



DRAFT ISSUES & OPTIONS PAPER
INFORMAL CONSULTATIONS
JUNE 2016

“By 2030 Tenbury and Burford will be a strong, thriving and healthy community where both the quality of the built environment and the rural character of the area is preserved and enhanced for the enjoyment of people of all ages”.

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Glossary

YOUR CHANCE TO HAVE YOUR SAY ON THE FUTURE OF TENBURY AND BURFORD

This is a consultation document.

Tenbury and Burford Parish Council is preparing a Neighbourhood Development Plan (NDP) for the area (NDP for short). Work has begun on drafting policies and identifying future options.

This Draft Policies document has been published to allow you to become involved in the development of the NDP. We want to hear what you think about the draft policies and the questions raised in this document. To do this, **you are invited to make your views known by sending comments to [details and date to be inserted]**. Comments should be sent in writing to:

[contact details to be inserted]

All comments received will be carefully considered by the Parish Council and will be used to help prepare the next version of the NDP. This will be the Draft Neighbourhood Development Plan¹, which will be published for 6 weeks' formal public consultation in summer 2016.

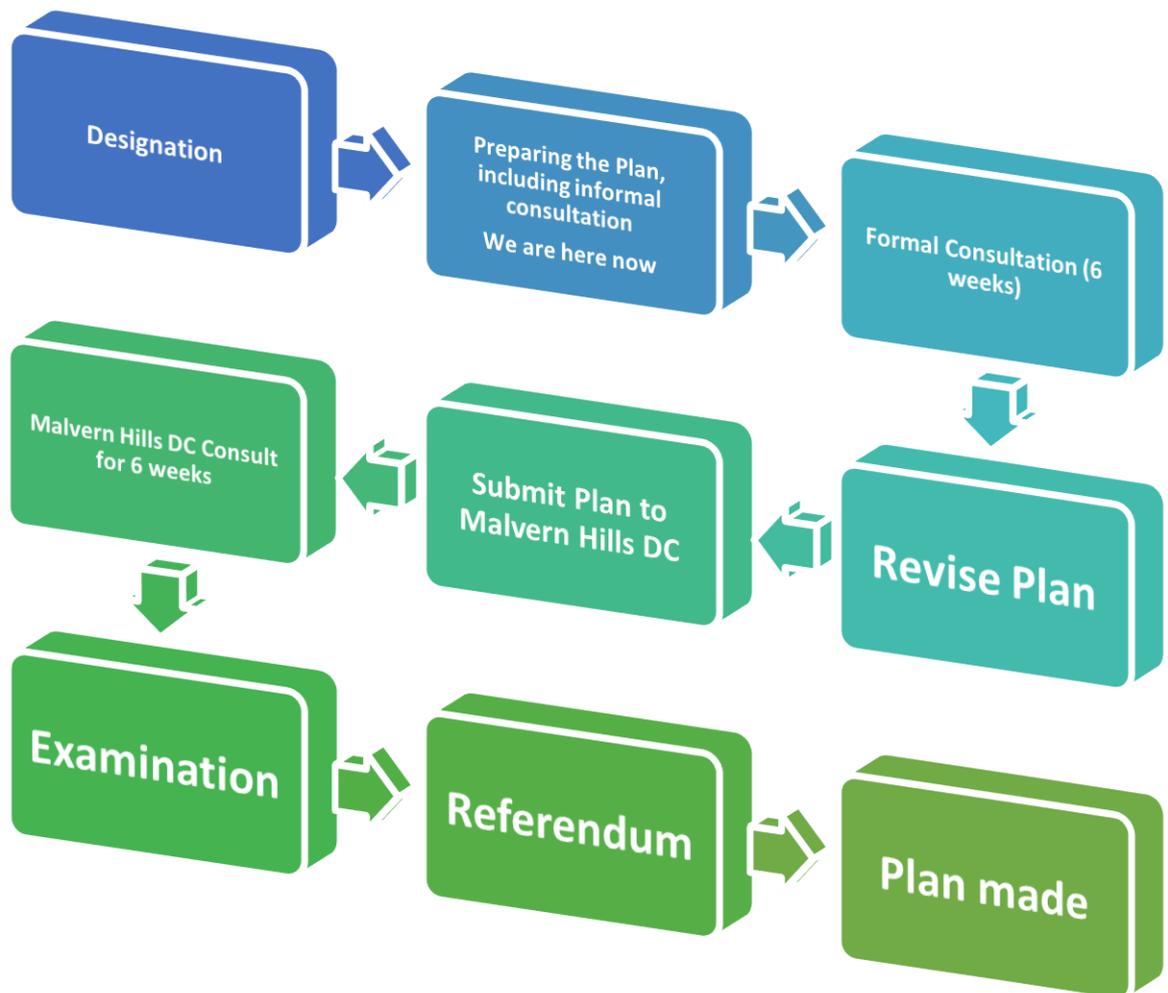
Thank you for your time and interest and we look forward to hearing from you.

¹ Formally known under the Neighbourhood Plan Regulations as the Regulation 14 Draft

1.0 Introduction and Background

- 1.1 The Localism Act 2011 presented Tenbury Town Council and Burford Parish Council with the opportunity to use a new power: the power to prepare a Neighbourhood Development Plan (NDP) for the area. NDPs give local people the opportunity to shape new development.
- 1.2 NDPs must be prepared using a process set by government (Figure 1). The first step is “designation”, and an application for designation as a neighbourhood planning area was submitted to Malvern Hills District Council and Shropshire Council on 10th November 2015. The application was approved on **17th March 2016**. The designated neighbourhood planning area is shown on Map 1. (Page 7)

