

HONEYBOURNE PARISH COUNCIL

Minutes of the Parish Council meeting held at Honeybourne Village Hall, Harvest Close,
Honeybourne WR11 7RH
on Tuesday 11th July 2023

Members present: Cllrs: H Jobes (Chairman), C Steward (Vice- Chairman), A Attridge, T Askew, C Clear, B Dubb, A Mathias, S Sidwell and Z Thorpe

In attendance: 4 members of the public
Parish Clerk, Linda Stanton.
PC Matt Beard (Arrive 19:00 departed 19:30)
District Cllr Hannah – Arrived 19:15 departed 20:20

23/220 Apologies : Cllr G Clelland

23/221 Declarations of Interest: Councillors were reminded that to ensure transparency and retain public confidence in the council's decisions they are required to -

- a) Keep their Register of Interests form up to date;
- b) Declare any Disclosable Pecuniary Interests (DPI) and any Other Disclosable Interests (ODI) in agenda items and the nature of those interests.

The Chair reminded all members to declare their interest at the start of the meeting and it was not the responsibility of the Chair or the Clerk to remind members of their declaration of interest.

There were none.

23/222 To consider any dispensations

There were none.

23/223 Open Session Participation to hear from:

a) Members of the Public.

- I. A member of the public asked if it was possible for the Parish Council to provide a power hedge cutter and strimmer to assist the PROW group with clearing the footpaths in the village. Clerk informed him that she is making enquiries for some training on the use of the equipment.
- II. The Chair of the Village Fete thanked the Parish Council for their support in the event.

b) Supporting organisations, - South Worcestershire Policing Team.

PC Beard informed that the Community Speed Watch group can still carry on with the speed monitoring in the village even though some of the volunteers vetting has expired PC Beard informed the Council that there will be another officer assigned to the area and they would have resources to deal with speeding and any other concerns. He will also attend during the school run to deal with the illegal and dangerous parking by parents. Cllr Clear asked PC Beard have the police given any advice to the Co-op as the shop gets broken into so often. The police theft prevention team would have given advise to the Co-op. Unfortunately the Co-op are only tenants of the building and the landlord has not given permission for shutters to be installed.

c) Worcestershire County Councillor – A. Adams (Littletons division) Cllr Adams arrived after the meeting concluded.

County Cllr Report:

New drain to remove the water pooling on the High Street, Honeybourne



Highways

There are still a lot of road and footway maintenance in progress in Worcestershire so there will be loads of road closure so please check <https://one.network/> to see all the temporary road closures on a regular basis.

- I. Surface dressing completed in Honeybourne.
- II. 30MPH speed limit in Stratford Rd from Badhams towards Pebworth has now been extended and new 30mph signage erected.
- III. Flooding at Chalk Farm, Buckle Street – Culvert jetted, and WDC have been requested to write to all resident asking them to maintain the ditches outside their properties.
- IV. REMINDER – Due to the heavy rain storms we have had recently, there is debris resting on top of some of the road gullies and this reduces the effectiveness of the drains. So if you can, please check the road gullies near your house and if needed remove the leaves. Blocked drains can be reported on <https://capublic.worcestershire.gov.uk/HighwaysFaultsPublic/DrainageFault.aspx>
- V. Ditches along Pebworth Rd and Buckle Street need clearing. WCC & WDC are writing to the residents to remind them they are responsible for clearing the ditches outside their property.
- VI. REMINDER – This is the time of the year where weeds and grass are growing fast and these can quickly damage roads and pavements if left unchecked. So I have asked the Parish Council to use their Lengthsman to apply weedkiller where necessary.

As always, if you have any issues on any Highways matters, please report it on the WCC website http://www.worcestershire.gov.uk/homepage/98/report_it

Also remember a photo of the Highways problem is as good as “a thousand words” so always take a photo where possible.

