the Springfield Nursery site was refused planning permission<sup>16</sup> and subsequently dismissed at appeal for residential development which proposed access from Barn Lane<sup>17</sup>. Following the submission of an access arrangements plan from the landowner's agent and subsequent discussions with the Wychavon District Council and the Local Lead Highway Authority it is considered that, subject to any development being served from Main Street, a safe and suitable access can be achieved.
- 5.7.14 Following the Regulation 14 consultation, no. 95 and no.99 Main Street are to be retained. Garden land adjustments and reconfiguration may be required to achieve a safe and suitable access from Main Street. Retaining the two existing dwellinghouses at the site frontage has resulted in a slight reduction of the site area from 1.55 to 1.408 hectares. Albeit reduced, a site of this size is considered able to achieve up to 24 new dwellinghouses along with the required green infrastructure, community building and associated parking.
- 5.7.15 **The landowner, as part of the neighbourhood plan process, has expressed agreement to the provision of land to accommodate a community building and associated parking on part of the site.** It is the Parish Council's aspiration to bid for funds to construct a dedicated community building with associated parking. At the time of writing, the Parish Council are in

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<sup>16</sup> Wychavon District Council planning reference W/89/1756/O

<sup>17</sup> Planning Inspectorate appeal reference T/APP/H1840/A/90/156882/P3

the final round of the bidding process for £250k of the £1m Community Legacy Grant from Wychavon District Council. This application for funding has been made by the Parish Council in tandem with the requirements of Policy SB1 for the provision of land to provide a community building with associated parking for the benefit of Sedgeberrow and surrounding parishes for many years to come.

- 5.7.16 It is important to note, that whilst the site includes space for a community building and associated parking, the building and any other associated structures would **not** be provided as part of any development. The benefit of an adopted neighbourhood plan and specifically Policy SB.1 will provide opportunity for new development to be tailored to our local needs. Without an adopted neighbourhood plan, it would be highly unlikely the village would have this opportunity to secure this type of community asset.
- 5.7.17 It is also worth mentioning again here that receipts from the Community Infrastructure Levy (CIL) to fund local infrastructure projects are greater with an adopted plan in place than they would be without: up to 15% of relevant CIL receipts without a NDP and 25% with a NDP in place. Whilst it is reasonable to presume CIL receipts would not fully fund an entire community building, it could potentially contribute towards any such future development.
- 5.7.18 Several parishioners have voiced the opinion that they would rather see the redundant nurseries thriving as horticultural enterprises. This opinion resonates with the views of the Steering Group and the Parish Council. However, the fact that these sites have been vacant and derelict for so many years is a clear indicator that they are highly unlikely to be resurrected in a productive horticultural manner. If not developed, the likelihood is that these sites will continue to fall into disrepair and become increasingly unsightly. Furthermore, the delivery of sufficient homes to meet the future identified need for housing in Sedgeberrow, along with land for a community building, associated parking and outdoor recreation space, is of far more value to the village than a dis-used and deteriorating greenhouse site.
- 5.7.19 As raised by a number of parishioners, the redundant Springfield Nursery site (since closing) has attracted and become a habitat for wildlife. It is important this biodiversity is protected and enhanced and any new development should incorporate wildlife mitigation measures such as bird and bat boxes where appropriate.
- 5.7.20 Traffic congestion and parking around Main Street is a longstanding issue for residents. In particular, the area in the immediate vicinity of Sedgeberrow school which can be congested by passing and parked vehicles at peak drop off and collection times.
- 5.7.21 The issue of parking in the immediate vicinity of the site has therefore been raised as a matter of concern. To address this concern, and in the interest of highway safety, the housing policy requires that a minimum of 2 car parking spaces and 2 cycle spaces is required for one-bed units. This is over and above that required by the Worcestershire County Council's Streetscape Design Guide which seeks, amongst other things, to minimise on street parking.

- 5.7.22 It is envisaged that traffic entering and exiting the site is most likely to travel via the far end of Main Street on to Cheltenham Road, thus avoiding the current pinch point directly in front of the school and into the village on Main Street.
- 5.7.23 It is also anticipated that the parking associated with the new community building, when not in use, could be used by those on the school run, thus alleviating some of the current parking issues on Main Street and Churchill Road.
- 5.7.24 In the longer term, there is an aspiration that parents on the school run could park here and possibly get a coffee at a community building, whilst younger children play in the associated outdoor space; thus making it a great, accessible, and practically situated development.
- 5.7.25 The site has been fully researched, constraints and opportunities identified and consulted upon throughout the NDP process with the local community and other stakeholders which has been used to develop a site-specific policy.
- 5.7.26 **Housing Policy SB1 allocates the Springfield Nursery site for the delivery of new housing subject to a number of requirements. This allocation has been informed by the most up-to-date evidence base to reflect the preference of the local community with regards to the location of housing to be delivered alongside the scope to enhance facilities within the village, housing type, parking provision and access arrangements.**

### **Policy SB1 - Land at Springfield Nurseries Site off Main Street**

Proposals for the development of the 1.408-hectare site off Main Street identified at Appendix 1 and reproduced on the map insert is allocated for housing development for up to 24 dwellings, subject to the following requirements:

- a) Development proposals must respond to local housing need through a mix of housing type to meet specific needs including bungalows and housing for older people, starter homes with a discount for younger people, and smaller family homes with up to three bedrooms. Where applicants wish to provide an alternative mix, up-to-date evidence must be provided to justify this deviation, for example a housing needs survey and/or housing market and housing stock appraisal.
- b) Affordable housing needs should be delivered in accordance with the latest guidance and identified local need; this should be achieved through liaison with the Local Authority;
- c) A minimum of 0.2 hectares of the site area must be provided as land for a community building with associated parking. This land should be located in the northernmost part of the site nearest Main Street, so it is easily accessible, well connected and most beneficial for community use.



- d) A minimum of 20% of the overall site area (1.408 hectares) should provide multifunctional Green Infrastructure (GI) including the retention and creation of habitats. This should be located in full or part immediately adjacent to the land for the community building to provide green public open space for recreational areas for the community to use;
- e) Make provision for off road parking for residents and visitors in accordance with Worcestershire County Council's Streetscape Design Guide<sup>18</sup> to minimise on street parking except in the case of one bedroom units where a minimum of 2 car parking spaces and 2 cycle spaces are required;
- f) Any application should be accompanied by a Landscape and Visual Impact Assessment to include viewpoints from the Wychavon Way on Bredon Hill (to the west of Ashton Under Hill, and from the Winchcombe Way on Dumbleton Hill (to the west of Dumbleton). Mitigation measures to ameliorate any concerns should be included.
- g) Any application should include a Habitats Survey to identify and conserve any important biodiversity; take opportunities to improve biodiversity, in particular where this secures measurable net gains for biodiversity; and facilitate the optimisation of green infrastructure opportunities.

### **Reasoned justification**

1. Developing a scheme of this size will provide the opportunity to deliver sufficient homes to meet the future identified need for housing in Sedgeberrow.
2. SWDP5 requires that housing proposals contribute towards the provision, maintenance, improvement, and connectivity of Green Infrastructure (GI). For greenfield sites that exceed 1 hectare in size (gross), 40% Green Infrastructure is required (excluding private gardens). Given the provision of land for a future community building and associated vehicle parking area and the benefits to the community that will accrue from that, Policy SB1 seeks a lesser provision of a minimum of 20% of the site area (gross).
3. There is local evidence to demonstrate the existing lack of smaller homes and the market housing mix has been tailored to reflect this. There is a local need for accommodation to enable youngsters to get on the property ladder and also to enable older local residents to downsize. 95 percent of those identified as needing or wanting to move out in the next five years were single or couple households. Where applicants wish to provide an alternative mix up-to-date evidence must be provided to justify this deviation, for example in a housing needs survey and/or housing market and housing stock appraisal.