Figure 1. Neighbourhood Plan Process

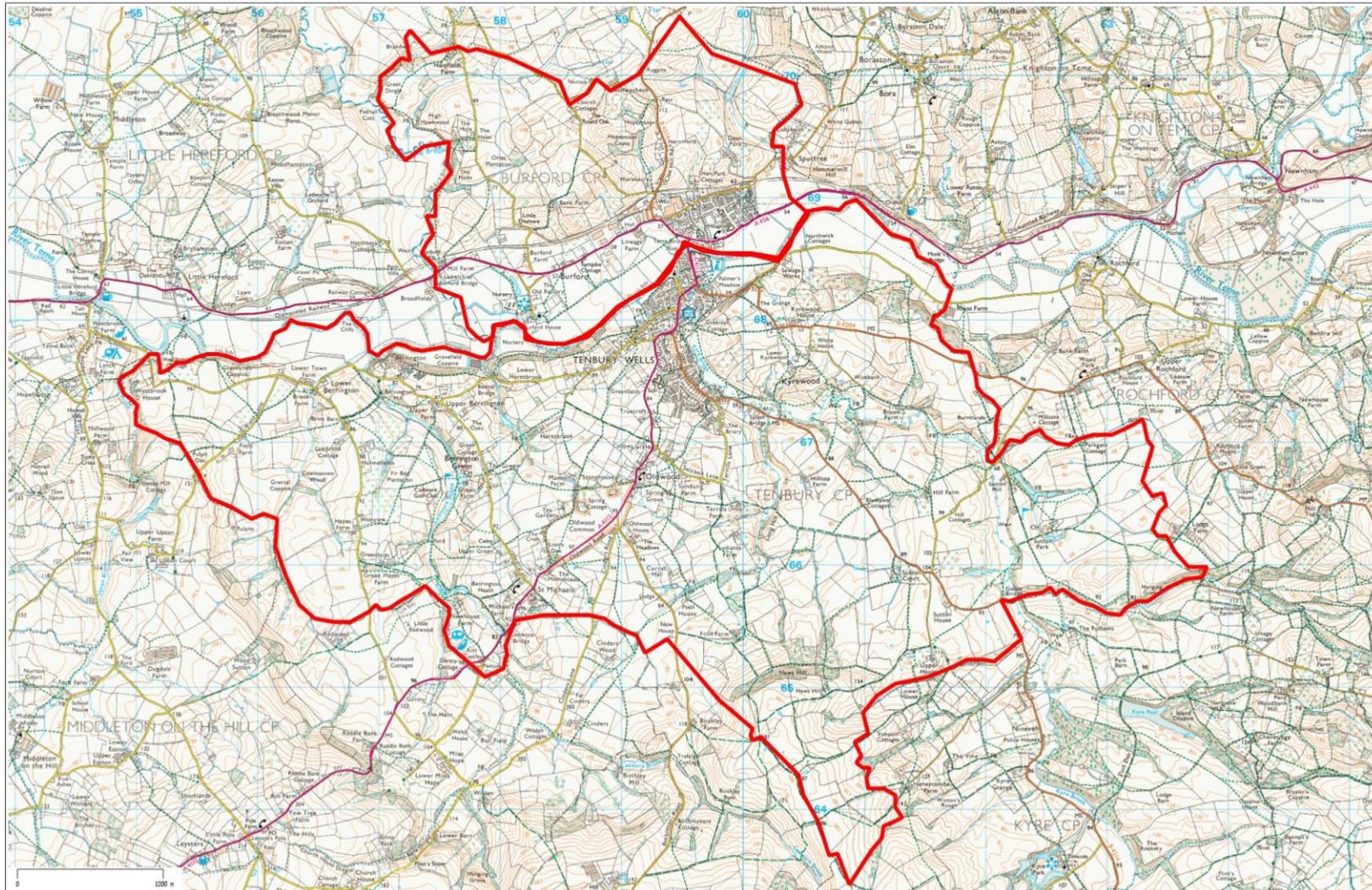


- 1.3 This Issues and Options consultation document has been produced and gives you an opportunity to comment and put forward your views on the future of the area. The Councils will then consider all the comments made and prepare a Draft Plan for further consultation.
- 1.4 Once the Draft Plan has been finalised and approved by the two Councils, it will be published for 6 weeks' formal consultation, before being amended and submitted to Malvern Hills District Council. Malvern Hills District Council have agreed to be the lead local planning authority in the preparation of the plan. After the plan has been submitted, Malvern Hills have to carry out their own consultation and will also publish the plan for a further 6 weeks before it is subjected to an examination and then referendum. If there is a yes vote at the referendum, then the plan will be made by Malvern Hills District Council and Shropshire Council and used to determine planning applications alongside the South Worcestershire Development Plan and the Shropshire Core Strategy and other material considerations including the National Planning Policy Framework (NPPF).
- 1.5 Planning can be full of jargon, so to help you in the reading of this document we have included a glossary at the back of this document (Appendix 4).

Map 1. Tenbury and Burford Designated Neighbourhood Plan Area



Tenbury CP 



Date Created: 8-6-2016 | Map Centre (Easting/Northing): 359577 / 266946 | Scale: 1:41061 | © Crown copyright and database right. All rights reserved (100052669) 2016

2.0 Planning Policy Context

National Planning Policy

2.1 National planning policy is set out in the *National Planning Policy Framework* (NPPF)². The Tenbury and Burford NDP has to take account of national planning policy and guidance. The NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the planning system has to perform an economic role, a social role and an environmental role.

2.2 Neighbourhood planning is addressed in paragraphs 183-185 of the NPPF:

“183. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and*
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.*

184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-

² <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.”

Strategic Planning Policy

- 2.3 As set out in the section above on national planning policy, neighbourhood plans have to be in “general conformity” with strategic planning policies. The Tenbury and Burford NDP is different from most other neighbourhood plans. This is because it straddles two local planning authorities (Malvern Hills and Shropshire) and two counties (Worcestershire and Shropshire). The NDP, therefore, has to take account of two sets of strategic planning policy.
- 2.4 Strategic planning policy for the NDP area is currently set out in the following:
- Shropshire Core Strategy 2006-2026
 - Shropshire Site Allocations and Management of Development Plan (SAMDev)
 - the recently adopted South Worcestershire Development Plan 2006-2030
 - and any “saved” policies from previous Local Plans

It is probably worth re-stating that the Shropshire policies only apply to Burford and the Worcestershire policies only apply to Tenbury.

- 2.5 The South Worcestershire Development Plan (SWDP) sets out a Development Strategy and Settlement Hierarchy (Policy SWDP2), within this hierarchy Tenbury Wells is identified as an “Other Town” providing an important range of local services. This means Tenbury will have appropriate levels of development and is not one of the main urban areas where most development will be focussed.
- 2.6 Other specific SWDP policies that refer to Tenbury include:
- SWDP4 – Managing Travel Demand that identifies the preparation of an urban transport package for the town
 - SWDP9 – Creating and Sustaining Vibrant Centres
 - SWDP10 – Protection and Promotion of Centres and Local Shops
 - SWDP28 – Management of Flood Risk
 - SWDP40 – Waterfronts

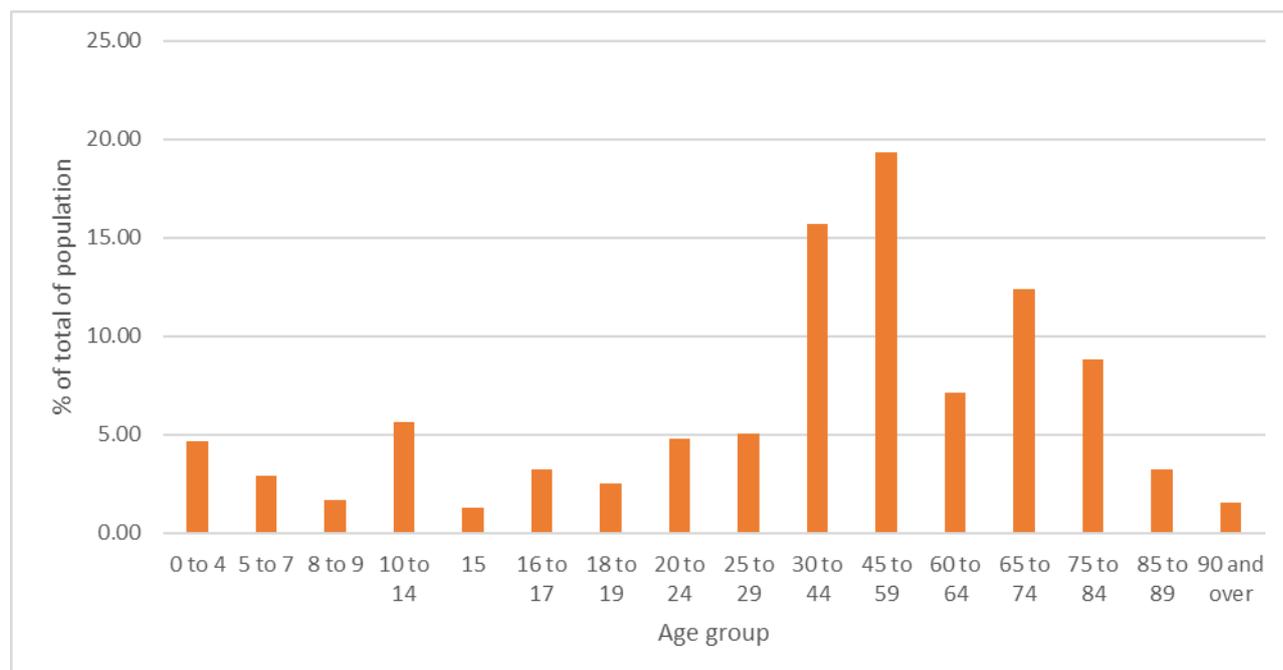
SWDP57 – Tenbury Wells – this policy looks at housing and allocates four sites for the development of 162 new homes

- 2.7 The Shropshire Core Strategy sets out that Shropshire will work with Malvern Hills to identify cross-boundary opportunities to meet the needs for sustainable development arising from Tenbury Wells in Burford.

3.0 A Portrait of Tenbury and Burford

- 3.1 The designated neighbourhood planning area covers the whole of the Tenbury Wells Town Council and Burford Parish Council areas.
- 3.2 The neighbourhood area has a population of 4,451, 3,069 residents in Tenbury and 1,382 in Burford (2011 Census), see Figure 2.

Figure 2. Neighbourhood Area Population 2011 (Source: 2011 Census)



- 3.3 **Tenbury Wells** is a small, ancient market town situated in the very north west of Worcestershire on the A456, close to the borders of Herefordshire and Shropshire. It is separated from south Shropshire by the fast flowing River Teme, which begins its journey in mid-Wales. The river forms the administrative boundary between Worcestershire and Shropshire, thus although **Burford** is very closely linked with Tenbury in terms of social, cultural and business ties, it actually lies within Shropshire. Tenbury is 35 miles south west of England's second major city, Birmingham, and even closer to the border between England and Wales. The town nestles peacefully in the beautiful under-explored Teme Valley. The area is still largely unspoilt farming land and the delightful countryside of the Teme Valley is perfect for walking.
- 3.4 Tenbury town was recorded in the Domesday Book and the present layout of the town centre corresponds closely with its 12th Century origins. Teme Street and the adjoining Tenbury Bridge form the main thoroughfare through the town, with Church Street and Cross Street forming important subsidiary streets.

