

**TOWN AND COUNTRY
PLANNING ACT 1990; PLANNING AND
COMPULSORY PURCHASE ACT 2004;
PLANNING ACT 2008**

PLANNING APPLICATION ON BEHALF OF:

**Lioncourt Homes and Touch
Developments**

**Residential development of up to 115
dwellings, access, public open space,
landscaping, drainage and associated
development infrastructure.**

Land off Rebecca Road, Pershore

**PLANNING STATEMENT (Including
Affordable Housing Statement,
Health Impact Assessment and
S106 Heads of Terms)**

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1. INTRODUCTION

1.1 This Planning Statement has been prepared in support of a planning application submitted on behalf of Lioncourt Homes Limited and Touch Developments Ltd (“Lioncourt and Touch”). The application seeks outline planning permission on land at Rebecca Road, Pershore (“the Site”) for up to 115 dwellings, (Use Class C3), including open space, landscaping, drainage and associated works. Matters of layout, appearance, scale and landscaping of the development are reserved for later consideration, however access to the site from Rebecca Road is included in the application and for approval at this stage.

1.2 The submission includes a full suite of supporting documents including;

- Site Location Plan
- Development Parameter Plans
- Proposed Junction Arrangements – Site Access
- Topographical Survey
- Illustrative Masterplan
- Design and Access Statement
- This Planning Statement (inc Affordable Housing and Health Impact Statement)
- Flood Risk Assessment / Drainage Strategy
- Ecology Appraisal
- Archaeological Desk-Based Assessment and Geo-physical Survey
- Heritage Impact Assessment
- Energy Report
- Economic Benefits Report
- Landscape and Visual Impact Assessment
- Tree Report
- Transport Statement and Travel Plan
- Agricultural Land Classification and Considerations Report

1.3 This supporting Planning Statement sets out the relevant background to the determination of the application by describing the Site and its surroundings and details of the proposed development. The Statement then presents the planning case for the proposed development by assessing the relevant planning considerations, having regard to the provisions of Development Plan policy and all other material considerations, including national planning policy.

1.4 The Planning Statement concludes that the proposals accord with the Development Plan and align to national planning policy which sets out a presumption in favour of sustainable development and seeks to

boost the supply of new homes. The proposals provide a high-quality sustainable development which will provide significant planning benefits. There are compelling reasons to grant planning permission, which include:

- **The proposed development will positively contribute to the supply of, and on-going need for, housing within Wychavon and South Worcestershire, which constitutes a significant and material planning benefit in favour of the proposals, particularly in circumstances of the national housing crisis and where the Council cannot currently demonstrate a 4 year supply of land for housing.**
- **The development here can provide for a range of house types and sizes and it will also provide much needed affordable housing at a time when housing affordability is challenging for many, including First Homes for new first time purchasers.**
- **Pershore is a sustainable location for the scale of development proposed. This is a suitable site, well related to the town within easy reach of local shops and services, as well as public transport.**
- **The proposed development is of a high quality design. Careful consideration has been given to the layout of the development. The Design and Access Statement and Landscape and Visual Appraisal demonstrates how the proposal is sensitive to the local landscape and edge of the settlement. Each dwelling will be built using high quality materials, be energy efficient and include electric vehicle charging points.**
- **The proposals relate well to the surrounding area and will be contained by existing and enhanced landscaping along its boundaries. The scheme has been sensitively designed to respect nearby residential properties whilst ensuring a quality living environment for future residents.**
- **The development accords with the economic role of sustainable development in that it will contribute to a strong, responsive and competitive economy providing significant jobs during the construction phase of the development.**
- **The development accords with the social role of sustainable development supporting a strong, vibrant and healthy community, providing a range of housing types and tenures in a high-quality environment, accessible to local services and infrastructure.**
- **The development accords with the environmental role of sustainable development recognising the character and quality of the local landscape, respecting the town edge, protecting and enhancing the best of the local natural environment, enhancing biodiversity and mindful of climate change with sustainable drainage. The proposals will provide more than 40% of the site as Green Infrastructure which will benefit existing and future residents.**

- **The proposals also appropriately address other site specific development issues including matters such as site access and traffic, protection of ecology interests and particular consideration has been given to thoughtful landscape design and achieving a net gain in biodiversity. These aspects have strongly influenced the number of houses proposed, as well as the nature, scale and layout of the proposed housing on the site.**

The Applicants

- 1.5 The planning application is submitted on behalf of Lioncourt Homes and Touch Developments.
- 1.6 Lioncourt specialise in developing new homes, focusing on producing quality developments that are designed to a high standard, promoted through, and shaped by the planning system. Lioncourt is a 5-Star Quality Award Winning Home Builder, building new homes in desirable locations throughout Central England. Quality of workmanship, quality of service and customer satisfaction, as recognised by their customers through the House Building Federation 5 Star Award for the last nine consecutive years, are all at the forefront of the business. The whole team at Lioncourt is focused on these very important factors. Therefore, Lioncourt places great emphasis in ensuring their new schemes are respectful of, and contribute positively to, the local area.
- 1.7 Touch Developments have over 50 years' experience in both residential and mixed-use sites from identification through to delivery. They specialise in unlocking sites with development potential working in the interest of landowners. They specialise in land promotion and brownfield opportunities predominantly in the Midlands and South. As a small team they are careful on the opportunities they will promote. Typically their strategic portfolio comprises edge of settlement sites in areas where there is an inherent demand and need for housing. Touch work with housebuilder and RSL's/RP's as end users as well as landowners comprising farmers, individuals, companies as well as the Local Authority themselves.

Environmental Impact Assessment (EIA)

- 1.8 Where no formal request for EIA Screening has previously been made to the Council, in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Part 2, Regulation 8, the Council should treat this application as a request for Screening under Regulation 6(1) . The development proposals do not fall under Schedule 1 of the EIA Regulations. However, the proposals do constitute a Schedule 2 development characterised as an "Infrastructure Project".
- 1.9 EIA is not mandatory for all Schedule 2 developments. The development is not in a defined Sensitive Area and the scale of housing proposed is only a tenth of the scale thresholds set out in planning guidance where significant environmental effects would be more likely. In testing the proposals against the relevant criteria and with an understanding of due mitigation, the development should not have any significant environmental effects to require a formal Environmental Impact Assessment in accordance with the EIA Regulations and we would expect the Council to adopt the same view.

Planning and Community Benefits

1.10 The proposals here will deliver tangible community benefits which weigh substantially in favour of granting planning permission for this development. Whilst these are looked at in more detail in subsequent chapters, in summary these can be noted at the outset to include:

- **Economic benefits associated with new house building where numerous jobs will be supported during the construction phase of the development and the new residents will contribute to local economic spend.**
- **Provision of substantial areas of new managed Green Infrastructure including extensive landscape planting and a woodland trim trail, which will benefit new residents within the proposed development as well as existing residents in the local area.**
- **Affordable housing for local people (40% of the total number of new homes) contributing towards the strong demand and need for affordable housing in the area, allowing local people to gain access to a home.**
- **New family housing at a time when there is a shortage of supply and a national housing crisis. The new homes will be provided in a range of sizes and types, as well as smaller properties for younger people to get on the housing ladder or existing residents within the community looking to downsize.**
- **Significant biodiversity net gains, with areas of the site created and managed to contribute to the local ecological network.**

2. THE SITE AND SURROUNDING AREA

- 2.1 The Site extends to 4.86ha and is located to the south of the B4084 and to the north of Rebecca Road, Pershore, Worcestershire, sitting on the western side of Pershore adjacent to the current settlement boundary. Pershore provides all the facilities of a market town, with a significant amount of shops, services and employment opportunities, along with good public transport links including a national rail station to the north of the town centre. Considering the proximity of the services and facilities within one of the main centres in the District, this is a sustainable location for new housing.
- 2.2 The site comprises arable agricultural land, generally bounded by existing hedgerows with some trees. It provides for a logical extension to the adjacent Allesborough Farm housing development, and the existing residential area opposite on Rebecca Road.



- 2.3 Vehicular access to the Site will be off Rebecca Road, with a new junction formed and pedestrian footpath connections made to link the site to the highway network.
- 2.4 The Site is not within the Green Belt, nor does any other local landscape, separation of settlements or significant gap designation apply to the Site. The Site is not located within a Conservation Area. The farmhouse and barns within the curtilage of the main house at the adjacent Allesborough Farm development are listed buildings (ref. 474309, listed in 1976 as Grade II).

2.5 The Site is entirely within Flood Zone 1, the area with the lowest probability of flooding.

Local Planning Applications

2.6 Land to the east of the Site was granted planning permission under reference 17/00432/FUL following an appeal (ref APP/H1840/W/17/3188250). The development was constructed over recent years by Malvern Developments Ltd comprising 27 new homes.

2.7 On the opposite side of Rebecca Road planning permission was granted under reference W/11/00752/OU also following an appeal (ref APP/H1840/A/11/2165772). The Redrow site comprises 45 dwellings and included affordable housing and open space.

2.8 At the time both of these developments fell outside the development boundary of Pershore as defined by Policy SWDP2 of the South Worcestershire Development Plan with the sites being defined as being in open countryside. However, both Inspectors concluded that the benefits in the form of the contribution to market and affordable housing demonstrably outweighed the harm as a result of a breach of development policy.

3. THE DEVELOPMENT PROPOSAL

3.1 The extent of the proposed site is shown on the Site Location Plan submitted with the application and as below. It identifies the extent of the application site and includes all land (including Highway land), to deliver the proposed development including the access.



3.2 The planning application seeks outline planning permission for development described as a **“Residential development of up to 115 dwellings (Use Class C3) with all matters reserved with the exception of access, including open space, landscaping, drainage and associated works.”**

3.3 The key features of the proposed development include:

- A Planning Application Site Boundary of 4.86 ha
- A residential developable area with a maximum of 115 dwellings.
- Areas proposed for green infrastructure including a new woodland trim trail, amounting to in excess of 40% of the site
- Access from Rebecca Road.
- New footway provision on Rebecca Road providing onward pedestrian access to Pershore Town Centre.
- Surface water attenuation
- 40% of the new homes as dedicated affordable homes

Approach to Application

3.4 The planning application is submitted in outline with all matters reserved for subsequent approval other than the new means of access to the site from the public highway off Rebecca Road.

