



SWDP update and observations

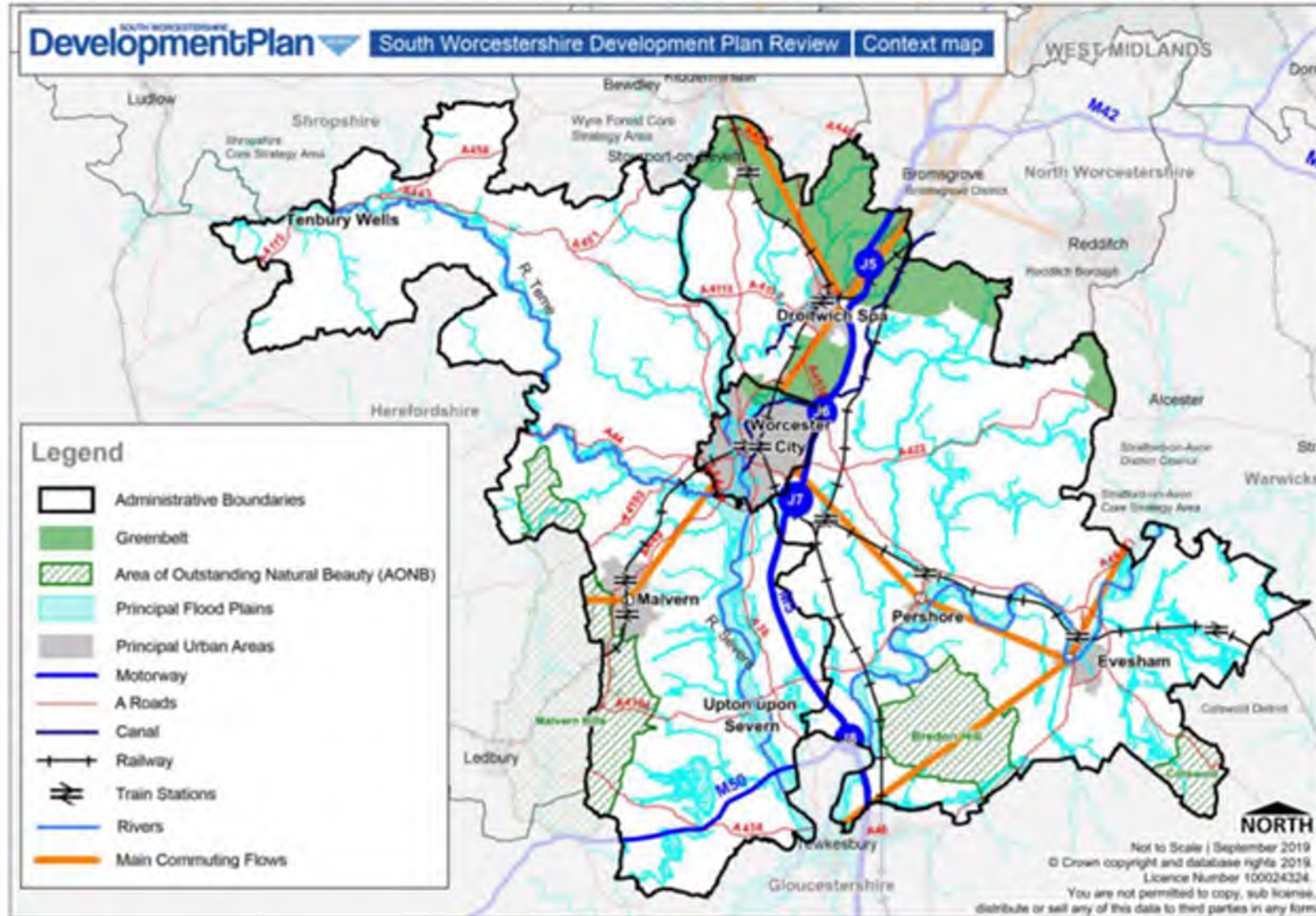
Presented by Stephen Holloway MRTPI



Topics

- Overview of the SWDP Area
- What are they doing
- What are they looking to achieve
- Present timetable
- Emerging opportunities
- Emerging threats

Overview of the SWDP area



What are they doing!

- Plan review as required by (Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012).
- In their own words ...' The South Worcestershire Councils (SWCs) started a review of the SWDP in late 2017 in response to new Government requirements that Development Plans should be updated every five years, meaning a revised SWDP is required by 2021. The review, which will provide an updated plan period to 2041, will update the existing SWDP and where necessary its vision, objectives, spatial strategy and policies for the future development of the South Worcestershire area. The second part of the plan includes site allocations, policies and policy designations that will provide for the development needs of the area up to 2041.