- 3.5 Tenbury received its status as a town in 1429 when Henry III granted Roger de Clifford a charter to hold an annual fair and a market every Tuesday. Roger divided Teme Street into Burgage plots to let to shop keepers and trades people; St Mary's Church also dates from this period. Tenbury's bridge dates back to the 14th century but heavy floods in the 18th & 19th centuries caused the river to alter its course and the bridge was extended with its now distinctive bend.
- 3.6 In the mid-nineteenth century the town had thriving malting and tanning industries but by the early 20th century these had given way to the production of hops, fruit, cider, perry and other crops. Tenbury had the 'Wells' added to its name in the mid-19th Century to help promote the Mineral Water Wells that had been found in the town from 1840 onwards. The mineral waters brought about the building, in 1862, of the now restored Tenbury Spa, or Pump Rooms as it is generally known. Queen Victoria referred to Tenbury as 'my little town in the orchard' and the surrounding rural area is well known for growing hops and cider apples. Over the last few years hop production has been in serious decline although many new cider orchards have been planted immediately to the south of the town. Arable and pastoral agriculture is also important. Tenbury's role as a market town has changed to reflect the changes in agricultural production locally and the cattle market site, immediately adjacent to the Teme Bridge has been vacant for some years.

Burford

- 3.7 The name Burford is probably from the old English Burg-ford meaning the land by the fortified place. Burg usually referred to a Roman, Iron-age or earlier fort. In 1066 Burford was held by a Norman lord who had settled in England before the Norman conquest. At this time Burford was a sizeable settlement within Shropshire and was considerably larger than it is now. It lay within the Overs Hundred area and consisted of many members including Greete, Whitton, Tilsop, Boraston, Watmore and Stoke which are now separate parishes. Between the river and the main A456 road is a mound, which is thought to be the motte of a Norman castle constructed to control the river crossing. Burford House which is a nationally known garden with cafe and garden centre, stands on the site of an Anglo-Saxon castle. Close to Burford House is the red sandstone church of St Mary. It has some Norman masonry but was largely restored in 1889. It is known for its monuments, which include one to Princess Elizabeth, daughter of John O'Gaunt, who died in 1426. It is the most southerly part of Shropshire and is very closely linked to Tenbury Wells providing the location of the community hospital which dates back to the original cottage hospital of 1869, fire station

and the sites of the area's largest employers: Kerry and Esterform. There are two main industrial areas including a business park and also a training centre for engineering excellence linked to North Shropshire College. It has a well-used modern village hall, a popular playground and recreation field, cricket pitch and social club and an "Outstanding" rated primary school. It also provides the home for the annual Tenbury Countryside show. Burford Parish is a community hub within the Shropshire County development plan.

4.0 Key Planning Issues

- 4.1 A set of key planning issues for the Tenbury and Burford Neighbourhood Plan to address have been identified by the Neighbourhood Plan Steering Group.
- 4.2 The purpose of planning is to help achieve sustainable development and to do this we have identified the following key issues the NDP should address are:
1. The quality of design of new buildings and spaces
 2. The need to conserve and enhance local heritage assets
 3. Providing better local employment opportunities
 4. The adopt flood prevention measures to minimise the impact on the community
 5. The need to protect and enhance community spirit
 6. Protection and enhancement of open spaces
 7. Maintaining the vitality and vibrancy of Tenbury Town Centre
 8. Maximising the benefits of tourism
 9. Housing
 10. Protecting the local landscape and natural environment

Question 1. *Have we identified the right key issues facing Tenbury and Burford for the next 14 years?*

5.0 Draft Vision and Objectives

5.1 To address these key issues a Draft Vision and set of Draft Objectives have been identified for the NDP.

5.2 **Our Vision for the Neighbourhood Plan Area is –**

“By 2030 Tenbury and Burford will be a strong, thriving and healthy community where both the quality of the built environment and the rural character of the area is preserved and enhanced for the enjoyment of people of all ages”.

5.3 To help us tackle the key issues we have identified and to achieve this Vision we have identified the following objectives for the Tenbury and Burford Neighbourhood Plan:

DRAFT OBJECTIVES FOR THE NEIGHBOURHOOD PLAN

OBJECTIVE 1 – To ensure that all new development is of good design and sustainable

OBJECTIVE 2 – To conserve and enhance local heritage assets

OBJECTIVE 3 – To support existing and provide better local employment opportunities

OBJECTIVE 4 – To reduce the risk of flooding and reduce its impact on the community

OBJECTIVE 5 – To protect and enhance local community spirit

OBJECTIVE 6 – To protect and enhance recreation facilities and open spaces

OBJECTIVE 7 – To maintain and enhance the vitality and vibrancy of Tenbury town centre

OBJECTIVE 8 – To encourage and maximise the benefits of tourism

OBJECTIVE 9 – To manage future housing growth so that it meets strategic development needs and the needs of the local community whilst at the same time providing appropriate infrastructure

OBJECTIVE 10 – To protect and enhance the local landscape and natural

environment

Question 2. *Do you agree with the Vision that we have identified for Tenbury and Burford in 2030?*

Question 3. *Have we identified the right Draft Objectives for the neighbourhood plan? Is there anything missing from the list of Draft Objectives?*

6.0 Draft Neighbourhood Plan Policies

- 6.1 The following sections set out the draft planning policies under consideration for the Tenbury and Burford Neighbourhood Development Plan (NDP).
- 6.2 Each section that follows is set out under one of our ten objectives, and consists of a short introduction, followed by a planning policy or policies, and relevant strategic planning policies. **Under each policy we also list a question, or questions, for you to consider and answer as part of this consultation.**
- 6.3 Planning can be full of jargon, so to help you in the reading of this document we have included a glossary at the back (Appendix 4).

7.0 Better Design

OBJECTIVE 1 – To ensure that all new development is of good design and sustainable

- 7.1 National planning policy seeks to promote better design in our buildings and spaces. Through the Tenbury and Burford NDP we would like to support this objective, particularly for housing, recognising that the demands of modern-day society result in people having different needs at different life stages when it comes to homes, health care, education, transport, infrastructure, shops and open spaces.
- 7.2 Good design of buildings and spaces enhances the enjoyment of the building user, whilst improving the visual experience of the local community and visitors. Owners and developers make an investment in their property but the community also has a stake in visual and environmental terms.

Draft Policy TB1 – Better Design

New development should be of a good quality design. To assess development proposals, the following design principles will be used:

1. Setting

All development should have regard to its visual impact on approaches to and views across Tenbury and Burford must be considered, including which areas of the site can be seen, and from where. Key views should be protected. Where appropriate, proposals should pay particular regard to any visual impact at key gateways and along key throughroutes in Tenbury town centre.

2. Public Spaces

New development should make a positive contribution to publicly accessible spaces. In particular, this should include:

- a) a clear distinction between streets, and other publicly accessible spaces, and areas that are intended for private use;**
- b) a designed sequence of spaces that connects with and relates to the pattern of spaces already present in the area; and**
- c) where appropriate, the “greening” of public spaces by using trees and other suitable planting will be encouraged**
- d) a full hard and soft landscaping scheme is to be submitted with all planning applications and applications for listed building consent.**

3. Accessibility

All development proposals should, where appropriate, include safe and legible access to local streets, footpaths, and publicly accessible spaces for all users.

Layouts should be imaginative and adopt approaches that downplay the uninspiring, standard highway engineered standard by incorporating traffic calmed streets and nodal points, with frequent changes of direction, and introduce a sense of enclosure.

New vehicle and pedestrian route networks should be designed to link with routes and facilities adjacent to the site. A hierarchy of routes should be established.

Public transport, pedestrian and cycle routes should be incorporated in the layout wherever possible, especially where these can provide safe and convenient routes to schools and local shops. The potential to connect the new development to the existing settlement by carrying pedestrian and/ or vehicular routes through the site should be fully explored.

4. Materials

Site boundaries formed of local stone, traditional brick, cast iron or hedge planting should be retained and repaired. Work to existing boundaries must use reclaimed or accurately matching materials. Any proposed openings in existing boundaries should be kept to a minimum and salvageable materials used elsewhere on site. Entry points should be clearly defined and achieve good sight lines, dependent upon vehicle speeds and setting.

All trees, internal boundaries, water courses, structures and other features on the site should be identified and wherever possible, incorporated in the new design.

The aspect of the site should be considered and the ways in which the site contours and the remaining features are likely to produce areas of extensive shade or shelter. Advantage should be taken of sunny slopes in orientation of gardens and/ or main elevations. Exposed areas should be protected from wind, noise or intrusive views. Development of individual and groups of buildings should utilise site characteristics to improve energy efficiency and maximise use of renewable technologies.

Open spaces should be designed and located to satisfy their intended, specific function, such as toddlers play, older children's activities, sitting out, or visual amenity.

Mixed uses should be considered. Provision of small workspaces can be both in association with some house types and/ or grouped in courts. New shops and services will need to be visible from public routes, beyond the proposed development, if they are to be viable.

Opportunities for crime should be identified and design solutions incorporated to reduce opportunities for anti-social behaviour.