County Council Divisional Fund

Applications for the Divisional Fund are invited from local community organisations that are manned by volunteers and require a little help to buy equipment or services. To apply, please contact me on adams.pebworth@gmail.com

The following grants have been requested, and some have already been approved & paid

1. Honeybourne Village Hall – grant to help provide a Senior Citizen lunch for the Coronation
2. Honeybourne School – grant to help build a “Growing Hope” garden
3. Honeybourne Bowls Club – grant for a contribution towards a new mat
4. Cleeve Prior Heritage Trust – grant for new tables
5. Pebworth Bells – grant to help improve their Website

Notice from the police – stolen Solar Panels



Solar panel theft.

We have received a report of a large scale theft from a solar panel farm on the outskirts of Broadway. Following on from some received information, Evesham SNT have worked with our Divisional support team and have located in excess of 550 stolen panels, a male suspect has been arrested on suspicion of theft. The solar panels were located just over our policing border in Gloucestershire. Enquiries are ongoing, and we are working with the solar farm to look at ways to prevent further thefts.

Rural crime is a priority, and we will continue to target the offenders who cause the most harm in our Community.



Cllr Alastair Adams can be contacted on adams.pebworth@gmail.com or mobile: 07725979277 or www.alastairadams.org

d) Wychavon District Cllr H Robson. – The Chair welcomed Cllr Robson and asked if she wished to address the Parish Council.

Cllr Robson informed the Chair that she does not have any report for the Council. She informed Council that Cllr Ciotti was not present due to personal reasons. Cllr Robson advised the Council that Cllr Ciotti is still working on the streetlight issue with Rooftop. Cllr Robson has asked the planning officer to refer the outline application from Deeley Homes to the planning committee due to all the objections received.

23/224 Adoption of minutes

- I. To approve adoption of the minutes of the Parish Council meeting held on 13th June 2023.

Resolved:

- I. That the minutes of the Parish Council meeting held on 13th June 23 be approved as an accurate record and signed by the Chairman.

23/225 Chairman’s report

All the work at the Sports Field has now been completed.

23/226 Clerk’s Report

To be advised of any decisions taken under delegated powers, receive updates to ongoing matters and list any relevant office communications since the last council meeting.

a) Vandalism

A group of youths were caught on the PC’s CCTV damaging the golf cage. The footage will be forwarded to the police for action.

b) Honeybourne Village Fete	A letter was sent to the group re their additional requests and they have agreed to accept the conditions.
c) Defibrillator	A resident has provided the Clerk with contact details for the proprietor of the new retail unit at the Co-op with regards to installation of a defibrillator. A meeting with the proprietor will be arranged.
d) VAS	Replacement bracket has been received. Handyman will install the bracket.
e) Parking on unadopted Road- Sycamore Drive- Off Station Road	Forwarded resident's concern to Gateway Management.
f) Footway lighting refurbishment of brackets	The refurbishment of the footway brackets will be carried out by the contractor on 6 th & 7 th July 2023.
g) Parking on Council land	A letter has been sent to the culprit informing that no parking is allowed on The Green.
h) Pétanque Court	Contacted the secretary of the Parish Games to advise that the PC have installed a court. They have expressed an interest to use the court for boules in the future.
i) Installation of outdoor exercise equipment	The contractor started the installation of the outdoor gym equipment on 4 th July 2023
i) Damaged basketball net	A replacement net is on order.
<p>Cllr Askew raised concerns regarding the parking issue on Sycamore Drive- off Station Road. The Chair informed Cllr Askew that as it is an unadopted road, the PC's only alternative is to forward the concern to the management company. The residents on the estate also need to complain to the Management Company.</p> <p>Resolved: That the report be noted.</p>	

