

Harvington Neighbourhood Plan

Significant policy changes

Executive summary

This document records the significant policy changes between the draft used in the Regulation 14 pre-submission and that submitted under regulation 16.

One policy has been added :

- **Policy IH6 – Renewable energy**

The majority of this policy's contents are clauses which have been moved out of other policies to group them under this more logical heading.

One new clause has been added, on the design and orientation of roofs to optimise the use of PV panels. This was at the suggestion of WDC and to take advantage of a new opportunity provided by NPPF2 to influence the orientation of buildings.

A more extensive explanation for this policy has been provided, at the suggestion of the SWDP's sustainable energy planning officer.

Four policies have been deleted or had clauses re-assigned to other policies:

- **Policy EH1 (B) Open Spaces.** The first clause expected developments to make financial contributions to the development of open spaces. Wychavon DC advised that it was inappropriate to include this within a Neighbourhood Plan, since this kind of contribution is specified and managed under different legislation. The second clause (on safeguarding the environment), has been moved into a more appropriate policy. This policy EH1(B) has thus been deleted.
- **Policy EH1 (D)** to sample and preserve the genetic stock of orchard trees is converted from a policy into a community project, since it was shown (by a resident) to be counter-productive: the presence of the policy would have encouraged developers to fell orchards before engaging with the planning process.
- **Policy EH2 – Local Green Spaces.** The clause referring to Community Infrastructure Levy funds is removed, for the same reason as the change to EH1(B) recorded above.
- **Policy BT4 - Live / Work units** is removed, since it conflicts with a strategic SWDP policy.

The remaining 18 changes to the plan document involve textual additions or re-wording for clarity or correctness.

The correction of typographic and other minor errors is omitted from this document.

Document-wide changes

- Neighbourhood Development Plan / NDP changed to Neighbourhood Plan / NP throughout.
- References to NPPF updated to refer to NPPF2 (i.e. the July 2018 update) throughout.
- Every paragraph and very bullet point of every policy has been given a reference letter/number at Wychavon DC's request.

Individual policy changes

Page numbers (P#:) refer to the Regulation 14 draft plan of 16 April 2018.

P6: Added 1.4 :

Community Projects

- Community projects describe projects which the community would like to undertake during the period of this NP. They involve land use, but do not themselves justify the status of Neighbourhood Plan Policies.
- They are shown in this NP in **green boxes**, in close association with those policies which enable or facilitate the projects.

Initiatives to undertake these community projects from appropriate community groups will be welcomed. The Parish Council will play facilitation, co-ordination and (where appropriate) funding roles.

P12: replaced second para of 2.2.7 with:

In the nearby town of Evesham, among those active in civic affairs, the village has a reputation for a high level of social activism.

P15: At WDC's suggestion added new paragraph to 3.1 Vision:

In 2030 the village will have added at least 50 residences (making much greater use of renewable energy), will be served by vibrant retail outlets and will have many more residents enjoying cycling and walking.

P15: Objective 1. Replaced "extent and quality of the orchards..." with

extent and productivity of the orchards ...

P16: At WDC's suggestion re-worded the conditions for building outside Development Boundary to quote NPPF2 directly:

Residential developments outside this boundary are limited to the following special circumstances , defined in NPPF2 Para 79 :

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;

- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential dwelling; or
- e) the design is of exceptional quality, in that it: -
 - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.
- f) There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work.

P19: EH1 A – Agricultural and Horticultural Land [reworded following WDC’s comment:](#)

The use of agricultural, horticultural or orchard land may only be considered for housing or business development if:

- a) There is an additional objectively-assessed strategic requirement to provide a site within this specific NP area in some future version of SWDP 2016 and,
- a) The requirement cannot be met through infilling within the development boundary; and
- b) There are no brownfield sites within the NP area recorded in the Brownfield Land Registry that might otherwise be suitable for development.

P19: EH1 B – Open Spaces Overall policy deleted. Former clause (1) deleted at Wychavon DC’s suggestion, as its provisions are included in other policies or other legislation. Policy (2) on safeguarding the natural and historic environment, moved to new EH1 -C(4).

P20: EH1 C – Trees and Hedges [reference to Appendix C changed; previous version said it had only those on public land. It now says:](#)

Appendix C to this NP lists the significant trees in the neighbourhood area in 2017.

P20: EH1 C – Trees and Hedges (3rd para.) [reworded following WDC’s comment:](#)

The preservation of the individual trees and the overall integrity of the Millennium Oak Avenue trees on either side of Evesham Road – see Map 7 - should be a planning priority. Any development which adversely affects this avenue will be resisted.