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<sup>18</sup> [https://www.worcestershire.gov.uk/download/downloads/id/10113/streetscape\\_design\\_guide.pdf](https://www.worcestershire.gov.uk/download/downloads/id/10113/streetscape_design_guide.pdf)



4. Affordable housing needs should be delivered in accordance with the latest guidance and identified local need; this can be achieved through liaison with the Local Authority.
5. Parking is a key concern to a number of residents and particularly in this part of the village due to the location of the Sedgeberrow Primary School within proximity to the Springfield Nursery site and congestion from parked vehicles at peak times. The provision for parking should not be an afterthought nor should it exacerbate any existing parking issues. It is considered that many one bedroom units will have two people living in them therefore a higher parking provision for 1 bed units than that required by Worcestershire County Council's Streetscape Design Guide is required.
6. It is important that any new development integrates well with its surroundings and is not at odds with the existing built form which may result in a negative impact on the landscape setting of the village. New development can have a profound effect on the landscape. Given the important rural character of Sedgeberrow and its proximity to the Cotswold Area of Outstanding Beauty (CAONB) with ability to appreciate views from key receptors, the Strategic Environmental Assessment (SEA) made recommendation to include the requirement for a landscape/visual impact assessment (LVIA) to be undertaken with the two viewpoints as advised by the CNLB – from the Wychavon Way on Bredon Hill (to the west of Ashton Under Hill, and from the Winchcombe Way on Dumbleton Hill (to the west of Dumbleton). This should include mitigation measures to ameliorate any concerns.
7. This redundant site is considered to provide good habitat opportunities for biodiversity. The opportunity for habitats and sightings of wildlife has been raised by a number of local community members through the NDP process. It is important that biodiversity is conserved and enhanced. This is supported by the SEA which advises that a Habitat Survey is undertaken to identify any important biodiversity and facilitate optimisation of green infrastructure opportunities.

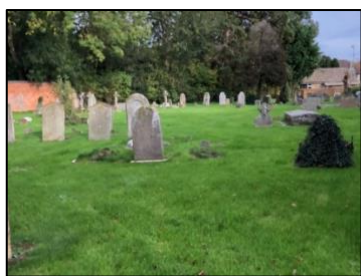
## 5.8 Local Green Space Policy

### Why and how have we created this local green space policy?

- 5.8.1 **The household questionnaire identified that residents value green space in the Parish** including access to the open countryside through the network of public footpaths and outdoor recreation facilities located within Sedgeberrow.
- 5.8.2 **Green spaces form part of the character, identity and setting of the settlement of Sedgeberrow** and make a positive contribution to the quality of place. Individually they are demonstrably special to our community for a number of reasons, for example the grounds and graveyard of St Mary the Virgin holds historic significance by virtue of its contribution towards the setting of the Parish Church. Other green spaces create an attractive and pleasant environment, form part of the tranquil rural character of the area and provide recreational value and wildlife habitat.
- 5.8.3 Given the identified importance of green spaces in the Parish the Neighbourhood Plan Steering Group, assisted by Brodie Planning Associates, have undertaken a local green space audit and assessed all identified green spaces against government criteria for designating Local Green Space<sup>19</sup>. **All research including the Green Space Audit and individual site assessments are contained within the Green Space Background Paper that accompanies the Plan.** All sites designated in the Local Green Space Policy SB2 are considered to meet the government's criteria for designating Local Green Spaces.
- 5.8.4 **Local Green Space does not need to be publicly accessible or publicly owned.**
- 5.8.5 The National Planning Policy Framework (NPPF, 2021, para 101) enables local communities to identify and protect green areas of particular importance. Thereby ruling out new development on these areas other than in very special circumstances. Development which may be permissible under very special circumstances might include the creation of playing fields, or other open land uses. However, it would normally exclude residential buildings, employment development, caravan parks, equine development, or traveller sites.
- 5.8.6 All ten of the sites are well contained, local in scale and located in or adjacent to settlements in the Parish. They are demonstrably special to the local community and hold a particular local significance as demonstrated in the Green Space background paper and a snapshot of each is included below for context.
- 5.8.7 The Local Green Space policy is designed to protect areas of green space that have been identified as important to the village.

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<sup>19</sup> NPPF, paragraph 102



GS2



GS3



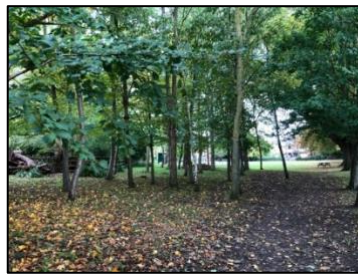
GS4



GS5



GS6



GS7



GS8



GS9



GS11



GS15

## Policy SB2 - Local Green Space Policy

The following areas identified on individual site maps at Appendix 4 are designated as Local Green Space and will be protected from development due to their particular local significance or community value:

- Map ref GS2. Grounds, including graveyard, surrounding St Mary's Church
- Map ref GS3. Land to rear of Church
- Map ref GS4. Orchard to rear of Forge Cottage, Winchcombe Road
- Map ref GS5. Orchard adjacent to 74 Winchcombe Road
- Map ref GS6. Balancing pond and green at Cotswold View
- Map ref GS7. Glebe Meadow, the recreational ground
- Map ref GS8. Broad Meadow (old cricket ground)
- Map ref GS9. Sedgeberrow First School playing field
- Map ref GS11. Site to the rear of school, Long Meadow
- Map ref GS15. Allotments (off Churchill Road)

Development on land designated as Local Green Space will only be permitted in exceptional circumstances where it can be clearly demonstrated that the development will not conflict with the purpose of the designation.

### **Reasoned justification**

1. Green open spaces are an important part of the rural character, identity and setting of the village of Sedgeberrow. They provide valuable and desirable biodiversity and habitats which contribute to the health and vitality of the local community through visual amenity, the provision of recreation and areas of tranquillity. Uncontrolled change to important green spaces can permanently alter their special character and intrinsic value.
2. The NPPF enables the designation of 'Local Green Space' through Neighbourhood Plans and affords special protection to those areas that are of particular local importance. This rules out new development except in very special circumstances.
3. Local green space does not need to be publicly accessible. Although 4 (GS2, GS7, GS11 and GS15) out of the 10 areas designated either have public rights of way crossing them or are well used by the local community of a variety of purposes.
4. All ten areas are in or adjacent to the Village of Sedgeberrow, demonstrably special to the local community and local in character as demonstrated in the Local Green Space background paper.

## 5.9 Flood Prevention and Water Management Policy

### Why and how have we created this flood policy?

- 5.9.1 **Flooding is a major concern for the Parish as it has a significant impact on many residential and business properties in the Parish.** This is further evidenced by the feedback from the Household Questionnaire where flooding was identified as one of the greatest concerns in the Parish with 74% 'concerned' or 'very concerned' about the matter.

### Sedgeberrow flood issues and history of flooding.

- 5.9.2 The Parish of Sedgeberrow is at risk of fluvial flooding from the River Isbourne and from pluvial flooding more commonly known as surface water run-off. The village has a history of flood events with the River Isbourne flooding in 1947, 1968, 1979, 1998 and 2007; the latter being the largest flood to have impacted residents in July 2007. This was the most sizeable individual flow event to date recorded on the River Isbourne and had substantial property damage associated with it (94 homes impacted).
- 5.9.3 Widespread flooding occurs after sustained periods of rainfall, in which river levels are raised and combine with increased runoff from land areas across the catchment area. In addition, surface water run-off from local village highways and land drains causes further flooding as the excess water cannot escape to the River Isbourne. Properties at The Hollows, Cheltenham Road, Winchcombe Road and Bridge Meadow Close are vulnerable to flood risk. Flood maps can be found on the Environment Agency website or see overleaf.