23/227 Correspondence & Circulations Received

a) Honeybourne Village Hall	Notification from Village Hall administrator that he has made an arrangement for the mobile police station to be in the village on Sunday 16 th July 2023 from 3pm – 4pm at the Village Hall car park.
b) The Local Government Boundary Review Circulated previously to members by email.	A consultation on division boundaries for Worcestershire. Consultation on new electoral arrangements for Worcestershire has been extended until 19 September 2023 . It was originally scheduled to run from 16 May to 24 July 2023. Have your say at : https://www.lgbce.org.uk/all-reviews/worcestershire
c) County Cllr Adams	Reminder to Cllrs and residents to sign up to Neighbourhood Matters for regular updates from the Police in the parish. To sign up: https://neighbourhoodmatters.co.uk/
d) West Mercia- Monthly Fraud Bulletin (June)	Circulated to members.
f) Natural Network Officer- Worcestershire Wildlife Trust	Community Action For Nature, 22 nd July 2023, 10 am- 3 pm at Lower Smite Farm, Smite Hill, Hindlip, Worcester and Droitwich, WR3 8SZ. Come along to meet other like-minded people, enjoy a slice of cake and pick up some tips from one of our three workshops on the day: 11.30 – Healthy hedges (45 mins) 12.15 – Healthy pollinator patches (45 mins) 14.00 - Healthy ponds (45 mins) To register: https://bit.ly/community-action-for-nature-day
<p>Resolved: That correspondence be noted.</p>	

23/228 Finance

a) To approve the schedule of payments for January including invoices to be paid as a matter of urgency.

Invoice no	Cheque no	Supplier	Description	Net £	Vat £	Gross £
V02111009569	Direct Debit	EE	PC mobile phone	23.43	4.69	28.12
1078007-0	Direct Debit	SKY Business	Pavilion phone line (22 nd May – 21 st June 23)	38.95	7.79	46.74
814425275	Direct Debit	British Gas	Pavilion Power and heating	60.21	3.01	63.22
INV02174664	Direct Debit	Water Plus	Pavilion water	11.26	-	11.26
2659	BACS	Limebridge Rural Services	Grounds maintenance	1270.00	254.00	1524.00
SIN113036 & SIN 113726	BACS	Fairview Trading Co. Ltd	Handyman materials for various jobs	66.81	13.36	80.17
9218	BACS	Worc CALC	Clerk Training- Procurement	30.00	6.00	36.00
Tax month 4	BACS	HMRC	HMRC	725.34	-	725.34
Tax month 4	BACS	Staff Salary	Staff Salary	2030.79	-	2030.79
Tax month 4	BACS	Worcestershire Pension	Employer and employee contribution	703.90	-	703.90
-	BACS	J Hyde	Lenghtsman	215.60	-	215.60
	BACS	J Hyde	Handyman work	283.78	-	283.78
SI-9500	BACS	Security 4 Systems	Website hosting and IT Support	83.99	-	83.99
19996/21171	BACS	GS Adams	Painting bracket column 16	100.00	20.00	120.00
Inv - 3373	BACS	Team Sports	Construction of Pétanque court including materials	11,420.00	2,284.00	13,704.00
Inv - 3372	BACS	Team Sports	Construct 1 m wide pathway around entire perimeter of pétanque court including material	4757.00	951.40	5708.40
Equal Pre- paid debit card						
Invoice	Date	Supplier	Description	Net £	Vat £	Gross £
03/06	3 rd June 23	Badhams Home supplies	Dustpan and brush	5.99	-	5.99
2023030336615	26 th June 2023	Adobe System Software	Adobe software subscription	16.64	3.33	19.97
06/07	6 th July 2023	PSW Paper & Print	Print 10 sets of agenda and supporting documents (Total 450 sheets)	26.50	-	26.50
284/7450	7 th July 2023	Argos	Printer ink for back up printer	49.58	-	49.58
C96227	11 th July 2023	Teffont Business Systems Ltd	Printer repair	89.00	17.80	106.80
Resolved:						
That the schedule of payments be approved.						

b) To approve bank reconciliation for June 2023.