P20: EH1 D Preservation of arboreal genetic heritage

It was pointed out by a resident (who is a professional planner) that this policy would be counter-productive, in that it would encourage orchard owners to remove all fruit trees before applying for planning permission. It is thus proposed to replace this policy with a community project with which (hopefully) land-owners would co-operate. The project should attempt to cover all village orchards, not just those perceived to be at threat. The proposed project reads:

Community Project: Preservation of arboreal genetic heritage

Many orchards within the Neighbourhood Area (particularly those close to the village) are under threat from agricultural and residential developments. They may contain rare, locally-developed types of potential genetic significance in the preservation of the genetic diversity of the overall fruit crop pool.

Such trees cannot, in general, be protected within the planning process, and are unlikely to meet the criteria for Tree Preservation Orders. There is nothing preventing land-owners removing them prior to submitting a planning application.

The genetic identity of trees can be established by a relatively cheap process of analysing a leaf taken from the tree during the summer. It costs (2018 prices) around £30 per tree. In veteran orchards the trees were usually planted in rows of similar type, so the genetic heritage of an old orchard may be assessed for a few hundred pounds. There is a national genetic database which can be accessed to determine the rarity of sampled leaves.

Preserving the genetic stock can be done by taking cuttings or grafts to another, protected, site and does not require on-site tree preservation. Organizations such as the [Vale Heritage Landscape Trust 1](#) can provide advice and a safe location for the stock to be preserved.

This community project is to :

- Procure funding for the project,
- Gain permission from orchard owners,

- Sample the leaves of possibly genetically-rare trees,
- Arrange for the off-site protection of cuttings / grafts of any found to be rare

P21: EH1 E – Wildlife and Biodiversity

Delete “or trimming” from the first line (outside scope of planning control).

P25: EH2 – Local Green Spaces

Delete the paragraph referring to Community Infrastructure Levy, at Wychavon DC’s advice, as this paragraph mis-represents the funding opportunities.

Rename ‘The Common’ throughout to ‘Field to South of Playing Field’

P28: EH4 – Setting of Conservation Area ‘holloway’

Re-worded and re-drawn to extend the protection along the whole of the skyline on both sides of Anchor Lane, as suggested by WDC.

P31: EH5 – Valued Landscapes

There is a new landscape to be added from Footpath 500.

Photographic evidence of the landscapes visible from the view points has been added as a new appendix to the ERJ document.

P40: LFL1 – Village Facilities

Followed Sports England advice to re-word this to:

[redevelopment ...will only be supported if ...] the operation of the facility is surplus to current or expected future requirements.

And added new explanation (2):

NPPF2 83 d) mandates that planning policies should enable the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

P42: LFL2 - Expansion of First and Nursery School

Followed WDC’s advice and re-worded to make site reservation immediate – the paragraph “The site will only be released...” is deleted.

P43: LFL3 – Expansion of the Village Hall

In the light of new information re. ownership the paragraph the third explanation point becomes:

3. The land is not registered on the UK Land Registry database , therefore permanent buildings and structures should be avoided.

P45: BT1 – Employment Sites

Limit on number of employees (and reference to Micro-entities) removed following WDC’s advice, as this is not amenable to planning control.

3 c) Modified to add control of deliveries. It now reads:

Adequate off-street parking is provided for employees, deliveries and visitors;

New small-scale business development policy condition 3 e) added:

3 e) The proposals do not conflict with other policies in this plan.

P46: BT2 – Village Retail and Service Outlets

The policy is re-worded, following comments from WDC and a local resident:

- 1) The creation or expansion of farm shops, garden centres and similar rural enterprises will be supported where they enhance the viability and/or expansion of an existing local business.
- 2) Permission for new retail business premises of classes A1, A2, A3 or A4 will be supported.
- 3) Support under (1) or (2) will be conditional on:
 - a) There being no adverse impact on local amenity and
 - b) the provision of adequate off-road parking.

P48: BT4 – Live / work units

It was pointed out by WDC that SWDP 8 is a strategic policy which cannot be overridden at local level. We were attempting to restrict it, not enhance it. The entire policy is deleted.

P49: BT5 – Tourism

At WDC's suggestion added explanation (3) on boating use of River Avon:

The river itself is used extensively by narrow-boats and small cruisers; navigation between Tewkesbury and Stratford-upon-Avon being managed by the Avon Navigation Trust. There are visitor mooring points within the NP area.