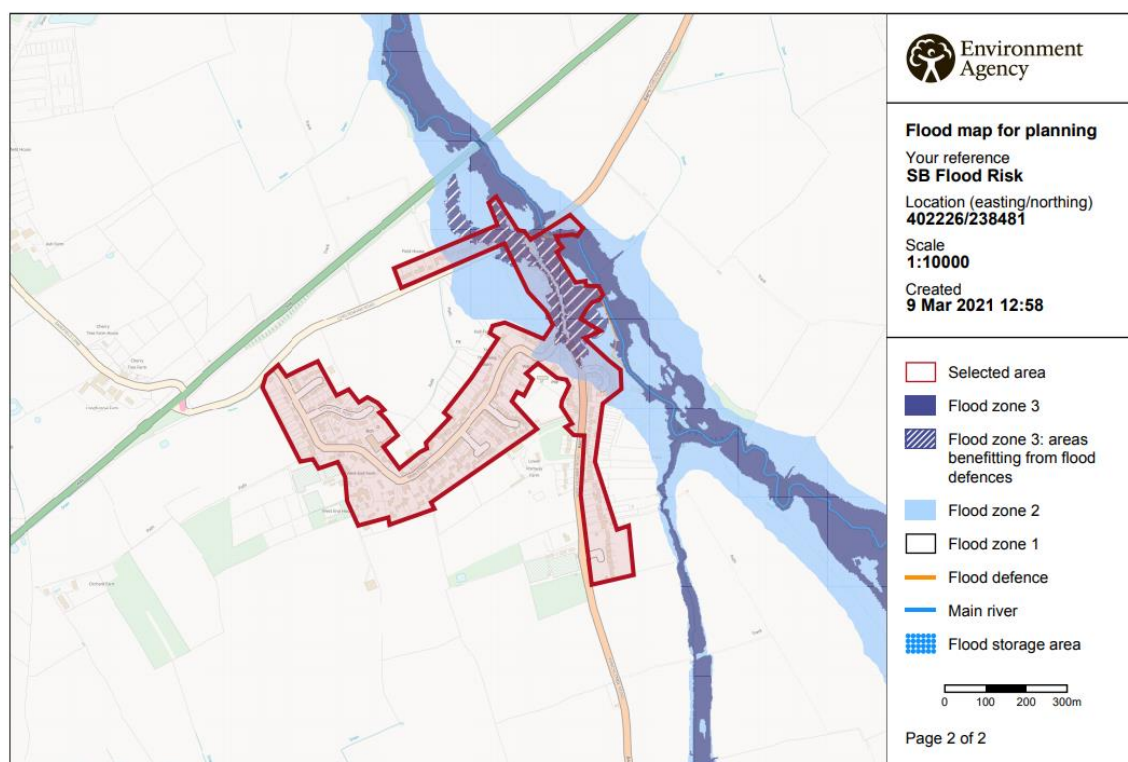


Figure 7. Map showing the extent of flood risk in the village of Sedgeberrow



- 5.9.4 Sedgeberrow has an active Flood Group whose aim is to increase the resilience within the Parish to flooding by developing robust, co-ordinated approaches that compliments the plans of responding agencies. In flood events, vulnerable residents are kept safe whilst others are supported with help in protecting their properties, see website <http://www.sedgeberrow.com/floodgroup/>
- 5.9.5 Following the success of the Flood Group, Sedgeberrow was instrumental in setting up the River Isbourne Catchment group (ICG), to address the longer-term environmental management and flood risks associated with the river and its tributaries. The aim of the group is to minimise both the impact of flooding and its frequency and severity using Natural Flood Management techniques to reduce flood risk and improve the natural environment. The project works throughout the catchment to slow the flow of the river to increase natural infiltration, reduce surface water flows and silt run-off, slow the rate of water flow in-channel, protect property, enhance and improve wildlife habitat, and reduce soil erosion. This approach required a multi-agency approach to undertake full mapping of the catchment (which had never previously been achieved) and as a consequence it was possible to identify areas for effective intervention deploying natural flood management techniques. The project has attracted Environment Agency funding and is currently in its first phase of delivery, but with much more to implement as funds and willing landowners allow.
- 5.9.6 Within Sedgeberrow itself, the basic infrastructure for handling surface water and sewage has not changed since the late 60's early 70's. Since then, any new development has fed both their sewage and surface water into this pre-existing system. Post 2000 new developments have incorporated sustainable drainage systems (SuDS) that are designed to collect excessive rainfall and release it into the system at pre-development greenfield rates. However, with increasing rainfall intensity and a changing climate, there are some concerns that earlier modelled SuDS schemes may not have sufficient capacity to be fully effective moving forward.
- 5.9.7 We are now faced with the real possibility of more extreme weather events, which will lead to increased fluvial flooding, and with more hard surfaces in the Parish an increased risk of pluvial flooding. With this in mind, it is important we plan for the future and ensure new development takes opportunities to improve the situation rather than exacerbate it. The SWDP has several policies in relation to flood prevention and flood alleviation requirements, SWDP 28, 29 and 30. In addition to these, the Sedgeberrow Neighbourhood Plan has developed a locally specific policy which reflects the concerns of the village to existing challenges and provides a summary justification for the policy.
- 5.9.8 There are known fluvial flood issues in the village caused by the River Isbourne mapped on both the Environment Agency flood risk maps and within the SWDP evidence base in their Strategic Flood Risk Assessment. It is important that flood prevention measures are taken into account at the design stage of any new development and that existing issues are not exacerbated in any way and opportunities to achieve betterment are taken.

- 5.9.9 Pluvial flooding issues are caused by the topography of the surrounding area and water trying to find the quickest escape routes along hard surfaces at times of heavy rainfall. These problems are exacerbated by lime-rich loamy and clayey soils with impeded drainage in the area.
- 5.9.10 Any new development surface water should not be conveyed to the foul or combined sewage system and should be managed through sustainable drainage measures to avoid adding to an already near capacity network. Any new development should attempt to reduce its water consumption and take opportunities to re-use grey water. The Plan encourages the use of designs and technologies to reduce water and 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 and attenuate rainwater for external use in properties with gardens.
- 5.9.11 The Neighbourhood Plan Household Survey identified that 55.7% of residents would support Natural Flood Management measures and sustainable drainage techniques.
- 5.9.12 The South Worcestershire Development Plan (SWDP) has several policies in relation to flood prevention, alleviation, and water management: SWDP 28, 29 and 30. In addition to these policies and Section 14 of the revised NPPF (2021), the Sedgeberrow NDP has developed its locally specific policy as below.
- 5.9.13 **Our Flood Policy formalises the continuation of the exceptional work done by the Isbourne Catchment Group and allows for future development to take into account further flood prevention methods.**

### Policy SB3 - Flood Prevention and Water Management

- a) All new development that will result in an increase in waste or surface water to be drained should provide a Water Management Statement. This should provide detail on how drainage will be dealt with on site and for the longer term and may be contained within a Drainage Strategy. Any proposed attenuation features must be accompanied by a long term funded maintenance/management plan to ensure that the system does not degrade over time.
- b) 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.

- c) Sustainable drainage design (SuDS) features will be supported that show a betterment in surface water run off rates on both brownfield and greenfield sites when compared with pre-development rates. The betterment/ discharge rates must include an allowance for climate change impacts (contact Worcestershire County Council, the Local Lead Flood Authority for the latest guidance).
- d) 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. Underground storage of water (attenuation) will be supported where it is demonstrated this is necessary on grounds of viability or practicality.
- e) Flood attenuation areas should be located outside of flood zones and recorded surface water flood outlines to ensure that the full capacity is retained.
- f) Measures must be secured to mitigate against any increased flood risk on-site and to existing neighbouring properties.
- g) Consideration should be given to water courses and infrastructure beyond the site boundary and schemes should avoid adding water to areas with known flooding and capacity issues at times of heavy rainfall.
- h) Features that promote the efficient use of water and reduce surface water run-off, including permeable paving, the use of water butts and where viable rainwater harvesting will be supported.
- i) Water efficiency measures that go beyond the current Building Regulations and for non-domestic buildings will be supported.
- j) Proposals which do not satisfactorily demonstrate secure arrangements for the prevention of fluvial and pluvial flooding will not be supported.