3.5 The application plans submitted with the application for approval include the following:

- Site Location Plan PERE_PLA_00
- Site Access Plan 240274-RAP-XX-XX-DR-TP-3201 rev P03

3.6 An illustrative drawing of the potential development of the site has been submitted for illustrative purposes as follows;

- Illustrative Masterplan PERE-PLA-01

3.7 The extent of the Proposed Development, its nature, amount and general parameters are included to define the scheme for the purposes of the outline planning application stage. These are set out on a series of Parameter Plans. These establish clearly the extent of the development for which approval is sought, the general parameters for the development of the site, even though only the principle of the development (and means of access to the site) is applied for at this stage. The Parameter Plans are as follows;

- Land use parameters plan-PERE-PLA-02
- Building Heights Parameter Plan-PERE-PLA-03
- Density Parameters Plan PERE-PLA-04
- Movement Strategy Plan - PERE-PLA-05
- Placemaking and Character Strategy - PERE-PLA-06

3.8 The Land Use Parameter Plan is of particularly importance. It is intended to define those areas within the site which are suitable for built development and those appropriate for strategic landscaping, access to the site as well as other principal features such a sustainable drainage infrastructure as well as describing key features, arrangements and limitations for the development which would need to be generally adhered to at the more detailed Reserved Matters stage.

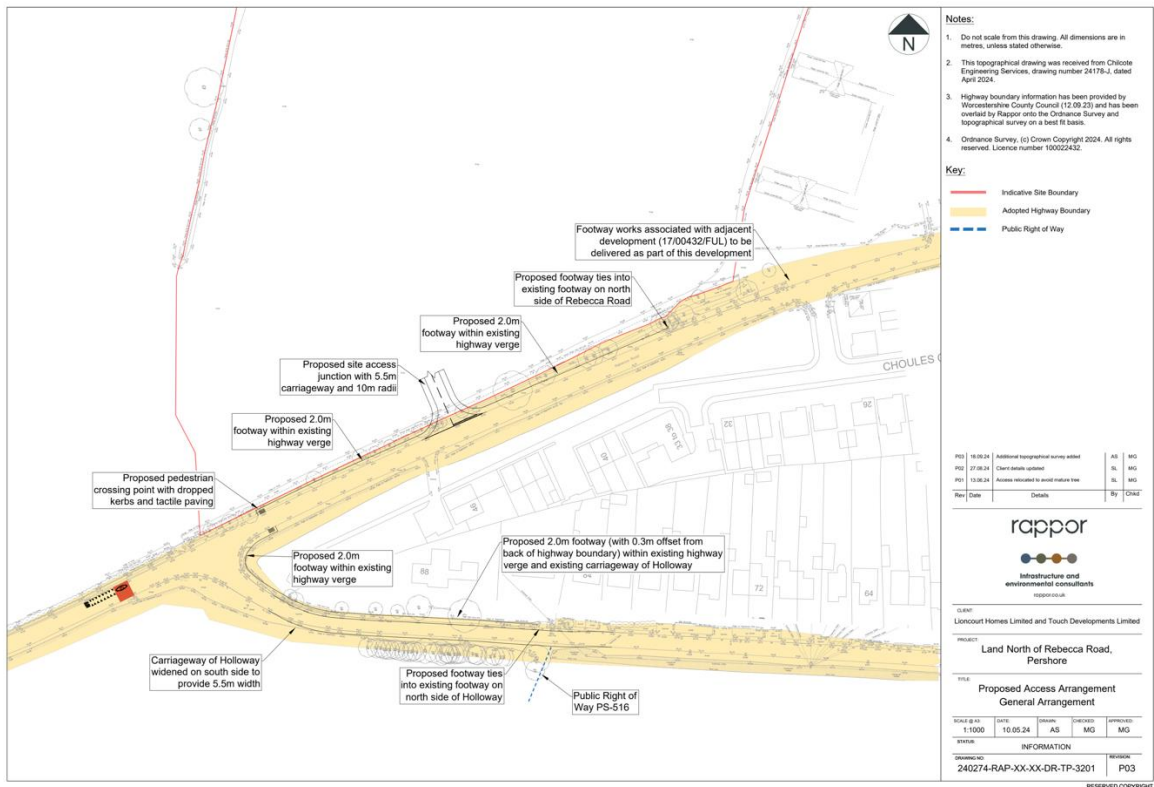


3.9 It is expected that the outline planning permission would be conditioned so as to require the scheme to be brought forward in a manner generally consistent with the parameters expressed on the Land Use Parameter Plan as well as defining the development by reference to the description of the application and

the proposed maximum number of new homes proposed, but with further detail and refinement to be submitted and approved as appropriate through Reserved Matters and planning conditions.

3.10 The influences directing the evolution of the Proposed Development and how this has progressed through the design process to arrive at the application scheme are described fully in the submitted Design and Access Statement and as such the proposals are intended to make a very positive contribution to the provision of new housing and further modest growth of Pershore.

3.11 Access to the site is proposed from Rebecca Road and this is an aspect of the development for which approval is specifically sought even at this outline planning stage. The proposed access design is described in the submitted Transport Statement and accords to recognised highway standards.



3.12 The key elements of the proposed development can therefore be noted as follows:

- Residential Development** – The proposed scheme is for up to 115 new homes. The scheme proposes a broad mix of housing types and sizes to meet the housing needs of the local community and can be refined at the Reserved Matters stage to best meet local identified needs. It is expected to include detached, semi-detached, and terraced properties, varying in size from 1-bedroom to 4- plus bedrooms. This will positively contribute to the current housing stock within the town and wider area providing opportunities for first time buyers as well as those seeking to down or up size. The detailed design of the new homes is not for this outline planning stage but will be designed to reflect architectural features and material palette found locally.

Each home will be constructed to energy efficient standards, with electric vehicle charging provided.

Homes will be designed inclusively, with some adaptable over lifetimes.

- **Provision of Affordable Housing** – 40% of the proposed dwellings within the scheme will be affordable units in line with policy. The affordable housing will be secured through a legal agreement, prioritise homes for local need and include a range of affordable housing tenures. They will also provide First Homes, discounted sale price properties which assists in the affordability of new homes by reducing their initial and subsequent sales price by 30% of market value.

The affordable homes will be designed to be indistinguishable from the market units and will be distributed across the scheme working with the requirements of the prospective Registered Provider.

- **Green Infrastructure** – The scheme will provide for at least 40% of the Site to be dedicated Green Infrastructure. This will include extensive landscape planting and a new woodland trim trail. Together, these areas will provide a range of landscape and ecology benefits, as well as some areas for public access providing leisure and recreational opportunities for all ages and abilities.
- **Access** – Vehicular access to the site will be via Rebecca Road and will entail the construction of a new access in the form of a bellmouth priority junction arrangement. The proposed scheme will provide a new footway along the northern side of Rebecca Road and improve pedestrian connections to Holloway which provides a direct link into the Town.
- **Landscaping** – The proposed scheme seeks to retain and enhance existing trees, hedgerows and drainage features where possible. The creation of new areas of green infrastructure will enhance landscape structure and provide integration. The edges of development will propose to respond positively to surrounding settlement and countryside with woodland tree belt further enclosing the site.
- **Attenuation Basin**– integrated within an area of green space. Water attenuation to be provided within lower lying land of the Site.

3.13 The above are expanded into an Illustrative Masterplan which is submitted with the application. This is not the final layout of the development but shows one way in which the parameters for the development of the site set out above could evolve into a more detailed layout of the development. It is for illustrative purposes at this stage and is to assist and provide a greater understanding of the development and its likely layout.



3.14 The development proposals and their design evolution are explained in further detail in the supporting Design and Access Statement.

The Proposed Development and other Supporting Information

3.15 The application needs to be reviewed holistically with regards to the other supporting reports with the submission. The following matters have been taken into account in developing the proposed scheme and are referred to in other supporting technical reports and information submitted with the application:

- Arrangements for water management have been evaluated. The Site is in Flood Zone 1, which is the lowest category of flood risk and suitable for housing development. A drainage scheme incorporating sustainable drainage proposals, often referred to as SUDS, is proposed to manage surface water runoff from the development to prevent on and off-site flooding. The proposed development would be operated with minimal risk from flooding and would not increase flood risk elsewhere.
- The Transport Statement evaluates the traffic and transport implications of the proposed development including highway safety, traffic generation as well as sustainable travel options including walking, cycling and public transport. A Travel Plan for the development is also included in the submission.
- An Ecological Appraisal has been submitted with the application to establish the ecological baseline of the Site and evaluate potential impacts of the proposed development. The Appraisal concludes the development can avoid significant ecological impacts and provide significant biodiversity net gain to contribute to the local ecological network. The supporting Biodiversity Metric Report has confirmed the proposed development would result in significant biodiversity net gain for habitats on the Site.
- The supporting Landscape and Visual Impact Assessment has concluded The study area would be capable of accommodating the residential development on this Site. It is physically well-contained and provides a good opportunity to locate built form in a way that responds positively to the existing settlement pattern of Pershore. While the Site's character will change from agricultural land to of residential development, the landscape is suitably robust to accommodate this change which will be localised.
- A Phase 1 Geo-Environmental Desk Study has been undertaken to support the application. This has not identified any geoenvironmental constraints at the site that would either preclude development or warrant significant remedial/further action.

3.16 These matters are discussed in further detail in the supporting technical reports.

Environmental Impact Assessment (EIA)

3.17 The planning application does not include an Environmental Impact Assessment. In accordance with the Town and Country Planning, England (Environmental Impact Assessment) Regulations 2017, specifically Part 3, 8 (1) for Procedures Concerning Applications for Planning Permission, it is for the Local Planning Authority to treat the submission of this application as if it were a request for the Local Planning Authority (LPA) to adopt a Screening Opinion under Regulation 6 (1).

3.18 The development proposals do not fall under Schedule 1 of the EIA Regulations 2017. However, in accordance with the EIA Regulations 2017 and parts 10(a) and 10(b) of Schedule 2 to those Regulations the proposals constitute a Schedule 2 development.