Honeybourne Parish Council

5 July 2023 (2023 - 2024)

Prepared by:

Date:

Name and Role (Clerk/RFO etc)

Approved by:

Date:

Name and Role (RFO/Chair of Finance etc)

A	Bank Reconciliation at 05/07/2023		148,451.73
	Cash in Hand 01/04/2023		140,688.48
	ADD Receipts 01/04/2023 - 05/07/2023		
	SUBTRACT Payments 01/04/2023 - 05/07/2023		289,140.21
	Cash in Hand 05/07/2023 (per Cash Book)		66,145.09
			222,995.12
	Cash in hand per Bank Statements		
	Petty Cash	30/04/2022	0.00
	Prepaid Debit Card Equals	05/07/2023	339.86
	Lloyds Treasurers Account	04/07/2023	32,850.72
	Lloyds Business Bank Instant	04/07/2023	189,804.54
			222,995.12
	Less unrepresented payments		
			222,995.12
	Plus unrepresented receipts		
B	Adjusted Bank Balance		222,995.12
	A = B Checks out OK		

c) To note receipt from WDC (Legacy Grant) of £11,690.00 for outdoor exercise equipment and boules court.

Resolved:

That the receipt of £11,690.00 be noted.

d) To approve appointment of DKE Services for internal audit 2023- 2024 at a cost of £275.00 plus mileage allowance of £0.45 per mile.

The auditor may need to make one visit to undertake some transaction testing and to discuss any matters arising from his pre-audit review of the Council's activities during the year.

Resolved:

To approve the appointment of DKE Services for the internal audit 2023-2024 at the cost of £275.00 plus mileage allowance of £0.45 per mile.

e) Approval for the Clerk to be given delegated authority to progress all ongoing matters and projects and authorise all regular payments and incur expenditure in line with the council's agreed budget as the Council will be in recess during August.

The Clerk will continue to liaise with the Chair on major issues. A record of all decisions and expenditure incurred under delegated authority will be kept and reported to members when the Council meet in September,

Resolved:

That the Clerk will be given delegated authority during August.

23/215 Working Groups and Committee meetings.

To receive minutes of meetings from Council working groups and committee meetings held since the last Council meeting and consider and approve recommendations.

Environment Committee Meeting – 4th July 2023.

- a) To recommend to Full Council to approve the Terms of Reference of the Environment Committee.
- b) To recommend to Full Council to approve to reserve £25,000 from the CIL monies to carry out the field enhancement work in 2024/25. This does not affect the £25,000 agreed by council at the budget setting meeting in January, which remains ring-fenced in the general reserve for future maintenance of the Sports Field.
- c) Seating for the Sports Field.- To recommend to Full Council to approve the purchase of 2 park benches.
- d) Gabion seating for wildflower meadow.- To recommend to Full Council to approve the purchase 2 gabion seats. A former resident would like to pay for one of the gabion seats in memory of their grandparent.
- e) Additional picnic table for the Leys- To recommend to Full Council to approve the purchase of a picnic table.

Resolved:

- a) To approve the Terms of reference.
- b) To approve the reserve of £25,000 from the CIL monies to carry out the field enhancement work in 2024/25. This does not affect the £25,000 agreed by council at the budget setting meeting in January, which remain ring-fenced in the general reserve for future maintenance of the Sports Field.
- c) To approve the purchase of 2 park benches. Purchase will be funded by CIL monies
- d) To approve the purchase of 2 gabion seats. To use CIL monies for one of the seats and the other seat will be paid by a resident who would like to donate a seat in memory of their grandparent.
- e) To approve an additional picnic table for the Leys. Purchase will be funded by CIL monies.

- f) To recommend to Full Council to approve quote for golf/cricket cage base. The following work is required to improve the playing surface which is currently unsuitable. To approve quote to reinstall and concrete golf/ cricket frame permanently. Work to be funded by CIL monies.