### **Reasoned Justification**

1. Flooding is a major concern for the Parish as is evidenced by the Household Questionnaire.
2. There are known fluvial flood issues in the village caused by the River Isbourne mapped on both the Environment Agency flood risk maps and within the SWDP evidence base in their Strategic Flood Risk Assessment. It is important that flood prevention measures are taken into account at the design stage of any new development to ensure existing issues are not exacerbated in any way and opportunities to achieve betterment are taken.
3. In terms of pluvial flood risk this is caused by the topography of the surrounding landform and rainfall water trying to find the quickest exit route typically via hard surfaces during times of heavy rainfall. These problems are exacerbated by lime-rich loamy and clayey soils with impeded drainage in the local area.



4. Surface water from any new development should not be conveyed to the foul or combined sewage system and should instead be managed through sustainable drainage measures to avoid adding to a near capacity network.
5. It is important that any new development attempts to reduce water consumption and takes opportunities to re-use grey water. The Plan encourages the use of designs and technologies to reduce water consumption and re-use where possible. Simple measures can be incorporated into new homes to reduce consumption including, but not limited to, specifically designed water efficient fittings such as water efficient toilets, showers, and basin taps. Water butts should be installed to collect surface water run-off for external use in properties with gardens.

## 5.10 Driving Priorities for Infrastructure Improvements

- 5.10.1 The Community Infrastructure Levy (CIL) is a charge levied by the local authority (Wychavon District Council) on new development to deliver infrastructure needed to support development in the local area.
- 5.10.2 The CIL can be used by the Parish Council to fund **infrastructure projects within the Parish, in whole or part. Infrastructure projects can include things like community centres, footways, cycleways, flood defences, play areas, improvements to public open space, signage and notice boards as well as many other sorts of infrastructure projects.**
- 5.10.3 Appendix 6 of the Sedgeberrow NDP will be used to consider priorities for spending such income, as these areas are those that have been identified by parishioners as being important to them.
- 5.10.4 It is important to note that given the uncertainty around when monies from CIL will be received, the priority of aspirations and level of support will be ascertained as required by the Parish Council in consultation with the local community.
- 5.10.5 In addition to CIL monies, the Parish Council have applied for £250k of the Community Legacy Grant Fund which, it is hoped, will contribute towards a new community building and associated car parking area.

## 6 Monitoring and Review

- 6.1.1 The Sedgeberrow NDP covers the period 2020 to 2035 and will be monitored and where necessary reviewed. As detailed throughout the text above, it is envisaged the Plan will be reviewed within 12 months of the adoption of the SWDPR (expected in 2023) as additional policies areas have been identified by parishioners as important to explore and be evolved to address broad objectives not addressed herein.
- 6.1.2 Thereafter, as a minimum the Plan will be reviewed every three years to ensure it is meeting its objectives and to understand whether any new issues have arisen.
- 6.1.3 Where new issues are identified changes may be required; for example, when policies are not working as intended, or are no longer relevant, or may have been superseded by new national planning policy, or a further review of the South Worcestershire Development Plan. In these cases, the Parish Council will seek to modify the Sedgeberrow NDP and embark on the process of revising and adopting an up-to-date Plan.
- 6.1.4 Updated information is shared on the Sedgeberrow PC website [Neighbourhood Development Plan – Sedgeberrow Parish Council \(sedgeberrowpc.org.uk\)](https://sedgeberrowpc.org.uk)

## 7 Appendices

### 7.1 Appendix 1 - SB1: Map ref NDP1 Housing allocation



## 7.2 Appendix 2 - Landscape Character Assessment Overview

The Worcestershire County Council Landscape Character Assessment identifies that the Parish is characterised by two different landscape types:

- Principal Village Farmlands
- Village Claylands

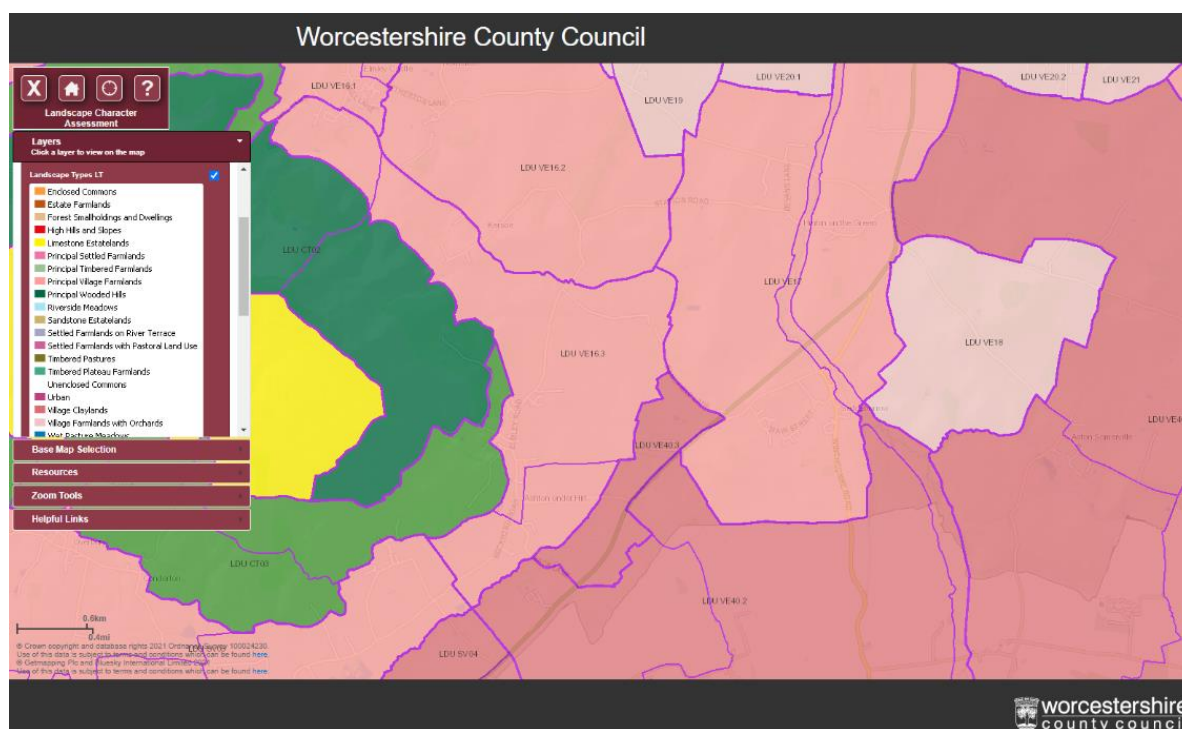
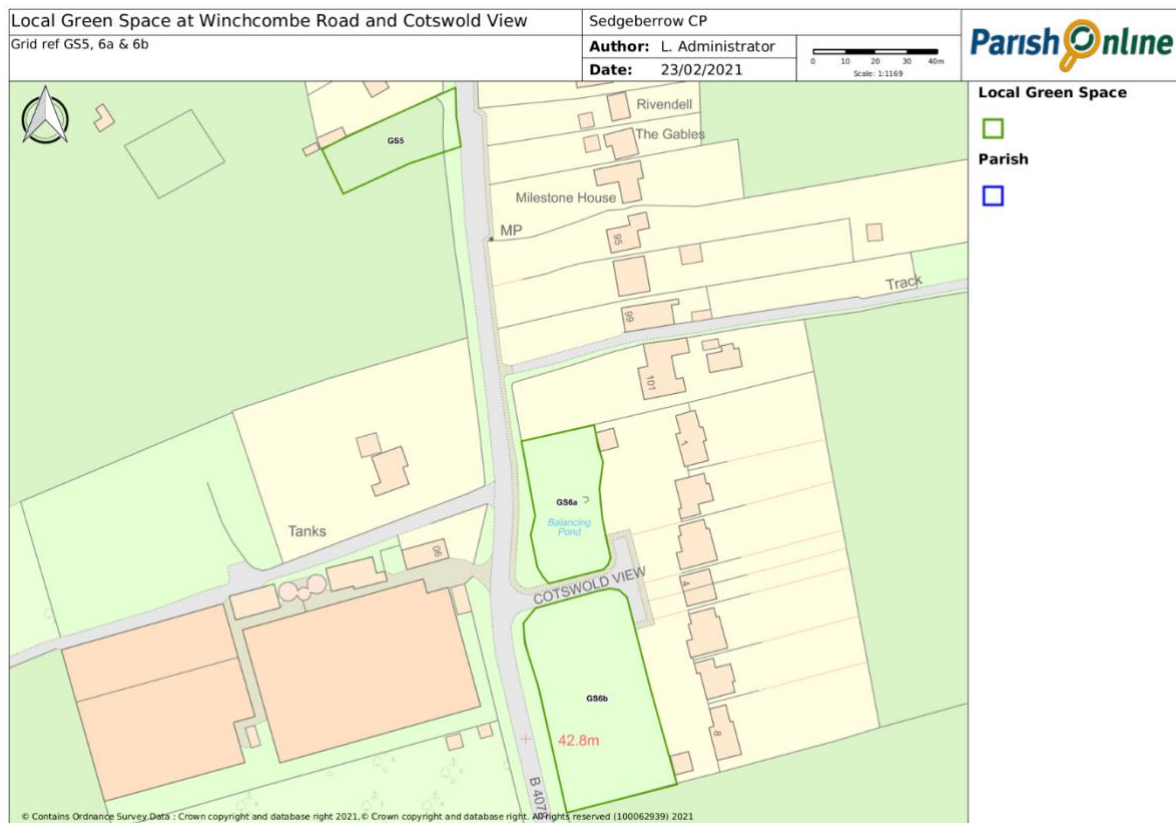
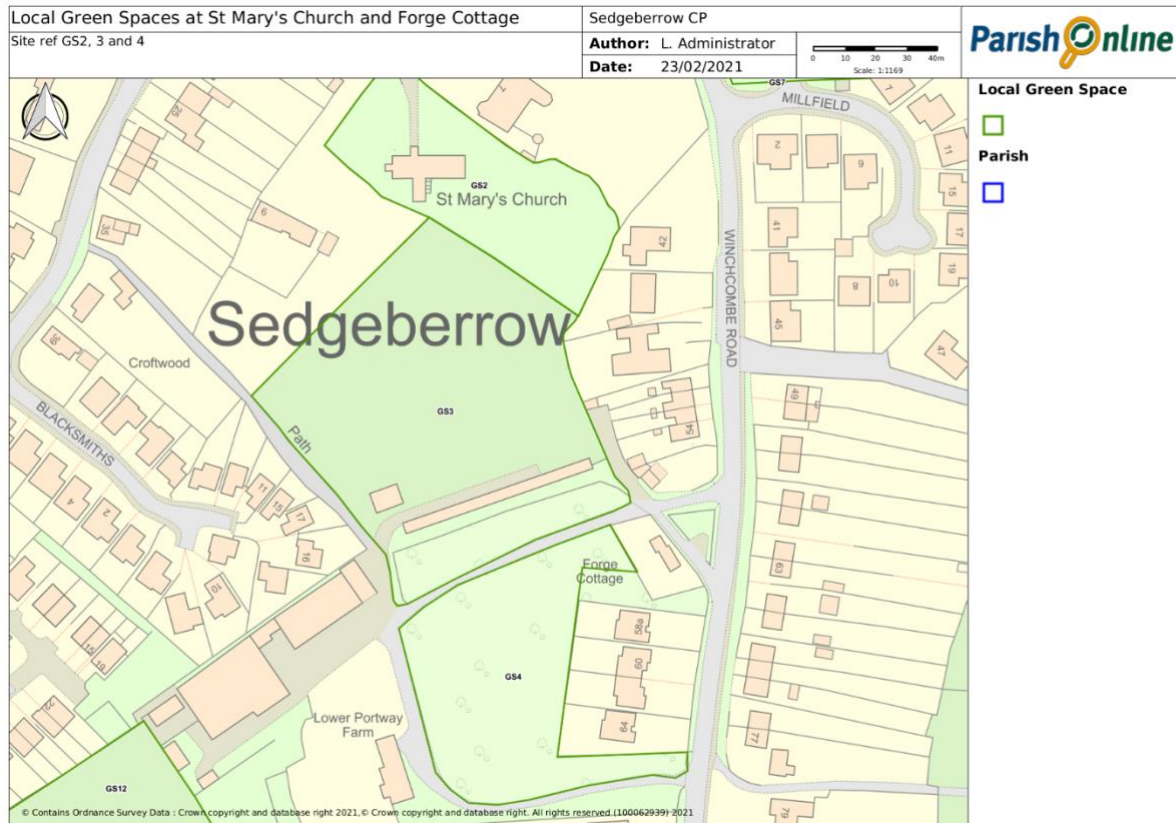