5. Innovation and responding to local context

The use of building traditions, vernacular building details and materials should inform new designs, particularly in residential and infill developments. Up-to-date, or contemporary details, for example in window and door designs, or the use of robust, modern materials, are supported in new buildings. Height, scale and massing should respond to the local context and site layout should respect the existing grain of development of the surrounding area. Good design should not only be visually attractive but should last and also be capable of adaptation to meet future needs and circumstances. The unusual will be encouraged when it respects its surroundings. The Pump Rooms is such an example from the past and such unique buildings draw interest from local people and visitors.

Commercial, industrial, community, sports and leisure proposals present an opportunity for innovative design, using modern materials and building techniques that will achieve flexibly planned, sustainable and energy efficient buildings.

Proposals will be encouraged demonstrate thermal efficiency, use of renewable and sustainable energy sources and reduction of carbon emissions over and above standards prevailing at the time.

6. Building Form and Materials

Roofs

The traditional roof form in the older parts of the neighbourhood plan area, is of duo pitch construction, with a steep pitch clad with plain clay tiles or natural Welsh slates. More recent development, in the latter half of the twentieth century and later, comprise flatter roof pitches, unsuitable for plain tiles, which are typically clad with larger size concrete interlocking tiles.

The use of steeper roof pitches affords the opportunity of providing accommodation within the roof void with roof lights or dormer windows adding interest to the roofscape. Using the roof void can both reduce the building footprint and encourages the use of the traditional plain tile. It can also improve

the proportion and scale of the building, particularly important on infill sites with neighbouring buildings of higher storey heights.

Walls

Facing brickwork is the traditional building material in the area. Brickwork is the preferred material for new residential development and Householder extensions.

Craftsmen of past generations, put their individual stamp on a building, with the use of brick details to form lintels, cills, eaves and verges. The use of brick details is encouraged to avoid the use of painted or UPVC barge boards, fascias and eaves details.

The use of render, particularly when applied to masonry construction, is an option used by developers to introduce variety in larger scale developments and for the convenience of householders to avoid finding matching materials, when extending their property. Whilst there are through coloured renders available, most rendered finishes require cyclical maintenance and if not maintained can look tired.

The use of render as a replacement for brickwork is discouraged, particularly on masonry construction. The use of render on innovative lightweight constructions with external insulation is however, a functional use of the material.

Openings: Windows and Doors

The traditional windows, particularly in Tenbury, are painted softwood vertical sashes or casement windows. More recent developments and also, property alterations has seen the introduction of uPVC windows and doors. Whilst they may have some merit in maintenance terms, they are less successful when their design attempts to mimic historic window patterns and glazing bars. Because of the necessary provision of double glazed units, the bars are planted on and clearly false.

If non-timber windows are proposed, they should be of a simple shape without false glazing bars. Square windows are rarely a successful proportion and the traditional vertical rectangular shape is more visually pleasing.

In Teme Street, Market Street and Cross Street, a characteristic feature is the 'wagon arch' leading to the rear of properties. This can be a useful feature for Infill or backland development, to avoid gaps in the street scene.

Porches and Wintergardens

Porches can provide space for bin storage, parcel deliveries and protection against the weather. Their use can also break up the facade of semi-detached houses and terraces.

Glazed Atria or Winter Gardens sited on the sunny aspect of dwellings, act as a passive space or insulated buffer from external temperatures. They rely on solar gain during the winter months and as a shading solar buffer in summer. In an age of smaller gardens they also provide a valuable space for plants.

Householder Extensions and Alterations

The SWDP SPG No.1 and SCS1 should be rigorously applied {note: there are no current SPDs/SPGs dealing with this issue}. Unless there are exceptional circumstances, roof, wall and window styles and materials, should closely match the existing. Such an exception should be if the proposal is innovative and of exceptional design quality.

Porous hard surfaces

These should be used for parking and other hardstanding areas such as courtyards, driveways, secondary roads and paved garden areas.

7. Scale and Proportion

Scale, height and massing of development should not be an “off the shelf” solution but should be demonstrably purpose designed to reflect the setting and location of each individual site. In doing this, development should fit in and neither dominate nor have a detrimental impact on its surroundings and neighbouring properties. Architectural skill in design is recognisable and this will be expected in proposals.

8. Amenity, Privacy and Space Standards

Housing developments should be designed so that individual dwellings have reasonable distances between and around them so that users can enjoy privacy in which to enjoy their amenity space. Recent housing development has seen dwellings tightly packed together with very small private amenity spaces.

For many years past, planning policy has required minimum distances between dwellings. The dimensions were generally, 21 – 22 metres between facing windows, giving a rear garden distance of 10.5-11 metres, or 30metres for three storey development and 12 metres between principal elevations and side elevations or 15 metres for three storey development.

If new housing development proposals fail to achieve these dimensions, unless they are of special design such as single aspect dwellings, then it will be concluded that privacy and amenity standards will be inadequate.

9. Sustainability and Energy Efficiency

Buildings should be designed to cope with high and low temperatures.

Features such as solar panels, photo voltaic panels, turbines and heat exchangers will be encouraged, but where they are used they should form an integral part of the building design and NOT be bolt on additions.

The BREEAM sustainability assessment method is particularly pertinent to Industrial, Commercial, Public and certain Residential types of development. This covers Energy, Health and Wellbeing, Land Use, Materials, Management, Pollution, Transport, Waste and Water. Its aims match the aspirations in this Neighbourhood Plan.

10. Parking Standards

These will be in accordance with those set in strategic planning policy. New car parking should be sited entirely within the curtilage of private dwellings in walled and screened courtyards or drives softened by suitable planting.

Where communal parking is required for flat and apartment development it should be conveniently located close to the dwellings it is intended to serve and care should be taken to ensure it is of good design.

11. Planting

Planting proposals should be designed to be an integral part of all new development and use native plant species. Proposal will only be supported when it is clear that careful consideration has been given to the creation of a strong landscape structure throughout the site. This structure should include an appropriate mix of trees, hedgerows and, where space allows, new woodland areas, wildflower verges and meadows – SuDs features should be integrated in to this structure. Planting should not be used simply to fill space which is not occupied by the built form, but should be seen as an integral part of the overall master plan, used to define spaces, frame views, and provide screening and shelter. Where appropriate native species should be used to enrich the natural habitat and increase biodiversity. On green field sites hedgerows and tree belts should be used to form corridors for the movement of wildlife; these are particularly valuable when they incorporate existing natural features such as ponds and watercourses.

Question 4. Do you agree that we should have a planning policy to encourage better design? If so, do you agree with the approach and detail set out in Draft Policy TB1?

Relevant Strategic Planning Policies:

SWDP21 – Design

Policy CS6 – Sustainable Design and Development Principles

8.0 Local Heritage

OBJECTIVE 1 – To conserve and enhance local heritage assets

- 8.1 The NDP area has a number of important heritage assets including listed buildings and the Tenbury Wells Conservation Area.
- 8.2 Listed buildings and the conservation area already have existing protection under other legislation. The neighbourhood plan does not seek to duplicate this and instead concentrates on more local built and natural heritage assets that do not have strong existing protections.
- 8.3 Built environment assets include the historical, architectural and cultural buildings and structures (e.g. mile posts, bridges, date stones etc.) that go to make up part of the richness of the parish's surroundings and are key features in connecting people with the area's past.
- 8.4 National planning policy seeks to protect heritage assets in a way that is proportionate to their value: designated heritage assets (such as listed buildings) being given more protection than non-designated heritage assets. In order to identify and provide the non-designated heritage assets of Tenbury and Burford with appropriate protection through the planning system they are identified in Draft Policy TB2. See also Malvern Hills Local list SPD [here](#).

Draft Policy TB2 – Conserving and Enhancing Local Heritage Assets

Local Heritage Assets will be identified, conserved and enhanced.

Development proposals affecting these assets will be supported when they conserve and enhance these assets. Development that would result in the loss of, or have a detrimental impact on, these assets will only be supported in the following circumstances:

- a) **Where renovation or alteration of non-designated heritage assets require planning permission, such changes are designed sensitively, and with careful regard to the heritage asset's historical and architectural value and pay appropriate regard to the asset's setting; or**
- b) **Where a development proposal would result in the loss of, or substantial**

harm to a locally non-designated heritage asset, such development will only be permitted when the public benefit of the proposed development outweighs the loss of or harm to the asset and its setting. Where development is permitted, this will be conditioned in such a way so as to ensure the development takes place after the loss, or harm, has occurred; and that appropriate recording of the heritage takes place prior to any loss or harm.