Specification:

- Take up existing mat
- Dig out 150mm of soil
- Lay membrane
- Put down and compact 120mm of MOT type one
- Put down and compact 30mm of 6mm to dust
- Install shock pad
- Relay existing mat
- Cost £6458.00

To reinstall and concrete golf/cricket frame permanently

- Dismantle frame and net
- Concrete the frame into ground
- Reinstall frame and net
- Telehandler will be required for dismantling and installation due to the height of the frame.
- Cost £2,975.00

Resolved:

- To approve the quote for to lay a base for the cricket/golf cage.
- To approve the quote to permanently install the cricket/golf frame and net permanently.
- Work will be funded by CIL monies

23/230 Environment & Community Wellbeing

a) Council new Facebook page

- To consider and approve Welcome message for new page.
- To consider and approve statement for the current Facebook page.

Resolved:

- To approve the following Welcome message for the new Facebook page;
“Welcome to the official page for Honeybourne Parish Council, a useful source of information. Honeybourne Parish Council monthly meetings are held on the second Tuesday of the month at 7:15pm in Honeybourne Village Hall, Harvest Close, WR11 7RH. Parishioners are always welcome to attend”
- To approve statement for the current Facebook page.
*“To ensure Honeybourne Parish Council keep everyone updated on Council issues and developments the Current Facebook page will be superseded by a new official page. “
 A link to the new Facebook page will be inserted on the existing page.*

b) Safer Neighbourhood Officer to provide information for the following;

- Location(s) in the Village where excessive speeding is a problem.- Council have identified Weston Road, & Mickleton Road.
- Location(s) in the village where that are impacted by anti-social behaviour.- Council have identified Sports Field, Co-op retail unit, play area by Westbourne.
 The information will be forwarded to the Safer Neighbourhood Team.

23/231 Planning

a) Members to respond to planning application

WDC ref	Site Address	Proposal
23/01223/VARY	Long Marston Airfield, (predominantly The South Eastern Corner), Campden Road, Lower Quinton Stratford-upon-Avon. O.S. Grid Reference : E: 417274 N: 248704	Variation of condition 2 of Reserved Matters Application 20/00606/REM to seek approval for changes to the trigger point for the Community Hub (consisting of Retail/Convenience Store, Community Building and Nursery Building) to be constructed and made available for public use from prior to the occupancy of the 300th dwelling granted planning permission under reference 14/03579/OUT dated 28th February 2017 and any subsequent Reserved Matters applications to prior to the occupancy of the 390th dwelling granted planning permission under reference 14/03579/OUT dated 28th February 2017 and any subsequent Reserved Matters applications. Reserved Matters Application 20/00606/REM was for the following description of development: Submission of Reserved Matters (internal access, appearance, landscaping, layout and scale) for a Community Hub (containing Class E(a) (retail) and Class E(f) (Nursery) and Class F.2(b) Community Building uses), and Employment Hub (Class E(g)(i) Offices), including all associated works, pursuant to planning permission 14/03579/OUT (Outline application (with all matters reserved (access, appearance, landscaping, layout and scale) for future determination) for the erection of up to 400 dwellings

		(Class C2/C3), up to 4,000m2 employment hub (Class B1(a)-(c)) and a community hub (Class A1-A5/B1(a)/C3/D1/D2). Provision of new open space including parks and amenity space. Upgrading of existing access junction and provision of new emergency access off Campden Road and associated infrastructure, engineering and landscaping works including a new pedestrian/cycle link from Campden Road to the Stratford Greenway, sustainable urban drainage systems and all ancillary enabling works including demolition of existing buildings and structures) dated 28th February 2017) - date of decision: 23/09/2022.
Resolved: To have No Representaion for this planning application.		

b) Members to note planning decisions

WDC ref	Site Address	Proposal
W/23/00798/FUL	Blenheim Hall, Buckle Street, Honeybourne, Evesham, WR11 8QQ	Variation of Condition 1 on granted planning approval 21/02659/FUL - Erection of dwelling house and associated development.
Decision: Approved		
Resolved: That the decision is noted.		

c) To note planning comment submitted by Brodie Planning on behalf of PC. (Appendix 1 pages 280 – 290)

WDC ref	Site Address	Proposal
W/23/00919/OUT	Land At (Os 1221 4441), Stratford Road, Honeybourne	Outline planning application (including details of means of access) for up to 40no dwellings with associated infrastructure Erection of dwelling house and associated development.
Resolved: That the comments be noted.		