- 3.19 EIA is not mandatory for all Schedule 2 developments. Guidance is provided in Planning Practice Guidance which sets out indicative screening thresholds and criteria. The indicative thresholds and criteria for Infrastructure Project (a) urban development projects where the site has not previously been intensively developed suggests EIA is more likely for new development of more than 1,000 dwellings. The proposals fall well below this indicative threshold scale.
- 3.20 The PPG confirms that Screening must take account of the selection criteria in Schedule 3 of the Regulations, taking into consideration the characteristics of the development, location of the development and characteristics of the potential impact. Relevant to those, it can be noted that this development would be considered to be of no more than local importance. The scale and nature of the proposals are not considered to have more wide-ranging effects. The development would not have significant urbanising effects on the area. The site is not environmentally sensitive as it is not within an AONB, SSSI, National Park, World Heritage Site or Green Belt. Ecological surveys show that there are no significant ecological constraints within the site. The proposals are not unusually complex and do not pose potentially hazardous environmental effects.
- 3.21 Given the location of the site adjacent to the existing settlement boundary and the nature of development proposed, coupled with the limited sensitivity of the site, it is considered that whilst there may be some effects upon the environment as a consequence of the development, none of these on their own or cumulatively, would result in a 'significant effect'. Accordingly, it is considered that the proposals do not constitute EIA development. In testing the proposals against the general screening criteria provided at Schedule 3 of the EIA Regulations 2017, it is the Applicant's view that given the nature of the proposed development and providing the relevant studies, as included in the application are considered and any identified mitigation measures are implemented, the proposed development should not have any significant environmental effects and should not require a formal Environmental Impact Assessment in accordance with the EIA Regulations 2017 and the LPA is invited to adopt the same view.

4. PLANNING POLICY CONTEXT

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan in the case of this planning application is the South Worcestershire Development Plan (2016).
- 4.2 In addition, government policy - principally the National Planning Policy Framework revised in December 2023 (NPPF, or generally referred to here as the Framework) - is material to the determination of planning applications.

South Worcestershire Development Plan (2016)

The South Worcestershire Development Plan (SWDP) was adopted in February 2016. It covers the administrative authorities of Malvern Hills District Council, Wychavon District Council and Worcester City Council over the period from 2006 to 2030. The Plan identifies a requirement for about 28,400 dwellings for South Worcestershire in that period, of which 10,600 were to be delivered in Wychavon District, excluding additional provisions for housing within the Wider Worcester Area which also included additional housing. Annual requirements over the plan period were phased to a trajectory which sought to see the greatest levels of growth across the SWDP area through the period 2018 to 2030.

- 4.3 The vision for the SWDP includes growth in housing and employment to create a robust, competitive local economy, and for residents to have access to a range of housing types and tenures to help meet the needs of young families, older people, and single households. The plan seeks a high standard of living in an attractive, safe, and secure, low-crime environment with investment in green infrastructure to improve access to healthy opportunities and lifestyles for residents, as well as helping to improve biodiversity interest. The SWDP objectives cover a range of topics to support these aims.
- 4.4 Those aspects of Policy primarily related to the determination of this planning application are listed below. The weight to be given to Policy is explored later in this Statement, noting the Council cannot currently demonstrate a 4 year supply of land for housing which dictates that the most important policies are out of date:
- 4.5 Policy SWDP1 generally mirrors the Framework, where the approach to decision-taking in this context is further explained in paragraph 11 of the Framework. It states that **“where policies which are most important for determining the appeal are out of date, granting planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole.”** It is therefore necessary to consider whether the adverse impacts of this development **“significantly and demonstrably”** outweigh the benefits. In other words, for planning permission to be refused the adverse impacts must not only outweigh the benefits, this must **“significantly and demonstrably”** be the case. Adverse impacts can outweigh benefits and planning permission can still be granted as long as they do not significantly and demonstrably outweigh the benefits

– this is often referred to as the ‘tilted balance’, to be applied where the most important policies for determining the application are out of date (as is the case here).

- **SWDP1 – Overarching Sustainable Development Principles**

This important policy states that the Local Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF when considering development proposals. It confirms that planning applications which accord with the SWDP will be approved unless material considerations indicate otherwise.

Policy SWDP 1 Criterion D states that where relevant policies are out of date at the time of making the decision then the Local Authority will grant permission unless material considerations indicate otherwise - taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. This generally mirrors the Framework, where the approach to decision-taking in this context is similarly explained in paragraph 11 of the Framework. It is therefore necessary to consider whether the adverse impacts of this development “significantly and demonstrably” outweigh the benefits. In other words, for planning permission to be refused the adverse impacts must not only outweigh the benefits, this must “significantly and demonstrably” be the case. Adverse impacts can outweigh benefits and planning permission can still be granted as long as they do not significantly and demonstrably outweigh the benefits – this is often referred to as the ‘tilted balance’, to be applied where the most important policies for determining the application are out of date (as is the case here).

- **SWDP2 – Development Strategy and Settlement Hierarchy**

This important policy sets out principles on which the Development Strategy is based. This includes providing sufficient housing to meet objectively assessed needs to 2030, safeguarding and wherever possible enhancing open countryside, and focusing most development on urban areas, where both housing needs and accessibility to lower cost public services are greatest.

The policy defines the open countryside as land beyond any development boundary, where development will be “strictly controlled” and will be limited to specific uses, which does not include open market housing.

The strict control of development in open countryside, and the requirement to “safeguard” open countryside is somewhat at odds with the Framework and instead requires policies and decisions to enhance the natural environment by “recognising” the intrinsic character and beauty of the countryside. That said, the application site is situated outside the development boundary as defined by SWDP2 and is therefore, for planning policy purposes, considered to lie in the open countryside.

Pershore is identified as an “Other Town” within the Plan’s Settlement Hierarchy (SWDP 2). This means Pershore is an appropriate location to accommodate a proportion of south Worcestershire's employment and housing growth over the Plan period.

- **SWDP3 – Employment, Housing and Retail Provision Requirement and Delivery**

This is a key policy of relevance to the development. It confirms a total of 28,400 dwellings (net) are required during the plan period across South Worcestershire. Of this requirement, the policy identifies 10,600 (7,300 Market Housing; and 3,300 Affordable Housing) dwellings are required within Wychavon (excluding Wider Worcester Area).

- **SWDP5 – Green Infrastructure**

Requires housing developments on greenfield sites exceeding 1 hectare (gross) to provide 40% Green Infrastructure, with the precise form depending on local circumstances and the priorities of the Worcestershire Green Infrastructure Strategy.

- **SWDP13 – Effective Use of Land**

Sets out appropriate housing density for different types of development sites and locations to make the most effective and efficient use of land. The policy states housing densities should reflect local circumstances. Developments should not adversely affect the character and appearance of existing cities, towns and villages.

- **SWDP14 – Market Housing Mix**

Requires proposals to contain a mix of types and sizes of market housing, informed by the latest Strategic Housing Market Assessment and/or other local data.

- **SWDP15 – Meeting Affordable Housing Needs**

Requires proposals to have regard to a sliding scale approach, where sites of 15 or more dwellings on greenfield land should provide 40% of the units as affordable units on site.

4.6 Other relevant policies include:

- **SWDP4 – Moving Around South Worcestershire**
- **SWDP6 – Historic Environment**
- **SWDP7 – Infrastructure**
- **SWDP21 – Design**
- **SWDP22 – Biodiversity and Geodiversity**
- **SWDP24 – Management of the Historic Environment**

- **SWDP25 – Landscape Character**
- **SWDP27 – Renewable and Low Carbon Energy**
- **SWDP28 – Management of Flood Risk**
- **SWDP29 – Sustainable Drainage Systems**
- **SWDP30 – Water Resources, Efficiency and Treatment**
- **SWDP31 – Pollution and Lands Instability**
- **SWDP33 – Waste**
- **SWDP39 – Provision for Green Space and Outdoor Community Uses in New Development**

Emerging South Worcestershire Development Plan Review

- 4.7 The South Worcestershire Councils commenced a Review of the adopted SWDP in 2017, in line with the Government requirement for Development Plan to be updated every five years. The Review will provide an updated Plan for the period to 2041 and will update the existing SWDP where necessary and allocate additional sites to provide for development needs over this period.
- 4.8 The SWDP Review has completed two stages of consultation to date, including its final Regulation 19 Publication consultation which was undertaken at the end of 2022. The plan has been submitted for Examination but there has been some delay to the start of the Examination Hearing sessions as additional information and evidence has been requested by the Inspectors. It is still some way from adoption, noting there are a considerable number of objections to the plan which are to be examined. It is not capable of being given any weight in the determination of this appeal.
- 4.9 The SWDP Review Publication (Regulation 19) Document (published in November 2022) sets out a requirement to deliver 26,360 new additional dwellings within South Worcestershire over the revised plan period, which the Applicant's proposal of up to 115 dwellings can support.

South Worcestershire Supplementary Planning Documents (SPDs)

Design Guide SPD (March 2018)

- 4.10 This document sets out the design principles for the area and how they can be achieved through guidance on how to achieve good design in new developments. It states that new homes need to be adaptable for the future which could be achieved through several ways including:
- Wider doorways;
 - Provision to extend houses from the rear, front and eaves;
 - A good-sized garden; and

- Sufficiently sized rooms to ensure they can be used for a wide range of uses from a bedroom to an office.

4.11 The SPD also highlights the need for good public realm and street design which is achieved through ensuring there is ease of movement through a site, the use of street trees and good legibility.

4.12 The requirements of this SPD are addressed fully within the submitted Design and Access Statement.

Affordable Housing SPD (October 2016)

4.13 This SPD provides further guidance for affordable housing in the area including a definition of affordable housing as well as outlining relevant policy background. It also provides advice and guidance on viability assessments and any Section 106 obligations that may be required for affordable housing. The document also makes reference to suitable design characteristics for affordable homes including good sized gardens and parking within the curtilage of the property.

4.14 The requirements of this SPD are embraced in the applicant's commitment to the provision of affordable housing in the scheme and are explained in further sections of this Statement.

Water Management and Flooding SPD (July 2018)

4.15 This sets out the aims and objectives of the SPD which includes ensuring that development does not occur in flood risk areas, to maintain water quality and to prevent flood exacerbation, The document also makes reference to sustainable water usage through advising how Sustainable Urban Drainage Systems can be used and implemented into a development as well as highlighting the need to encourage water recycling.