Question 5a *Do you agree with Draft Policy TB2?*

Question 5b *Is there a local heritage asset that you think should be protected by Policy TB2?*

Relevant Strategic Planning Policies:

SWDP24 – Management of the Historic Environment

9.0 Employment

OBJECTIVE 3 – To support existing and provide better local employment opportunities

- 9.1 The neighbourhood plan area is a key source of local employment. As well as Tenbury town centre there are key employment sites such as Tenbury Business Park and the Upper/Lower Teme Business Park in Burford
- 9.2 Economic activity varies across the area, in Tenbury the number of economically active residents (those in work and seeking work) is 67%; in Burford this rises to 75% (2011 Census).
- 9.3 The average distance travelled to work by people in the neighbourhood plan area is 12.5 kilometres. This reflects the fact that many people have to travel outside the area for work. Over 12% of people travel over 30 kilometres to work. On the other hand, 28.6% of people travel less than 2 kilometres to work and 15.7% work mainly from home.
- 9.4 To encourage more local employment and retain a healthy mix of homes and jobs the neighbourhood plan will seek to retain key employment areas and to encourage further business growth and development in these areas.

Draft Policy TB3 – Existing Employment Areas

The following areas will be protected for future employment uses. New employment uses will be supported in these areas for business (B1), general industrial (B2) and warehousing (B8) uses.

- Tenbury Business Park
- Upper /Lower Teme Business Park
- Bromyard Road

Within these areas proposals for the following will also be encouraged:

- a) Improved and better co-ordinated signage;
- b) Appropriate lighting;
- c) Improved boundary treatments that are in accordance with the design policies of the neighbourhood plan; and
- d) Improved car parking and access improvements.

Question 6 *Have we identified the main employment areas to protect in Draft Policy TB3? Are there any we have missed? What type of improvements should we encourage in these areas?*

Relevant Strategic Planning Policies:

SWDP24 – SWDP8 – Providing the Right Land and Buildings for Jobs

SWDP12 – Employment in Rural Areas

POLICY CS13 – Economic Development, Enterprise and Employment

POLICY CS14 – Managed Release of Employment Land

10.0 Flooding

OBJECTIVE 3 – To reduce the risk of flooding and reduce its impact on the community

- 10.1 Tenbury's history of flooding and the severe impact this can have on the local community mean that it is imperative that this issue is considered in the neighbourhood plan. **{Note: we discussed the limitations on neighbourhood plans with this type of policy. Below are three examples taken from elsewhere that you may wish to have a think about and their relevance (with amendments) to Tenbury – these could then be augmented with detail from the EA report}**

Possible Policy A (would be Policy TB4 if used) - Criteria for Assessing the Suitability of Future Potential Development Sites

All proposed sites for new development in the neighbourhood plan area will be required to meet the following criteria:

1. Any proposed site must demonstrate that they have satisfied all regulatory requirements to minimise potential impacts on water quality and to reduce flood risk.
2. Development sites must be sited within flood zone 1 or low or very low risk from surface water or any other source with low or very low risk and must not increase flooding issues downstream.

Possible Policy B- Development in Areas of Flood Risk from Water Courses and Surface Water

Until adequate surface water drainage measures / waste water treatment facilities have been installed to protect both existing properties and any new development, proposals for new residential development in the neighbourhood plan area will only be considered acceptable in flood zone 1 or low or very low risk from surface water or any other source with low or very low risk as identified on the most up to date Environment Agency flood maps for planning.

Development proposals in flood zone 2, medium risk from surface water flooding or any other source of medium risk will be required to provide effective surface water drainage measures to protect existing and future residential areas from flooding. All development proposals in flood zone 2 must be accompanied by a flood risk assessment. Opportunities will be sought to reduce the overall level of flood risk in the area through the layout and form of the development, and the appropriate application of sustainable drainage systems.

Proposals for new residential development in flood zone 3, high risk from surface water or any other source with high risk will be resisted by the parish council.

All development proposals for 2 or more new residential properties will be required to install their own bio-disc system to help alleviate flooding issues.

Draft Policy G13 - Design for Flood Resilience and Resistance

All new development in the area (i.e. those proposals in flood zones 1 and 2, very low, low, or medium risk from surface water or, low or medium risk from any other source) are required to be flood resilient. Development must be designed to reduce the consequences of flooding and to facilitate recovery from the effects of flooding.

Such measures must include the following:

- The use of water-resistant materials for floors, walls and fixtures**
- The siting of electrical controls, cables and appliances at a higher than normal level**
- Setting the ground floor level where practical / feasible sufficiently high not to be affected by the flood**
- Raising land to create high ground where this would not result in increased flood risk elsewhere**

The lowest floor level must be raised above the predicted flood level, and consideration must be given to providing access for those with restricted

mobility.

New development must also incorporate flood-resistant construction to prevent entry of water or to minimise the amount of water that may enter a building, where there is flooding outside. This could include boundary walls and fencing such as solid gates with waterproof seals, and where possible integral drains or fencing where the lower levels are constructed to be more resistant to flooding.

Question 8 Do you agree with Draft Policy XXX?

Relevant Strategic Planning Policies:

SWDP28 – Management of Flood Risk

POLICY CS18 – Sustainable Water Management

11.0 Community

OBJECTIVE 5 – To protect and enhance local community spirit

- 11.1 Section 8 of national planning policy seeks to promote healthy communities. This encompasses more than physical health and sets out planning's role in "facilitating social interaction and creating healthy, inclusive communities". In the neighbourhood plan area, Tenbury town centre already acts as a key focal point where people interact when they go shopping or carry out leisure and recreation activities.
- 11.2 The NDP offers the opportunity to identify existing community facilities that should be retained, and, where necessary, enhanced.

Draft Policy TB5 – Retaining and Enhancing Existing Community Services and Facilities

The following services and community facilities should be protected and proposals for their enhancement will be supported:

Tenbury Wells

1. Regal Cinema
2. Pump Rooms
3. Tenbury Swimming Pool
4. Pavilion including Civic Garden, Burgage and Palmers Meadow
5. St Marys Church
6. Tenbury Library and Hub
7. Round Market
8. Temeside House
9. Community Centre

Burford

1. Tenbury Hospital
2. Fire Station
3. Burford Church
4. Alms-houses
5. Tenbury Show Ground
6. Burford Village Hall
7. Burford Primary School
8. Burford Community Centre

8. The Aspire Centre

9. The Rose and Crown

Development that would result in the loss of these facilities will only be permitted when an equivalent facility is provided within the neighbourhood plan area which offers an equal or improved service to the community.

Proposals for new services and community facilities will be supported when they do not have a significant adverse impact on the natural or built environment; residential amenity; and traffic.

Proposals for a multi-use health and well-being centre at Palmers Meadow and a heritage and cultural centre at The Regal will also be supported.

Question 9 Should we protect community facilities and have we identified all the community facilities that should be protected?

Relevant Strategic Planning Policies:

SWDP37 – Built Community Facilities

POLICY CS4 – Community Hubs and Community Clusters

POLICY CS8 – Facilities, Services and Infrastructure Provision

12.0 Recreation and Open Spaces

OBJECTIVE 6 – To protect and enhance recreation facilities open spaces

- 12.1 The NDP area has a number of recreation facilities and open spaces. These include [insert list].
- 12.2 The NDP will seek to identify these and protect them for future recreation and open space uses. The NDP also seeks to identify site specific proposals for improvements to facilities and spaces.

Draft Policy TB6 – Protecting and Enhancing Local Recreational Facilities

The following will be protected for future recreational use:

1. Tenbury Swimming Pool
2. The Scout Hut
3. Penlu Sport Club and Field
4. Tenbury Community Centre
5. Burford Village Hall and adjacent playing field
6. Burford Play Area
7. St Michaels Village Hall including car park
8. The Burgage including the play areas, bowling green, tennis courts, Pavilion and Civic Garden
9. Palmers Meadow Sports Field including woodland, changing rooms and car park
10. All School Playing Fields and Play Grounds

Proposals to enhance and improve local recreational facilities will be supported and encouraged in the following locations:

11. Implementation of the Burgage Masterplan
12. New facilities at Palmers Meadow
13. Teme Beach
14. Provision of allotments

15. New Community Centre [where?]

Question 10. Do you agree with Draft Policy TB6 and the recreation facilities we have identified for protection and enhancement? Is there anything we have missed?

Relevant Strategic Planning Policies:

SWDP38 - Green Space

- 12.3 National planning policy gives local communities powers to protect areas of local green space which have a special significance through paragraphs 76 to 78 of the NPPF:

“76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;*
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- where the green area concerned is local in character and is not an extensive tract of land.*

78. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

- 12.4 National planning policy is clear that not all open spaces should be identified as local green spaces. The Steering Group think it important this new designation is used, and that local people are involved in identifying the key local green spaces to be protected in this way.

Draft Policy TB7 – Local Green Spaces

The identified local green spaces identified will be protected.

- 1. The Flood Meadows**
- 2. German Path and associated woodland**
- 3. Palmers Meadow Playing Fields**
- 4. Playing field adjacent to Burford Village Hall**

New development which impacts adversely on the openness of these sites or adversely affects the attributes for which they were designated will not be acceptable other than in very special circumstances.