What are they looking to achieve?

- Vision statement – no notable change
- Objectives – no notable change in any of the 5 objective areas



What are they looking to achieve?

Current key revisions to housing, employment and retail requirements –

- At least 13,957 additional new dwellings
- 316ha of new employment land
- 2000m² of new retail space

How are they looking to achieve this?

- New and expanded settlements (SWDPR 49 to 51)
- Continued support for Worcester city urban extensions (SWDPR 52)
- City, town and some village allocations (SWDPR 53 to 55)
- Development boundaries
- Some specific open countryside development options.

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

Current Timetable

The new timetable for the SWDP Review is as follows:

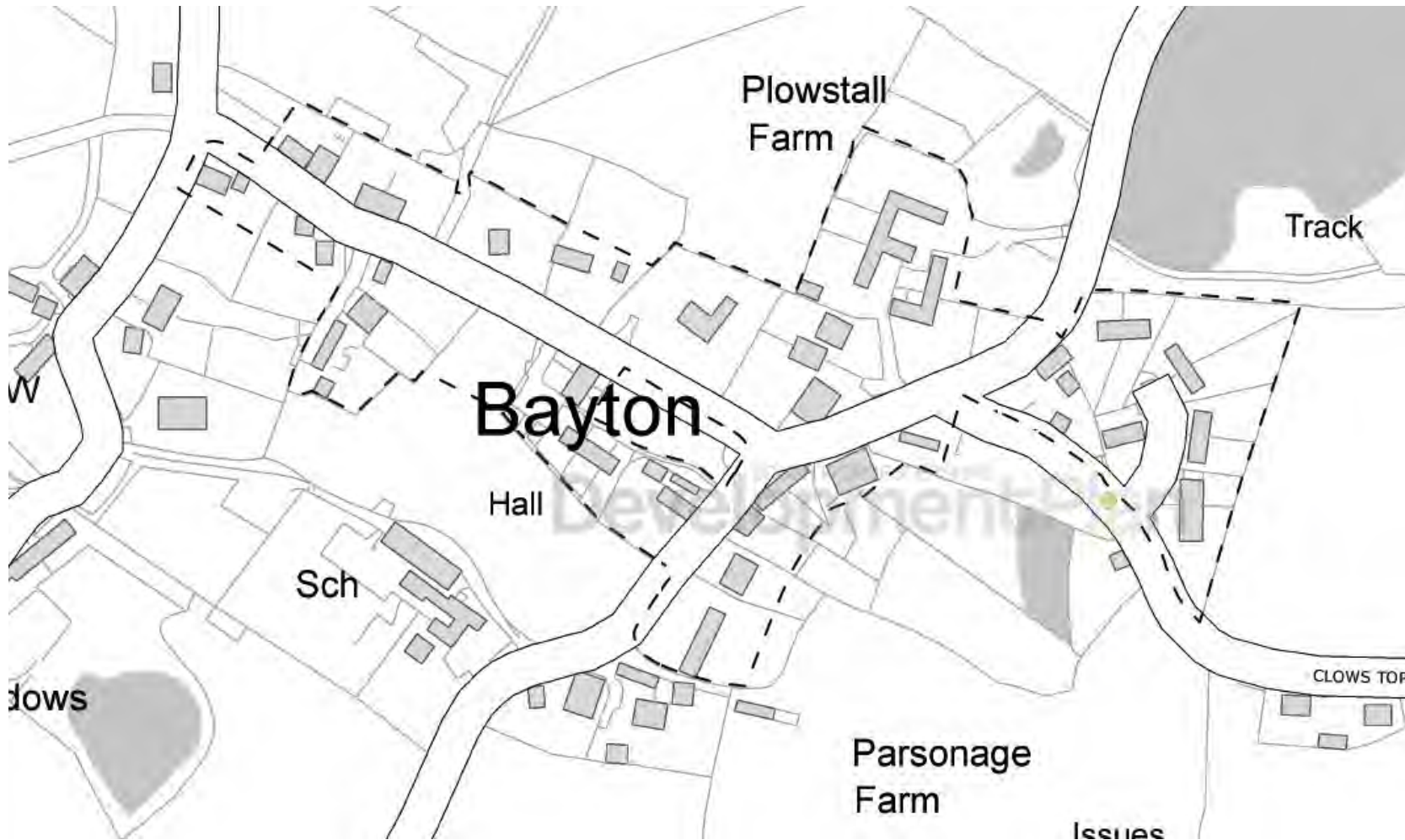
- Publication Consultation (Regulation 19) – July-August 2022
- Submission (Regulation 22) – November 2022
- Independent Examination (Regulation 24) – February-May 2023
- Receipt of Inspector's Report (Regulation 25) – August 2023
- Adoption (Regulation 26) – October 2023

