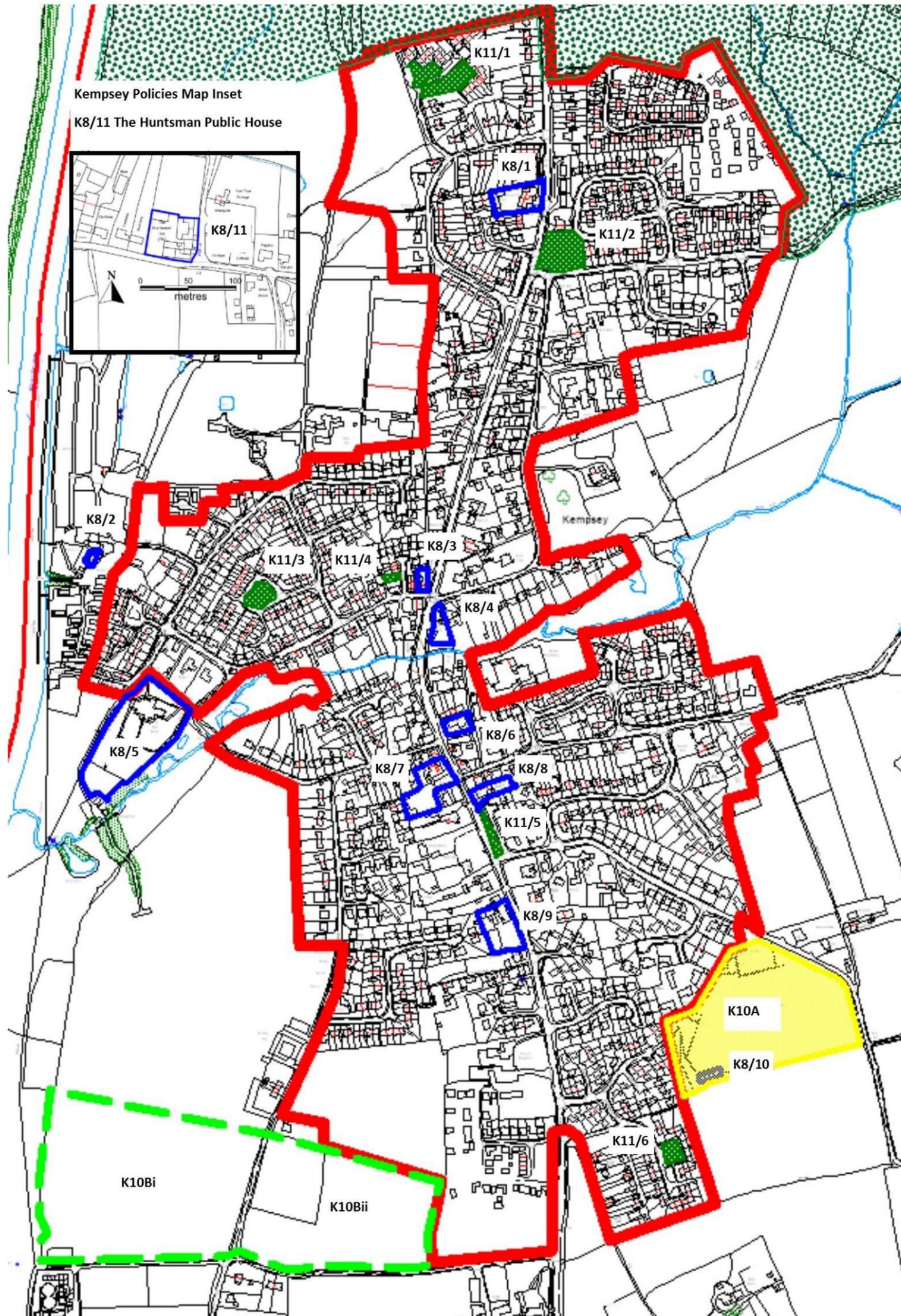


Figure 5- Kempsey Neighbourhood Development Plan Policies Map

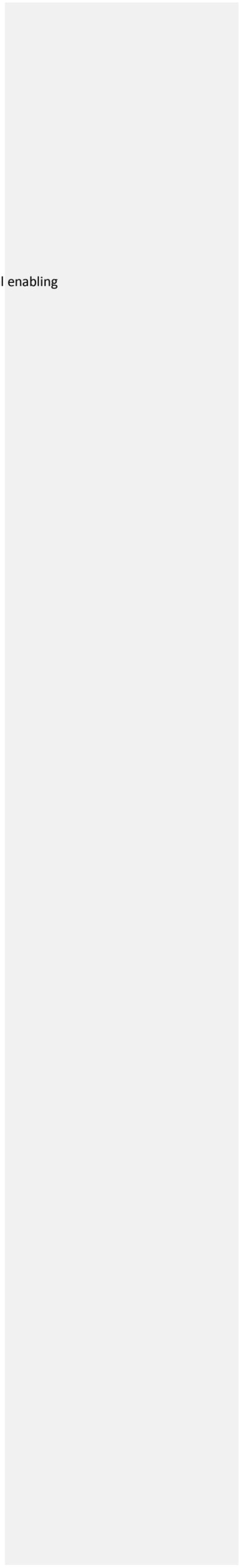
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Policies Map Key



Future Community, recreation, sport and potential enabling housing



Objective 1 – To manage future housing growth in Kempsey and the smaller settlements in the Parish.