P50: BT6 – [camp-] sites

Added words "glamping and camping" to supported site applications.

Re-worded explanation 1 to clarify that on-side expansion is not permitted by SWDP 36 (a) .

P53: T1 – Parking

Malthouse Close re-charge point moved after resident pointed out previous proposal already had a garage there.

P55: T2 – Provision for cycleways.

Policy made more emphatic at WDC's suggestion. It now reads (changed wording underlined):

The routes designated on map 18 are safeguarded for the up-grading of existing roads, footpaths and trackways to cycleways – joining with potential cycleways alongside the River Avon and from The Valley, Evesham to Salford Priors Road, Norton. Planning decisions which would adversely affect these current or future routes will be resisted.

The title of map 18 is similarly modified.

P60: Introduction to Housing and Infrastructure.

WDC advised explaining what we mean by 'sustainable' in this context. Accordingly the explains how we fulfil the relevant objectives of NPPF2 and replaces the previous 4.6.8:

'Achieving sustainable development' is the purpose of the planning system, according to in the NPPF2 - 7. Policies in this section contribute to the NPPF2's three overarching objectives:

- The economic objective, by providing sufficient land of the right type to meet the objectively-assessed housing need expressed in the SWDP,
- The social objective by ensuring there is a sufficient stock of homes of the right size and accessibility, set in a well-designed environment, to meet the needs of present and future generations,

- The environmental objective to mitigate and adapt to climate change through exploiting local renewable energy sources, so as to facilitate reducing the carbon needs of the current and future housing stock.

P62: IH1 – Housing Growth

NP & WDC have pointed out that its important not to give the impression that, in setting a target, we are attempting to cap growth. The following Explanation point has been added:

- 5) The target of 40 dwellings for the village during the plan period is not intended to be a ceiling as there is an expectation that limited infilling and windfall development within the Development Boundary may continue to occur.

P63: IH2 – Housing Mix

WDC suggested replacing ‘bungalow-style’ with ‘single-storey’. NP then pointed out that the requirement for single-level accommodation can also be met in e.g. maisonettes with lifts. So, to make the policy as open as possible the policy replaces ‘bungalow-style’ with ‘single-storey or single-level’ and explanation 4 is amended to:

This policy therefore includes a requirement for single-storey or single-level accommodation to increase the village stock of this form of housing to meet the proven needs of elderly ‘downsizers’. This is in accordance with the intent of policy SWDP20. Bungalows provide the most obvious (and most market-attractive) form of single-level accommodation, but the term “single-level” is used to recognize that it is also possible to have multi-storey buildings which offer separate single-level accommodation units.

P65: IH3 – Parking provision

WDC referred us to a Worcestershire CC guide on parking provision. Although this guide has no formal role within the NPPF / SWDP system, it does contain one useful suggestion which we have now adopted, namely to exclude integral garages from the computation of parking spaces. Our previous wording implied this, but did not make it specific.

Accordingly a new policy clause is added:

Garages which are integral parts of residential buildings do not class as parking spaces.

and a new explanation is added:

2. Garages which form part of the residential building do not count as parking spaces, since these may readily be converted into living accommodation or used for storage.

At NP’s suggestion the following new explanation points are added, to explain our choices here:

6. The NP is entitled to form its own parking standard since this is not a strategic issue in the SWDP.

7. The NP recognises that Worcestershire County Council has its own County wide standard but has chosen to impose a different standard because of the need to have the impacts described in the above explanation points.

P65: IH4 – Sustainable Development

Is re-titled (at WDCs suggestion) to **IH4 – Density of developments**

Additionally, a reference to the Harvington Village Design Statement has been added after the reference to **EH3**, as has a footnote explaining how to calculate estate density.

Explanation 7 has been extended to record that Worcestershire CC has endorsed our use of a lower threshold for considering renewable energy. It now reads:

The SWDP27 definition of ‘larger’ sites is 10,000 square meters or 100 or more dwellings. To ensure that potential to use these local renewable heat sources is taken fully into account, this policy has adopted a lower site size threshold. This reduced threshold has been supported by Worcestershire County Council in their response to the Regulation 14 consultation, as recorded in the ERJ.

P67/8: IH5 – Designated development site

The maps are to be re-drawn to include vehicular access within the allocation.

The third explanation is re-worded:

3) Vehicular access to the site is expected to be from Village Street; access details will be considered as part of any planning application.

P108: Appendix C - Trees

Wording changed to make it clear that this appendix contains all significant trees, not just those on public land.