Emerging Opportunities

- Development boundary review

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- Development boundary review
- Improvement to previous policy gaps

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SWDPR 23: Reuse of Rural Buildings

- A. The reuse, conversion, or change of use of redundant or underused traditional rural buildings⁽³⁸⁾ and structures of architectural importance and / or heritage significance⁽³⁹⁾ for housing, employment, commercial use, or tourism (including visitor accommodation), recreation and community uses, will be supported outside of a defined development boundary providing:
- i. It can be demonstrated that the building(s) is (are) of credible and recognised architectural importance and / or heritage significance;
 - ii. It reuses a traditional rural building of permanent and substantial construction;
 - iii. The building(s) is (are) capable of conversion without the need for considerable extension, significant alteration, excessive rebuilding or full reconstruction;
 - iv. The proposal(s) is (are) of a high quality design, takes precedent from and has regard to (in as much as possible) the original design, features and materials that contribute to the architectural character and significance of the building and its surroundings;
 - v. There will be no adverse effect on the historical environment, the character of the landscape and its setting, and that any impact on local biodiversity, including protected habitats and species, can be significantly mitigated;
 - vi. There is existing adequate access, or where a new access is created it will not have an adverse effect on the area's rural character;
 - vii. It is compatible with neighbouring uses and does not detract from, or conflict with existing land uses including any existing and continued agricultural operation; and
 - viii. That the building can be serviced by existing utilities or where the provision of new utilities are necessary, provision can be achieved without resulting in an adverse effect on the area's rural character.
- B. Where there is a loss of employment space, the applicant is required to demonstrate that the existing use is no longer viable and that the site has been actively marketed for employment (or tourism, leisure or recreational purposes where applicable) for a period of at least 12 months in line with the marketing exercise outlined in Annex B.

SWDPR 24: Extensions to Residential Curtilage

- A. Proposals to extend residential curtilages within the rural settlements and open countryside will be supported providing:
- i. There is no detrimental impact on the character and appearance of the settlement or the rural area;
 - ii. There is no adverse affect on the privacy and amenity of neighbouring properties and their occupiers;
 - iii. It does not detract from, or conflict with, neighbouring land uses; and
 - iv. There is no detrimental impact on existing heritage, ecology, and landscape features⁽⁴³⁾
- B. Extensions to residential curtilages will be resisted in the Green Belt, Areas of Outstanding Natural Beauty, and where the extension would see the loss of Protected Open Space (in part or full), unless supported by other relevant policies.
- C. When granting permission to extend a residential curtilage the LPA, where appropriate, will remove permitted development rights that would normally apply to the curtilage.

SWDPR 15: Providing Opportunities for Self-Build and Custom Housebuilding

- A. Proposals of 20 dwellings or more will be expected to provide 5% of dwelling plots for sale as serviced Self or Custom Build plots unless demand identified on the LPA Self-Build and Custom Housebuilding Register, or other relevant evidence, demonstrates that there is a lower level of demand for plots.

Emerging Threats

- Village facilities and rural transport study

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- **Fladbury** (previously category 2)
- **Pendock** (previously category 3)
- **Corse Lawn** (previously category 3)
- **Ripple** (previously category 3)
- **Blackminster** (previously category 3)
- **Hanley Castle** (previously category 3)
- **Peopleton** (previously category 3)
- **Upper Welland** (previously category 3)
- **Broad Marston** (previously category 3)
- **Ryall and Holly Green** (previously category 3)

- **Eardiston** – in 2012 the village was identified as category 3. This village has 1 key service (Village Hall). However, since the methodology for Category 3 requires the key service not to be (only) a village hall, the settlement is reduced to category 4. The village has access to all public transport journey categories. 2019 VFRTS Category 4
- **Kemerton** – in 2012 the village was identified as category 3. This village has 1 key service (Village Hall). However, since that time the General Store and Post Office has closed and there are no current plans for re-opening. Since the methodology for Category 3 requires the key service not to be (only) a village hall, the settlement is reduced to category 4. The village has access to all public transport journey categories. 2019 VFRTS Category 4
- **Upton Warren** – in 2012 the village was identified as category 3. However, in 2019 the village has no Key Services, therefore can only be categorised within category 4
- **Conderton** – in 2012 the village was identified as category 3. However, in 2019 the village has no Key Services, therefore can only be categorised within category 4
- **Crossway Green** – in 2012 the village was identified as category 3. However, in 2019 the village has no Key Services, therefore can only be categorised within category 4