POLICY K1 – NEW HOUSING DEVELOPMENT IN KEMPSEY VILLAGE

New housing development within the Kempsey village development boundary (Figure 5, the Policies Map) will be supported when it meets the following:

- a) It is infill development that seeks, wherever possible, to use previously developed land that is not of high environmental value; or
- b) It is for the conversion, re-use or extension of an existing building; and
- c) It accords with other relevant policies of the Kempsey Neighbourhood Plan and South Worcestershire Development Plan (SWDP).

Comment [Robert Ga1]: Overall it adds nothing to the adopted SWDP policies on this subject

Comment [Robert Ga2]: this term is meaningless, impossible to test and adds nothing – infill development is what it is

Comment [Robert Ga3]: add 'replacement,' unless it is intended that replacement of existing buildings is not supported?

Background/Justification

- 5.3 Kempsey is a Category 1 settlement in the SWDP. Development in such settlements is predominantly aimed at helping to address housing needs and to support local services.
- 5.4 To manage this future development, a development boundary has been identified for Kempsey. This is shown on Figure 5 the Policies Map. The development boundary includes sites allocated for development in the SWDP which are coterminous with the settlement boundary, as defined in the 2006 Local Plan. This revised boundary is in line with that in the SWDP, but excludes that part of the SWDP 59f allocation which is identified as green space within the Significant Gap. This is an anomaly that the NDP seeks to address. The planning approval for site SWDP59f identifies this area as land to be retained as open space. This approach to resolving this anomaly has been discussed with Malvern Hills District Council, as advised in NPPG, in the preparation of this NDP.
- 5.5 The SWDP makes provision for around 28,400 dwellings including around 2,600 dwellings at Broomhall Community and Norton Barracks Community (Worcester South urban extension), around 2,435 of which will be in Kempsey parish. The SWDP also allocates 315 dwellings in Kempsey at Bight Farm, on Main Road and at Brookend Lane.
- 5.6 Policy K1, therefore, sets out planning policy for new housing development within the Kempsey development boundary, and, in particular, supports infill development that reuses previously developed land.

Comment [Robert Ga4]: Should read 'local housing needs' to accord with SWDP

Comment [Robert Ga5]: Add 'previously' for clarity

Comment [Robert Ga6]: Insert 'village'

Comment [Robert Ga7]: There is no particularity between K1(a), (b) or (c)

- 5.7 This policy will support Government policy by allowing for future housing growth whilst at the same time supporting the social and economic aims of our plan.

POLICY K2 – NEW HOUSING DEVELOPMENT IN KEMPSEY PARISH OUTSIDE OF KEMPSEY VILLAGE

New housing development within the parish, but outside of the Kempsey village development boundary, as shown on Figure 5 the Policies Map, will be strictly controlled. New housing development will only be supported outside of the development boundary when it is:

For new dwellings, the development is for one of the following:

- a) A dwelling that is essential for use by a rural worker including persons employed in agriculture, horticulture, forestry or a rural enterprise and when in accordance with SWDP policy SWDP19;
- b) Affordable housing on an exception site to meet identified local need and when in accordance with SWDP policy SWDP16;
- c) A replacement of an existing dwelling with established use rights and where the replacement dwelling does not exceed the footprint of the dwelling to be replaced by more than 30% and is in accordance with SWDP policy SWDP 18; and
- d) It accords with other relevant policies in the Kempsey Neighbourhood Development Plan and the South Worcestershire Development Plan.

For extensions or alterations to existing dwellings and buildings that require planning permission:

- e) An extension to an existing dwelling will be supported provided that they are subordinate to, and do not dominate the character and appearance of the original dwelling; or
- f) Conversion or re-use of existing buildings will be supported where there is no need for substantial reconstruction or need for large extensions.

Background/Justification

- 5.8 Outside of the Kempsey village development boundary new housing development is currently strictly controlled, both by the SWDP and national planning policy contained in the Framework. Para. 55 of the Framework seeks to avoid isolated homes in the countryside unless there are special circumstances, such as for a rural worker to live permanently at or near their place of work. Policy K2 is in line with this approach, and with SWDP policy, and

Comment [Robert Ga8]: This policy in large measure simply reiterates SWDP policies and is of questionable need. Moreover, it seemingly applies fewer criteria than, for eg, SWDP18 and SWDP 19. Would the policy therefore conflict with the equivalent SWDP policies and take precedence? Do not all a)-d) then re-impose in total the same SWDP policies they only partly follow and so create even more confusion? However, on the face of it also applies to the Strategic Gap, Policy K4, where even greater limitations apply – this should be recognised, perhaps d) might read “It accords with and does not conflict with other ...”