23/232 Members are reminded to notify the Clerk of any items for discussion at the next Council meeting by 29th August 2023

23/233 Date and venue of the next Parish Council meeting
12th September, 7:15pm at Honeybourne Village Hall.

The meeting concluded at 20:20

H M Jobes

Signed: H.M.Jobes (Sep 17, 2023 20:24 GMT+1)
Chairman, Honeybourne Parish Council

Date:
11th July 2023

Council Members: H Jobes (Chairman), Vice – Chair C Steward, A Attridge, T Askew, B Dubb, C Clear, G Clelland, A Mathias, S Sidwell and Z Thorpe.

Development Management
Planning Services
Wychavon District Council
Civic Centre
Queen Elizabeth Drive
Pershore
WR10 1PT

Friday 16th June 2023

RE: Application W/23/00919/OUT - Outline planning application (including details of means of access) for up to 40no. dwellings with associated infrastructure at Land At (OS 1221 4441), Stratford Road, Honeybourne.

Dear [REDACTED]

I have been instructed on behalf of Honeybourne Parish Council to review the above referenced application and consider whether they should submit any representation in connection with the proposed development.

Having reviewed the submission documents, I am of the opinion the proposal is not acceptable in planning terms and have advised my clients to lodge a formal **objection** on the following grounds:

- 1. Principle of Development**
- 2. Impact on the Rural Character of the Settlement and Landscape**
- 3. Quantum of the Development**
- 4. Accumulative Impact of the Proposal on the Existing Settlement**

Planning Policy Context

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 the starting point for decision making is the 'development plan'. The determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan

South Worcestershire Development Plan, adopted in February 2016

Relevant Local Plan Policies to this application are considered to be:

SWDP 1 (Overarching Sustainable Development Principles)

SWDP 2 (Development Strategy and Settlement Hierarchy)

SWDP4 (Moving Around South Worcestershire)

SWDP 13 (Effective Use of Land)

SWDP 21 (Design)

SWDP 25 (Landscape Character)

Supplementary and Other Planning Documents

Honeybourne Neighbourhood Plan, adopted in April 2020

Relevant Neighbourhood Plan Policies to this application are considered to be:

Policy H1 - Site to the Rear of Harvard Avenue behind Badham's Garage

Policy H4 - General Design Principles

Policy H5 - Design Policy for New Builds

Policy H8 - Protecting the Landscape

Policy H13 - Footpaths, Cycle Paths and Bridleways

National Policy

The National Planning Policy Framework (NPPF) The revised NPPF came into effect in July 2021 and sets out the Government's policies on many different aspects of planning. Local planning authorities must take the NPPF into account in preparing the development plan and is a material consideration in decision making (planning applications). The key text in relation to the development proposals is outlined below.

Paragraph 8 outlines the three overarching objectives to sustainable development:

- **An economic objective** – building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth innovation and improved productivity and by identifying and coordinating the provision of infrastructure;
- **A social objective** – supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **An environmental objective** – contributing to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraphs 9-10 provide guidance on the interpretation of the three objectives. They are not to be read in isolation but instead are mutually dependent on each other. Seeking positive improvements to the quality of the built, natural and historic environment as well as quality of life is a key function of sustainable development.

Paragraph 11 clearly sets out that at the heart of the Framework is a presumption in favour of sustainable development. For decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; and
- where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 12 provides important clarification on the interpretation of the presumption by confirming that the presumption does not change the statutory status of the development plan as the starting point for decision making. It goes on to confirm that where a planning application conflicts with an up-to-date development plan, permission should not usually be granted but makes it clear that applications can be granted where they depart from an up-to-date development plan if material considerations indicate that the plan should not be followed.

Paragraph 92 outlines that Planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages.

Paragraph 100 highlights the importance of protecting and enhancing public rights of way and access, including taking opportunities to provide better facilities for users.