4.16 The requirements in this SPD are fully addressed in the submitted Flood Risk Assessment and Drainage Strategy.

Renewable and Low Carbon Energy SPD (July 2018)

4.17 This document sets out the planning conditions to secure the minimum 10% renewable energy requirement for developments justified through the outlining of relevant policy and the need to address energy use in light of climate change. It also proposes guidelines for various renewable energy sources (such as hydropower, solar panels and heat pumps) including their planning implications and application procedures.

4.18 The requirements of this SPD are fully addressed in the submitted Sustainable Energy Statement.

Planning for Health SPD (September 2017)

4.19 This SPD is concerned with providing guidance to help deliver healthier developments by setting out guidance boxes that should be followed when new developments are undertaken. The documents also states that any residential development of over 25 dwellings must complete a Health Impact Assessment (HIA) which help to predict health implications to the population when implementing a programme to help ensure the effects of the development are not harmful to the health and wellbeing of the population.

- 4.20 A Health Impact Assessment is Appended to this Statement and referred to later to explain how the proposal positively provide opportunities for enhancing health and wellbeing of the local community at this outline as well as the later Reserved Matters stage.

Developer Contributions SPD (July 2018)

- 4.21 This SPD provides additional guidance for planning obligations and sets out a number of potential requirements for new residential schemes including initial costings of such obligations. It advises that all residential developments should provide a Local Area of Play or a Locally Equipped Area of Play with new residential schemes also required to contribute to early years 5-16-year education as well as providing financial support to any extensions that need to be made to local doctors' surgeries. It states that residential developments exceeding a certain size may also need to provide other contributions such as community facilities.
- 4.22 This SPD is referred to later in this Statement in setting out potential Heads of Terms for a Planning Obligation.

National Planning Policy Framework

- 4.23 The NPPF, last updated in December 2023, sets out the Government's planning policies for England and how these should be applied¹. It sits alongside the Planning Practice Guidance (PPG) which expands upon policy and supports the principles adopted in the NPPF.
- 4.24 At the heart of the NPPF is the presumption in favour of sustainable development. In respect of decision-taking, this means "approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole". This decision taking approach is explored further in this statement as the absence of the required housing land supply here dictates that the most important planning policies here are out of date, and therefore the "tilted balance" is engaged here where planning permission should be granted unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits.
- 4.25 In terms of housing, the NPPF seeks to support the Government's objective of significantly boosting the supply of homes by ensuring a sufficient supply of housing land is available (paragraph 60). It recognises the important contribution small and medium sized sites can make in meeting the housing requirement of an area, as they are often built out relatively quickly (paragraph 70). It continues that local planning authorities should promote the development of a good mix of sites by supporting the development of windfall sites through policies and decisions, giving great weight to the benefits of using suitable sites within existing settlements for homes (paragraph 70).

¹ A new Government was elected on the 4th July 2024 and have already published a consultation on a revision to the NPPF in July 2024 (see below). The Government has, in early statements, indicated a major push for growth, with planning reforms to further boost house building at the heart of reforms to stimulate economic growth.

- 4.26 The Framework requires local planning authorities to provide a minimum of five years' worth of housing against their housing requirement (paragraph 76) unless their plan is less than 5 years old. This would be the case here in South Worcestershire, however transitional arrangements (paragraph 226) requiring only a 4 year housing land supply apply for a period of 2 years from the date of publication of the updated Framework where authorities have an emerging Plan which has reach at least a Regulation 18 stage (the SWDPR has passed this milestone). The extent to which this applies to this current application/appeal which was made before the publication of the Framework and may as a result of FN79 not in any event apply, is a moot point here as the Council cannot demonstrate a 4 year supply, nevermind 5 years.
- 4.27 Another key objective of the NPPF is to make effective use of land. Paragraph 123 states planning decisions should promote an effective use of land in meeting the need for homes. It continues that planning decisions should support development that makes efficient use of land considering the desirability of maintaining an area's prevailing character and setting. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities (paragraph 129).
- 4.28 The Framework seeks to achieve well designed and beautiful places. Paragraph 131 outlines that good design is a key aspect of sustainable development, creates better places in which to live and work, and helps make development acceptable to communities. Planning decisions should ensure new developments function well and add to the overall quality of an area; are visually attractive because of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; and create places that are safe inclusive and accessible, and which promote health and well-being (paragraph 135).
- 4.29 Other headline objectives that are of relevance to the development proposal include conserving and enhancing the natural and historic environment; promoting sustainable transport; and meeting the challenge of climate change and flood risk. These are discussed in further detail in the suite of supporting reports with the application and the evidence of others which have contributed to this statement below.

Written Ministerial Statement (WMS) and Revised NPPF

- 4.30 A new Government was elected in July 2024 with a mandate for planning reform to deliver significantly more homes, linked to promoting national economic growth.
- 4.31 Reforms to the planning system have been an early priority for the new Government including immediate proposed changes to the NPPF, a consultation of revisions to the NPPF was published within weeks of the new Government coming to power and is expected to be in force in a matter of months.
- 4.32 A Written Material Statement was given to Parliament on the 30th July 2024 "Building the Homes We Need" by the Deputy Prime Minister and Secretary of State for Housing, Communities and Local Government. Paragraph 6 of the current NPPF states "**Other statements of government policy may be material when preparing plans or deciding applications, such as relevant Written Ministerial Statements**". Self-evident from the WMS is the reaffirmation of "**...the most acute housing crisis in living memory. Home ownership**

is out of reach for too many; the shortage of houses drives high rents; and too many are left without access to a safe and secure home.”

4.33 However, the link to economic growth is also part of the context to the Statement which it highlights that **“sustained economic growth is the only route to improving the prosperity of our country and the living standards of working people. Our approach to delivering this growth will focus on three pillars; stability, investment and reform. But this growth must also be generated for everyone, everywhere across the country – and so nowhere is decisive reform needed more urgently than in housing.”**

4.34 These statements speak directly to the benefits to be given to new housing in the overall planning balance and the economic benefits to the economy which new housing brings. The message that this Country needs more homes, with everyone, everywhere across the Country to play its part in order to bring about economic growth, could rarely have been more strongly put.

4.35 The WMS sets out some key changes to planning policy including (albeit not relevant here) changes to the approach to Green Belt policy, opening up delivery in such locations where Local Planning Authorities are under performing in the supply of housing. However, of particular importance here is where the WMS includes;

- **Mandating a new standard method for calculating housing need, noting the current standard method is not fit for purpose.**
- **A new standard method which will raise the overall level of the national target for housing from circa 300,000 to 370 new dwellings per annum, providing a stable and balanced approach to new housing growth.**

4.36 For Wychavon, this will mean a significant increase in the calculation of local housing need (LHN) where under the current standard method (described as not fit for purpose), local housing need amounts to 486 dwelling per annum and the new local housing need calculation would see a 97% increase to 959 dwellings per annum. The introduction of the new standard method is a clear intention of the WMS.

4.37 For Wychavon, it will need to find many more suitable sites for housing, including in the short term to boost supply to meet the minimum housing supply, but also longer term to meet the housing needs through an updated Development Plan.

4.38 Directly linked to the WMS is the draft NPPF which is on consultation until late September 2024. The Government has indicated its intention to consider representations on the changes and publish the new NPPF as soon as possible, likely later in the Autumn 2024. The changes to the NPPF are set out as ‘tracked changes’ to the document, with some of greater relevance to this appeal than others, but noting the following;

- **Para 11(d) is amended to change the definition of out of date policies to those for the supply of land. The FN states this relates Policies which set out the overall requirement for housing.**

- **The requirement is now to meet all of an areas' identified housing need, not merely "as much as possible" (para 61)**
- **The minimum number of homes is LHN (para 62) (noting the new LHN mentioned in WMS)**
- **5 year supply requirement not 4 against LHN where the plan is over 5 years old as is the case in Wychavon (para 76) including the re-introduction of buffers in 5 year requirement to support delivery**

4.39 Transitional arrangements for Local Plans which mean for Wychavon (where the SWDP Review is at Examination, but its requirement is over 200 dpa below the new LHN), the need to address the shortfall in provision to the LHN at the earliest opportunity (para 227) if they proceed with the Examination and to adoption.

4.40 The changes as above for Wychavon are significant. Its policy requirement for housing is out of date. The emerging Local Plan Review is not going to meet the new LHN and if progresses, will need to be reviewed at the earliest opportunity.

4.41 The changes to LHN and the re-introduction of the minimum 5 year supply requirement will have implications for Wychavon District. The Council suggest a current supply of 2.87 years, or 1,355 dwellings against a 5 year requirement of 2,440 dwellings. The new LHN 5 year supply requirement including a 5% buffer would be 5,035 dwellings. Even using the Council's current estimate of supply, this would equate to a supply of 1.35 years, or a shortfall of some 3,680 dwellings.

Summary

4.42 The starting point for decision making is the adopted Development Plan which, in this case, is the adopted SWDP. However, the absence of a 4 year supply of land for housing dictates that the most important policies for this application are out of date. A range of policies from the Plan are relevant to the application proposals. The site is not allocated for housing development in Development Plan. The site is also outside of the development boundary under Policy SWDP2 of the SWDP, however that is a policy which is out of date, is constraining housing supply contrary to policy objectives, and must be attributed little weight.

4.43 National planning policy, expressed in the National Planning Policy Framework, is framed as a positive and enabling document which seeks to facilitate sustainable development, significantly boost the supply of housing, make effective use of land, and achieve well-designed spaces.

4.44 The proposed development here will deliver on the objectives of national and local planning policy. Any conflict with the SWDP can only be given little weight in circumstances where the Council cannot demonstrate a 4 year housing land supply.

4.45 The emerging revised NPPF and WMS are material considerations, of some weight where they don't require changes in legislation and are an expression of Government's planning policy. The WMS is strongly framed with clear intention to change the approach to address the national housing crisis.