Question 11a Do you agree with Draft Policy TB7 that we should identify the most important open spaces in the area as local green spaces? Which open spaces do you consider should be protected in this way?

Relevant Strategic Planning Policies:

SWDP38 - Green Space

- 12.5 Those spaces not protected as local green space would then be protected by another planning policy for open spaces. This would not be as strong as Draft Policy TB9, it would set out the circumstances when it may be possible to allow development on such spaces.

Relevant Strategic Planning Policies:

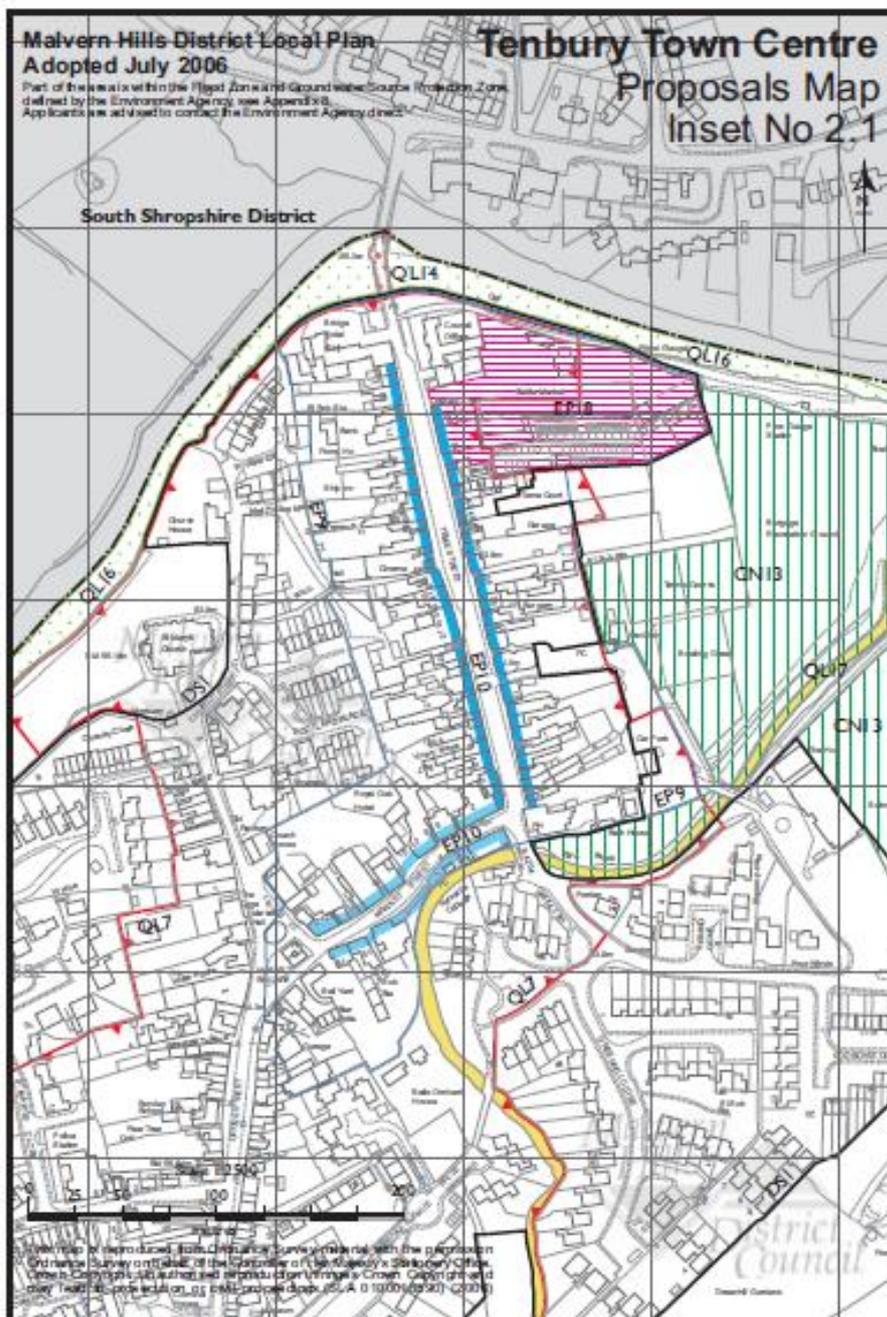
SWDP38 - Green Space

13.0 Tenbury Town Centre

OBJECTIVE 7 – To maintain and enhance the vitality and vibrancy of Tenbury town centre

13.1 Tenbury town centre provides local employment and services to a wide catchment area. The neighbourhood plan will be used to maintain and enhance the vitality of the town centre. The policies set out below will help to achieve this.

Map 2. Tenbury Town Centre Local Plan Inset (source: Malvern Hills Local Plan)



Legend for Map 2

Legend

| | | | |
|--|--|--|--|
|  | District Boundary |  | Area of Outstanding Natural Beauty QL23 |
|  | Settlement Boundary DS1,DSI 1 |  | Area of Great Landscape Value QL24 |
|  | Settlement Boundary DS12 |  | Historic Parks & Gardens QL15 |
|  | Inset Maps |  | Cordon Sanitaire D63 |
|  | Significant Gap DS17 |  | Town Centre/District Centre EP9,EP10,EP11,EP12 |
|  | Conservation Area QL7,QL8,QL9 |  | Primary Shopping Frontage EP10 |
|  | Scheduled Ancient Monument QL14 |  | Secondary Shopping Frontage EP10 |
|  | Open Space Protection CN13 |  | Land Allocated for Housing DS5,D66 |
|  | Malvern Urban Greenspace QL2 |  | Land Allocated for Employment D69 |
|  | Sites of Special Scientific Interest QL16 |  | Employment Commitments DS8,EP1 |
|  | Sites of Regional or Local Wildlife Importance QL17 |  | Worcester Road, Malvern Link H5, D65, D66,EP9 |
|  | Regionally Important Geological or Geomorphological Site QL17 |  | North Site D67 |
| | |  | Site Specific Policies EP17-21 |
| | |  | Safeguarded Land for Transport Infrastructure ST1 |

Draft Policy TB8 – Tenbury Town Centre

Within the defined town centre boundary development for main town centre uses (including retail, leisure, office, commercial, cultural and tourism) will be supported subject to the following criteria:

- a. For retail development, it is located in one of the primary or secondary shopping areas, see Map 2;
- b. Where new shop frontages are proposed they are of good design and enhance local distinctiveness by ensuring that corporate branding is subordinate to the site and local surroundings;
- c. The re-use of upper floors for residential use will be supported and encouraged by seeking more relaxed car parking standards;
- d. Distinctive and detailed features of buildings should be retained and enhanced;
- e. Proposals must include secure areas for rubbish (wheelie bins) and bicycles;
- f. The use of trees and planting to improve the town centre environment and appearance and to help create a strong sense of place, so that drivers understand that they are in and respect a pedestrian dominated environment; and
- g. Business premises include appropriate signage.

Within the primary shopping area, as defined by Figure 4, proposals which lead to

the permanent loss of commercial units should be supported by evidence to demonstrate that their continued commercial use is no longer viable, or that an alternative use would positively enhance the viability and vitality of the town centre.

Question 13. Do you agree with criteria we have included in Draft Policy TB8?

Draft Policy TB9 – Backland Sites

Within the town centre there are a number of backland sites, particularly along Teme Street, often these sites are underused and if brought back into use would provide a useful source of land for new development. The neighbourhood plan will identify such sites and set out a range of potential uses including

Question 14. Do you know of, or own a “backland site” in the town centre that could be redeveloped? If so, please let us know and, if you can, set out the use or uses you think it could be used for.

Draft Policy TB10 – Shop Fronts

Proposals for new shop fronts, or alterations to existing shop fronts, will be supported where the following criteria are satisfied:

- a) The proposal would not result in the loss of a traditional shop front or features of architectural or historic interest;**
- b) The shop front should not be designed in isolation but should be considered as part of the architectural composition of the building and that of the immediate street scene.**
- c) The proposals would be in keeping with town centre in terms of architectural style, materials and scale;**
- d) The design of the shop front should take into account the age and architectural design of the building as a whole. The shop front should not attempt to divorce the appearance of the ground floor from the rest of the building.**
- e) Where the proposal relates to a new fascia, this is of appropriate height in terms of the scale of the shop front and other elements of the building and street scene.**

Question 15. Should we be seeking to retain traditional shopfronts and encourage new

ones to be designed by taking account of the criteria in Draft Policy TB10?

- 13.4 The Town Council wishes to promote its shopping area in Tenbury, as an attractive and interesting place to visit. Whilst the Council recognises the need for shop security, it believes that in most cases adequate security can be achieved without the installation of external roller shutters. Where roller shutters are required the following policy will apply.