Figure 3. Worcestershire County Council Landscape Character Assessment Map

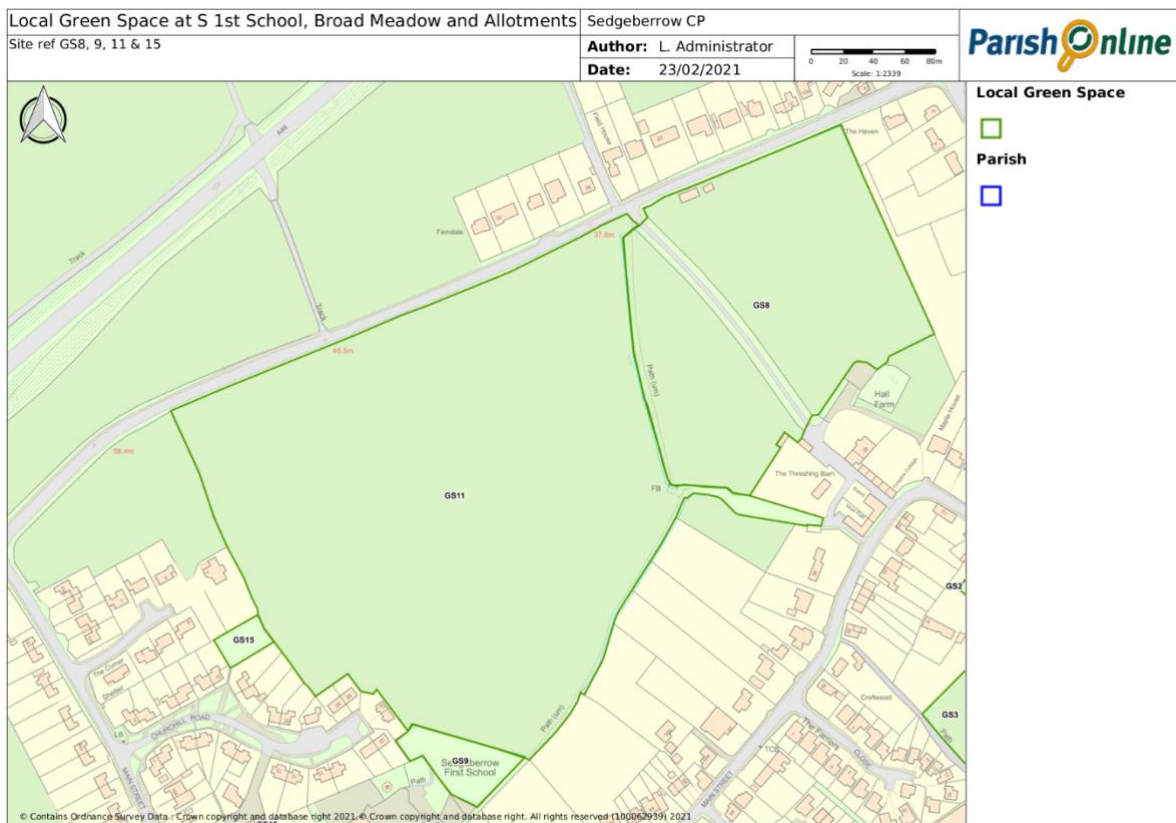
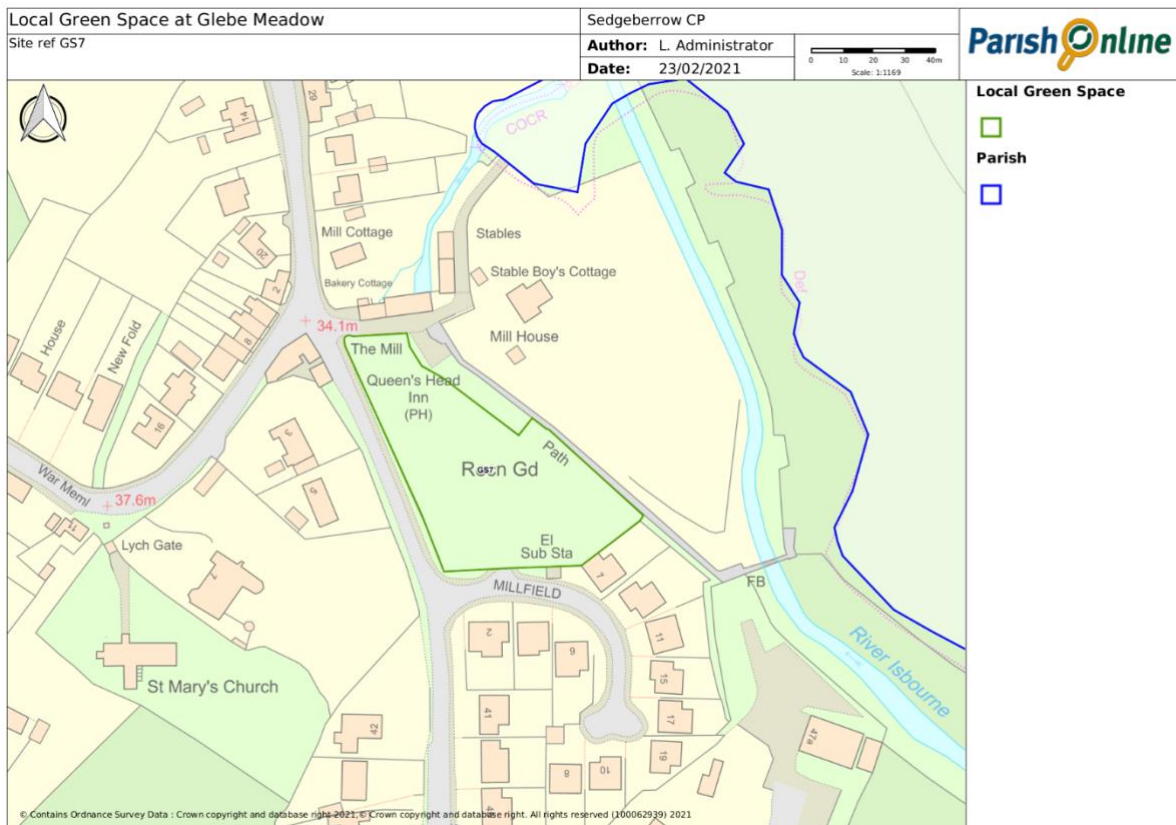
Worcestershire County Council definitions of landscape types:

- **Principle Village Farmlands** - open, rolling landscapes characterised by a nucleated pattern of expanded rural villages surrounded by large arable fields, often sub-divided into a series of smaller plots. This is an intensely farmed landscape associated with fertile, free draining soils which give rise to high quality farmland used for growing a wide variety of cash crops.
- **Village Claylands** – open, gently rolling agricultural landscapes characterised by an ordered pattern of hedged fields and discrete rural villages connected by a network of minor roads. These are landscapes of heavy, poorly drained soils, typically associated with broad clay vales backed by steeply sloping escarpments.

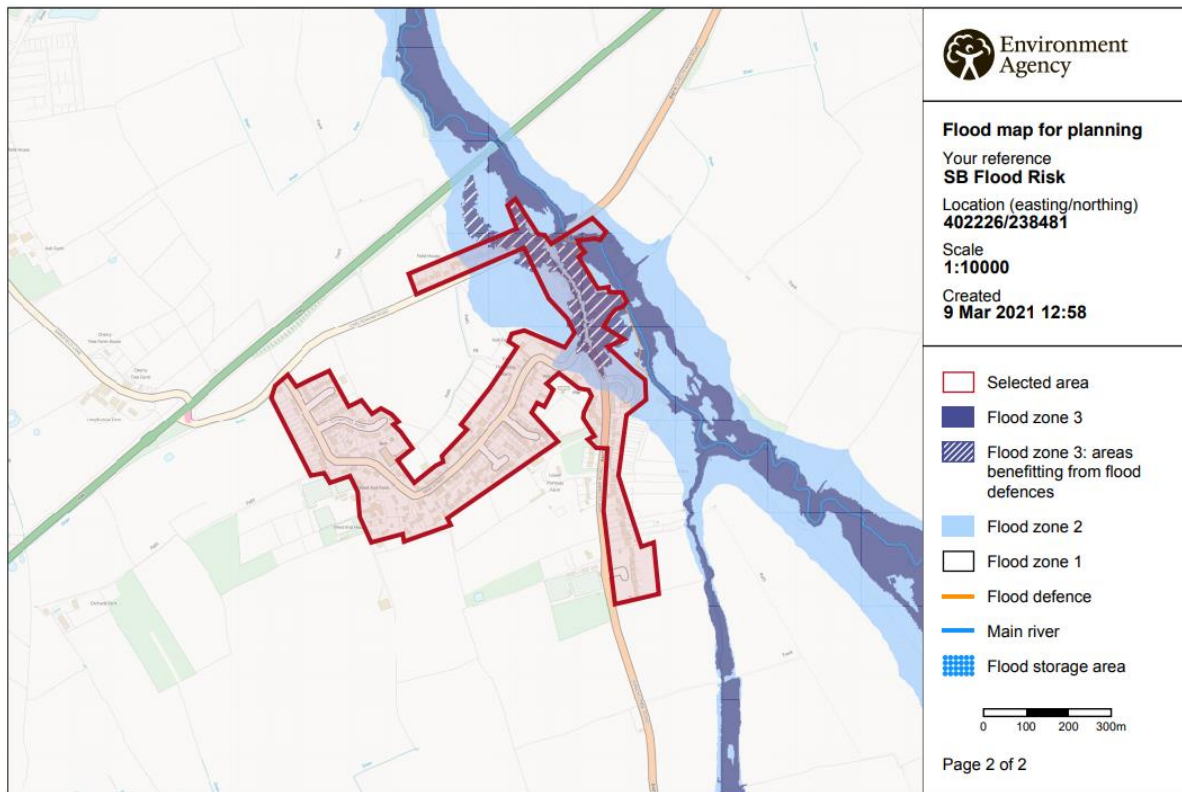
## 7.3 Appendix 3 - Local Green Space Maps







## 7.4 Appendix 4 – Flood risk mapping



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## 7.5 Appendix 5 - Glossary of Terms

Term	Description
<b>Active Travel Corridor (ATC)</b>	A route that can be a footpath/ cycle path or road that allows pedestrians and cyclists to move around.
<b>Adoption</b>	The procedure by which a plan becomes formal council responsibility. The Neighbourhood Planning Regulations also call this stage 'made' for the purposes of a Neighbourhood Plan.
<b>Appeal</b>	The process by which a planning applicant can challenge a planning decision that has been refused or had conditions imposed.
<b>Allocation</b>	A piece of land that has had a particular use earmarked via a Neighbourhood Plan or Local Plan. This might be for housing, employment, or another use such as open space.
<b>Amenity</b>	A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the interrelationship between them, or less tangible factors such as tranquillity.
<b>Basic Conditions</b>	Criteria that a Neighbourhood Plan must meet before it can come into force. These are: <ul style="list-style-type: none"> <li>• They must have appropriate regard to national policy,</li> <li>• They must contribute to the achievement of sustainable development,</li> <li>• They must be in general conformity with the strategic policies in the development plan for the local area,</li> <li>• They must be compatible with UK and EU obligations,</li> <li>• The must conform with the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.</li> </ul>
<b>Biodiversity</b>	The variety of different types of plant and animal life in a particular region.
<b>Change of Use</b>	A material change in the use of land or buildings that is of significance for planning purposes e.g. from retail to residential.
<b>Community Engagement</b>	Involving the local community in the decisions that are made regarding their area.
<b>Community Facilities</b>	Buildings, services, and land uses intended to meet the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.