- 4.46 Greater weight than ever before should be placed on the delivery of new homes, as well as the economic benefits of house building to support the national endeavours to deliver economic growth.
- 4.47 The implications for the changes, including the new calculation for the Local Housing Need, for Wychavon are significant. The LHN increases by 97%. The housing land supply shortfall increases substantially. The minimum requirement increases to 5 years not 4. The emerging Plan Review is further from addressing this shortfall in need than ever before and even if progressed through examination, will need the earliest possible review.

5. PLANNING CONSIDERATIONS

5.1 There is a clear direction within the Framework (paragraph 38 amongst others) that Local Planning Authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. Local Planning Authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development wherever possible. Local Planning Authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This is also the required approach of Policy SWDP1.

5.2 The previous sections of this Statement have set out details about the proposed development and of the planning policy context provided within the Development Plan and the Framework. This chapter focuses on the principal planning matters to be considered in determining the application.

Principle of Development, Weight to Policy and Housing Land Supply

5.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. Government policy, principally the National Planning Policy Framework is an important material consideration when determining planning applications.

5.4 As explained, the Development Plan in the case of this application comprises the South Worcestershire Development Plan. Within the Development Plan, the site is not allocated for development, and is located outside of the defined development boundary for Pershore as part of the open countryside in Policy SWDP2 of the SWDP. Housing development in these locations is constrained and the policy refers to open countryside being “safeguarded”.

5.5 Other policies of the Development Plan are also relevant to the proposals but in general the proposed development can be seen to be broadly consistent with them, bringing with them or are counter balances with wider benefits as encouraged/required by those policies (e.g green infrastructure, affordable housing, etc) such that none should be seen to affect the principle of development.

5.6 In the current circumstances, it is highly relevant that the Council cannot demonstrate the minimum required 4 year supply of land for housing. This is particularly important given this proposal seeks to address housing needs. As the SWDP is now more than five years old, the NPPF at Paragraph 74 requires the 5 year housing land supply calculation to be based on the output of the Standard Method calculation as opposed to the adopted SWDP annual housing requirement. The South Worcestershire Councils have reviewed their 5 Year Housing Land Supply position for 2022. The most recent assessment of Land Supply for the South Worcestershire Authorities is within the Addendum to the South Worcestershire Five Year Housing Land Supply Report April 2024. The assessment in the April 2024 document covering the 4YHLS period 2023/28 is that Wychavon has a 2.87 years supply. Whilst not tested further in this Statement, even at face value, the housing land supply shortfall is clear and significant.

- 5.7 Where applications like this include the provision of housing, Footnote 8 of the Framework advises that where the Local Planning Authority cannot demonstrate a minimum five year supply of deliverable housing sites, the most important policies for determining the appeal are out of date. This includes Policies SWDP2 and SWDP 3 of the Plan. The weight to be given to out of date of policies requires an exercise of planning judgment, and in the absence of a 4 year supply the weight attributed to any conflict the proposals have with policy should only be given limited weight.
- 5.8 The approach to decision-taking in this context is further explained in paragraph 11 of the Framework and is reflected in Policy SWDP1. It states that **“where policies which are most important for determining the appeal are out of date, granting planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole.”** It is therefore necessary to consider whether the adverse impacts of this development **“significantly and demonstrably”** outweigh the benefits. In other words, for planning permission to be refused the adverse impacts must not only outweigh the benefits, this must **“significantly and demonstrably”** be the case. Adverse impacts can outweigh benefits and planning permission can still be granted as long as they do not significantly and demonstrably outweigh the benefits – this is often referred to as the ‘tilted balance’, to be applied where the most important policies for determining the application are out of date (as is the case here).
- 5.9 Having regard to the above, the principle of the proposed development here should be seen as acceptable on the basis that Policy SWDP 2 is a policy which, in the absence of a 4 year supply, is out of date. It is constraining the supply of land for housing if strictly applied. Weight to any conflict with SWDP 2 should be given less weight in these circumstances and the tilted balance in paragraph 11d of the Framework is engaged where planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole.

High Quality Sustainable Development

- 5.10 The proposals represent high quality sustainable development, considering the following:

Housing Statement – Delivering High Quality Homes

- 5.11 The proposed development will make a positive contribution towards meeting the needs for affordable and market housing within the next five years, providing for a mixed and inclusive community, allowing for a variety of housing types and sizes to be provided, thereby ensuring a range and choice of homes, and competition in the housing market.
- 5.12 The NPPF sets out support for the Government’s objective of **“significantly boosting the supply of homes.”** To support this, the NPPF sets out that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay (paragraph 60).

5.13 The provision of market and affordable housing in Pershore will do just this, offering a range of social and economic benefits including generating employment opportunities through its construction.

5.14 Paragraph 69 of the NPPF also highlights the important contribution that small and medium sized sites (such as the application site) can make to meeting housing requirements of an area, where they are often built out relatively quickly.

Delivery of Open Market Housing

5.15 Such housing delivery will support the continuous need for new housing in South Worcestershire. The provision of new open market housing contributes to the social objective of sustainable development defined within the NPPF, with the supply of new housing to support the needs of present and future generations.

5.16 The provision of new open market housing is a significant positive benefit of the proposed development given we have a national housing crisis and a national imperative to delivery significantly more homes. In carrying out the planning balance these benefits carry significant weight in favour of proposals for housing especially where there are housing shortfalls in Wychavon.

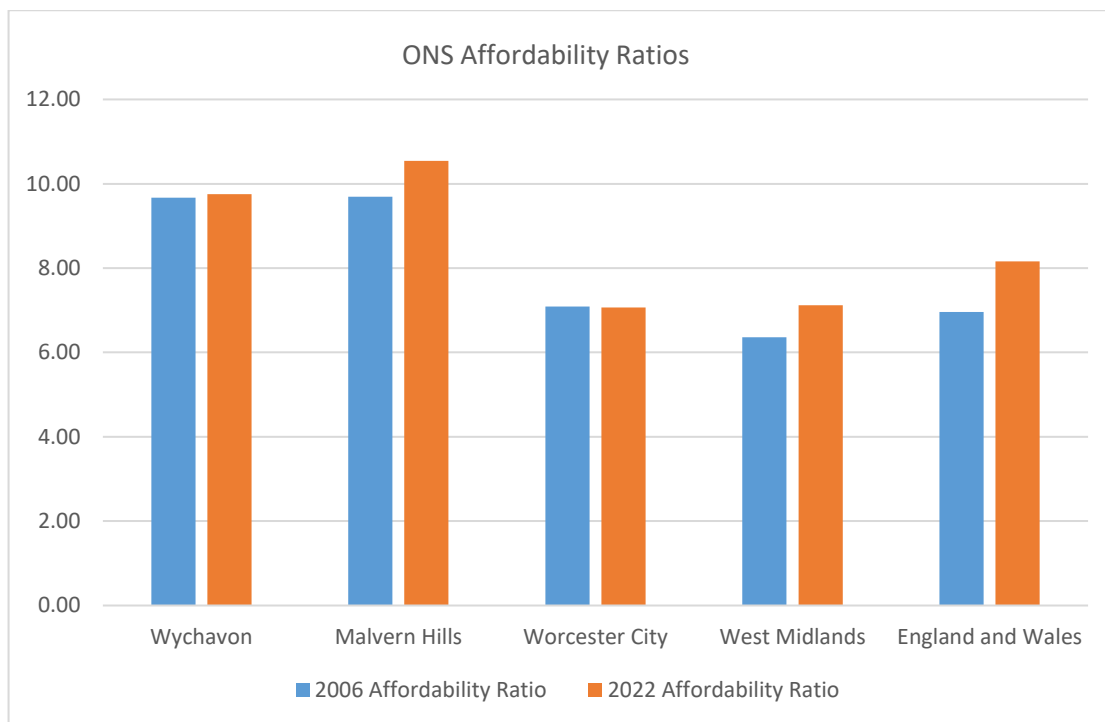
Delivery of Affordable Housing / Affordable Housing Statement

5.17 The application proposal will provide new affordable housing to support local needs in line with policy. This means for this Site; provision will be made for 40% of the proposed new homes to be dedicated specifically to meet affordable housing needs. This will support the need for new affordable housing in South Worcestershire particularly where there is evidence of substantial need and housing affordability is challenging for many in society.

5.18 The provision and delivery of affordable housing would be secured through a Section 106 agreement and include for a tenure split to meet needs including social rented properties.

5.19 The affordability of homes in the District is also relevant here and helpful context. The District has a poor affordability ratio, second of the three South Worcestershire authorities². In fact, Wychavon has an affordability ratio significantly above the Worcestershire, West Midlands and national averages (see below).

² Housing Affordability in England and Wales: 2021 published by the ONS in March 2023



5.20 It has also seen significant deterioration in affordability over the 12 year period (2006 to 2023).

5.21 The provision of new affordable housing contributes to the social objective of sustainable development defined within the NPPF, supporting the housing needs of present and future generations.

5.22 The provision of new affordable housing, particularly the quantum proposed and given the above, is a significant positive benefit of the proposed development that carries substantial weight in the planning balance.

Sustainable Location

5.23 Policy SWDP 4 states that proposals must demonstrate that the layout of development will minimise demand for travel and they offer genuinely sustainable travel choices. Paragraphs 103 and 108 of the NPPF states that the planning system should actively manage patterns of growth and appropriate opportunities to promote sustainable transport modes can be or have been taken up, given the type of development and its location. Pershore a suitable settlement to accommodate further growth, has a good ranges of services and facilities and occupies a unique position, whereby its located near to Worcester it gains access to their facilities too.

5.24 Pershore is well connected to public transport, and this site is accessible within the settlement to a range of services with pedestrian and cycle connectivity.