Draft Policy TB11 – Shop Front Security

The following proposals for shop security will be supported.

- a) All shop front security should be perforate and allow views of the shop/business interior so that a lively frontage is maintained. Exceptions will only be acceptable when they meet the criteria set out below.
- b) Proposed external security shutters should have the shutter box fully recessed into the shopfront. Shutter boxes projecting more than 200mm forward of the shop front will not normally be supported.
- c) Externally located lattice shutters or grilles including those containing polycarbonate panels will normally be supported.
- d) The use of solid shutters, across shop windows, will generally only be supported in circumstances where evidence of 'high risk' can be demonstrated and where other security measures have failed. In such cases, the use of screens or shutters with a higher proportion of 'open' lattice to solid shutter will be preferred.
- e) Solid shutters will be supported across the entrances to shops provided the shutter box does not project forward of the shutter of building face, and the entrance does not constitute the bulk of the shop frontage.

Where external shutters are provided the Council would normally expect the shutter to be surface coated in a colour appropriate to the shopfront.

Question 16. Do you agree with Draft Policy TB11 that we should be encouraging security measures that also retain Tenbury town centre's attractive environment?

Draft Policy TB12 – Town Centre Public Space and Spaces

Developments that improve and enhance the quality of the public space and spaces in Tenbury Wells Town Centre will be supported. This may be achieved in the following ways:

- a) Improving the environment to create more attractive, safer and more legible

public spaces for pedestrians and cyclists by incorporating ‘shared space’ principles;

- b) Providing high quality street furniture, including seating, lighting and public art, paving and soft landscaping;**
- c) Improving car parking including parking layout and access;**
- d) Supporting implementation of the Burgage Masterplan;**
- e) Enhancing the River Teme and associated riverside areas;**
- f) Improving key gateways and throughroutes in the town centre; and**
- g) Improving the town centre environment for pedestrians and cyclists and the pedestrian and cycle routes into and out of the town.**

Question 17. Do you agree we should improve the publicly accessible space and spaces in the town centre? Are there any areas that you feel need particular attention?

Relevant Strategic Planning Policies:

SWDP9 – Creating and Sustaining Vibrant Centres

SWDP10 – Protection and Promotion of Centres and Shops

14.0 Tourism

OBJECTIVE 8 – To maximise the benefits of tourism

- 14.1 The support for tourism related opportunities, are key to establishing Tenbury Wells as a visitor destination and base for exploring the surrounding area. Tourism is an expanding part of the economy. Tourism provides uses for historic buildings, supports greater diversity with shopping areas, and improves the viability of a range of sporting and cultural events.

Draft Policy TB13 – Promoting Tenbury Wells

To support and encourage the development of Tenbury Wells as a tourist destination town and to support further growth in tourism the following will be supported:

- a) Tourism related development in the Town Centre;
- b) Enhancement and expansion of existing tourist related facilities, such as signage, where they do not have an adverse impact on residential amenity or the natural or historic environment;
- c) Proposals that re-use, conserve and enhance assets of heritage value;
- d) Proposals for new visitor accommodation; and
- e) Proposals for foot and cycle routes that create opportunities to link key attractions.

Question 18. *Do you agree with Draft Policy TB13 that would should be encouraging new tourism development?*

Relevant Strategic Planning Policies:

SWDP34 – Tourist Development

SWDP35 – Visitor Accommodation

POLICY CS16 – Tourism. Culture and Leisure

15.0 Housing

OBJECTIVE 9 – To manage future housing growth so that it meets strategic development needs and the needs of the local community whilst at the same time providing appropriate infrastructure

- 15.1 The SWDP sets strategic planning policy for housing in Tenbury. This acknowledges that such development will be limited due to the risk of flooding. The SWDP allows for infill development within a development boundary (Map 3); and allocates 4 sites for development (Table 1)

Map 3. Tenbury Wells Development Boundary (Source: SWDP 16.05.16)

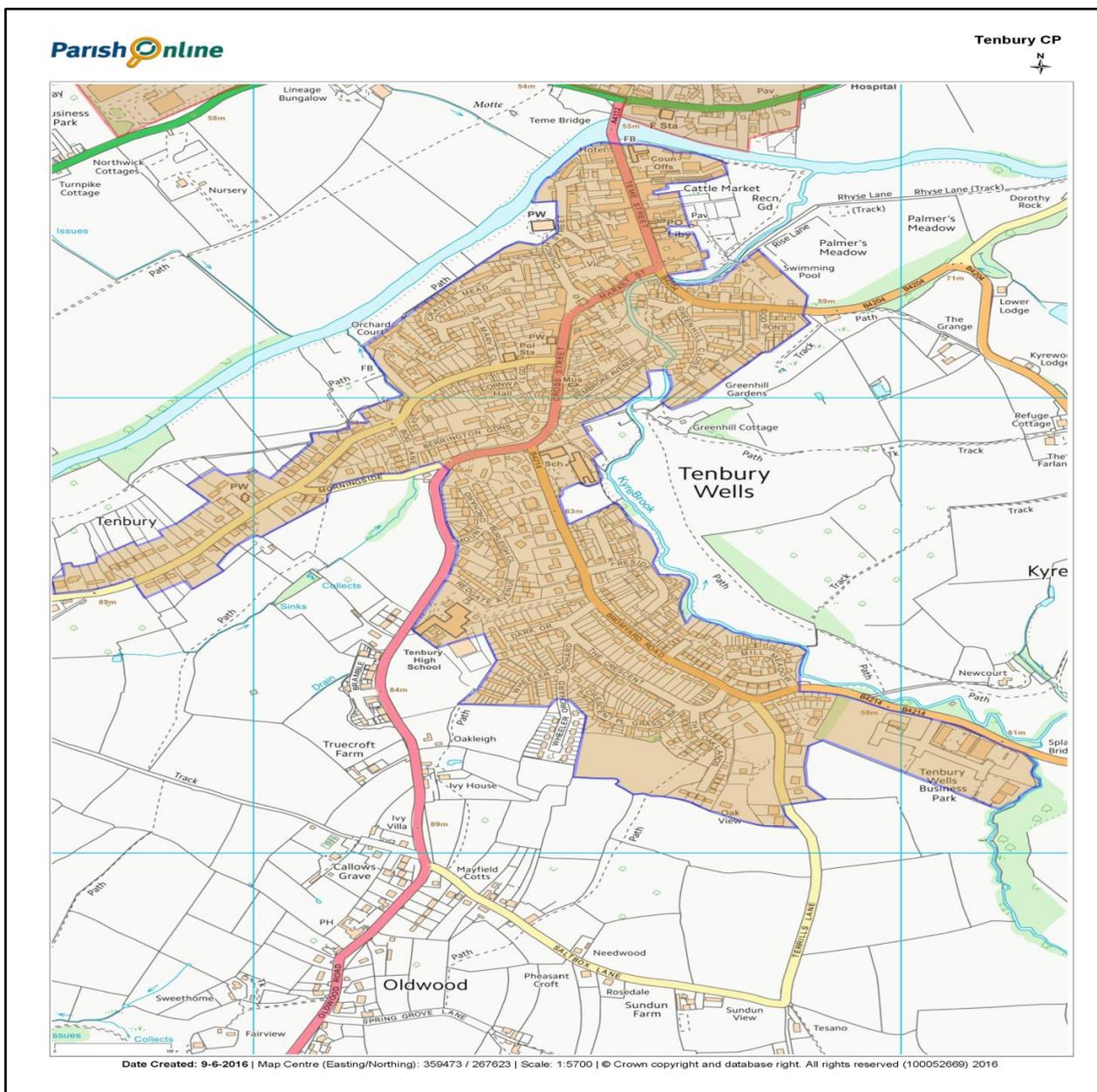


Table 1 – SWDP57 Tenbury Wells Allocations

A. Within **Tenbury** Wells, the sites in Table 23 below, as identified on the Policies Map, are allocated for development:

Table 23: Tenbury Wells Allocations

| Policy Reference | Site | Indicative No. of Dwellings | Site Area (ha) |
|-----------------------------------|---------------------------------|-----------------------------|----------------|
| SWDP57/1 | Land opposite Morningside | 43 | 2.35 |
| SWDP57/2 | Land at The Haven, Oldwood Road | 40 | 1.98 |
| SWDP57a | Land at Mistletoe Row | 44 | 3.74 |
| SWDP57c | Land south of the Oaklands | 35 | 1.92 |
| Tenbury Wells Allocations - Total | | 162 | |