Term	Description
<b>Community infrastructure levy (CIL)</b>	Allows local authorities to raise funds from developers undertaking new building projects in their areas. Money can be used to fund a wide range of infrastructure such as transport schemes, schools, and leisure centres. Parish Councils are entitled to 25% of CIL payments received once a Neighbourhood Plan has been adopted/ 'made'.
<b>Conformity</b>	There is a requirement for neighbourhood plans to have appropriate regard to national policy and to be in conformity with local policy.
<b>Consultation</b>	A communication process with the local community that informs planning decision-making.
<b>Consultation Statement</b>	A document which details when, where and how the public and stakeholders have been consulted, issues that were raised and how they were addressed.
<b>Development</b>	Legal definition is "the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land."
<b>Development Boundary</b>	A policy (SWDP2) in the South Worcestershire Development Plan) that draws a line around the built form of a settlement within which the principle of development is acceptable as long as it accords with other policies in the SWDP.
<b>Development Plan</b>	A document setting out the local planning authority's policies and proposals for the development and use of land in the area. In this case the South Worcestershire Local Development Plan (2016).
<b>Employment Land</b>	Land that is used or is proposed to be used for offices, industry and/or storage and distribution – covered by the B Class in the Use Classes Order.
<b>Evidence base</b>	The evidence upon which a development plan is based, principally the background facts and statistics about an area, and the views of stakeholders.
<b>Examination</b>	For neighbourhood planning, an independent assessment carried out by an examiner to determine whether a Neighbourhood Plan meets the Basic Conditions.
<b>Footpath</b>	A pedestrian right of way away from the highway.
<b>Footway</b>	A footway is a surfaced path that either forms part of a highway or runs alongside it. Although footways are commonly referred to as

Term	Description
	'footpaths', in law footpaths are paths away from the highway, not along them.
<b>Green Infrastructure</b>	Interconnected green space that can have a range of functions. Landscape, biodiversity, trees, allotments, parks, open spaces, and other natural assets.
<b>Green space</b>	Those parts of an area which are occupied by natural, designed, or agricultural landscape as opposed to built development; open space, parkland, woodland, sports fields, gardens, allotments, and the like.
<b>Green Space Background Paper</b>	A document containing an overview and assessment of green spaces within the Neighbourhood Area to support the policies in the Neighbourhood Plan; it forms part of the evidence base.
<b>Habitats Regulation Assessment</b>	Tests the impacts of a plan or project on nature conservation sites of European importance and is required under EU legislation.
<b>Infrastructure</b>	Basic services necessary for development to take place e.g. roads, electricity, water, education, and health facilities.
<b>Infill Development</b>	The infilling of a small gap within an otherwise built up area e.g. within gardens or in place of an outbuilding between two houses.
<b>Listed Buildings</b>	Any building or structure which is included in the statutory list of buildings of special architectural or historic interest.
<b>Localism</b>	Shifting power away from central government control to the local level. Making services more locally accountable, devolving more power to local communities, individuals, and councils.
<b>Local Green Space</b>	This is a formal designation that may be made by neighbourhood plans, to provide protection for green spaces valued by the local community.
<b>Local Development Plan</b>	The adopted Local Plan sets out what type and how much development will occur across the area to 2035 and a suite of policies to help manage development, it is called the South Worcestershire Development Plan. It covers the 3 authorities of Wychavon District Council, Malvern Hills District Council and Worcester City Council.
<b>Local Planning Authority</b>	Local government body responsible for formulating planning policies and controlling development; in this case it is Wychavon

Term	Description
	District Council for most planning matters and Worcestershire County Council for transport, minerals, and waste planning.
<b>Local Referendum</b>	A direct vote in which communities will be asked to either accept or reject a particular proposal.
<b>Local Transport Plan</b>	Plans that set out a local authority's policies on transport on a five-yearly basis. This is produced by Worcestershire County Council.
<b>Minerals Plan</b>	A statement of the policy, advice and guidance provided by local authorities regarding the extraction of minerals. This is produced by Worcestershire County Council.
<b>Mixed Use</b>	The development of a single building or site with two or more complementary uses.
<b>Multi use games area (MUGA)</b>	A fenced off area with built in goal post units for various types of sports games, such as football, netball, basketball, or tennis.
<b>National Planning Policy Framework (NPPF)</b>	Sets out the Government's planning policies for England and how these are expected to be applied.
<b>Neighbourhood Area</b>	The local area in which a neighbourhood plan or neighbourhood development order can be introduced. In this case the Parish of Sedgeberrow.
<b>Neighbourhood Plan</b>	A planning document created by a parish or town council or a neighbourhood forum, which sets out the vision for the neighbourhood area, and contains policies for the development and use of land in the area. Neighbourhood plans must be subjected to an independent examination to confirm that they meet legal requirements, and then to a local referendum. If approved by a majority vote of the local community, the neighbourhood plan will then form part of the statutory development plan.
<b>Neighbourhood Planning</b>	A community-initiated process in which people get together through a local forum or parish or town council and produce a neighbourhood plan or neighbourhood development order.
<b>Neighbourhood Plan Steering Group</b>	For the purposes of producing the Sedgeberrow Neighbourhood Plan a group of residents and Parish Councillors have formed to develop the Neighbourhood Plan. They report into the Parish Council.
<b>Planning Conditions</b>	Planning conditions are provisions attached to the granting of planning permission.

<b>Term</b>	<b>Description</b>
<b>Planning Permission</b>	Formal approval granted by a council allowing a proposed development to proceed.
<b>Policy</b>	A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.
<b>Public Open Space</b>	Open space to which the public has free access.
<b>Rural</b>	Areas of land which are generally not urbanised; usually with low population densities and a high proportion of land devoted to agriculture.
<b>Section 106</b>	Developer contributions, also known as planning obligations, can be secured via a section 106 legal agreement or planning condition attached to a planning permission. They help mitigate any adverse impacts generated by new development on infrastructure and facilities. Sometimes developers can self-impose obligations to pre-empt objections to planning permission being granted.
<b>Setting</b>	The immediate context in which a building is situated, for example, the setting of a listed building could include neighbouring land or development with which it is historically associated, or the surrounding townscape of which it forms a part.
<b>Site of Special Scientific Interest (SSSI)</b>	A protected area designated as being of special interest by virtue of its flora, fauna, geological or geomorphological features. Sites of special scientific interest (SSSI) are designated under the Wildlife and Countryside Act 1981 by the official nature conservation body for the particular part of the UK in question.
<b>South Worcestershire Councils</b>	Malvern Hills District Council, Worcester City Council and Wychavon District Council.
<b>South Worcestershire Development Plan (SWDP)</b>	The adopted Local Plan setting out the planning policies and strategic growth for the area until 2030. It covers the 3 authorities of Wychavon District Council, Malvern Hills District Council and Worcester City Council and is used by planning officers to determine planning applications.
<b>South Worcestershire Development Plan Review (SWDPR)</b>	The Local Plan is currently under review as required by national planning policy. The review document will supersede the SWDP and it is expected to be adopted by 2022. The Preferred Options for the SWDPR were consulted on in November 2019.