5.25 The proposal represents a development of a scale and size that is suited to Pershore.

NPPF Definition of Sustainable Development

5.26 The proposals adhere closely to the definition of sustainable development within the Framework.

- 5.27 Paragraph 8 of the NPPF states that the three objectives **"are interdependent and need to be pursued in mutually supportive ways"**. Paragraph 9 goes on to state that planning **"policies and decisions should play an active role in guiding development to sustainable solutions"**.
- 5.28 In terms of the definition of sustainable development, the development accords with the economic objective of sustainable development in that it will contribute to a strong, responsive, and competitive economy providing significant jobs during the construction phase of the development. Further, the economic health and prosperity of the area and its community will also benefit because of increased expenditure from the residents of the proposed development.
- 5.29 The development accords with the social objective of sustainable development supporting a strong, vibrant, and healthy community, providing a range and choice of housing types and tenures in a high-quality environment, accessible to a limited number of services and infrastructure. The proposal will provide significant new areas of public open space, including provision of a play area and community orchard.
- 5.30 The development accords with the environmental objective of sustainable development, protecting and enhancing the best of the local natural environment, enhancing biodiversity where possible with the prudent use of resources, providing areas of new public open space and is mindful of climate change. The proposal also provides an opportunity to deliver additional landscaped planting and open space for enjoyment by existing and future residents.
- 5.31 The development has been designed to respond positively to good urban design principles such that the proposals can make a valuable contribution to the local environment. The application Site forms a logical and obvious location for future development adjacent to the Allesborough Farm development.
- 5.32 Paragraph 126 of the NPPF recognises the importance of good design. It states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Policy SDWP 21 states that all development will be expected to be of a high design quality. The policy goes on to state that it will need to integrate effectively with its surroundings, in terms of form and function together with reinforcing local distinctiveness.
- 5.33 A full explanation of the design principles of the proposed development, including its evolution, the Site constraints and opportunities is provided within the submitted Design and Access Statement.
- 5.34 In addition to the landscape considerations referred to above wider consideration is given in other supporting documents to flood risk and drainage, ecology, and site infrastructure requirements amongst others.
- 5.35 The creation of a high-quality sustainable development proposal contributes to the environmental role of sustainable development set out within the Framework, protecting, and enhancing the natural and built environment and is a further significant benefit of the proposals.

Economic Benefits

- 5.36 The economic benefits of the proposed development are considerable and are set out in the submitted Economic Benefits Report. They arise not least from construction jobs associated with new build housing where over the course of an assumed 2.5 year construction period the development would support approximately 63 FTE gross direct construction jobs. In addition, the construction phase will also generate additional economic outputs associated with the indirect supply chain benefits. The temporary indirect job creation during the construction phase is likely to total a further 61 FTE jobs, resulting in total job creation within the UK of 108 FTE jobs over the 2.5 year period.
- 5.37 Further, there are economic advantages provided by supporting local services and infrastructure with additional expenditure as well as providing a broader population base. Based upon GVA per head figures for the West Midlands, residents of the proposed development could contribute £6.1M per annum to the wider economy, some £2.8M per annum would flow direct into the Wychavon economy. Based upon typical household spend, 115 homes could generate £1.6M of retail, leisure and services expenditure to the local and wider economy.
- 5.38 The Council and local community will benefit from a New Homes Bonus on completion of the development (£242,000) and increased Council Tax payments (circa £245,000 per annum).
- 5.39 The economic benefits of the proposed development contribute to the economic role of sustainable development defined within the Framework, contributing to building a strong, responsive, and competitive economy. These are a further significant benefit to the proposed development.

Social Benefits

- 5.40 The proposal will make a valuable contribution to housing supply in Wychavon and South Worcestershire and meets an identified need for people in both market and affordable housing sectors, which will ensure choice and competition in the market in accordance with paragraph 74 of the Framework. New houses in Pershore will enable people to access the housing market locally rather than being forced to move away due to lack of available housing and will assist in helping maintain and enhance the vitality of the community.
- 5.41 Additionally, the proposal includes new areas of on-site open space including a woodland trim trail and will be of benefit to the community and provide additional social benefit of the application proposal. An assessment of health impacts of the proposals has been undertaken and is appended to this Statement as Appendix 1. It explains how the proposals will have positive effects on local health, with development design, new greenspaces and layout contributing to opportunities to enhance community health.

Environmental Benefits

- 5.42 The proposed scheme has retained the existing trees and hedgerows, with the exception where these are crossed for access. Green space will be created along the western site boundary, incorporating water attenuation features and new woodland belt, which will further contain the site and provide enhanced

opportunities for biodiversity. Over 40% of the site will be dedicated as green infrastructure and aligned to this, opportunities for ecology enhancement are expected to see significant biodiversity gains as explained in the submitted ecology report.

5.43 The proposed scheme has been designed to encourage the use of sustainable transport modes through enhancing pedestrian connections to the local network.

5.44 The proposed dwellings have been designed to incorporate a range of measures to reduce their impact on the environment. They will incorporate energy measures and electric vehicle charging points.

Potential Development Impacts

5.45 In the planning balance, it is relevant to consider the impacts of development. All development proposals will have some adverse impacts. However, there are often opportunities for mitigation to ensure that these impacts can be ameliorated. Again, reference here can be made to several supporting reports, which are submitted with the application.

Conserving the Natural and Historic Environment

5.46 For greenfield development sites such as the application Site, paragraph 175 of the NPPF requires Local Planning Authorities to distinguish between the hierarchy of international, national, and locally designated sites. Paragraph 174 requires protection and enhancement of valued landscapes, sites of biodiversity or geological value and soils in a manner that is commensurate with their statutory status or identified quality in the development plan.

5.47 The ecological implications of the proposed development are set out in the supporting ecology report. This confirms the proposal would not have any impact on any designated sites. None of the Local Wildlife Sites are within or adjacent to the Site, the closest being 290m from the Site. It recommends mitigation measures to overcome potential ecological constraints. The supporting Biodiversity Metric Report has confirmed the proposed development would result in significant biodiversity net gain for habitats on the Site.

5.48 The supporting Landscape and Visual Impact Assessment has concluded the proposed development could be introduced without giving rise to undue adverse effects on the landscape character of the area or the visual amenity of those within the surrounding landscape. Recognising the intrinsic character and quality of the countryside, given the nature of the site, its landscape setting and the design of the proposed development, impact on the countryside here will be low.

5.49 There are no designated heritage assets within the Site and it is not situated within a Conservation Area. Archaeology implications are addressed in the Heritage Impact Assessment submitted with the application and due to the archaeological potential of the site, a geophysical survey has been commissioned and will be completed post-harvest to further inform the nature, level and extent of the archaeological resource within the site. The farmhouse and barns within the curtilage of the main house at the adjacent Allesborough Farm development are listed buildings which the Heritage Impact Assessment also identifies and assesses.

- 5.50 In respect of agricultural land lost to the development, Policy SWDP 13 of the SWDP states that windfall developments which would result in the loss of more than 2 ha of Best and Most Versatile (BMV) agricultural land will be required to demonstrate that the proposals cannot reasonably be accommodated on non-BMV and that the benefits of the development significantly outweigh the loss. Paragraph 180 (part b) of the Framework seeks to ensure that planning decisions “**recognise the economic and other benefits of the best and most versatile agricultural land**”. Footnote 62 suggests that areas of poorer quality land should be preferred to those of higher quality where “**significant development of agricultural land is demonstrated to be necessary**” and the availability of land used for food production should be considered alongside other policies of the Framework when deciding what sites are most appropriate for development.
- 5.51 The application is submitted with an Agricultural Land Classification and Considerations Report. The proposals will result in the loss of around 5 ha of Grade 2 Best and Most Versatile agricultural land. The loss of this land would not fragment any farm holding, nor unduly affect the viable operation of any farm. Whilst the land is currently in agricultural use and is BMV, the scale of loss is relatively modest, this noting under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO) Natural England is a statutory consultee on development that would lead to the loss of over 20ha of ‘best and most versatile’ agricultural land (land graded as 1, 2 and 3a in the Agricultural Land Classification (ALC) system), where this is not in accordance with an approved plan. The scale of loss here falls well short of that scale.
- 5.52 BMV is somewhat prevalent in South Worcestershire and given housing needs, it can be noted that many sites within the Council’s supply or indeed as allocated in the SWDP³ inevitably include BMV, in significantly greater proportions than relates to this site. In this regard the Council’s emerging plan has to also address BMV but confirms that if the plans objectives (which includes meeting housing needs) are to be met, agricultural land will necessarily be lost to development.
- 5.53 The proposed development is submitted on the basis that it comprises a sustainably located site on the edge of an existing settlement in order to help address housing needs which are not currently otherwise being met. The need to develop on greenfield land on the edge of settlements in sustainable locations is most likely on agricultural land as a consequence. Land on the edge of settlements in South Worcestershire including around the main town of Pershore is characteristically similar to the appeal site, including BMV such that the modest loss of some areas of BMV land is inevitable in order to meet needs. The delivery of this needed housing is a significant benefit of the proposed development to weigh against the loss of this agricultural land, even recognising its economic and other benefits. In the absence of other non-BMV alternatives to fully meet needs, the proposals here raise no conflict with SWPD 13.

³ Within the SWDP, the principal allocations forming the main urban extensions around Worcester all (with reference to the Posy 1988 Agricultural Land grade Maps shown on Magic Maps) comprise significant proportions of BMV, with Allocation 45/1 South Worcester in large parts Grade 3a, 45/2 West Worcester including significant areas of BMV most of which is Grade 2. In the emerging SWDP Review, both the new settlement proposals at Worcestershire Parkway and Throckmorton contain large swathes of land within Grade 3a

Climate Change, Flooding Risk and Drainage

- 5.54 The NPPF recognises that the planning system plays a key role in helping shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimizing vulnerability and improving resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure.
- 5.55 An Energy Statement has been submitted in support of the application. It confirms the proposed dwellings will encompass a 'Fabric First' approach and include energy efficient designs and features. Each dwelling will also be fitted with an electric vehicle charging point. Policy SWDP27 requires that all development over 100sqm provide at least 10% of predicted energy requirements through using renewable or low carbon energy sources and the way the development readily achieves that requirement is set out in the Energy Statement, including principally through the use of Solar PV and Waste Water Heat Recovery.
- 5.56 Policy SWD28 requires development proposals to be sited in areas that are not susceptible to all forms of flooding. Policy SWDP29 requires development proposals to be accompanied by a water management statement demonstrating how surface water will be managed. A Flood Risk Assessment and Drainage Strategy is submitted with the application, demonstrating that all the proposed housing is in Flood Zone 1, the lowest category of flood risk and is suitable for housing development. A drainage scheme incorporating SUDS is proposed to manage surface runoff from the development, comprising an attenuation basin designed to maintain run off at pre-development rates.
- 5.57 Given the above, although there could be some impacts because of the proposed development here, these impacts would be very modest having regard to the mitigation strategy set out. Overall, impact in this regard is neutral for the purposes of the planning balance.