Emerging Threats

- Village facilities and rural transport study
- Policy revisions that appear to tighten control

E. In other locations planning permission for the change of use of premises of over 500m² net floorspace, which are currently or were last used for employment purposes within the B1, B2 and / or B8 use classes, will be granted only where:

- i. It is demonstrated that the continued use of the premises, or their redevelopment for employment use, is not viable, through the provision of:**
 - Details of comprehensive marketing of the premises / land for employment uses for at least 12 months and appropriate to the prevailing market conditions⁽¹⁹⁾; and**
 - A financial appraisal that demonstrates that redevelopment for any employment-generating use is unviable and is unlikely to achieve viability within five years; and**
- ii. The proposed use would be compatible with adjacent land uses and not prejudice the amenity, lawful operation, viability or future development of other businesses.**

Emerging Threats

- Village facilities and rural transport study
- Policy revisions that appear to tighten control

C. Proposals for live / work accommodation will be permitted providing:

- i. They are located within or adjacent to a town or Category 1, 2 or 3 village.
- ii. The residential and employment floor space are combined in a single building and the residential use is ancillary with floor space split at least 60% employment and no more than 40% residential.
- iii. The residential accommodation does not exceed 100 m².
- iv. The residential and work spaces have separate entrances and separate toilet and kitchen facilities.
- v. Where viable, affordable housing, in accordance with SWDPR 14, is included within the development.
- vi. All units have access to superfast broadband or equivalent infrastructure.
- vii. Proposals for ten or more live / work units should include the provision for a shared business services hub, i.e. meeting rooms and basic office services.
- viii. The proposed use does not involve the sale of goods to visiting members of the public or fall within the A3, A4, A5, B2, C1, or C2 use classes.

Somewhere in between ?

- Environment Bill 2021



Environment Act 2021

Green Offset by Fisher German !

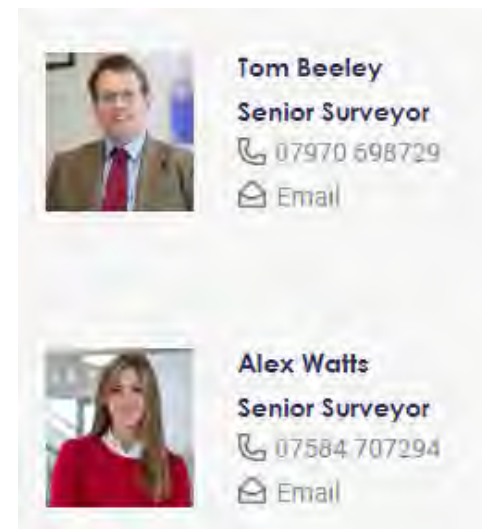
A brokerage system to match Offset Seekers with Offset Providers

For Offset Providers we offer a simple way to market land for provision of offset sites and other opportunities.

For Offset Seekers we offer a simple and low cost way to search for offset sites and other land requirements.

<https://greenoffset.co.uk/>

<https://www.fishergerman.co.uk/green-offset>



Fisher German Planning Department

What we do, who we are

▪ Strategic Development

- advising landowners and developers on strategic property development and planning matters. Taking schemes through from local plan promotion to application and, if necessary, appeal.
- The team work on a multitude of projects, including residential, commercial, leisure and mixed-use schemes.

▪ Infrastructure



- deliver specialist planning advice for utilities, infrastructure and renewables projects. They work on projects alongside utility service providers from water and waste, oil, fibre optics, electricity, gas and telecommunication sectors across the country. Their work is diverse and encompasses renewables.
- Work involves devising robust strategies to secure the most time and cost effective solutions to delivering planning compliance for complex projects.

▪ General Practice

- advising clients on a diverse range of planning matters, including commercial, residential, agricultural, education, equestrian and diversification projects.
- add value to projects with pragmatic, commercial and intelligent solutions. Work spans all stages of the property development and planning process and all sectors not covered by the other two planning teams.

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The company we keep



Thank you