<b>Term</b>	<b>Description</b>
<b>Stakeholders</b>	People who have an interest in an organisation or process including residents, business owners and government.
<b>Strategic Policy</b>	A policy that is essential for the delivery of a strategy, for example, the overall scale and distribution of housing and employment in an area.
<b>Sustainable Development</b>	An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that “meets the needs of the present without compromising the ability of future generations to meet their own needs”.
<b>Sustainable Urban Drainage Systems</b>	An artificial drainage solution which uses natural processes to reduce and slow the quantity and rate of surface water run-off from new development, dealing with it as close to the source as possible.
<b>The Plan</b>	Sedgeberrow Parish Neighbourhood Plan
<b>Tree Preservation Order (TPOs)</b>	An order made by a local planning authority to protect a specific tree, a group of trees or woodland. Tree preservation orders (TPOs) prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority.
<b>Windfall</b>	Sites which have not been identified as available in the Local Plan. They normally comprise previously developed sites that have unexpectedly become available.

## 7.6 Appendix 6 - Parish Aspirations and Actions

- 7.6.1 There were a number of items that were identified through the survey that are of concern and interest to the community but cannot be addressed through planning policy. These aspirations and actions have been identified and it is the intention of the Parish Council to address these during the Plan period either through the Parish Council or in conjunction with others including, through a community group established to address the issue, or through another appropriate body. These will be subject to financial, legal and time constraints.
- 7.6.2 Work has already commenced against some of these aspirations and achieving these has the potential to enhance the quality of life for residents of Sedgeberrow and to provide environmental improvements. However, successful delivery will always depend on the availability of adequate funding, commitment from volunteers and the willingness of partner organisations to work with the Parish Council.
- 7.6.3 The Parish Council is always willing to consider new parish aspirations arising from all sources.
- 7.6.4 Any of these aspirations that would qualify as ‘infrastructure’ will be considered for the purposes of spending CIL money or other development related income that might be received by the Parish Council.

Summary of comments in Household survey results/wish			
Ref	list/concerns	Category	Status/comments
1.1	Dog Poo	Countryside	
1.2	Agricultural Spraying	Countryside	
1.3	Hedgerows	Countryside	
1.4	Dark skies	Countryside	
1.5	Footpaths/PROWS	Countryside	
2.1	Lack of shop	Facilities	
2.2	Village Shop/post office	Facilities	
2.3	Doctors' surgery	Facilities	
2.4	Village Hall	Facilities	
2.5	Parking	Facilities	
2.6	Playground	Facilities	
2.7	Cycle Path A46	Facilities	
3.1	Daily meeting opportunities/Lack of community/Isolation	Social/Sport/Leisure	
3.2	Queens Head	Social/Sport/Leisure	Opened in 2021 as an Indian Restaurant/bar
3.3	Lack of community spirit	Social/Sport/Leisure	
3.4	Sports/social facilities	Social/Sport/Leisure	

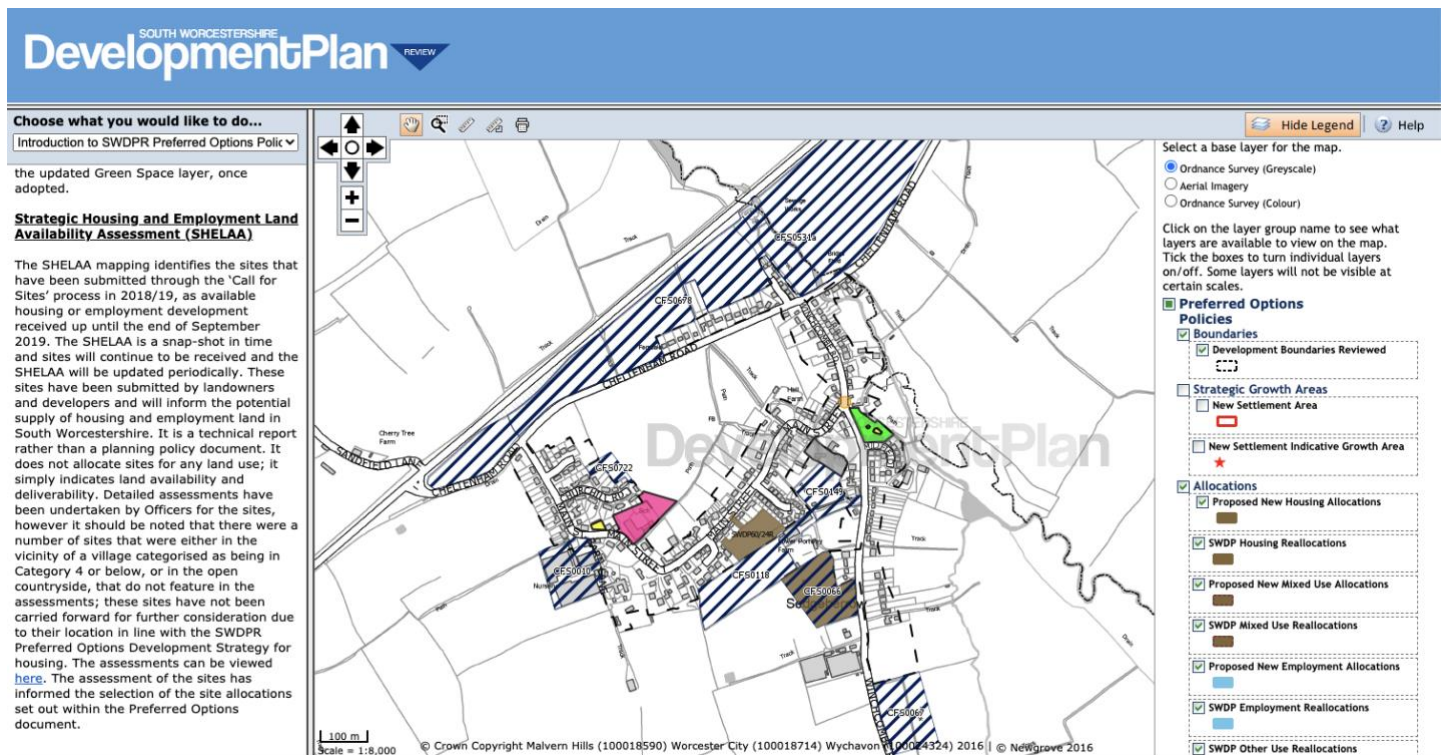


Summary of comments in Household survey results/wish list/concerns			
Ref		Category	Status/comments
3.5	Scouts/cubs/guides	Social/Sport/Leisure	
4.1	Village growth to support pub and shop	Sustainability & Housing	
4.2	Building adjacent to houses	Sustainability & Housing	
4.3	Protecting Heritage buildings	Sustainability & Housing	
4.4	Solar Farm	Sustainability & Housing	
4.5	Recycling facilities	Sustainability & Housing	
4.6	Sustainable housing	Sustainability & Housing	
4.7	Community energy generation	Sustainability & Housing	
5.1	Pathways overgrown	Traffic	
5.2	HGV Traffic, speeding & Road maintenance.	Traffic	County council in contact with operators. New more visible, VAS sign purchased and installed.
5.3	Parking, especially at school	Traffic	
5.4	Infrastructure maintenance	Traffic	
5.5	Access to A46	Traffic	

## 7.7 Appendix 7 - The SWDP Review Preferred Options Policy Map

7.7.1 This map shows the Strategic Housing and Employment Land Availability Assessment (SHELAA) and “identifies the sites that have been submitted through the ‘Call for Sites’ process in 2018/19, as available housing or employment development received up until the end of September 2019. The SHELAA is a snapshot in time and sites will continue to be received and the SHELAA will be updated periodically. These sites have been submitted by landowners and developers and will inform the potential supply of housing and employment land in South Worcestershire. It is a technical report rather than a planning policy document. It does not allocate sites for any land use; it simply indicates land availability and deliverability” (Source: <http://swdp.addresscafe.com/app/exploreit/default2.aspx>)

7.7.2 As detailed above, it is important to note that the SHELAA is only a database of available land and does not indicate that the site will be allocated for housing and/or employment. The full housing site assessment considers each of these sites in detail.



(Source: <http://swdp.addresscafe.com/app/exploreit/default2.aspx>)

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