Planning Conditions and S106 Heads of Terms

- 5.58 Relevant Government advice is contained within the Framework and in Planning Practice Guidance.
- 5.59 The relevant tests (NPPF paragraph 56) for any planning obligation include that it must be:
- (i) Necessary to make the proposed development acceptable in planning terms;
 - (ii) Directly related to the development;
 - (iii) Fairly and reasonably related in scale and kind to the proposed development;
- 5.60 Paragraph 55 of the NPPF states that conditions should be kept to a minimum and only imposed where they are;
- i. necessary;
 - ii. relevant to planning;
 - iii. relevant to the development to be permitted;
 - iv. enforceable;
 - v. precise; and

vi. reasonable in all other respects.

5.61 The need for a range of planning conditions is usual. They need to be imposed having regard to the tests in the NPPF as stated above.

5.62 Further discussions are expected with the Council in respect of conditions and the list will evolve during the determination of the planning application but is likely to include such matters as the required submission of Reserved Matters, measures such to define the scale of the development, a Construction Management Plan (this will ensure that construction activities minimise disturbance and the development can be completed without undue impacts on neighbouring residents), landscape and ecology management arrangements, detailed lighting proposals, SUDS delivery and management for example.

5.63 The need for a S106 planning obligation is also expected, subject to meeting the appropriate Statutory tests of necessity and reasonableness. The Council have a Planning Obligations SPD (2018). Heads of Terms for a Planning Obligations for affordable housing and to ensure any other development impacts are appropriately mitigated is provided below.

- **Affordable Housing** - provision for a scheme of Affordable Housing to be agreed with the Council, to include the numbers, type and tenure of affordable provision to be made which shall consist of not less than 40% of the total dwellings permitted.
- **Public Open Space and Formal Sports and Leisure** - to provide onsite open space including Local Area of Equipped Play (LEAP) together with maintenance and management arrangements. Other off site provisions by way of contributions not being met on site including formal sports.
- **Education** – support to local school place provision where insufficient capacity exists including early years, First, Middle and Secondary School Places
- **Other** - Other contributions may be identified through the planning consultation process, and subject to meeting the appropriate tests of relevance, necessity and reasonableness; consideration will be given to their inclusion. This may include health service contributions (if seen to be compliant with the tests) for example or transportation support. At all times, contributions must comply with Regulation 122 (2) of the Community Infrastructure Levy Regulations 2010 (as amended) and paragraph 204 of the Framework in that they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development. In addition, planning obligations must comply with the provisions of regulation 123 relating to the pooling of planning contributions.

5.64 The development is also liable to the Council Community Infrastructure Levy. The Levy is charge at £40 per sq m and would be calculated at the Reserved Matters stage. Part of the Levy goes to Parish and Town Councils. Affordable housing is exempt from CIL however the Levy could raise in the region of £250k depending on the final floorspace of the proposed dwellings.

The Overall Planning Balance

5.65 In summary, therefore:

- The benefits of the scheme are cumulatively very significant (in the case of market, affordable and SCBH housing, as well as economic benefits, benefits which are significant in their own right) and include, amongst a range of matters, the sustainable delivery of both much needed open market and affordable housing in a high quality development, well located on the immediate edge of Pershore; investment and support for economic growth and job creation; provision of new public open space with landscape planting and significant biodiversity gains.
- The adverse impacts of the scheme are comparatively minor, and include principally the limited and localised visual implications arising from the inevitable loss of some currently greenfield countryside which is agricultural land.
- In the overall planning balance, none of the impacts of the development could be described as outweighing the benefits and certainly not significantly or demonstrably so.

5.66 The proposal can be well described as sustainable development contributing positively in consideration overall to the each of the social, economic and environmental dimensions set out in the Framework.

5.67 In these circumstances, understood properly, the balance is very clearly in favour of the proposal when assessed against the Framework as a whole, and planning permission should therefore be granted.

5.68 Applications for planning permission are to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The proposals accord with the strategic approach to development set out in the Plan and accord with wider policy requirements for such matters as affordable housing and provision of green infrastructure for example.

5.69 Whilst the application Site is not allocated for housing, and is outside of the development boundary for Pershore, where any conflict with Policy exists, such conflict is with Policy which is out of date, is constraining the delivery of housing and should be given limited weight.

6. CONCLUSION

6.1 In making the planning application, it is our submission that the proposal represents a high quality, sustainable development which will provide significant planning benefits and will assist at this important time, in the supply of new homes to support housing delivery in the District.

6.2 In summary:

- **The proposed development will positively contribute to the supply of, and on-going need for, housing within Wychavon and South Worcestershire, which constitutes a significant and material planning benefit in favour of the proposals, particularly in circumstances of the national housing crisis and where the Council cannot currently demonstrate a 4 year supply of land for housing.**
- **The development here can provide for a range of house types and sizes and it will also provide much needed affordable housing at a time when housing affordability is challenging for many, including First Homes for new first time purchasers.**
- **Pershore is a sustainable location for the scale of development proposed. This is a suitable site, well related to the town within easy reach of local shops and services, as well as public transport.**
- **The proposed development is of a high quality design. Careful consideration has been given to the layout of the development. The Design and Access Statement and Landscape and Visual Appraisal demonstrates how the proposal is sensitive to the local landscape and edge of the settlement. Each dwelling will be built using high quality materials, be energy efficient and include electric vehicle charging points.**
- **The proposals relate well to the surrounding area and will be contained by existing and enhanced landscaping along its boundaries. The scheme has been sensitively designed to respect nearby residential properties whilst ensuring a quality living environment for future residents.**
- **The development accords with the economic role of sustainable development in that it will contribute to a strong, responsive and competitive economy providing significant jobs during the construction phase of the development.**
- **The development accords with the social role of sustainable development supporting a strong, vibrant and healthy community, providing a range of housing types and tenures in a high-quality environment, accessible to local services and infrastructure.**
- **The development accords with the environmental role of sustainable development recognising the character and quality of the local landscape, respecting the town edge, protecting and**

enhancing the best of the local natural environment, enhancing biodiversity and mindful of climate change with sustainable drainage. The proposals will provide more than 40% of the site as Green Infrastructure which will benefit existing and future residents.

- **The proposals also appropriately address other site specific development issues including matters such as site access and traffic, protection of ecology interests and particular consideration has been given to thoughtful landscape design and achieving a net gain in biodiversity. These aspects have strongly influenced the number of houses proposed, as well as the nature, scale and layout of the proposed housing on the site.**

6.3 The proposals here will deliver a number of tangible planning and community benefits and include:

- **Economic benefits associated with new house building where numerous jobs will be supported during the construction phase of the development and the new residents will contribute to local economic spend.**
- **Provision of substantial areas of new managed Green Infrastructure including extensive landscape planting and a woodland trim trail, which will benefit new residents within the proposed development as well as existing residents in the local area.**
- **Affordable housing for local people (40% of the total number of new homes) contributing towards the strong demand and need for affordable housing in the area, allowing local people to gain access to a home.**
- **New family housing at a time when there is a shortage of supply and a national housing crisis. The new homes will be provided in a range of sizes and types, as well as smaller properties for younger people to get on the housing ladder or existing residents within the community looking to downsize.**
- **Significant biodiversity net gains, with areas of the site created and managed to contribute to the local ecological network.**

Appendix 1 – Health Impact Assessment

Health Impact Assessment Template

Planning Application Reference: TBC

Description of the Project: Outline planning permission at Land off Rebecca Road, Pershore (“the Site”) for up to 115 dwellings, (Use Class C3), including vehicular access from Rebecca Road, public open space, landscaping, drainage and associated development infrastructure. All matters reserved except for access.

Date Completed: September 2024

Contact Details:

Socio-economic Make-up of the Area: According to the Planning for Health in South Worcestershire (PHSW) SPD, the overall health in Wychavon is better than the England average, but it varies by issue and specific location.

According to the Census (2021) data, Wychavon has seen the largest percentage increase in number of occupied households within Worcestershire, which is consistent with the population increase of 15,600 over the last 10 years.

The Indices of Multiple Deprivation are a measure of relative deprivation at a small local area level (Lower-layer Super Output Areas) across England. They provide a set of relative measures of deprivation, based on seven different domains, or facets, of deprivation:

- Income Deprivation
- Employment Deprivation
- Education, Skills and Training Deprivation
- Health Deprivation and Disability
- Crime
- Barriers to Housing and Services
- Living Environment Deprivation

In line with the Wychavon Equalities and Diversity Profile, none of the 78 neighbourhoods in Wychavon fall into the most deprived 10% nationally but there are four in the most deprived 20%. For the employment domain there are three neighbourhoods in the most deprived 20% nationally.

The mental health and wellbeing of residents in Wychavon is similar to the England level, when measured by numbers of hospital admissions for self-harm. Additionally, when looking at some aspects of self-reported wellbeing, older people living in Wychavon report a higher health-related quality of life than the England and county averages.

Consultation Evidence: The proposals have been prepared with liaison with Officers and statutory undertakers and consultees as needed in gathering baseline information and evidence to support the proposed development. In addition to this, it will be subject to consultation as part of the planning

process of determination of the application where the applicant will respond to any feedback from the public and local stakeholders as well as statutory consultees.