Comment [Robert Ga9]: If the purpose is, for eg, to protect the open countryside as explained in SWDP 18, Reasoned Justification para 2, volume/height often have greater impact than footprint. SWDP 18 applies both a 30% footprint limit AND a not disproportionately large limit - here is an opportunity for the KNDP to identify what ‘disproportionate’ might be in volume terms.

Comment [Robert Ga10]: Defined as?

Policy K2 sets out the circumstances when new residential development on sites in the countryside outside Kempsey village and the urban extension site will be supported.

- 5.9 This includes essential dwellings for use by rural workers; rural exception affordable housing sites; replacement dwellings, extension and conversion of existing buildings.
- 5.10 In addition to Policy K2, the SWDP provided further detailed planning policy in relation to the special circumstances when new homes will be supported in the countryside. Specifically, these are policies SWDP16 Rural Exception Sites; SWDP18 Replacement Dwellings in the Open Countryside; and SWDP19 Dwellings for Rural Workers.
- 5.11 In addition to sites allocated in the SWDP and small sites that may come forward after meeting Policy K2, a site outside, but coterminous with the Kempsey village development boundary, is identified as possible enabling housing development in the event that development is necessary to secure the delivery of new community, recreation and sport provision on land to the east of Old Road South and north of Pixham Ferry Lane between Sunnyside Farm and Bight Farm may come forward as part of Policy K10 (shown as K10Bii on Figure 5 the Policies Map).

Comment [Robert Ga11]: K2 does not refer to only 'small sites' other than possibly via (d) and (f), there is no policy support for this limitation at this stage

Comment [Robert Ga12]: Why is this term emphasised – it is disingenuous!

Comment [Robert Ga13]: Insert 'which'? or replace '... may come forward...' with '... proposed ...' but the whole is confusing. Perhaps reword as "In addition to the SWDP allocated sites and sites that may come forward in accordance with Policy K2, a site outside the Kempsey village development boundary is identified for possible housing development (shown as K10Bii on Fig 5 of the Policies Map). This would be to secure, if necessary, the delivery of the new community, recreation and sport facilities on land east of etc. (shown as K10Bi etc) proposed as part of Policy K10.

POLICY K3 – HOUSING MIX

All new housing development proposals over 5 units should provide a range of types, sizes and tenures of housing. As and when proposals are submitted, the proposed mix of housing will be assessed on a site by site basis. This assessment will take in to account SWDP Policy 14 and the most up to date information on local housing needs.

Background/Justification

- 5.12 The Parish has a range of housing needs that should be addressed by developers in terms of the size, type and tenure on sites of over 5 homes. Policy K3 seeks to secure the provision of housing to support mixed and balanced communities and to ensure that a range of household needs continue to be accommodated. This approach is in line with para. 50 of the Framework that seeks to deliver a wide choice of high quality homes.
- 5.13 These needs range from older residents who may be looking to downsize to smaller, or single storey accommodation; through to young families who may have problems accessing market housing. This policy, by encouraging an appropriate mix on each site, will help address these various needs.

Comment [Robert Ga14]: This phrase suggests that additional criteria other than SWDP Policy 14 will be used which may cause conflict and/or uncertainty but does not identify what they may be nor is there anything in the Kempsey appraisal to suggest that there is justification for any other criteria than SWDP 14

5.14 Paragraph 159 of the Framework expects local planning authorities to understand housing needs in their areas, to allow them to identify the scale and mix of housing required to meet housing and population projections.

5.15 The SWDP's locally derived total housing provision target is based on the Worcestershire Strategic Housing Market Assessment (SHMA) - 'Objective assessment of Housing Need '(2014). The SHMA is the latest assessment of the full housing needs of the SWDP area. It provides robust, credible evidence on which to base the mix of housing types, size and tenures planned scale in south Worcestershire.

5.16 Policy SWDP14 of the SWDP states that:

“All new residential developments of 5 or more units, having regard to location, site size and scheme viability, should contain a mix of types and sizes of market housing. The mix will be informed by the latest Strategic Housing Market Assessment [SHMA] and / or other local data, for example, Neighbourhood Plans, Parish Surveys, Parish Plans and developers' Assessments.”

5.17 The SHMA identifies that the greatest demand is predicted to be for 1 and 2 bedroom properties, many of which will need to be suitable for people of retirement age. There is also a significant requirement for properties suitable for younger households. However, the higher turnover of smaller dwellings implies a need to focus on 2 and 3 bedroom homes for the delivery of new housing.

5.18 Figure 6 shows that over three quarters of homes in the Parish have three bedrooms or more. Only 6% (76) homes have a single bedroom.

Figure 6 – Houses by Number of Bedrooms (2011 Census) by percentage
(figures may not add due to rounding).