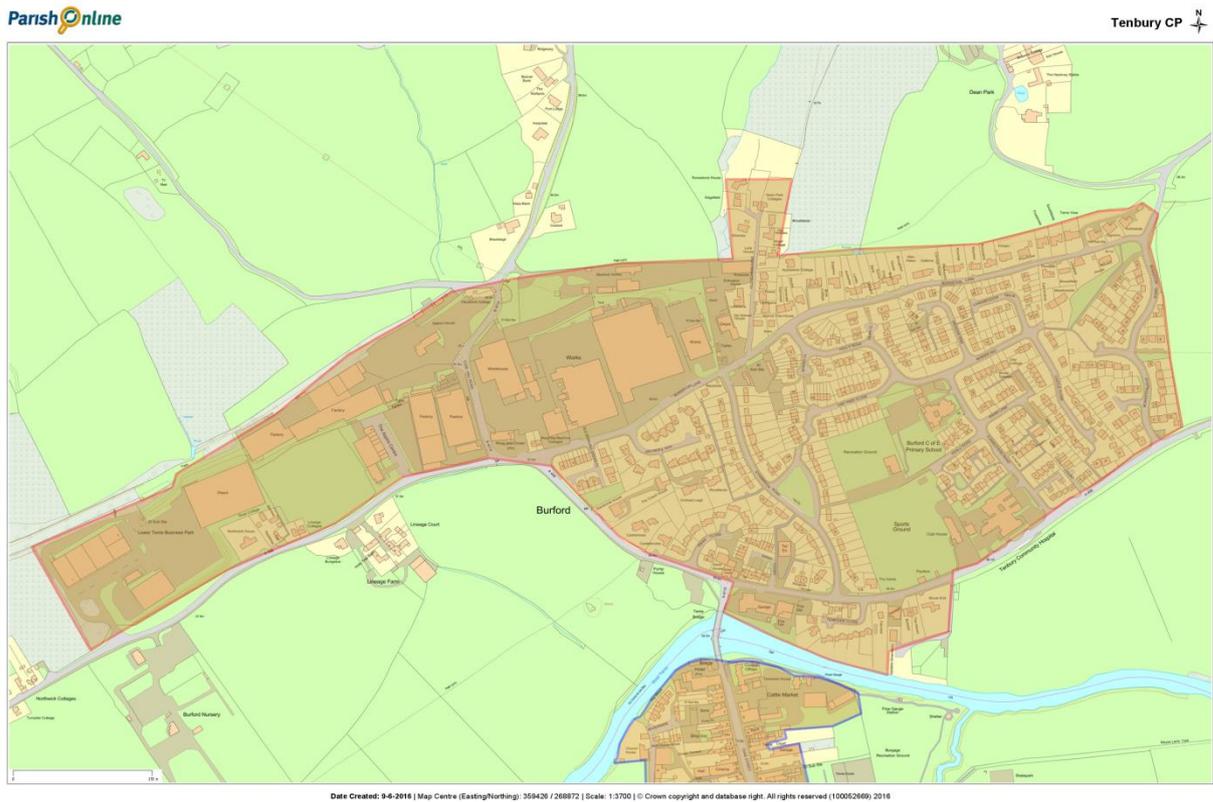
B. The continued implementation of the Tenbury Business Park for primarily employment uses is supported, as is the commercial redevelopment of the former cattle market site for town centre retail use, and associated car parking and riverside walk.

15.3 As a community hub Burford is also considered suitable for infill development in the Shropshire Core Strategy:

Burford is a Community Hub where development by infilling, groups of houses and conversions may be acceptable on suitable sites within the development boundary identified on the Policies Map, with a housing guideline of around 40 additional dwellings over the period to 2026.

15.4 Burford also has a development boundary (Map 4):

Map 4. Burford Development Boundary



Draft Policy TB14 – New Housing Development in Tenbury and Burford

Within the defined development boundaries proposals for new infill housing development will be supported when they:

- a) Are of good quality design following assessment against the criteria in Policy TB1;**
- b) Do not adversely affect residential amenity of existing and future occupiers;**
- c) Would not lead to loss of residential gardens, open and green spaces and heritage assets; and**
- d) Would not lead to loss of off-street car parking spaces.**

Question 19. Do you agree with Draft Policy TB14 that we should seek to manage new housing development within the existing development boundaries; or should the neighbourhood plan seek to identify land for development outside these areas by holding a “call for sites” exercise?

Relevant Strategic Planning Policies:

SWDP2 – Development Strategy and Settlement Hierarchy

Policy CS3 – The Market Towns and Other Key Centres

Policy CS10 – Managed Release of Housing Land

16.0 Natural Environment

OBJECTIVE 10 – To protect and enhance the local landscape and natural environment

- 16.1 Natural environment assets are protected according to their value. Therefore, some sites such as the River Teme Site of Special Scientific Interest (SSSI), some hedgerows and Trees with preservation orders are already protected. The neighbourhood plan to add value needs to set policy for sites that do not have existing protections by identifying them or by using a generic policy that sets the criteria against which planning applications will be assessed when they impact on such sites. The Steering Group are of the views that the following type of policy could be used:

Draft Policy TB15 – Conserving and Enhancing Local Natural Environment

The following non-designated natural environment assets will be identified, conserved and enhanced:

- a) Trees and woodland, such as those along Kyre Brook and in town orchard;**
- b) Ponds**
- c) Streams**
- d) Hedgerows**

Development proposals affecting these assets will be supported when they conserve and enhance these assets.

Question 20 Do you agree with Draft Policy TB15 that we should protect non-designated natural environment assets? Is there a local environment asset that you think should be protected by this Policy?

- 16.2 The character of the landscape and the rural setting of both Tenbury and Burford are integral to their character the neighbourhood plan will include a policy to protect and enhance the local landscape.

Draft Policy TB16 – Protecting and Enhancing Local Landscape Character

Development should take account of the following aspects of the local landscape and protect and enhance them:

- a) Locally significant views;**
- b) Mature and established trees in the built up area should be retained and incorporated into landscaping schemes.**
- c) Ancient and veteran trees in the wider landscape should be conserved for the benefit of fauna and flora that depend upon them and for their heritage value. Fallen and decayed ancient and mature trees should be replanted/replaced to maintain landscape character, sense of place and enhance biodiversity.**
- d) Local habitats and wildlife corridors. Landscaping schemes will be required to incorporate planting schemes which use traditional and locally appropriate species to support and enhance biodiversity. Species should be appropriate to the location and setting in terms of type, height, density and the need for on-going management.**
- e) When constructing residential property boundaries native tree species should be used. Existing hedgerows should be retained (except where they restrict the achievement of the aims of this Plan and the establishment of new native hedgerows is encouraged to support and protect wildlife.**
- f) Developments will be required to design and deliver high quality green infrastructure, informed by the Worcestershire Green Infrastructure Strategy, linking settlements and creating ecological and recreational networks and maximising opportunities for residents and visitors to have a high quality experience of nature and heritage.**
- g) Protect the historic features in the landscape ranging from the buried archaeology of the prehistoric to Roman periods, the medieval settlements, structures and field systems and later examples of agrarian land use and**

industry.

- h) Restore or maintain traditional buildings associated with orchards, such as cider houses, which contribute to the sense of place, history and cultural associations of orchards across this area.**

Question 21 Do you agree with the key features of the local landscape that we have identified for protection and enhancement?

Relevant Strategic Planning Policies:

SWDP22 – Biodiversity and Geodiversity

SWDP25 – Landscape Character

POLICY CS5 – Countryside and Green Belt

POLICY CS17 – Environmental Networks

17.0 How to Comment on this Document and What Happens Next?

- 17.1 This Draft Policies document has been published to allow you to become involved in the development of the NDP for Tenbury and Burford. **Your comments on the draft policies and the questions raised in this document are invited until [insert date].**

Comments should be sent in writing to:

[insert details]

- 17.2 **[insert details of any events to be held].**

- 17.3 All comments received will be carefully considered by the Town and Parish Council and will be used to help prepare the next version of the NDP. This will be the Draft Neighbourhood Development Plan, which will be published for 6 weeks' formal public consultation in summer 2016.

Glossary

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Community Infrastructure Levy: A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Development plan: This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government’s clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.)

Economic development: Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

Ecological networks: These link sites of biodiversity importance.

Edge of centre: For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

European site: This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

Green infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Inclusive design: Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory

Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Neighbourhood plans: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Older people: People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Out of centre: A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Out of town: A location out of centre that is outside the existing urban area.

People with disabilities: People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

Planning condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning obligation: A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Playing field: The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Primary shopping area: Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).

Primary and secondary frontages: Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural exception sites: Small sites used for affordable housing in perpetuity where

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Special Areas of Conservation: Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Strategic Environmental Assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal

environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Supplementary planning documents: Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Town centre: Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Transport assessment: A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Transport statement: A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

Travel plan: A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Wildlife corridor: Areas of habitat connecting wildlife populations.

Windfall sites: Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.