Paragraph 105 states that the planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a

genuine choice of transport modes. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas.

Paragraph 130 advises that planning policies should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 174 indicates that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside.

The Development Proposal

The application to which this objection relates is an Outline Application with all matters reserved apart from access, for the erection of 40no. dwellings in Honeybourne.

Under Article 5(3) of the Development Management Procedure Order 2015, an outline application may be granted permission by a local planning authority subject to a condition specifying reserved matters for the authority's subsequent approval. In this case, the applicant has reserved all matters other than those of access to the LPA.

As such, the only matters relevant to the assessment of this outline application are the principle of development and access arrangements. These matters are discussed below:

1. Principle of the Development

The application site lies outside of a defined development boundary and is therefore classed as being in the open countryside where development is strictly controlled in accordance with SWDP2. It is acknowledged by both the applicant and the Parish Council that Wychavon cannot currently demonstrate a positive five-year housing land supply (5YHLS), which is 3.68 years at present, and therefore the development plan is out of date for the purposes of interpreting policy and the tilted balance is engaged.

Paragraph 11d of the NPPF outlines that:

"Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

In this instance, the application site does not fall within a protected area or include any assets of particular importance, and therefore 11d(i) is not relevant. However, all impacts of the proposals, whether cumulative or not, should be considered and weighed against the benefits of the scheme in order to ensure the proposals are appropriate and permission granted ('the tilted balance').

In addition to being located outside of the defined development boundary of Honeybourne, the site is also not allocated for housing development within the Honeybourne Neighbourhood Plan (HNP), specifically at Policy H1. The allocated site within the plan has now been granted permission W/22/02492/RM and works have commenced on site. As such, the areas housing requirements have been fulfilled. Honeybourne village has seen significant growth with a 28 percent increase of new homes since 2011. The reason for the HNP; and the purpose of any NDP; is to provide an opportunity for local people to influence the planning and development of the area in which they live and work. The HNP does this through influencing the location of new residential development as well as defining the amount and type of new homes required, and the design and layout. Notwithstanding the District wide lack of a 5YHLS this proposal does not comply with Vision or Policies set out by the community in Policies H4 and H5 of the HNP.

2. Impact on the Rural Character of the Settlement and Landscape

The immediate landscape which the site forms part of is experienced as open and expansive, allowing long distance views towards Dover's Hill and Meon Hill, given the land is relatively flat with low traditional native field boundaries. This is unlike the allocated HNP site: Policy H1 - Site to the rear of Harvard Avenue behind Badhams Garage on the opposite side of the Stratford Road, which is visually constrained by existing surrounding development and the rising embankment of the railway line running northwest.

At present, the site forms an open rural gap immediately adjacent to the existing built form of the settlement to the south and west, and railway line to the north. The introduction of additional dwellings on this land would result in the erosion of this open space, which make a valuable contribute to the rural character of the settlement. It is therefore considered that the introduction of development would be detrimental to the rural character of this part of

the settlement, contrary to Policy H8 of the HNP which states that all development proposals should maintain and reinforce the parishes natural environment and landscape character. Furthermore, the proposal would be contrary to SWDP25, which seeks to ensure that all development proposals are appropriate to and integrate effectively with the character of the landscape setting.

3. Quantum of the Development

The proposed number of new dwellings is considered to be overdevelopment as it fails to respect the existing local character of this part of the village and its transition into the open countryside beyond. Adjacent existing development is defined by properties running in a linear form along the southern sides of the Stratford and Mickleton Roads. Whilst at this Outline stage the layout shown on the submitted drawing no. 4416-05 is indicative, it is considered that the form and layout does not reflect the prevailing linear pattern of existing surrounding development nor is it sensitive to the application site's edge of settlement location.

The number of proposed dwellings in conjunction with the generic 'estate' layout shown on drawing no. 4416-05 would be at odds with the existing and well-established pattern of development in this part of the village. The site would therefore appear out of context within the locality.