Questions to Inform the Assessment	Guidance Box Reference	Assessment	Details/evidence/policy compliance (where relevant)	Potential Health Impact	Recommended Mitigation or Enhancement Actions
Does the proposal improve social, economic, and environmental conditions and reflect the NPPF's presumption in favour of sustainable development	1.1, 8.5	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The provision of housing from this site will help meet the South Worcestershire Development Plan housing requirement.</p> <p>Further details how the proposed development adheres to the NPPF's presumption in favour of sustainable development are provided in the Planning Statement. Social gains are achieved through new and improved housing including especially affordable homes. Environmental gains are achieved through publicly accessible green spaces, and significant net gains to Biodiversity. The development will bring about economic gains through new housebuilding, construction, investment and job creation.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	Addressed in more detail throughout the reserved matters stage.
Does the proposal contribute towards the provision, maintenance,	6.1, 7.6	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	At least 40% of the site has been allocated towards green infrastructure, which includes	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative	Further details will be established through planning

Questions to Inform the Assessment	Guidance Box Reference	Assessment	Details/evidence/policy compliance (where relevant)	Potential Health Impact	Recommended Mitigation or Enhancement Actions
improvement, and connectivity of green infrastructure?		<input type="checkbox"/> N/A	extensive landscaping and a woodland trim trail Arrangements for the appropriate maintenance of this will be established through planning conditions or S106 Agreement.	<input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	conditions and S106 Agreements.
Does the proposal integrate effectively with its surroundings, reinforce local distinctiveness, and enhance cultural and heritage assets and their settings where appropriate?	2.1	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	As can be seen in the Design and Access Statement and Landscape and Visual Appraisal, and analysis within the Planning Statement, the proposed development successfully integrates with to the existing character of the area. There are heritage assets locally – the development has been designed to minimise impacts and protect settings. The public benefits of the development far outweigh any impacts even if perceived.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	Landscape and heritage assessments and design and access statement has been undertaken and informs principles established for the development.
Does the proposal provide opportunities for community cohesion and human interaction through the creation of permeable environments, provision of green space and outdoor community uses which encourage incidental human interaction?	2.7, 3.7, 6.5	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Illustrative Masterplan demonstrates that a permeable design can be achieved, with footpaths linking the development to the wider area and existing community. New green spaces will be managed to community benefit and social inclusion.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	Addressed in more detail throughout the reserved matters stage.

Questions to Inform the Assessment	Guidance Box Reference	Assessment	Details/evidence/policy compliance (where relevant)	Potential Health Impact	Recommended Mitigation or Enhancement Actions
Does the proposal provide well-designed, safe, accessible, attractive and well-maintained public realm areas and open/green spaces, children's play areas and other outdoor community uses that support active travel and prioritise people over motor traffic?	2.3, 2.6, 5.2, 6.2, 6.3, 6.4	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposals incorporate substantial areas of public open space and green infrastructure, including a woodland trim trail that will be available for existing and future residents and accessible by sustainable transport modes, Further detail at the Reserved Matter stage will progress the principles for the development of the site which are put forward in the outline planning application.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	Addressed in more detail throughout the reserved matters stage.
Does the site layout maximise opportunities for pedestrian and cycle linkages to the surrounding area and local services and provide links to existing public rights of way (PROW) and improvements to PROW and cycle networks where possible?	2.2, 3.1, 8.3	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	A new access will be created for the site. The development connects to existing pedestrian and cycle routes. The accessibility of the site to services and facilities within the Transport assessment concludes that the site is well connected and sustainable.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	Details of transport infrastructure are provided in the Transport Assessment.
Does the proposal demonstrate how the layout will minimise demand for travel by offering appropriate infrastructure which supports sustainable travel choices including public transport, walking and cycling?	2.4, 3.4, 3.12, 8.1, 8.2, 8.3, 8.4	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The site is accessible by a range of transport modes, as detailed in the Transport Assessment and Travel Plan.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	A condition and/or Section 106 Agreement is anticipated to require implementation of the Travel Plan measures. Detailed layout will be

Questions to Inform the Assessment	Guidance Box Reference	Assessment	Details/evidence/policy compliance (where relevant)	Potential Health Impact	Recommended Mitigation or Enhancement Actions
					addressed at reserved matters stage.
Does the proposal encourage physical activity and healthy eating, and (for employment/academic developments) support positive mental health and wellbeing?	3.13	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The plan includes substantial areas of public open space with walking and cycling routes encouraging wellbeing through use of outdoor space. The site is accessible by sustainable modes, including employment in the local area.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	Addressed in more detail throughout the reserved matters stage.
Does the proposal provide an environment which caters for the needs of all age groups, in particular the elderly and people with dementia? Is the proposal future-proofed by incorporating inclusive/adaptable design, addressing access to open space and enabling adaptation to an individual's changing needs, such as ageing or disability?	2.5, 3.3, 3.11, 4.2, 4.3	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Open space has been addressed throughout the site, whereby the development is proposing at least 40%. New dwellings will provide a mix and range of properties with adaptable and lifetime dwellings in line with the latest Building Regulation requirements including 5% of dwellings should be M4(3)(2)(a) and M4(2) for all dwellings	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	Addressed in more detail throughout the reserved matters stage.
Does the proposal provide safe and walkable environments in parks, open spaces and community areas with shading, benches and other facilities? Does it consider pathways in parks that are circular and parks that are clearly signposted and which use	4.4, 4.5	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	There is provision of open space within the site that has the capacity to provide facilities such as shading and benches. More detail will be available at the Reserved Matters stage	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	Addressed in more detail throughout the reserved matters stage.

Questions to Inform the Assessment	Guidance Box Reference	Assessment	Details/evidence/policy compliance (where relevant)	Potential Health Impact	Recommended Mitigation or Enhancement Actions
appropriate materials and designs for surface and street furniture?					
Does the development provide appropriately located pedestrian cross facilities to minimise travel distances for the elderly, as well as public transport links with bus stops which are within walking distances to homes?	4.6	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Accessible public transport links are within 10 minutes walking distance of the site, and are deemed suitable in the transport assessment	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	Addressed in more detail throughout the reserved matters stage.
Does the proposal provide housing suitable for the needs of older people on all allocated and windfall sites of five units or more as part of the housing mix?	3.2, 4.1, 4.7	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	There is the capacity for some homes to be modified or adapted to make them more suitable to the needs of older people	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	Addressed in more detail throughout the reserved matters stage.
Does the proposal ensure that homes are warm, dry and energy efficient?	3.6, 3.9, 3.10	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	An energy statement is provided confirming key principles, with further details to be secured at reserved matters stage. Policy requirement for energy reductions will be met.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	Addressed in more detail throughout the reserved matters stage and pursuant to a planning condition.
Does the proposal follow the technical planning standards in the nationally prescribed space standards when dealing with internal space?	3.8	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The new homes will be designed to Future Homes standards	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	Addressed in more detail throughout the reserved matters stage.
Does the proposal provide new development with superfast broadband or alternative solutions?	3.5	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Yes	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Addressed in more detail throughout the reserved matters stage.

Questions to Inform the Assessment	Guidance Box Reference	Assessment	Details/evidence/policy compliance (where relevant)	Potential Health Impact	Recommended Mitigation or Enhancement Actions
				<input type="checkbox"/> Unknown	
Does the proposal avoid any significant adverse pollution impacts, including cumulative impacts, on human health and wellbeing, the water environment, the effective operation of neighbouring uses, biodiversity or any Air Quality Management Area?	7.1	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	There has been no concern regarding pollution in any ground surveys or reports. Significant biodiversity net gain is being achieved. There is no affect AQMA. A Construction Management Plan will secure appropriate safe construction arrangements.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	To be controlled through planning conditions including a construction management plan.
Does any employment proposal which would generate additional Heavy Goods Vehicle trips within the Vale of Evesham Heavy Goods Vehicles Control Zone include a Transport Assessment considering any HGV traffic impacts?	7.2	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	
Does the proposal minimise impacts of and from all forms of flood risk, including site drainage and runoff?	7.3	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Site is located within Flood Zone 1. A Drainage Strategy explains arrangement to manage surface water.	<input type="checkbox"/> Positive <input checked="" type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	Implementation of the Flood Risk and Drainage Strategy and controlled by condition.
Does the proposal ensure adequate water supply and water treatment facilities will be in place to serve the whole development?	7.4	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	There have been no problems or issues concerning water supply mentioned regarding this site.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Unknown	Connection to foul water can be secured as a condition – see drainage strategy.

Questions to Inform the Assessment	Guidance Box Reference	Assessment	Details/evidence/policy compliance (where relevant)	Potential Health Impact	Recommended Mitigation or Enhancement Actions
Does the proposal mitigate the air quality and noise impacts of the construction activities?	7.5	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	There is the scope to mitigate air quality and noise during the construction phase of development through a Construction Management Plan.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Unknown	A planning condition could help to regulate the hours of construction through the submission of a Construction Management Plan.
Does the development consider mitigation measures for any light pollution that could result from the development?	7.7	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Mitigation measures can be accomplished at reserved matters stage. Care will ensure the settlement edge will be carefully protected and sensitivity given to ecology interests.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Unknown	If required external lighting can be secured through a condition
Does building design within the proposal minimise public exposure to air and noise pollution sources and maximise energy efficiency and the use of low polluting systems?	7.8	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	A Fabric First approach will be taken to maximise energy efficiency as well as other low carbon energy generation opportunities are explain in the submitted Energy Statement.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	Addressed in more detail throughout the reserved matters stage and pursuant to planning condition.
Does the proposal contribute to healthy food and drink provision?	9.1, 9.2, 9.3, 9.5	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	
Does the proposal demonstrate how any negative impacts on the surrounding environment and existing neighbours will be minimised or mitigated?	9.4	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The illustrative masterplan demonstrates how a suitable design can be achieved whilst minimising impacts on existing properties.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Unknown	Addressed in more detail throughout the reserved matters stage.
Is the proposal informed by Neighbourhood Plans in relation to	3.14, 5.1	<input type="checkbox"/> Yes	There is no NP for Pershore.	<input type="checkbox"/> Positive	

Questions to Inform the Assessment	Guidance Box Reference	Assessment	Details/evidence/policy compliance (where relevant)	Potential Health Impact	Recommended Mitigation or Enhancement Actions
health issues and community facilities?		<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		<input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	
Is the proposal supported by sufficient accessible healthcare provision?	5.3	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Details of healthcare provision in the surrounding area is outlined in the Travel Plan	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Unknown	Financial contributions can be secured via S106 Agreements for off-site infrastructure improvements.
Summary of Findings					
<p>The development will provide up to 115 dwellings including 40% affordable housing in accordance with policy, to meet some of the needs for housing in Wychavon District. The illustrative masterplan demonstrates that the proposed level of development can be comfortably accommodated within the site, along with substantial open space and ecological enhancements and sustainable drainage measures. Overall, the development is considered to have a positive impact on health and can be appropriately controlled through planning conditions, S106 and details approved at reserved matters stage.</p>					