The proposed development would lead to an unacceptable form of development that would fail to respect the existing pattern and grain of development in the surrounding area and would harm the rural character of the settlement and surrounding landscape. As such, the scheme would represent overdevelopment of the site and would not comply with the requirements of H5 of the HNP, SWDP13, SWDP21, SWDP25.

4. Accumulative Impact of the Proposal on the Existing Settlement

The proposals would likely far exceed the capacity of Honeybourne to accommodate such an increase in the number of households in the village and as such would result in an adverse cumulative impact upon the settlement. The proposals would result in additional

strain on the existing services and facilities within Honeybourne, with no additional support proposed in terms of financial contributions to be secured through S106 agreements for the local area. The proposed site would therefore far exceed the capacity of Honeybourne to provide for additional residents, considering the recently approved reserved matters scheme with reference W/22/02492/RM for 60 dwellings on Land off Stratford Road.

Other Matters

The Parish Council appreciate the current application is made in Outline including access which therefore limits the planning matters for consideration. Nevertheless, they would like to draw attention to the following points:

Connectivity and Accessibility

The application site is located to the east of Honeybourne, with the site entrance positioned on Stratford Road. Whilst it is accepted that the proposals would not result in the creation of isolated homes having regard to Paragraph 80 of the NPPF, there would be a practical adverse impact resulting from the scheme upon the surrounding area as a result of its unsuitable location given the lack of access to services and facilities in the immediate vicinity.

Connectivity and accessibility are important considerations. Honeybourne itself benefits from a wide variety of public transportation options, however the application site lies on the extremities and is not readily accessible to services and facilities which lie at a considerable distance. The closest bus stop to the application site would be on Westbourne Avenue, over 600m to the west of the site and Honeybourne railway station would require a 1 mile walk along Stratford and then Station Road. A footpath would be required from the site and reduction in road speed limit sought by the applicant along with a safe crossing point for any future residents.

Policy SWDP4 states that proposals must minimise demand for travel and offer genuinely sustainable travel choices, minimise the demand for travel and address road safety. Further

to this, the NPPF states that planning should actively manage patterns of growth to make the best possible use of public transport, walking and cycling options.

Without a footpath, reducing the existing road speed limit from 60 mph to 30mph and a safe crossing point any detailed proposed for residential development would not comply with SWDP4 or the NPPF in terms of minimising the demand for travel or actively encouraging walking, cycling or other forms of public transport and Policy H13 of the HNP, which requires new development to demonstrate how they will utilise public routes to achieve sustainability and does not support proposals which will fail to encourage appropriate new walking and cycling opportunities.

Public Rights of Way

As outlined within the comments received on the application from the Worcestershire County Council Public Right of Way (PROW) team, the footpath HY-533 (C) directly intersects the application site and would likely need to be diverted before any development could take place. Should this application be supported by the LPA contrary to the view of the Parish Council the applicant would need to suitably address this within any future submissions to comply with the requirements of Policy H13 of the HNP. Policy H13 states that any development which would adversely affect existing walking and cycling routes will not be supported.

Summary

In light of the above, the proposal is considered to be contrary to the local development plan policies and the National Planning Policy Framework. The scheme is considered to conflict with the spatial strategy for the area and the number of new homes would result in the loss of a key rural gap that makes a valuable contribution towards the rural character of the settlement in this part of the village; and does not respect the prevailing linear form of the surrounding existing development in a sensitive transitional location between existing built form of the settlement and open countryside. For these reasons the application is contrary to policies **SWDP2**, **SWDP4**, **SWDP13**, **SWDP21**, **SWDP25** of the

South Worcestershire Development Plan and policies **H4**, **H5**, **H8** and **H13** of the Honeybourne Neighbourhood Plan and should therefore be refused.

Should any further information be received relating to this application I would like to be notified on behalf of my clients in order to provide additional representation where necessary. Should you require any further information, please do not hesitate to contact me.

Yours sincerely,

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Honeybourne Parish Council Minutes - 11th July 2023

Final Audit Report

2023-09-17

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